Potential Town Policy for Winter Events: Snow Plowing and treatment of Historically Plowed Private Roads
11/3/2025 FINAL

- All homeowners and homeowners' association members waive any right to pursue a legal claim against the Town of East Haddam, its officers, employees, or contractors for injury, damage, or loss arising from the Town's provision of snow-plowing services on historically plowed private roads.

- Neither the Town nor its contractors shall be liable for damage to road surfaces, mailboxes, fencing, landscaping, or other property during snow-plowing or related winter-maintenance activities.

    - Notwithstanding the foregoing, if damage is determined to have been caused maliciously or by negligent or improper operation of equipment by a Town employee or contractor, the Town will investigate. If liability is established, the Town will undertake necessary repairs, provided the damage is reported in writing by email to the Director of Public Works at pwadmin@easthaddam.org within 24 hours of the incident.

- The act of plowing and treating roads does not constitute the Town's acceptance of these roads as Town-owned property. All other maintenance responsibilities remain with the homeowners or the respective road associations.

- The sole responsibility for ensuring accessibility of any private road for snow plowing/sanding lies with the owners and/or associations. This includes maintaining the width of the road, cutting brush, and ensuring proper accessibility, If the Public Works Director and/or Foreman find the road unacceptable a letter will be sent to those homes informing them services will not take forth until further action is taken by homeowner/association to bring road to passable standard.

- All roads asphalt or gravel will be inspected in the spring, with notification letters sent to homeowners and/or associations outlining any necessary repairs. All required work must be completed before each winter season. If the association fails to complete the repairs a letter will go to each homeowner in this area to inform them roads will not be treated or plowed until roads meet road standards.

- The type of material used, such as rock salt, treated salt, or a sand-salt mix, is subject to change at any time. Roads will be plowed only after a minimum of 2 inches of snow accumulation, and materials will be applied to paved road portions as needed. Gravel roads will be treated when applicable. If roads experience icing conditions after a weather event it must be reported to the Town for repeat treatment.

- All items obstructing roadways, such as vehicles, basketball hoops, soccer nets, garbage cans, and recycling boxes, must be removed prior to any winter event. These items should remain clear of the road until the conclusion of the final winter event for the season.

- Subject to availability of time and personnel, the Town may be contracted by private road associations to perform necessary roadwork or purchase road materials. All associated costs for materials and labor will be billed to the association and or the homeowners and must be paid in full prior to the commencement of work.

- When the town is engaged in plowing operations, it is understood that permission has been granted for Town personnel and/or its authorized contractors to access and operate on private roads.

- If a private road is deemed inaccessible or unsafe to drive on, the Public Works Department will guide first responders to any residence requiring emergency access.

Road Standards for Private Roads where roads are plowed and treated by town

Standard specifications for private roads receiving grandfathered services from the Town for snow plowing and treatment:

- **General Road Standards**:
    - Roads must be accessible and clear of obstructions to ensure safe passage for snowplows and treatment vehicles.
    - Adequate road signage must be in place where required.
        - Mailboxes must be installed in accordance with Federal guidelines, which can be found on the Town website.
        - Fencing, yard ornaments, and other structures must be located beyond the easement to prevent potential damage from snow removal equipment or vehicles.
- **Dirt Roads**:
    - Dirt roads must be regularly maintained with appropriate materials such as gravel, ensuring a smooth and level surface. Sand and other material must not be used on gravel roads.
    - Ruts, washouts, and other significant defects must be promptly repaired.
    - Adequate drainage systems must be in place to prevent water accumulation and road degradation.
- **Paved Roads**:
    - Paved roads must be maintained in good condition, free from excessive cracking, potholes, or other hazards.
    - Any damage to paved surfaces must be repaired to prevent further deterioration.
    - The road surface must provide safe traction for vehicles and plow equipment.
- **Road Width**:
    - Roads must be wide enough to allow vehicles, including snowplows, to pass safely and efficiently.
    - Vegetation, tree branches, and other obstructions on roadsides must be trimmed back to maintain the full width of the roadway.
- **Inspection and Compliance**:
    - Roads must be inspected regularly to ensure compliance with these standards.
    - Homeowners' associations or responsible parties must address any deficiencies identified during inspections.
    - Town will inspect all roadways prior to winter season and inform parties in writing of any deficiencies which should be addressed prior to winter season.
        - Inspections of roadways will be inspected in the spring after each winter season.
        - Letter/and or email of deficiencies will be mailed to all homeowners/association if roads need improvements.

Private Roads Approved for Grandfathered Snow Plowing/Treatment during winter Storms

Truck 1: Laurel Cove	Truck 2: Lake Shores	Truck 3: Sipples Estates	Truck 4: Moodus Estates
Laurel Cove	Beach Road	Clearview Road	Birch Road
Laurel Cove Beach Road	Beech Tree Ave	Dock Road/Sipples Estates	Blue Heron Lane (Shore rd)
	Berry Road	Dogwood Road	Briarwood Road
	Birch Road	Knoll Road	Goose Lane (Lakeview Road)
	Britian Road	Lakeview Road (Sipples Estates)	Grandview Road (Clearview rd/Pine tree Rd.
	Camp Road	Old Acres Road	Grandview Terr (Grandview Road)
	Dorothy Street	Park Road	Pine Tree Road
	Emily Road	Short Road/Sipples Estates	Sunny Heights (Hilltop Rd, Cove Rd, Whitman Road)
	Geronimo Road	Triangle Drive	Swamp Road
	Grama Road		White Sands Road
	Hilltop Road		Woodland Road
	Mabel Road		
	Maple Road		
	Oak Road		
	Paula Road		
	Pine Road		
	Rock Road		
	Shady Road		
	Shore Road/Lake Shores/Short Road		
	Stanley Road		
	Steven Road		
	Tom Road		
	Ward Road		