

Driveway Regulations
Part of
Land Subdivision Regulations
Greenfield, N.H.

Section V. General Requirements for the Subdivision of Land –

L. Driveway Regulations:

Pursuant to the provisions of RSA 236, sections 13-14, the following driveway regulations are hereby established for the Town of Greenfield:

Purpose: To ensure public safety through the orderly control of traffic movement onto and from highways, streets and roadways as well as to provide for the proper and suitable discharge and control of surface drainage in and around driveways.

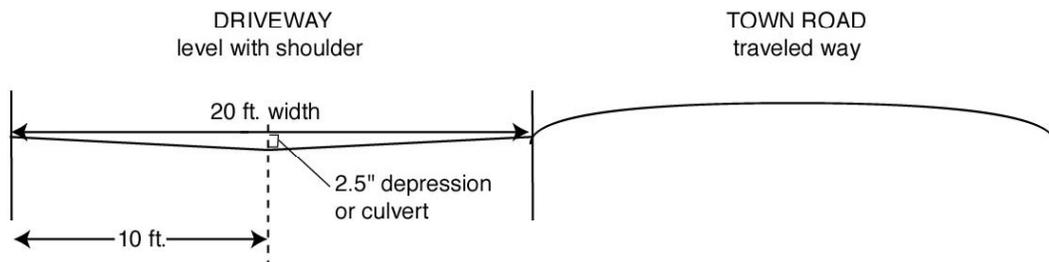
Definition: The term “driveway” is defined as follows: Any improved or unimproved area serving as an area of access, entrance, exit, or approach from any street to any parcel of land, regardless of public or private ownership.

1. Requirements and Standards for Driveways:

- a. A driveway permit is a prerequisite to a subdivision application or site plan review. The driveway permit is to be issued before a building permit is issued and before any entrance is made to the lot. The only exception allowed to this will be for the purpose of digging test pits for septic system design.
- b. Any driveway bordering on a Class I, II, or III highway also requires a permit from the N.H. Dept. of Public Works & Highways.
- c. No driveway shall be constructed within fifty (50) feet of an intersecting road, or within fifteen (15) feet of an abutting property line.
- d. Driveways shall intersect roadways at an angle of ninety (90) degrees. This requirement may be modified by, the Director of the D.P.W. or the N.H. State Highway Department.
- e. The entrance to the driveway is to be thirty (30) feet minimum width; tapering back to a twenty (20) foot width, twenty (20) feet into the lot from the edge of the traveled surface of the road.
- f. Grade of the driveway shall conform in general to surrounding terrain and shall, as far as practical, not exceed five (5) percent. Grades in excess of five percent will necessitate review by the Director of the D.P.W. to determine impact on the town services.
- g. Storm drainage and sediment control shall be planned in such a way as to adequately protect town roads and permit safe passage, and also to minimize erosion and sedimentation both during and after construction. The applicant/owner shall maintain proper drainage at all times during subdivision construction.
- h. Increased storm water run-off from the proposed driveway to any road shall be restrained or diverted in a manner acceptable to the Director of the D.P.W.
- i. Culverts, ditches, drop inlets and related installations or diversions shall be installed as required. Drop inlet grates are to be of the long-slotted type to permit the passage

of leaves. Installation and maintenance of all culverts and drainage structures is the responsibility of the landowner.

- j. Culverts, where required, will be a minimum of fifteen (15) inches in diameter. It is recommended that culverts have twenty-four (24) inches of cover with the minimum allowable cover of twelve (12) inches. Headers to be concrete or stone.
- k. It shall be incumbent on the property owner to insure the culvert and headers be kept in good repair, cleaned in a timely fashion, and reinstalled in the event of frost heaving. Should the property owner fail to perform the maintenance in a timely manner, the town will proceed to do so at the owner's expense if not rectified after a thirty (30) day written notice.
- l. All driveways shall be surfaced equal or better than the road to which it abuts. The driveway shall have a thirty (30) foot wide apron for a depth of twenty (20) feet.
- m. Driveway base must be at least twelve (12) inches of bank run gravel. Driveway surface must be at least six (6) inches of processed gravel.
- n. The driveway entrance, if paved, is to have 1/4 inch per foot grade down from the edge of the traveled surface of the road, ten feet into lot, then back up. NOTE: If unpaved, a one half (1/2) inch per foot grade down from the edge of the traveled surface must be used.



A five (5) inch depression on gravel aprons will be constructed to allow for some sediment build-up between maintenance intervals.

- o. If abutting onto a town road, there shall be a clear line of sight from the end of the driveway, along the town road for distance of at least two hundred (200) feet in both directions. Where possible, one hundred (100') feet per ten (10) MPH of speed limit will be required. The line of sight will be determined from a height of three and one half (3.5) feet at a distance of ten (10) feet from the edge of the town/state road.
- p. Snow removal plans must receive approval in advance.
- q. Upon application to the Planning Board, subject to recommendations of the Director of the D.P.W., the Board may waive any of the foregoing requirements when it is shown that strict compliance would cause undue hardship or is not in the public interest.
- r. Upon completion of the driveway, it is necessary to notify the Director of the D.P.W. A final inspection is required in order to obtain a Certificate of Occupancy, if applicable.
- s. The fee for the driveway permit shall be fifteen (\$15.00) dollars.

- t. The fines for violating any portion of this regulation will be one hundred (\$100.00) dollars per day.
2. Common Driveways:

Common driveways will be permitted in the Town of Greenfield in accordance with the following specifications. The common driveway is defined as that portion of the driveway that provides access to two or more individual parcels. The common driveway becomes a private access at the point at which it provides access to one parcel. A plan and profile shall be prepared by a licensed professional engineer and submitted for approval by the Planning Board.

- a. Number of Lots. A maximum of two (2) lots can be served by one (1) common driveway.
- b. Length. The common portion of the driveway should be kept to a minimum and shall not exceed six hundred (600) feet in length. The individual private extensions leading from the common driveway are not restricted by this section.
- c. Design. Common driveways shall be designed and built in accordance with the approved subdivision plan to allow for the passage of all vehicles expected to use the driveway year round. Common driveways shall follow all of the regulations and specifications of Standard Driveway regulations, with the following additional requirements:
 - 1) The traveled way shall be a minimum of twenty (20) feet with two (2) foot shoulders on each side.
 - 2) Maximum grade shall be eight (8) percent.
 - 3) No grade in excess of three (3%) percent shall be permitted within one hundred (100) feet of any intersection with a town road providing access to a subdivision.
 - 4) The driveway may be gravel or paved. A minimum gravel base of twelve inches (gravel) shall have no aggregate larger than six (6) inches, shall be required. If unpaved, an additional six (6) inch wearing surface shall be compacted, dense, graded, crushed gravel.
 - 5) A hammerhead turnaround will be required at the termination of the common driveway, or other turnaround deemed acceptable by the Director of DPW. This turnaround is for road maintenance and emergency vehicle use only and is not to be used for parking. This turnaround must be kept clear of snow in the winter.
 - 6) Common Driveway Identification. A permanent granite marker, of the dimensions five (5') feet in height from grade level, two (2') feet in width and seven (7") inches in depth, shall be placed two and one half (2.5') feet below grade level at the end of the driveway where it meets the public way, and shall be single faced placed parallel to the road. The marker shall be engraved with a diagram of the driveways showing location and street number. The bottom edge of the diagram shall be a minimum of thirty (30") inches above the finished grade. Lettering must have a minimum size of three (3) inches and a maximum size of four (4) inches and must be painted black or another contrasting color.
- d. Building Permits. The common driveway must be completed. Drainage, crushed gravel, grading, and all identification markers must be installed prior to the issuance of any building permit. The Code Enforcement Officer and the Director of the D.P.W. will inspect the common driveway prior to the issuance of any building permit.