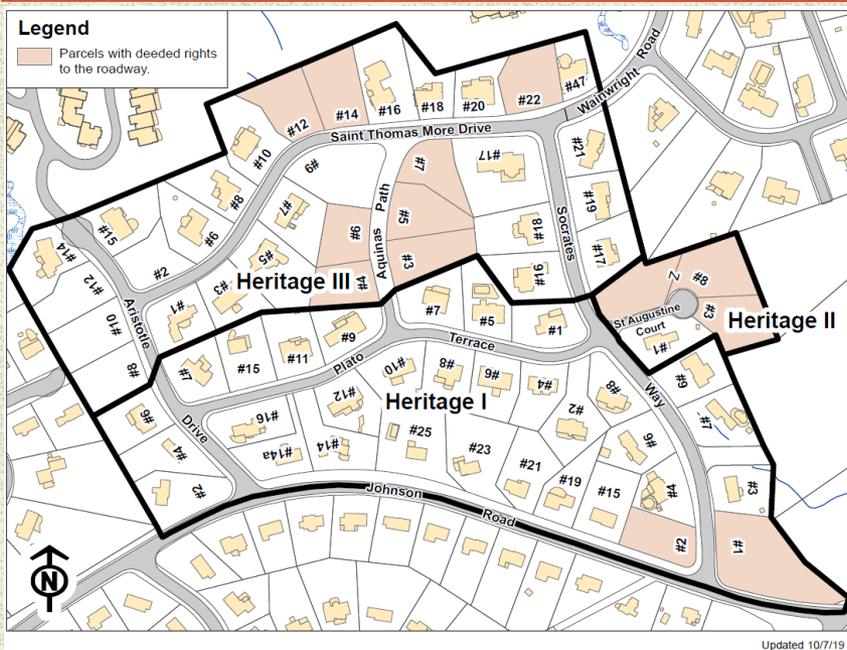


PLANNING AND SUBDIVISION CONTROL: GREEK STREETS



November 20, 2019
Winchester Planning Dept

History

- 1963-1980s - Heritage I-III developed by Mahoneys
 - Private ways, never accepted as public ways
 - Lots conveyed to new homeowners when sold
 - Roads never conveyed for unknown reasons
 - Margaret Mahoney left portions of Heritage II-III to the Archdiocese of Connecticut, including the roads.

History

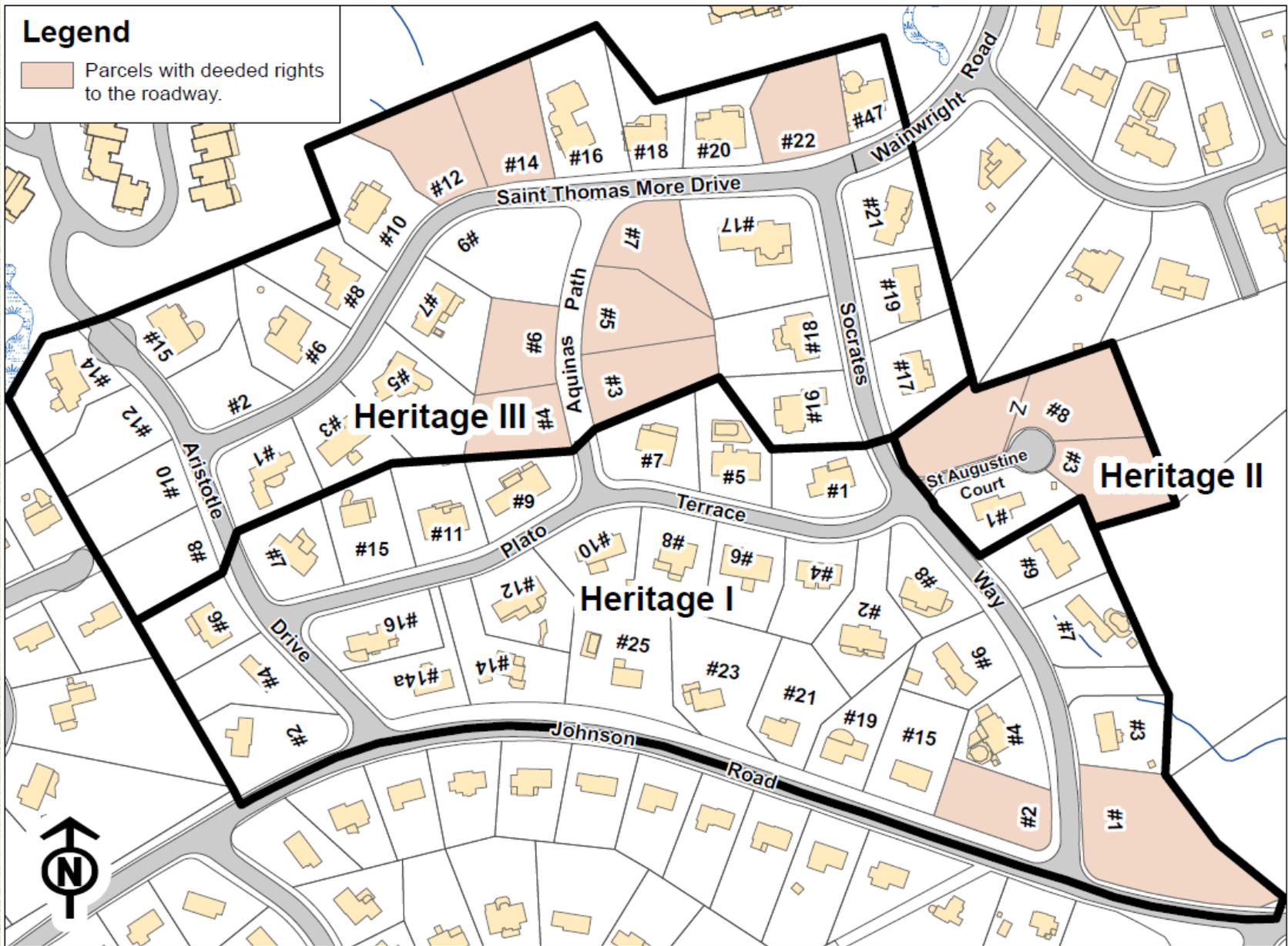
- 2016-2017- Greek Lots LLC bought the remaining buildable lots and roads as part of the sale of the subdivision.
 - Speedwagon transferred ownership of road from Greek Lots LLC to “Greek Road LLC.”
 - Greek Road LLC then transferred each portion of the road to the respective new house.
 - Greek Road LLC DID NOT transfer the portion of the road in front of the existing houses.
 - THEREFORE, some homeowners own to the center line of the street, while Jason Brickman (Greek Road LLC) owns all of the other portions.

Private vs Public Roads

	Public Roads	Private Roads
Ownership of town water and sewer lines	Town	Town
Ownership of any drainage structures	Town	Private landowner
Ownership of telecom/electric utility	Utility (Eversource, Verizon etc)	Utility (Eversource, Verizon etc)
Who is responsible for snowplowing?	Town	Town
Ownership rights of the paved surface (the road)	Town	Private landowners have ownership rights to the center line along their frontage
Paving or other road improvement responsibility	Town	Private landowners

Legend

 Parcels with deeded rights to the roadway.



Options for maintenance of/improvements to the roads

- Traditional Private Road- Private landowners acquire rights to the center line from Greek Road LLC and create a Homeowner's Association or other legal document to manage the roads, any improvements, paving etc.
- Traditional Public Road- Private landowners upgrade the road to town standards (they were paved over 30 years ago) and try to get the roads accepted as Public at Town Meeting.
 - Cost to repave ~\$300,000 in 2017
 - Other costs incurred in order to study, clean, and/or update any current drainage structures prior to the acceptance by the Town