

REPLACEMENT Town of Corinth REPLACEMENT
Amendment to the Corinth Building Code Section 4
July, 21, 2009

Section 4B –Back lots

Back lots that do not front on a town way or town road or public easement and are accessed from a private way are exempt from the front lot line requirement listed in section 4. This section applies to permanent residential dwellings and commercial buildings. It is not intended to apply to seasonal recreational dwellings. Occupancy permits for compliance are required.

Back lots are required to be one (1) acre and have a 150 foot lot line either along one side of a private way or at the end of the private way. The area of the right of way is in addition to the lot size. See the attached drawing for clarification

The private way must provide legal access to the back lot. The existing lot from which the right of way is taken cannot have less than the minimum frontage required when the right of way is subtracted. The private way may be owned fee simple or have a permanent easement. This must be recorded with the property deed and proof provided to the Town of Corinth.

- 2.1 Basic Safety Standards. The Right of Way width must be a minimum of 27 feet for a single residential dwelling. All other uses will need planning board approval and be dependent on the use of the back lot. The width of a driveway is the distance across the driveway, excluding radii, measured parallel to the highway.

Intersection Angle / Radius of Edges. To the maximum extent practical, the driveway will be constructed perpendicular to the Town Rd. at the access point. The minimum radius on the edge of a driveway must be 10 feet. The Town of Corinth may require that the edges of the driveway have a larger radius if larger vehicles are expected to use the driveway on a regular basis.

Drainage Standards.

- (1) **Culvert Size.** The Town of Corinth will determine the diameter of culverts within the highway right of way depending upon local conditions.
- (2) **Construction and Maintenance Standards.** Driveways, on-site ditches, swales, pipes and other structures that direct runoff toward Corinth ditches or drainage systems must be constructed, crowned, stabilized and maintained with stable materials and appropriate erosion control measures such as permanent vegetation or stone.
- (3) **Mitigation.** If the proposed development poses a significant drainage risk, then the applicant must mitigate the impacts of increases in peak flow from storms into Corinth's drainage systems through measures specified by the Town of Corinth. Mitigation measures may include on-site controls, off-site

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improvements when the town determines, using accepted engineering and hydrologic principles, that: (i) the proposed driveway has a grade of 10% or greater for a length of 150 feet or more draining toward the highway; (ii) the proposed development has more than 10,000 square feet of impervious surface draining toward the highway, or (iii) the proposed development will substantially contribute to the failure of a downstream drainage facility. "Impervious surfaces" are the footprint of buildings, pavement, gravel, or other low-permeability or compacted surfaces, not including natural or man-made water bodies. "Peak flow" is the greatest rate of flow in a drainage way, measured as volume per unit of time, resulting from storms up to a 50-year event.

The applicant for a back lot must provide an HHE-200 for a complete on-site sewage disposal system for a year round dwelling. Privies, partial gray water systems or primitive systems are not allowed except for seasonal dwellings.

All utilities to the back lot must have space allowed in the right of way for construction. This must be documented in the deed. Private ways that connect with State Roads will need a M.D.O.T entrance permit. Private ways that connect with Town Roads will need to meet sight distance requirements, corner clearance, intersection angle and radius of edges criteria provided for driveway location.

The building setback from the center of the right of way is 50 feet and 10 feet from all other property lines Wells and Subsurface waste disposal systems are allowed in the setback area as allowed by the well drillers rules and the subsurface waste water rules.

The maintenance of the right of way, travel surface or any other access to a back lot shall be the responsibility of the owners of the right of way or the holders of the easement that allows access to such back lots.

All private ways accessing back lots under this section shall connect with the Public road system in Corinth. The Town of Corinth does not guarantee any emergency services to any dwelling located on a back lot.

The code enforcement officer shall issue permits for a back lot only if all the above criteria is met. Any other requests shall be referred to the Planning Board or Board of Appeals as needed

CHANGE CONTROL

03/18/14 Amendment adopted for Annual Town Meeting - Article 55
07/21/09 Amendment adopted at Special Town Meeting July 21, 2009

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