

**Norwell Planning Board**  
**PRIVATE WAY ANR DETERMINATION POLICY**

*As accepted and voted on January 9, 2008*

**To the Applicant:** Per MGL Chap. 41, §81L, in conjunction with the Norwell Planning Board’s Private Way ANR Determination Policy, applicants seeking ANR endorsement for lots (each having at least such frontage as then required by the zoning bylaw) on a private “way in existence when the subdivision control law became effective in the city or town in which the land lies, having, in the opinion of the planning board, 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 or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon” must abide by the following:

1. The private way (that the applicant has proven to pre-exist zoning), as it exists on the ground when the request for ANR endorsement is made, must be of sufficient width, suitable grades and adequate construction in the opinion of the Planning Board (through the full frontage of the newly proposed lots).
2. The Planning Board, if requested, may be consulted on any proposed improvements to the private way that are intended to meet the below construction standards for adequate width, grade and construction, but the results of these discussions are not binding upon the Board.
3. The Planning Board offers the following guidelines for road improvements:

<b><u>ANR Policy:</u></b>	<b><u>Construction Standards</u></b>
	<i>Private Road predating SCL</i>
Road Width	23'
Grade	1% to 6%
Base Depth	12" gravel & non frost subgrade per subdivision regulations
Base Width	Gravel & non frost subgrade to extend 1' beyond each edge of pavement
Paving	1"-1.5" topcoat with 3" to 3.5" binder
Crown	1/4" per foot
Berm	None; if piped drainage is proposed then 18"
Shoulder	2' wide on each side of road
Radii	N/A
Setback / driveways	N/A
Site Distance	N/A
Stopping Distance	N/A
Snow	N/A
Turn out areas	N/A
Turnaround	Per Planning Board in consultation with Fire Chief
Drainage	No increase in runoff on non-subject property / piped drainage need depends on grades
Length	N/A

4. It should be clearly understood that the §3 construction standards are the Planning Board's suggested guidelines for roadway construction criteria. The Planning Board reserves the right, on a case-by-case basis, to waive or lower these construction standards. If the Board determines that piped drainage is necessary due to the specific site conditions, then catch basins, berms, and other drainage structures may be required to ensure the appropriate provisions for water runoff.
5. The applicant should note that the §3 construction standards are not reflective of the Planning Board's current Subdivision Rules and Regulations as they apply to road construction. Under no circumstances would private ways pre-existing the Subdivision Control Law be eligible for Street Acceptance if improvements only met the minimal §3 requirements. The Planning Board will only consider Street Acceptance for such private roads if the improvements thereon are built to current subdivision standards. Therefore, where the applicant has the right to improve the road and receive Planning Board endorsement of Approval Not Required lots based on the less robust construction standards, he should not anticipate that the road would ever be accepted as a Public Way by Town Meeting.
6. The construction standards for roads enumerated in this policy represent the elected Planning Board's opinion as to suitable width, grade and construction as of January 9, 2008. This policy may be relied upon until at least December 31, 2008. Any persons wishing to make use of or refer to these standards after this date should refer to the Planning Board or the Town Planner for the current standards then in effect.
7. This policy is only applicable to private roads that can be proven to be in existence before the Town of Norwell accepted the Subdivision Control Law on February 9, 1953. It is incumbent upon the applicant to provide this proof to the satisfaction of the Planning Board.
8. The applicant or authorized representative acknowledges that he understands and will abide by the Norwell Planning Board Private Way ANR Determination Policy.

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Signature of Applicant or Authorized Representative

\_\_\_\_\_  
Date

I [ ] will / [ ] will not attend the Planning Board Hearing. Attendance is suggested, but not required.