

L. Road Construction

All roads shall be a minimum of 200' in length and shall comply with all applicable provisions of this ordinance. No building permit shall be issued for a property until the road constituting the frontage for that property is constructed. Roads shall be located, constructed and maintained in such a manner that minimal erosion hazard results. Adequate provisions shall be made to prevent soil erosion and sedimentation of surface waters. All roads are to be inspected during construction by the Town of Sidney Road Commissioner.

Within ninety (90) days of acceptance of Subdivision and Commercial Roads to Town of Sidney specifications, a warranty deed for the road shall be given to the Town of Sidney. For any road to be accepted the applicable standards must be met. However, any right of way in existence prior to the adoption of this ordinance on March 20, 1993 may qualify for acceptance by the Town if it meets the street standards for subdivisions in effect in 1992. Acceptance of a road by the Town requires a majority town meeting vote.

STREET STANDARDS FOR PRIVATE ROAD/STREET

Number of Travel Lanes	2 Lanes
Width of Travel Lanes	9 Feet
Width of Right-of-Way	50 Feet
Storm Drainage	Ditches
Driveway Culverts	20' Length Min./12" Min.
Subbase - Bank Run Gravel (6" minus)	12 Inches
Road Base/Gravel (12" minus)	Variable-Depends on Soil Conditions
Shoulder	Determined by reviewing authority
Turnaround	Determined by reviewing authority

Note: Please refer to drawing of cross section at the end of the Zoning Ordinance.

STREET STANDARDS FOR SUBDIVISIONS

Number of Travel Lanes	2 Lanes
Width of Travel Lanes	10 Feet
Width of Parking or Shoulder	4 Feet
Width of Right-of-Way	60 Feet
Maximum Grade	9 Percent
Center Line Radius on Curves (Min.)	200 Feet
Tangent Between Reverse Curves (Min.)	200 Feet
Road Base/Gravel	Variable-Depends on Soil Conditions
Subbase - Bank Run Gravel (6" minus)	12 inches
Upper Base (1" minus gravel)	6 Inches
Bituminous Paving - Travel Lanes Only (Modified Binder Grading B)	2" or More
Storm Drainage	Ditches
Driveway Culverts	20' Length Min.x 12" Min.

On dead end roads a cul-de-sac of 50' radius minimum will be provided, or 50'

from end of road a turn around of 50' wide and 50' deep will be provided, preferred on left side of road. Improvements should be to the same standards the town would normally install it if were doing the work itself.

Note: Please refer to drawing of cross section at the end of the Zoning Ordinance.

STREET STANDARDS FOR COMMERCIAL ROADS

A commercial road is any road that will be used principally by vehicles servicing commercial and/or industrial facilities, as well as other types of vehicles, and which is suitable for use in all seasons and weather conditions.

Number of Travel Lanes	2 Lanes
Width of Travel Lanes	10 Feet
Width of Parking or Shoulder	4 Feet
Width of Right-of-Way	60 Feet
Center ditch to center ditch	42 Feet minimum
Maximum Grade	9 Percent
Center Line Radius on Curves (Min.)	200 Feet
Tangent Between Reverse Curves (Min.)	200 Feet
Road Base/Gravel	Variable-Depends on Soil Conditions
Subbase - Bank Run Gravel (6"minus)	12 Inches
Upper Base (1"minus gravel)	6 Inches
Bituminous Paving - Travel Lanes Plus Shoulder	
2 1/2" binder, 1" surface	
Storm Drainage	Ditches
Driveway Culverts	20' Length Min.x 12" Min.

On dead end roads a cul-de-sac of 50' radius minimum will be provided, or 30' from end of road a turn around of 50' wide and 50' deep will be provided, preferred on left side of road. Improvements should be to the same standards the town would normally install it if were doing the work itself.

Note: Please refer to the drawing of cross section a the end of the Zoning Ordinance.

M. Screening of Mobile Home Parks, commercial establishments and Multi-Family Dwelling Units.

1. A green strip of up to 25' width shall be required as follows:

- a. In all mobile home parks originally with or expanded to five or more designated lots the green strip shall be established and may be within the buffer strip around park boundaries.
- b. In all commercial establishments utilizing any of the property for non-enclosed storage, exhibition or placement of inventory, work-in-process or other material the green strip shall be on or within the boundaries of the property, but not to include a boundary that abuts a public road.

- c. In all multi-family dwelling unit subdivisions of 18 or more dwelling units the green strip shall be within or around the boundaries of the property, but not to include a boundary that abuts a public road.
2. Whenever possible the green strip shall include existing vegetation. However, the Planning Board may require the planting of evergreen trees and shrubs to provide a permanent screen.
3. In no case shall the green strip be required to be placed so as to prevent visual access from a public road.

N. Septic Waste Disposal

1. All subsurface sewage disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules (Rules).]

Note: The Rules, among other requirements, include:

- a. The minimum setback for new subsurface sewage disposal systems, shall be no less than one hundred (100) horizontal feet from the normal high-water line of a perennial water body. The minimum setback distances from water bodies for new subsurface sewage disposal systems shall not be reduced by variance.
- b. Replacement systems shall meet the standards for replacement systems as contained in the Rules.

2. All subsurface sewage disposal systems shall be located in areas of suitable soil of at least 1000 square feet in size, in all shoreland areas. All sanitary waste disposal facilities shall conform in all respects with the provisions of the Maine State Plumbing Code and subsequent revisions thereof. No structure or land use requiring sanitary waste disposal facilities shall be issued a permit under the provisions of this Ordinance without having first been issued a Plumbing Permit by the Plumbing Inspector of the Town of Sidney, certifying conformance with these sanitary standards.

3. Septage, as defined in 38 MRSA Section 1303, Sub-section 6, which includes any material from a septic tank, cesspool, or other similar facility and sludge, as defined in 38 M.R.S.A., Section 1304, which is the semi-liquid or liquid residual generated from a municipal, commercial, or industrial wastewater treatment plant, may not be disposed of in the Town of Sidney without a permit from the Planning Board and the Code Enforcement Officer. (Amended 3/15/97)

A. Upon receipt of an initial permit by the Planning Board and the Code Enforcement Officer, approval shall be obtained from the Maine Department of Environmental Protection pursuant to M.R.S.A. Sections 1304 & 343. The DEP approval shall be filed with the Planning Board for review and written authorization to spread septage.

4. A property owner needs only to obtain a permit from the Code Enforcement Officer, and does not have to obtain a permit from the Planning Board to dispose of or spread septage from his residence on his property provided:

a. The location for the disposing or spreading of septage is at least 100 feet back from a traveled right of way, at least 25 feet back from any abutting landowner's property line, and at least 300 feet from any drinking water supply or any dwelling;

b. The septage will not be disposed of or spread on or within 300 feet of any inland wetland, streams, lakes or ponds.

5. Any permit shall specify the time period within which septage may be spread.

O. Signs

1. Signs and billboards relating to goods and services sold on the premises shall be permitted, provided such signs shall not exceed 8 square feet in area, and shall not exceed two (2) signs per premises. Billboards and signs relating to goods and services not rendered on the premises shall be prohibited. Signs which will exceed 8 square feet or signs and billboards which will be illuminated in a manner other than set forth in sub-paragraph 6 will require a permit from the Planning Board.

2. Name signs shall be permitted, provided such signs shall not exceed two (2) signs per premises.

3. Residential users may display a single sign not over 6 square feet in area relating to the sale, rental, or lease of the premises.

4. Signs relating to trespassing and hunting shall be permitted without restriction as to number provided that no such sign shall exceed two (2) square feet in area.

5. No sign shall extend higher than twenty (20) feet above the ground.

6. Signs may be illuminated only by shielded, non-flashing lights.

P. Soils and Site Modification

1. All land uses shall be located on soils in or upon which the proposed uses or structures can be established or maintained without causing adverse environmental impacts, including severe erosion, mass soil movement, improper drainage, and water pollution, whether during or after construction. Proposed uses requiring subsurface waste disposal, and commercial or industrial development and other similar intensive land uses shall require a soils report based on an on-site investigation and be prepared by a Maine Certified Soil Scientist or other state-certified professional. The report shall be based upon the analysis of the characteristics of the soil and surrounding land and water areas, maximum ground water elevation, presence of ledge, drainage conditions, and other pertinent data

which the soil scientist deems appropriate. The soils report shall include recommendations for a proposed use to counter-act soil limitations where they exist. Other state-certified professionals, including Maine Registered Professional Engineers, Maine State Certified Geologists and others practicing within their license, may supplement the soils report with reports on such matters as bearing capacities of soils, bedrock geology, aquifers, and other information based on their training and experience in the recognition and evaluation of these properties.

Q. Standards for the Construction in Town Right of Ways

1. The purpose of this section is to set requirements for the safe movement of fill within the Town Right of Ways and the safe construction of private drives leading onto Town Right of Ways resulting in the continued safe passage of the public on these Town Right of Ways.

2. Any individual planning construction within the Town Right of Way shall make application to the Town of Sidney for such work. It shall be the responsibility of the Town Road Commissioner to review the application, and if all requirements are met, shall grant a permit for such work.

3. Any individual moving fill within the Town Right of Ways, shall make application to the Town of Sidney for this purpose. Fill work along the ditch line of Town Right of Ways shall not interfere with the free flow of water along and away from Town Right of Ways.

4. Any individual planning a new private drive onto a Town Right of Way, shall make application to the Town of Sidney for this purpose. The entrance of a new private drive shall not be continuously wider than 40 feet, nor less than 20 feet unless agreed to otherwise by the Selectmen. The applicant shall at no time cause the highway to be closed to traffic. The grade of the entrance shall slope away from the road surface at a rate of three-quarters (3/4) inch per foot to provide a gutter three (3) feet beyond the edge of the existing shoulder but not less than five (5) feet from the edge of the traveled way. A new permit shall be required whenever black topping, a grade change, widening, or relocation is contemplated.

5. New private drives leading from a Town Right of Way shall be inspected by the Town Road Commission, upon receipt of application, to determine whether there is a necessity of placing a culvert. The Town Road Commissioner shall make the determination as to whether a culvert needs to be placed, the size of such culvert, and the appropriate placement of such culvert. The culvert shall be a minimum of 12" in diameter and be of aluminized metal or heavy ribbed plastic with smooth bore. The Town shall place the culvert and cover the culvert. The initial purchase of the culvert shall be the responsibility of the land owner. Thereafter it shall be the Town's responsibility to replace and maintain any culvert which has been properly placed and of proper construction according to the requirements of this section. Any private drive which is not properly constructed under these requirements and is/or may eventually be causing obstruction to the free flow of water, shall be opened to the free flow of water at the discretion of the Selectmen and/or the Town Road Commissioner. If a culvert is removed by the town due to violation of

the previously stated requirements, the culvert shall be properly replaced as soon as is reasonable at the property owner's expense.

6. Any public or private way serving two or more residences shall be named. The names shall not be the same or similar sounding to any existing road names. All signage and installation must be approved by the Municipal Officers or their appointed agent.

R. Storm Water Runoff

1. All new construction and development shall be designed to minimize storm water runoff from the site in excess of the natural predevelopment conditions. Where possible, existing natural runoff control features, such as berms swales, terraces, and wooded areas shall be retained in order to reduce runoff and encourage infiltration of storm waters.

2. Storm water runoff control systems shall be maintained as necessary to ensure proper functioning.

S. Water Quality

1. No activity shall deposit on or into the ground or discharge to the waters of the State any pollutant that, by itself or in combination with other activities or substances will degrade water quality.

Effective Date: The effective date of this Ordinance as amended March 19, 1994; March 18, 1995; March 16, 1996.