

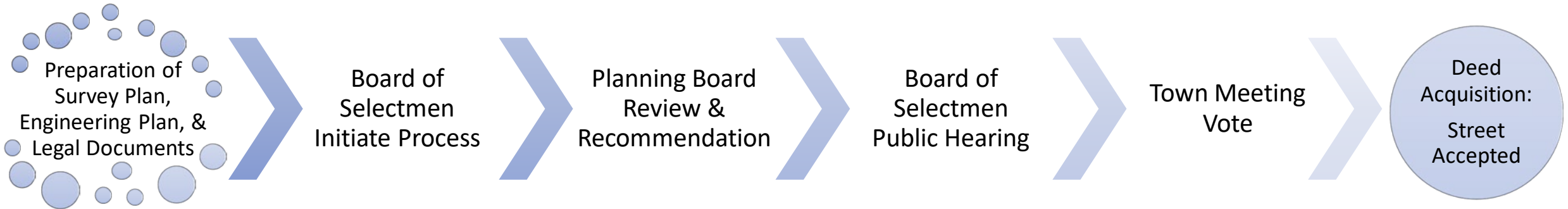
Discussion on Unaccepted Ways with the Board of Selectmen

November 12, 2019



Brief Overview of Process

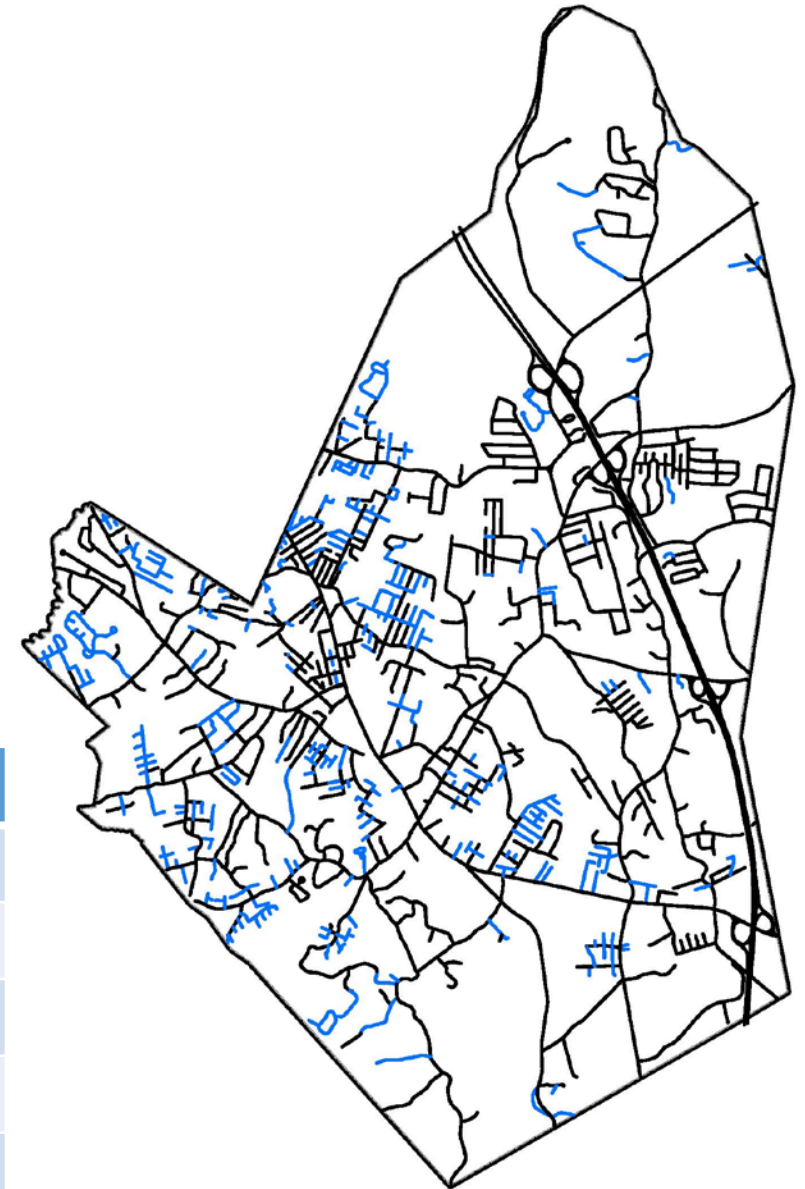
“What is the Street Acceptance process?” ... Statutory Process through the Board of Selectmen.



Introduction

- Town has over 550 constructed roadways; approximately 245 are “unaccepted” private ways (26.3 miles).
- Varying conditions (from poor to good)
- DPW recently performed a Street Inventory of ALL unaccepted ways:

Condition	Number	Length (miles)	Cost Est. to Pave only
Good (do-nothing)	22	1.62	\$0
Fair (re-surfacing)	67	11.58	\$2,190,000
Poor (re-construct)	109	10.13	\$4,955,200
Unimproved (construct)	47	2.93	\$2,492,600
TOTAL			\$9,637,800



Costs of Street Acceptance

- Cost Considerations for Street Acceptance beyond paving:

1) Upfront Costs: Document Preparation

- Survey plan preparation
- Engineering plan preparation
- Attorney fees

2) Physical Improvements / Construction

- Widening & Turn-around
- Sidewalks
- Drainage & Utilities

Condition	Number	Length (miles)	Survey Layout (\$2000 per 100 FT)	Construction	Total Cost
Good (>20 FT)	14	1.12	\$118,300	\$0	\$118,300
Good (<20 FT)	8	0.50	\$52,800	\$125,000	\$177,800
Fair (>20 FT)	49	10.52	\$1,111,000	\$2,109,300	\$3,220,300
Fair (<20 FT)	18	1.06	\$112,000	\$350,000	\$462,000
Poor (re-construct to 20 FT)	109	10.13	\$1,604,600*	\$5,106,000	\$6,710,600
Unimproved (construct to 20 FT)	47	2.93	\$464,200*	\$3,097,100	\$3,561,300
TOTAL	245	26.26	\$3,462,900	\$10,787,400	\$14,250,300

*added cost for Engineering Services (total \$3000 per 100 FT)

Current Practice

- Roadways are not accepted until they are improved to Town standards (address grading, surfacing, & drainage)
- Per committee on unaccepted way's recommendation, residents are referred to betterments program to finance improvements.
- Example: Carmel Street

Carmel Street Condition	Length (miles)	Survey, Engineering	Construction	Total Cost
Poor (re-construct to 20 FT)	0.12	\$25,000	\$250,000	\$275,000

- Town would fund 10% of the project: about \$25,000
- Appropriated Cost Per Property Owner: about \$28,000

Possible Cost Sharing Practice

- Resident investment and effort in upfront soft costs (Survey, Engineering, and Attorney Fees)
- Street accepted through process
- Town has ability to fund any necessary improvements/construction

Carmel Street Condition	Length (miles)	Survey, Engineering, Attorney Fees	Construction	Total Cost
Poor (re-construct to 20 FT)	0.12	\$25,000	\$250,000	\$275,000

- Town would fund 90% of the project: about \$250,000
- Appropriated Cost Per Property Owner: about \$2,800

Possible Cost Sharing Practice

- Annual budget placeholder for roadway improvements
- Upfront Resident effort to complete permitting and legal work to be eligible.
Requirement for 100% property owner support
- Eligible streets undergo technical evaluation by CDTR for costs and programming into five year capital plan
- Town meeting vote on that year's programmed streets for acceptance and construction funding (if necessary)
- Improvements can be constructed after acceptance process complete and street is public way

Carmel Street Example

- Residents meet with staff to review condition of the street and provide guidance for process
- Survey, engineering, permitting by residents
- Plans and legal documents with formal resident support submitted to CDTR for technical review (September)
- CDTR review of eligible roadways (September)
- Program five year capital plan (October)
- List of streets to Board of Selectmen to start street acceptance process (January)
- Town meeting vote on acceptance and construction funding (May)
- Construction of improvements if necessary

