

20. Roads

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In response to our discussion with LUPC Staff and DEP Staff on the topic of roads within the Plan Area, the following changes have been made to the Plan:

The Concept Plan has been revised to clarify that road access rights for parcels must be identified and approved by LUPC prior to sale. All lots will be sold with deeded access rights out to a public road.

- ***Text Changes in the Concept Plan***
 - Add the following new provision at pg. 22, E,4,f:
f. Road Access: Prior to sale of lots in the Plan area, road access to a public road must be identified and approved by the Commission. All lots will be sold with such deeded access rights.
- ***Text Changes in Chapter 10***
 - This issue was previously addressed in the new lot creation rule (See Section 12 of this Submission).

The Concept Plan has been revised to specify that existing road/homeowner associations will be used wherever they exist and are functioning adequately.

- ***Text Changes in the Concept Plan***
 - Add the following new provision at pg. 22, E,4,g:
g. Owners and Road Associations: To maintain and manage roads that access development areas, lot owners will be required to join road associations that will manage and maintain roads and associated stormwater drainage infrastructure within the development area. These associations may be combined in some cases with owners associations that may be necessary to manage common areas within development areas, such as water access sites. In situations where there are existing and effective owners or road associations already in-place, every effort will be made to use such associations for these purposes. See Sub-Chapter IV, Section 10.29.
- ***Text Changes in Chapter 10***
 - No changes proposed to Chapter 10.

The Concept Plan has been amended to add, as part of subdivision review, a demonstration that roads will provide adequate access for emergency services, as appropriate given the character of the specific development area.

- ***Text Changes in the Concept Plan***
 - **No changes proposed to the Concept Plan**

- ***Text Changes in Chapter 10***

- **Add the following new provision at 10.25,D,2,f:**

- f. As part of any subdivision review, the applicant must demonstrate that roads will provide adequate access for emergency services, as appropriate given the character of the specific development area. The analysis will include access roads from the subdivision out to an existing public roadway, even if this extends beyond the boundaries of the subdivision being proposed. The level of such service shall be appropriate to the setting, and thus may vary throughout the Plan area. The analysis to a public road shall not be required for development in Square Lake West, although there shall nonetheless be required an analysis of the feasibility to provide some level of emergency services to the area.

The Plan will include language that would require road access to Barn Brook Road prior to development of Long Lake C development area.

- ***Text Changes in the Concept Plan***

- Amend page 8, E,1,a, by adding a new provision for Long Lake C at vi,e:

- e. Prior to development of the Long Lake C development area, the applicant must demonstrate as a part of subdivision review that it has secured road access to Long Lake C from Barn Brook Road.

- ***Text Changes in Chapter 10***

- No changes proposed for Chapter 10