



# THE CITY OF AUGUSTA

WILLIAM E. DOWLING, MAYOR

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WILLIAM R. BRIDGEO,  
CITY MANAGER

To: Mayor and Council  
Fr: City Manager Bill Bridgeo  
Da: September 9, 2005  
Re: Maintenance of Private Roads

As requested, City staff and I have developed further information and analysis regarding the matter of maintenance of private roads. The information and recommendations I am forwarding to you today are intended to supplement the materials you received in June 23<sup>rd</sup> (additional copies of which are included). Since that time, we have developed cost estimates based on different policy options. John Charest and Lesley Jones have done additional research with other communities and considered service implications of various options. Lionel Cayer and Jerry Dostie have developed the inventory lists by category and Michael Duguay has been engaged in the work, as well. With today's materials you have:

- a.) a list of all currently maintained roads and a cost estimate for maintaining them (see related spreadsheet);
- b.) a list of currently maintained roads serving three or more dwelling units and associated cost estimate;
- c.) a list of all private roads in the City with three or more dwelling units not currently maintained and associated cost estimate.

The suggested cut-off of three or more dwelling units is an attempt to differentiate between roads and driveways. It is based on the City's current definition of a road. In addition, this standard also conforms to our definitions within the subdivision regulations.

After several staff level meetings, we have developed three separate service level options and associated cost estimates. All three include the following recommended assumptions:

- Any road receiving service would have a public easement encompassing all residents and generated by them;
- Any road receiving service would meet some minimum standards established by Council with associated costs borne by the road association;
- Any road receiving service would have a road association and spokesperson;
- Service would be provided after City-owned public ways are cleared;
- Service would be limited to winter plowing and sanding and would not include summer maintenance;

- The City would inspect each road receiving service prior to the winter season to ensure that a plow truck can safely traverse the road;
- The City would provide a public easement document and assist in the process with mailings, public meetings, etc.;
- The City would inspect each road prior to acceptance of a public easement.

The staff estimate for annual operating costs are as follows:

1.) Current private roads maintained: (26 roads totaling 7.81 miles @ \$2,400/mi.)	\$18,744
2.) Current roads with 3 or more units plus E911 roads with 3 or more units: (59 roads totaling 22.7 miles @ \$2,400/mi.)	\$54,480
3.) Current roads plus all E911 roads and driveways (110 roads/driveways totaling 29.54 miles @ \$2,400/mi.)	\$70,896

It should be noted that option 3 or other variants beyond options 1 and 2 would require additional equipment and personnel.

It is staff's recommendation that if the City is to continue the practice of maintaining private roads that the service be provided for all roads that meet whatever standard is ultimately adopted. Further, staff recommends that rubbish collection services that are now provided on some private roads be provided for all private roads that are provided winter plowing and sanding. The estimated additional annual cost for this service will be \$4,222 per year. This will provide a consistent level of service and a fairer policy than currently exists.

PRIVATE ROAD NAMES	FEET	MAINTAINED?	# OF STRUCTURES		
ALBEE ROAD	4080	Yes	33 RES	4 APTS	
ANGOR LANE	80	Yes	1 RES	1 COM	
BIRCHVIEW DRIVE	400	Yes	2 RES	2 APTS	1 COM
BLUEBERRY HILL LANE	800	Yes	4 RES	2 APTS	
FLETCHER STREET	80	Yes	4 RES		
FLORENCE STREET PLACE	320	Yes	2 RES	3 APTS	
FULLER ROAD	1080	Yes	5 RES	24 APTS	3 COM
GLENDALE ROAD	200	Yes	1 RES		
GREEN ACRE ROAD	800	Yes	1 RES		
GRIFFIN POINT ROAD	720	Yes	2 RES		
HAYDEN ROAD	4000	Yes	23 RES	2 APTS	
HAYES LANDING ROAD	1200	Yes	8 RES		
HAYES ROAD	2320	Yes	3 RES		
HEMPLE STREET	480	Yes	1 RES		
HESCOCK STREET	680	Yes	3 RES		
HORTON STREET	280	Yes	0 RES		
LANCASTER LANE	160	Yes	2 RES	4 APTS	
MEADOW BROOK ROAD	400	Yes	2 RES		
NOYES COURT	160	Yes	1 RES	18 APTS	
OUTLET ROAD	5600	Yes	31 RES		
PULLEN ROAD	1280	Yes	13 RES		
SOUTH GEORGE STREET	200	Yes	1 RES		
SOUTH WOODARD ROAD	800	Yes	4 RES		
TASKER ROAD	4480	Yes	35 RES	4 APTS	
WESTVIEW STREET	800	Yes	4 RES		
WOODARD ROAD	2960	Yes	11 RES		
YOUNG ROAD	6480	Yes	44 RES		
PART OF PINEHURST STREET	320	Yes	1 RES		
PART OF WOODLAWN STREET	80	Yes	1 RES		
	41,240				
Miles of Road	7.81				

<b>PROPOSED MAINTENANCE OF ROADS CURRENTLY MAINTAINED</b>						
	<b>PRIVATE ROAD NAMES</b>	<b>FEET</b>	<b>MAINTAINED?</b>	<b># OF PROPERTIES</b>		
1	NOYES COURT	160	Yes	1 RES	18 APTS	
2	BIRCHVIEW DRIVE	400	Yes	2 RES	2 APTS	1 COM
	BLUEBERRY HILL LANE	800	Yes	4 RES	2 APTS	
4	FLORENCE STREET PLACE	320	Yes	2 RES	3 APTS	
5	LANCASTER LANE	160	Yes	2 RES	4 APTS	
6	HESCOCK STREET	680	Yes	3 RES		
7	FLETCHER STREET	80	Yes	4 RES		
8	WESTVIEW STREET	800	Yes	4 RES		
9	FULLER ROAD	1080	Yes	5 RES	24 APTS	3 COM
10	HAYES RD/HAYES LANDING RD	3520	Yes	11 RES		
11	PULLEN ROAD	1280	Yes	13 RES		
12	WOODARD RD/S. WOODARD RD	3760	Yes	15 RES		
13	HAYDEN ROAD	4000	Yes	23 RES	2 APTS	
14	OUTLET ROAD	5600	Yes	31 RES		
15	ALBEE ROAD/GRIFFIN POINT RD	4800	Yes	35 RES	4 APTS	
16	TASKER ROAD	4480	Yes	35 RES	4 APTS	
17	YOUNG ROAD	6480	Yes	44 RES		
	<b>TOTAL IN FEET</b>	<b>38400</b>		<b>234 RES</b>	<b>63 APTS</b>	<b>4 COM</b>
	<b>TOTAL IN MILES</b>	<b>7.27</b>				

<b>PROPOSED MAINT. OF ROADS NOT CURRENTLY MAINTAINED</b>						
	<b>PRIVATE ROAD NAMES</b>	<b>FEET</b>	<b>MAINTAINED?</b>	<b># OF PROPERTIES</b>		
1	GERABRO ACRE ROAD	2080	No	1 RES	2 APTS	
2	HENRYS WAY	1120	No	1 RES	3 APTS	
3	MCCRAY LANE	720	No	1 RES	3 APTS	
4	SPENCER STREET	200	No	1 RES	4 APTS	
5	DUMAS DRIVE	1920	No	2 RES	3 APTS	
6	HUMMINGBIRD CIRCLE	400	No	2 RES	8 APTS	
7	S & V LANE	1360	No	2 RES	2 APTS	
8	BEVERLY LANE	720	No	3 RES		
9	BUMPY ROAD	2000	No	3 RES		
10	CIDER COURT	800	No	3 RES		
11	DIVIDED LANE	2720	No	3 RES		
12	FIG VALLEE LANE	720	No	3 RES		
13	HARDWOOD DRIVE	760	No	3 RES		
14	MARDUCA LANE	320	No	3 RES		
15	MORRISSETTE LANE	1520	No	3 RES		
16	PAPPYS LANE	4400	No	3 RES		
17	PENN LANE	760	No	3 RES		
18	REYNOLDS LANE	440	No	3 RES		
19	TOGUS STREAM ROAD	1000	No	3 RES		
20	WITHAM LANE	3680	No	3 RES		
21	BUCKWOOD ROAD	1120	No	4 RES		
?	CIRCLE D ROAD	1200	No	4 RES		
23	HUNTER ROAD	920	No	4 RES		
24	MERTON WAY	400	No	4 RES		
25	NADEAUS WAY	720	No	4 RES		
26	PEQUOT LAKE ROAD	4800	No	4 RES		
27	PIPELINE ROAD	1120	No	4 RES		
28	RED MAPLE LANE	2080	No	4 RES		
29	WILSON PLACE	720	No	4 RES		
30	MT. MURPHY LANE	880	No	5 RES		
31	PINE TREE LANE	1120	No	5 RES		
32	ROCQUE LANE	320	No	5 RES		
33	DYER DRIVE	1680	No	6 RES		
34	PENNMARIC ROAD	1080	No	6 RES		
35	THURSTON ROAD	2320	No	6 RES		
36	FORTINVILLE ROAD	1920	No	7 RES		
37	HOLMES ROAD	2160	No	7 RES		
38	INGRAHAM MOUNTAIN ROAD	10160	No	9 RES		1 COM
39	BUCK & DOE TRAIL	5200	No	17 RES		
40	DAM POND ROAD	3600	No	18 RES		
	LONE INDIAN TRAIL	4400	No	19 RES		
42	ALLENWOOD PARK ROAD	5920	No	22 RES		
	<b>TOTAL IN FEET</b>	<b>81480</b>		<b>217 RES</b>	<b>25 APTS</b>	<b>1 COM</b>
	<b>TOTAL IN MILES</b>	<b>15.43</b>				