

Town of Lunenburg



BULLETIN

NOTICE IS HEREBY GIVEN that at the Special Town Meeting of the inhabitants of the Town of Lunenburg that convened on November 14, 2023, the Zoning (Protective) By-laws of the Town of Lunenburg were amended as follows:

ARTICLE 14. VOTED (Yes 60, No 14 needed 50 for 2/3rds majority) to amend the Code of Lunenburg, Section 250-6.4, which is a Section of the Protective Bylaw entitled "Driveways and entrances," Subsection C, entitled "Off-street parking design standards; general parking and loading provisions," by deleting further Subsection (5)(k) thereof in its entirety and by and substituting therefor the following new further Subsection 7:

(7) Common Driveways

A common driveway is an access drive to be used for vehicular access to two or more primary dwellings or places of business. No person will develop or construct a driveway serving two or more lots or properties without first obtaining a Special Permit from the Planning Board in accordance with this Section 250-6.4C(7).

4. The Planning Board may issue a Special Permit to allow a common driveway upon finding that the driveway will:
5. Promote efficient traffic flow,
6. Reduce traffic hazards from numerous individual driveways,
7. In the judgment of the Planning Board, such an arrangement will be more advantageous to the neighborhood than individual driveways,
8. Consolidate access to lots across/near wetland resources, and
9. Provide sufficient access to emergency vehicles and responders.

(b) Special Permit Requirements

10. The driveway will be located entirely within the lots being served.
11. A common driveway will be considered satisfactory only if:
12. It has been constructed in accordance with the provisions of the Special Permit
13. There is a recorded access easement outlining the right of access and including clear provision for maintenance and snow removal; running with the land.
14. A common driveway will not be used to provide lot frontage required by this Bylaw or by the Subdivision Control Law.
15. Where the access to structures or uses provided by the driveway is substantially different from that which would be provided through the required lot frontages, the Special Permit will not be issued unless the Planning Board finds that the proposed shared driveway and its location are in the public interest.
16. Each lot that shares a common driveway will meet the minimum dimensional requirements for the Zoning District in which it is located as outlined in this Bylaw. Specifically, each lot will have the required amount of frontage located on the street which connects to the common driveway.
17. The Planning Board will submit a copy of the Special Permit and approved plans to the Building Commissioner. No building permit will be issued until receipt of the Special Permit and plan.
18. No occupancy permit shall be issued for any uses or structures utilizing the common driveway until evidence of recording of the required utility, access and maintenance easement has been filed with the Building Commissioner and Planning Board.

(c) Design Criteria

i. Residential

19. Minimum pavement width 18 feet
20. Minimum easement width 24 feet
21. Max grade 10%
22. Curb Cut no closer than 100 feet from centerline on intersection
23. Max number of lots 4
24. Max length 1200 feet

ii. Commercial

25. Minimum pavement width 24 feet
26. Minimum easement width 40 feet
27. Max grade 10%
28. Curb Cut no closer than 100 feet from centerline on intersection
29. Max number of lots 6 with public water available, 4 without public water available
30. Max length 1800 feet with public water available, 1200 feet without public water available

iii. No grade will exceed 2% within 75 feet of the street right-of-way lines.

iv. All common driveways will be rounded at street intersection or cutback to provide a curb radius of not less than 30 feet.

v. The address of all buildings accessed off the common driveway shall be posted on a sign at the entrance of the driveway that is visible for residents, employees, visitors, and public safety

- vi. The common driveway will be constructed of materials resistant to erosion and frost heaving and sufficient to support an axle load of 34,000 pounds under all weather conditions. The common driveway will be paved with a 3 inch minimum thickness layer of bituminous concrete.
- vii. Turnouts will be provided along the common driveways at intervals of 300 feet. The turnouts will be 8 feet wide and 25 feet long.
- viii. All shared driveways will be provided with a provisions for drainage sufficient to prevent deterioration of the driveway and to prevent any erosion, flooding, or other problems on any property beyond that of the owners of the driveway including the street which it intersects.
31. All curves will be designed with a twenty-five foot minimum inside turning radius.
32. The common driveway shall be clear of vegetation and overhead obstructions allowing for a vertical clearance of not less than 13ft, 6in.
33. The SPGA will require that utilities (if any) to the lots be located directly adjacent to or within the common driveway.
34. Each branch of the common driveway will be designed such that a twenty-one-foot wheelbase fire truck or other emergency vehicle can safely enter and exit the branch.
35. A common driveway must originate on approved frontage and must observe a twenty-five-foot setback from the side line between the lot of origin and a lot not served by the common driveway.
36. Entrance to driveway shall have a sign indicating the addresses located on the common driveway, to include a diagram map showing their locations. Additionally, each branch of the Common Driveway will have a sign at the intersection with the main driveway noting the address of the property.