



Town of Falmouth Community Development Department
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Memorandum

Date: December 1, 2008
To: Nathan Poore, Town Manager

From: Amanda L. Stearns, Community Development Director
Cc: Parks and Public Works; Fire; and Police
Re: Staff Report on Street Acceptance Ordinance, Chapter 14, Article II, Division 2. of the Code of Ordinances.

As requested by the Council, staff from Community Development, Parks and Public Works, Police and Fire met several times over the summer months to discuss the current street acceptance policy as iterated in the Code of Ordinances. Our focus was the specific standards and requirements of the current ordinance.

An initial draft rewrite of the ordinance is attached for your review. It is not intended to be final at this time but is a basis for your input on the direction we are taking. Several themes arose during our discussions:

- The current thresholds in the ordinance are low. We recommend increasing the occupancy requirements.
- The submission date and review process is outdated. We recommend including electronic documents.
- There are currently no fees associated with the submittal of the request. We recommend a fee be applied.
- Performance guarantee is too low. We recommend increasing it from \$5,000 plus \$1 per foot to \$5,000 plus \$5 per foot.
- There is no current process to reconcile approval of streets that have had design standards waived by the Planning Board. In some instances, other departments may disagree with waivers granted. It is recommended that the Council agree to a process for evaluating waivers.

Issues outside of the current ordinance that staff feel need to be addressed are:

- Fire suppression structures
- Design capability for school bus and trash pick-up, especially during the winter months

- Increase in public safety – speed/traffic enforcement
- Street lighting maintenance and cost
- Sidewalk and esplanade maintenance
- Paper street connections and acceptance
- Overall affect of increased costs of maintaining dead-end streets

We further recommend review by Town Counsel prior to moving ahead with a draft for adoption.