

ARTICLE III
Common Driveways
[Adopted 5-6-1991 ATM, Art. 18]

§ 153-19. General requirements and restrictions.

- A. Permits. Any abutting property owner(s) desiring to gain access to a way by means of a common driveway that serves no more than three dwelling units may do so only in accordance with the provisions of a permit issued by the Planning Board. A fee shall be paid to the Town of Great Barrington when the application is submitted to the Planning Board, and the permit shall include all applicable aspects of a permit under Article II of this chapter. [Amended 5-14-2007 ATM, Art. 28]
- B. Number of units accessed. A common driveway shall provide access to no more than three dwelling units.
- C. Frontage. Frontage on a common driveway may not be used to satisfy zoning frontage requirements. Each lot passed by the common driveway shall have access on a way acceptable to the Planning Board.
- D. Design requirements. Design requirements for common driveways shall be the same as those for driveways under § 153-14A through K of the Subdivision Rules and Regulations of the Great Barrington Planning Board. The design shall, in the opinion of the Board of Selectmen and the Highway Superintendent, assure adequate safety and access for emergency vehicles.

- E. Origin or driveway. A common driveway must originate on approved frontage and must observe a twenty-five-foot setback from the side line between the lot of origin and a lot not served by the common driveway.
- F. Minimum width. The traveled way shall have a minimum width of 14 feet.
- G. Easements. The application for a common driveway must be accompanied by a declaration of covenants, easements and restrictions for the use and maintenance of said common drives.
- H. The sale of lots and/or the erection of buildings is prohibited until such time as the common driveway has been constructed in accordance with the permit approval plan and until the Board of Selectmen has written verification that all covenants, easements and restrictions have been recorded in the Southern Berkshire Registry of Deeds.