

2.3 STREETS –

Proposed streets must intersect an existing street and shall be planned to be appropriate to the topography and location giving due consideration to contours and natural features. Streets shall be planned to conform with the Town Plan of Conservation and Development and designed to provide a safe and convenient system for the character and volume of present and prospective traffic. The proposed streets shall be in harmony with existing or proposed streets, especially with regard to safe intersections. The Commission may require provision to be made for future extension of proposed streets into adjoining land.

2.3.1 Construction –

Streets and that portion of driveways within the street line shall be constructed and paved in accordance with the Road Ordinance of the Town of New Milford as amended and the width of pavement, cross-section, alignment, grade, vertical and horizontal curves, curbs, sidewalks, ramps, storm drainage system, signage, traffic control and other miscellaneous associated improvements shall conform to the specifications set forth in the Road Ordinance. The Commission may require seeding, sidewalks and such grading as are appropriate to the area being developed.

2.3.2 Layout and Rights-of-Way –

The minimum right-of-way for a proposed street shall be 50 feet. The Commission may require a wider right-of-way in commercial and industrial districts or when a proposed street is anticipated to carry other than neighborhood traffic. Streets shall be graded to the full width of the right-of-way.

2.3.2a Existing Streets –

A proposed street shall have at least one intersection with an existing street in the Town of New Milford. In cases where an existing street providing access to a subdivision has a right-of-way less than 50 feet, a strip of land along the subdivision frontage shall be deeded to the Town of sufficient depth to create a right-of-way 25 feet wide from the centerline of the existing street to the subdivision property line.

2.3.2b Dead-End Streets –

Permanent or temporary dead-end streets and dead-end street systems may be permitted at the discretion of the Commission. They shall terminate in a turn-around as required by the Town Road Ordinance. The full width of the right-of-way shall be extended to the subdivision property line and shall be dedicated to the Town. The Town will require title to the segments of the turn-around outside the normal road right-of-way width. Title to such segments will revert to adjoining property owners when the road is extended. No dead-end streets within a subdivision or street systems within a subdivision shall service more than twenty (20) lots not including corner lots at the entrance unless the Commission determines on the basis of the facts before it,

including but not limited to, the horizontal and vertical geometry of the proposed dead-end street that it can accommodate a greater number of lots without endangering the public health, safety, convenience and welfare.

2.3.2c Extension and Connections –

Proposed streets which may be projected into adjoining properties shall have their right-of-way carried to the property line. No reserved strips shall be provided in any subdivision between an adjacent property and such proposed street and topographic maps submitted with the application should demonstrate that extension into the adjoining property is feasible. The Commission may require the improvements needed to make the connection. The right-of-way shall be deeded with other streets to the Town of New Milford. Where a proposed subdivision street pattern connects to an unimproved street in an existing subdivision left for future extension to abutting property, the proposed subdivision plans shall show and include all work required to connect and complete the road improvements and utilities between the proposed and existing subdivisions.

2.3.3 Street Names-

All street names shall be subject to the approval of the Commission. The applicant will check all proposed street names with the Town Clerk's Office before submission to avoid duplication.

2.3.4 Monumentation –

Stone or reinforced concrete markers not less than four inches (4") by four inches (4") by forty-eight inches (48") set so that the top is five inches (5") above the finished grade and clearly visible shall be set at the point of curve and point of tangency of all curves in street lines and at angle points and shall be used to mark the boundaries of the subdivision.

Lot corners shall be marked with iron pins at least one-half inch in diameter by thirty-six inches (36") long where not otherwise marked as set forth above. The developer shall provide and set such markers at his expense, and shall attempt to keep them in full view at any and all times during the development of the property.