

This is a printer friendly version of an article from [www.fosters.com](http://www.fosters.com)  
To print this article open the file menu and choose Print.

[Back](#)

---

Article published Jan 10, 2008

## Road impact fee OK'd by Sanford council

SANFORD — Building a new single-family home in Sanford will now cost an additional \$708. A developer who builds new apartments will pay an additional \$435 per unit.

The Town Council approved a "Road Impact Fee Ordinance" last week to help pay for needed improvements to streets, roads and intersections as a result of new developments that increase traffic.

The ordinance — which went into effect immediately after the vote — imposes fees on all new development, and redevelopment, that will impact traffic in town, so that Sanford taxpayers will not have to foot the entire bill for road improvements made necessary by new business and housing.

The impact fee will generate 50 percent of the costs to improve five intersections that are anticipating increases in traffic as new businesses move to Sanford. The impact fee locations are: Route 109/Route 99; Route 109/Jagger Mill Road; Route 4/Jagger Mill Road; Route 4/School Street; and Route 109/Route 4. The total cost of improvements for all five projects is estimated to be \$10,730,000.

A road impact fee is a way to assure that each new development project pays a fair share of the road improvements necessary to accommodate the traffic the project will generate.

A new development — or redevelopment project — that will generate more than 20 new "peak hour trips" will be required to submit a traffic study to the town engineer. New projects that generate fewer than 20 new peak hour trips, or are on parcels that do not require subdivision or site plan reviews, will pay a flat fee based on the type of development. Peak hour trips are defined as trips made Monday through Friday between 3 and 6 p.m.

Among the development projects included on the "flat fee" table area new single-family homes, apartment buildings and residential condominiums, office buildings, retail businesses, light industry and other uses.

A previous draft of the ordinance would have levied impact fees on developers amounting to 60 percent of the cost of improvements to identified intersections. Several councilors and town officials objected to that figure, fearing that it would send developers elsewhere.

Following a Dec. 4 public hearing and further discussion at their Dec. 18 meeting, councilors approved reducing the impact fee to 50 percent. The council unanimously approved the impact fee ordinance on Jan. 2.

---