



Town of Falmouth
Planning Board
59 Town Hall Square, Falmouth, MA 02540

Falmouth Determination of Access Policy

- A. Written request for adequate excess determination signed by the landowner and filed with the board
- B. Name of the private way.
- C. Assessors parcel number for the lot or lots being sought
- D. Locus map showing adjacent ways
- E. The board will schedule a hearing within 45 days.
- F. Advertise once at least 14 days prior in the newspaper.
- G. Abutter notice will be sent to property owners on the way cited in the application.
- H. Planning board request comments from DPW, Fire, Police, Conservation, Water, Building and Health
- I. Within the public hearing the plan may be:
 - a. Approved because those proposed improvements are sufficient
 - b. Denied because the improvements aren't sufficient to allow the board to make a possible determination upon the completion of the improvements.
- J. 60 days after the close of the public hearing The Board will issue a written decision.
- K. Completion of improvements prior to commencing construction
- L. Applicant required to pay for the cost of construction oversight by the planning board designee
- M. After improvements are completed in accordance with the approved plan the Building Department and the Applicant are notified that a building permit may be issued.
- N. In the case of an ANR the applicant would have the conditions that would allow the Board to endorse a plan which in the opinion of the planning board would now have, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon and served thereby, and for the installation of municipal services to serve such lands and the buildings erected as cited in MGL Ch 41 § 81L.
- O. Conditions may be waived by the Planning Board to preserve the character of the neighborhood.

Standards for improvements:

- right-of-way or recorded easements providing for at least 24 feet wide and of reasonable horizontal alignment;
- sight distances for traffic on and entering the roadway (minimum 175 foot sight distance and minimum centerline curve radii of 100 feet);
- slope of the roadway traveled surface not to exceed 10 percent for more than 100 feet at any location;
- maximum grade within 50 feet of any intersection not exceed 5 percent;
- roadway traveled surface be constructed at least 20 feet wide, pavement preferred but with at least 8 inches of gravel thickness, and further that it be adequate to service the number of dwelling units existing and proposed, in the opinion of the Planning Board;
- safe and adequate provisions for drainage to prevent flooding, icing and erosion without these facilities themselves creating a hazard; and
- that provisions are made for public utilities without cost to the Town.