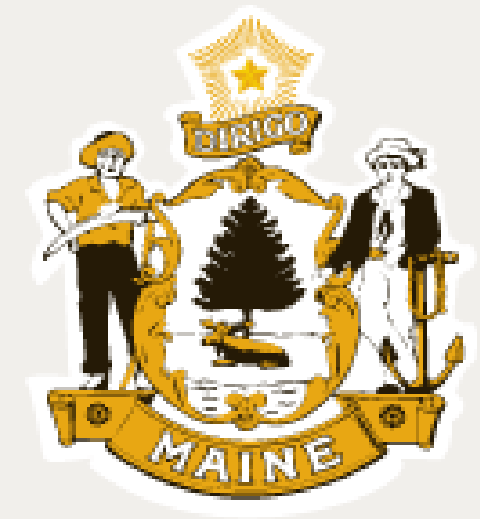


# **ROADS, SIGNS, RIGHT OF WAYS**

**January 29, 2026**

**for Maine Realtors  
Association**



***MaineDOT***

# **TODAY'S PRESENTERS:**

- **Pete Coughlan, Director,  
Maine Local Roads Center (LTAP)**
- **John Skelley, Region 1 Engineer, Scarborough**



***MaineDOT***

# A guide for property owners on state and state-aid highways

## A guide for property owners on state and state-aid highways

Right-of-Way / Driveway Culverts / Access Management  
Underground Electric Lines / Mailbox Installation

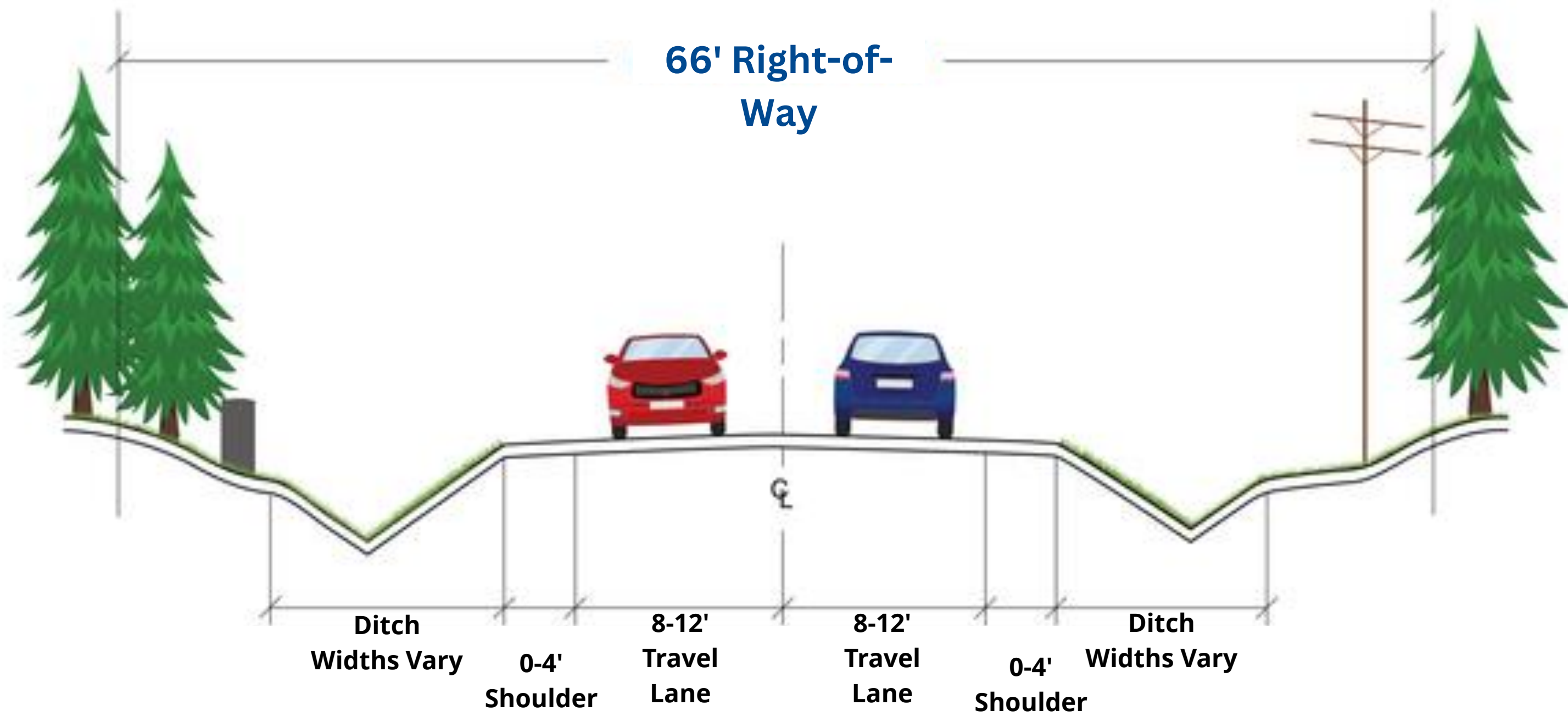


**MaineDOT**

- Right-of-Way / Driveway Culverts / Access Management
- Underground Electric Lines / Mailbox Installation

[https://www.maine.gov/dot/sites/maine.gov.dot/files/docs/publications/docs/brochures/2023/property-owners-state-highways\\_2023.pdf](https://www.maine.gov/dot/sites/maine.gov.dot/files/docs/publications/docs/brochures/2023/property-owners-state-highways_2023.pdf)





- There is no standard right-of-way distance for every road.
- Most Maine roads are “easements for highway purposes”....land is “owned” by abutter
- State law prohibits obstacles within 33 feet of the centerline of a two-lane state or state-aid highway. This 33-foot law is regardless of the specific right-of-way width.

# 1401-A INSTALLATIONS RESTRICTED

1. Installing of buildings or fixtures. Except as provided in subsection 1-A, a person may not install, erect or construct, or cause to be installed, erected or constructed, installations such as buildings, gasoline pumps or other fixtures in, upon or near any state or state aid highway, located as follows:

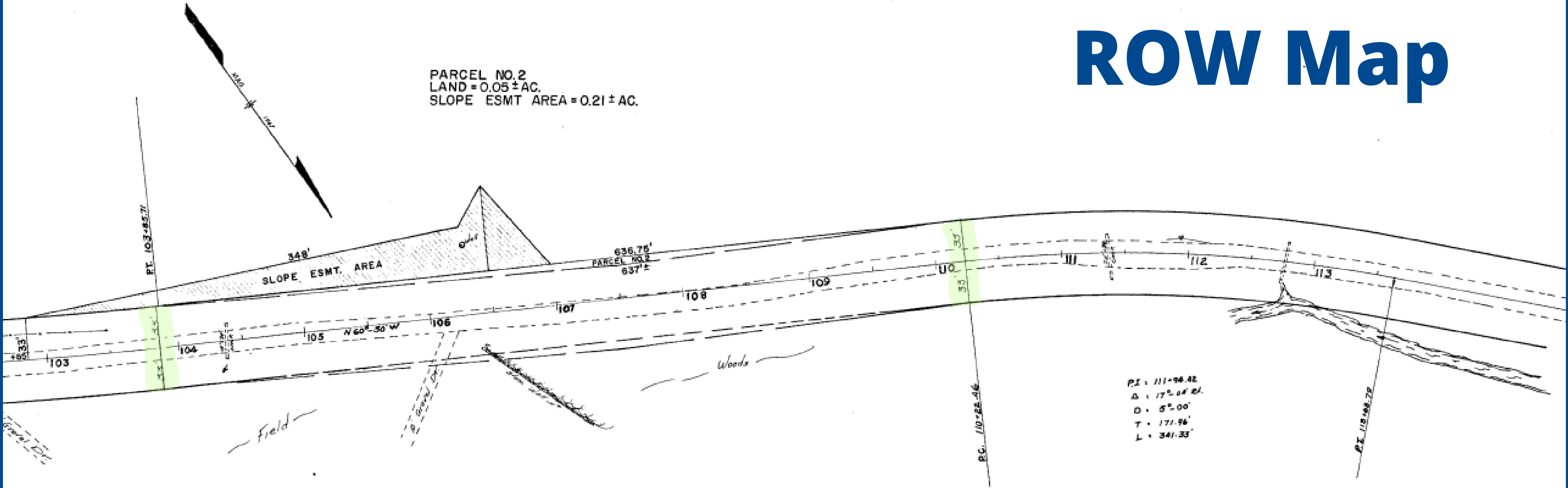
A. **Within the full width of the right-of-way of any state or state aid highway** as laid out by the State, the county or the town;

B. **Within 33 feet of the center line of any state or state aid highway.** This paragraph does not apply to installations or other property in existence on August 6, 1949. The commissioner has discretion to waive the application of this paragraph to the reconstruction of a building in the general location of the previously existing building if the commissioner determines that highway safety and the public welfare will not be adversely affected; or

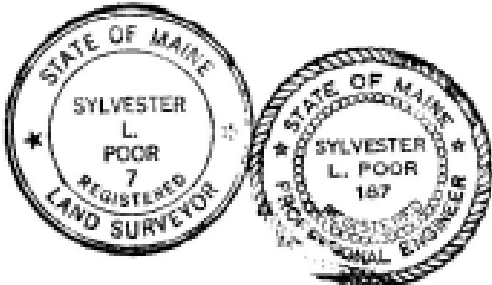
C. **Within 20 feet from the outside edge of any of the paved portion of any state or state aid highway having more than 2 travel lanes** and having a total paved portion in excess of 24 feet in width.

**See handout for complete statute**

# ROW Map



33' ROW



PLAN FILED IN PLAN BOOK J PAGE 37

NO.		GRANTOR	COUNTY RECORD			
			INSTRUMENT	DATE	BOOK	PAGE
1		LESTER B. RICHARDSON	WARRANTY	4/1/68	670	13
2		JAMES J. GALLANT	WARRANTY	4/1/68	670	21

<b>MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP</b>	
STATE AID HIGHWAY No. 2	
ROXBURY	OXFORD COUNTY
APPROVED:	
DATE: JUNE 1967	DAVID H. STEVENS CHAIRMAN
SCALE: 1 INCH = 50 FEET	BERTRAND A. LACHARITE
SHEET NO. 1 OF 1 SHEET	STEVEN D. SHAW
S.H.C. FILE NO. S-9-257	<i>Sylvester L. Poor</i> CHIEF ENGINEER



# SIGNS

The Highway Beautification Act of 1965, also known as "Lady Bird's Bill", was a law that aimed to improve the appearance of US highways. Lady Bird Johnson was a strong advocate for the bill.

What did the act do?

- Limited the size, spacing, and lighting of billboards
- Allowed the masking of junkyards and garbage dumps
- Encouraged scenic enhancements, like flower plantings along roadways
- Authorized the use of the Highway Trust Fund for landscaping and recreation services within the right-of-way



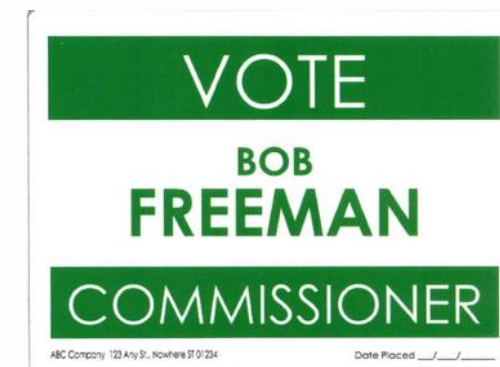
**On Premises**

Title 23 § 1914



**OBDS**

Title 23 § 1906



**Temporary**

Title 23 § 1913-A





# ON PREMISES SIGNS

On-premises signs must be located within 1,000 feet of the principal building or structure where the business or facility is carried on or practiced or within 1,000 feet of the point of interest.

**Location; relation to public way;** license. Unless a license is obtained from the commissioner pursuant to this subsection, on-premises signs are prohibited:

- A.** Within 33 feet of the center line of any public way;
- B.** Within 20 feet from the outside edge of the paved portion of any public way with more than 2 travel lanes and a total paved portion in excess of 24 feet in width; **and**
- C.** Within the full width of the right-of-way of any public way.

Size and height restrictions are in place.

Applications for On Premises Signs are available from DOT's Jessica Fahsel.

**See handout for complete statute**





# COMMERCIAL CHANGEABLE SIGNS

- May change no more than every 20 minutes, unless the municipality adopts an ordinance to the contrary and notifies the Department of Transportation in writing of that ordinance.
- Municipality is responsible for the administration of the ordinance.
- No phasing, rolling, scrolling, flashing or blending, unless the municipality in which the sign is located adopts an ordinance to the contrary and notifies the Department of Transportation in writing of that ordinance.
- Only one changeable sign with 2 sides is allowed for each public way that provides direct vehicular access to the business, facility or point of interest. [PL 2013, c. 529, §9 (AMD).]
- Changeable signs may not be located so that the message is readable from a controlled-access highway or ramp. [PL 2001, c. 268, §3 (NEW).]
- The highest point of the display of a changeable sign may not exceed a height of 25 feet above either the centerline of the nearest public way or actual ground level adjacent to the sign, whichever is lower.

**See 11A here in Maine law:**

**<https://legislature.maine.gov/statutes/23/title23sec1914.html>**







# SIGNS

## 5. Prohibited practices.

None of the signs referred to in this section may be painted or drawn upon a rock or other natural feature or erected or maintained on:

- A. A traffic control sign or device; [PL 2019, c. 228, §2 (NEW).]
- B. A public utility pole or fixture; [PL 2019, c. 228, §2 (NEW).]
- C. A rotary traffic island; [PL 2019, c. 228, §2 (NEW).]
- D. A tree in a public right-of-way; [PL 2019, c. 228, §2 (NEW).]
- E. **A control-of-access area;** or [PL 2019, c. 228, §2 (NEW).]
- F. A median less than 6 feet wide. [PL 2019, c. 228, §2 (NEW).]

**Maine law: 23§1913-A. Categorical signs**



# TEMPORARY SIGNS

## 1. Signs within the public right-of-way.

- L. Temporary signs placed within the public right-of-way for a maximum of 12 weeks per calendar year, except that a temporary sign may not be placed within the public right-of-way for more than 6 weeks from January 1st to June 30th or for more than 6 weeks from July 1st to December 31st.
- A temporary sign may not be placed within 30 feet of another temporary sign bearing the same or substantially the same message.
- A temporary sign may not exceed 4 feet by 8 feet in size.
- A sign under this paragraph must include or be marked with the name and address of the individual, entity or organization that placed the sign within the public right-of-way and the date the sign was erected within the public right-of-way.



**Maine law: 23§1913-A. Categorical signs**



# OFFICIAL BUSINESS DIRECTIONAL SIGNS

## "OBDS"

- You must apply to the MaineDOT Right-of-Way Control section for a permit.
- Each business is allowed to have a maximum of 6 signs installed within a 10 mile radius of the business.
- the State of Maine does not make the signs.
- The MaineDOT Region sign crews will install the sign(s).
- The cost varies in different towns, cities, and counties.



# **Which comes first..... building permit or DOT entrance permit?**

**(off a state road outside of urban compact area)**

Maine Title 30-A, 4103,3.D <https://legislature.maine.gov/statutes/30-a/title30-Asec4103.html>

D. The “licensing authority” **may not issue** a permit for a building or use for which the applicant is required to obtain a driveway or entrance or traffic movement permit under [Title 23, section 704](#) or [704-A](#) **until the applicant has obtained that permit from the Department of Transportation.**

# PERMITS & ACCESS MANAGEMENT

## DRIVEWAY & ENTRANCE

- Required for any access in MaineDOT Right-of-Way
- Required for New Access & Changes in Use
- Basic Sight Distance must be met
- May require driveway culvert(s)
- Town Issues inside Urban Compact
- Approval, Denial, Reconsideration Process
- Information can be found in the MaineDOT Driveway and Entrance Rules

## TRAFFIC MOVEMENT

- State Law requires that any development that generates 100 or more peak hour trips obtain a TMP from MaineDOT
- Authority to issue a TMP belongs to MaineDOT, even on a townway or inside compact
- Mitigation required by a TMP must be completed prior to occupancy unless otherwise directed by MaineDOT

<https://www.maine.gov/mdot/permits/>



# PERMITS & ACCESS MANAGEMENT

## HIGHWAY OPENING

- Required for any excavation in MaineDOT Right-of-Way
- Fee required, but can be waived at times
- Can be used to issue Traffic Control Plans
- Town Issues inside Urban Compact with some exceptions
- Information can be found in the MaineDOT Utility Accommodation Rules

## UTILITY

- Required for utility pole setting and line work
- Underground utility extensions
- Services DO NOT need a Utility Permit
- Town Issues inside Urban Compact with some exceptions
- Information can be found in the MaineDOT Utility Accommodation Rules

<https://www.maine.gov/dot/doing-business/permitting-policy/driveway-and-entrance-permitting>

# PAVEMENT MORATORIUM

- Enforced through Highway Opening Permits (MaineDOT Jurisdiction) or Town Excavation Permits (Urban Compact)
- Typically involves full roadway width repaving for a minimum of 100 feet if disturbed
- Depends on level of pavement treatment:

Light Capital Paving Thin Overlays:	No Moratorium
Thicker Overlays & Mill/Fill:	3 Years
Reconstruction, Reclaim, RAP:	5 Years
- Towns should be enforcing moratorium and restoration paving
- More information can be found in the Utility Accommodation Rules
- MaViewer can help determine when roadway was last treated





# MaineDOT Regions

## Region Engineers

### Southern Region 1

John Skelley, PE

[Region1.MaineDOT@maine.gov](mailto:Region1.MaineDOT@maine.gov)

207-885-7000

### Western Region 3

Tony Beaulieu, PE

[Region3.MaineDOT@maine.gov](mailto:Region3.MaineDOT@maine.gov)

207-562-4228

### Northern Region 5

Bob Gurney, PE

[Region5.MaineDOT@maine.gov](mailto:Region5.MaineDOT@maine.gov)

207-764-2200

### Midcoast Region 2

David Allen, PE

[Region2.MaineDOT@maine.gov](mailto:Region2.MaineDOT@maine.gov)

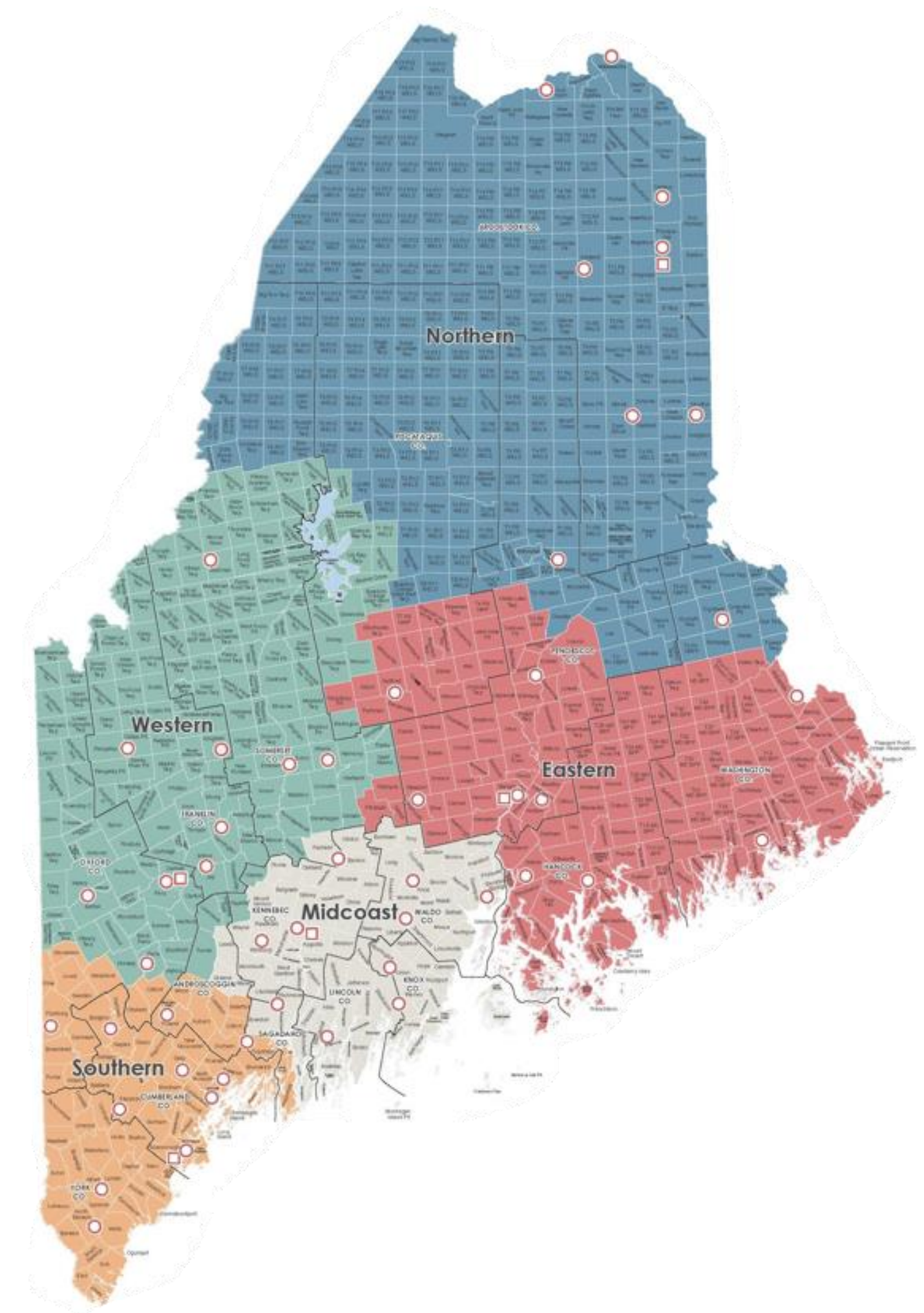
207-624-8200

### Eastern Region 4

Lisa Sekulich, PE

[Region4.MaineDOT@maine.gov](mailto:Region4.MaineDOT@maine.gov)

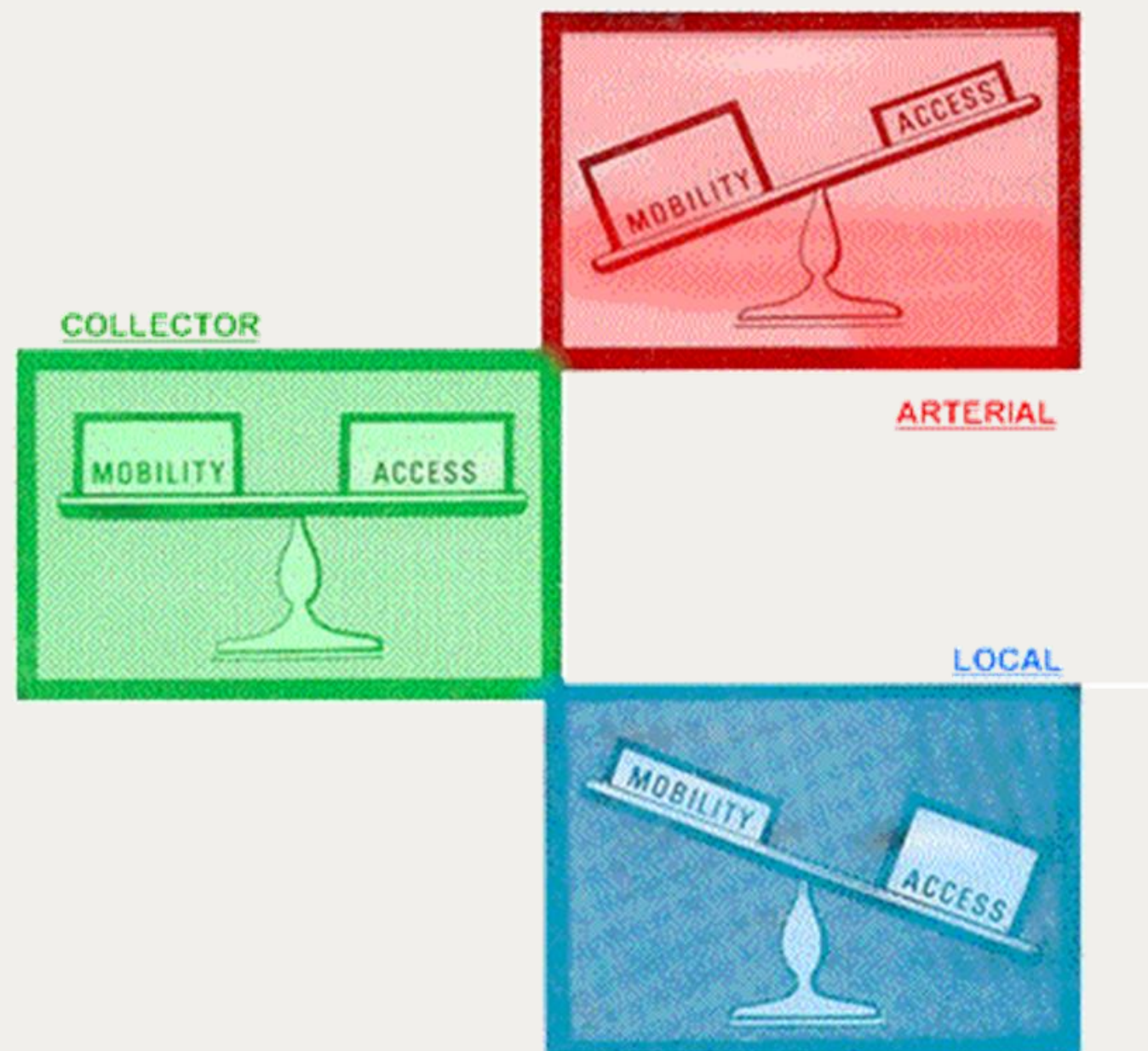
207-941-4500





# ROAD CLASSIFICATIONS

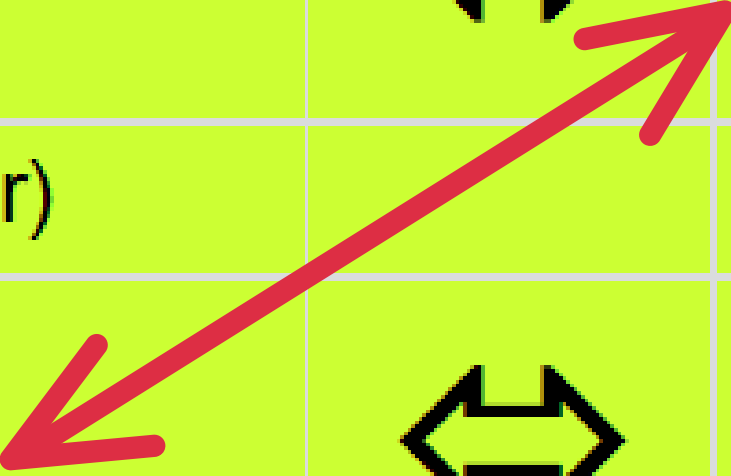
**Federal Functional Classification** reflects a highways balance between providing land access versus mobility



- Arterials = Interstate, principal, other principal, minor
- Collectors = major (urban) and minor
- Locals

# LINKING FEDERAL FFC AND STATE JURISDICTIONS

Federal Functional Class		State Highway Designation
Arterial	↔	State Highway
(principal & minor)		
Collector	↔	State Aid
(major, minor, urban)		
Local	↔	Townway





# URBAN COMPACT AREAS

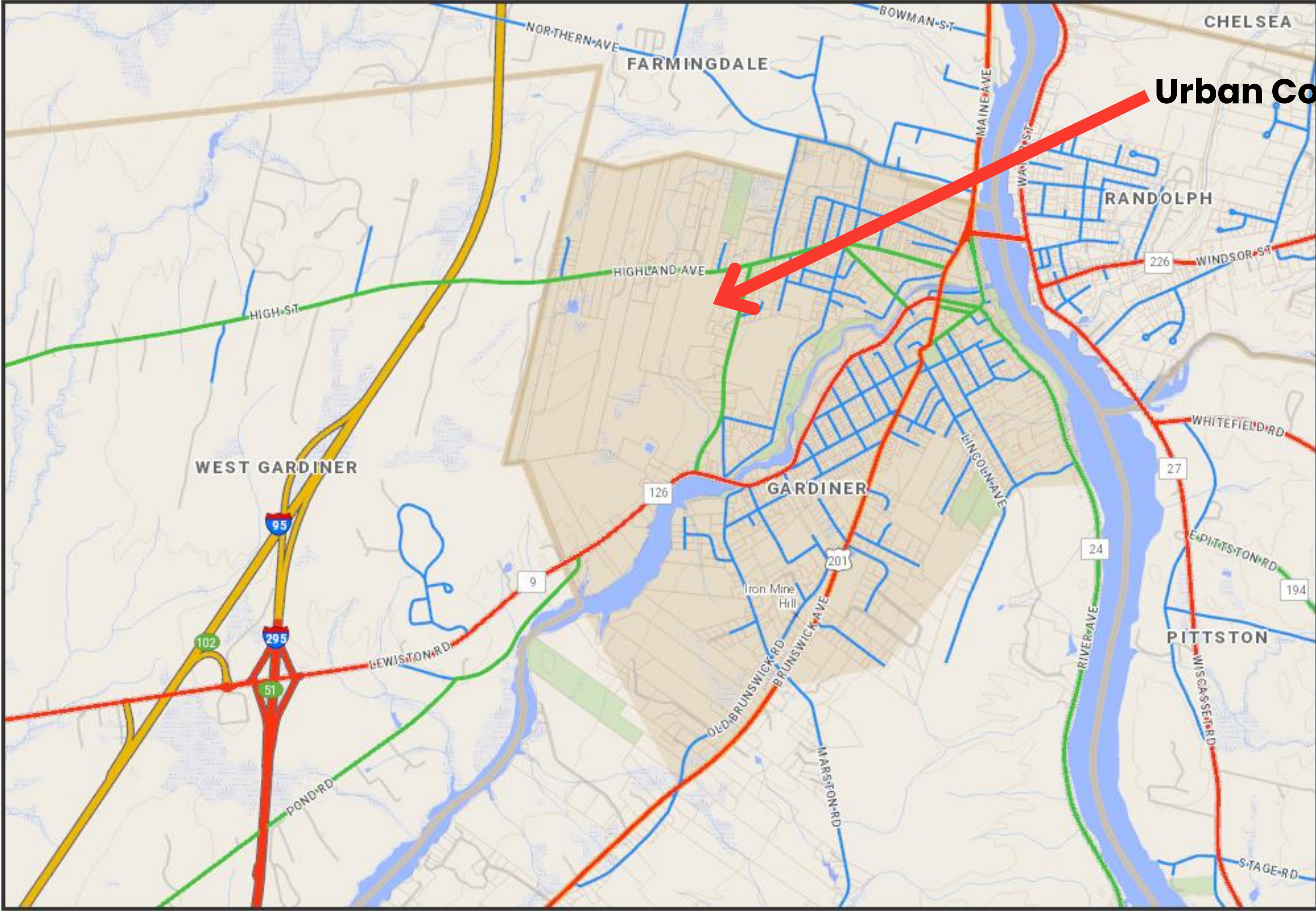
- Determined by state statute
- Based on population of the town (7,500+) and density of structures
- Compact" or "Built-up sections" means a section of the highway where structures are nearer than 200 feet apart for a distance of 1/4 of a mile, unless otherwise defined;
- Used to define MAINTENANCE changes along with authority over entrance permits, highway openings
- 51 towns/cities are included

<https://www.maine.gov/dot/programs-services/cslr/roadway-inventories-classifications-route-numbers-urban-compacts>





# URBAN COMPACT



**Urban Compact Area**

The Maine Department of Transportation provides this publication for information only. Reliance upon this information is at user risk. It is subject to revision and may be incomplete depending upon changing conditions. The Department assumes no liability if injuries or damages result from this information. This map is not intended to support emergency dispatch.

0.9  
1 inch = 0.66 miles

Date: 4/24/2025  
Time: 2:38:20 PM



# MAINTENANCE RESPONSIBILITIES

## RURAL AREAS:

- Governed by jurisdiction title of State Highway, State Aid and townway

## STATE URBAN COMPACT AREAS:

- Governed by where the CUL is on the State Highway and State Aid roads

**Municipality does ALL maintenance; is the “licensing authority” for all road openings and driveway entrances**

## RURAL AREAS:

- State Highway – year-round by MaineDOT
- State Aid – year-round by MaineDOT except that ALL winter plowing/sanding/salting done by each town/city
- Townway – year-round by each town/city



# ROAD DISCONTINUANCE & ABANDONMENT

- Maine law Title 23, section 3026 & 3028
- A town can't just "get rid of a road"
- Discontinuance is formal and has many steps <https://legislature.maine.gov/statutes/23/title23sec3026-A.html>
- Includes paying "damages", proper notice, public meeting, town meeting or council vote, recorded at registry of deeds and MaineDOT
- A "public easement" is automatically retained (unless mentioned otherwise)
- Abandonment may occur after 30 years of no maintenance <https://legislature.maine.gov/statutes/23/title23sec3028-A.html>





# E 9-1-1 AND STREET NAMES

- Full responsibility rests with each town
- MaineDOT names no roads
- Town Addressing Officers must assign all addresses and report ALL road changes



# Maine law Title 33§173. Required disclosures



## 6. Access to the property. Information describing the means of accessing the property by:

- A. A public way,
- B. Any means other than a public way, in which case the seller shall disclose information about who is responsible for maintenance of the means of access, including any responsible road association, if known by the seller;

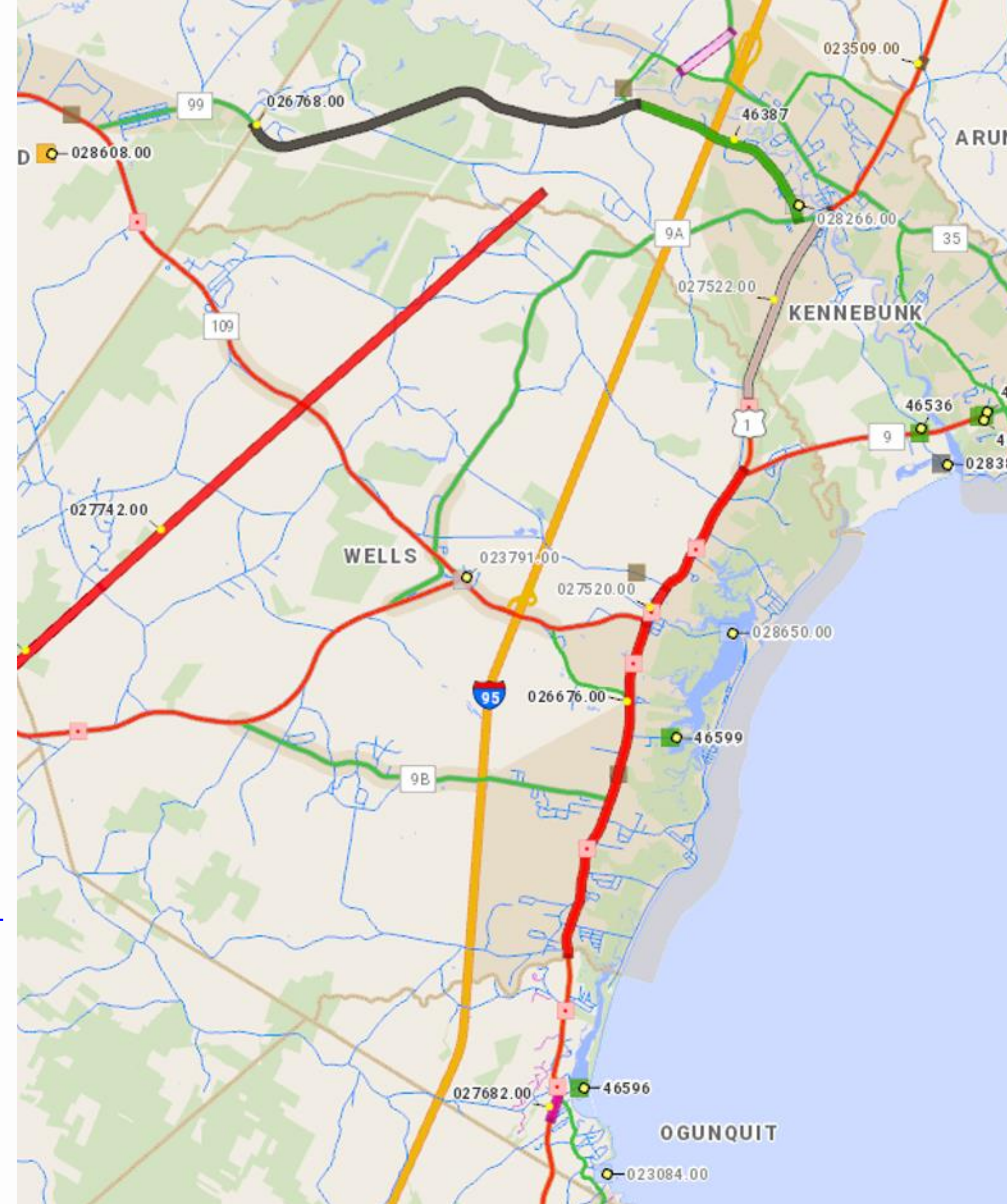


# MAINEDOT MAP VIEWER

- Web based data tool
- Show information on roads, MaineDOT Workplan projects, Urban Compact lines, Right-of-Way, Culverts, Bridges, etc.
- Can measure, find addresses, make maps, and so much more!

## CAN BE FOUND HERE:

<https://www.maine.gov/mdot/mapviewer/index.html>





# MAINEDOT MAP VIEWER

<https://www.maine.gov/mdot/mapviewer/index.html>

- Use this when selling properties and need to answer **“who maintains this road?”**

The screenshot displays the MaineDOT Map Viewer web application. The browser's address bar shows the URL `mdotinetapps.state.me.us/map/`. The page header includes the MaineDOT logo and navigation links for Login, Layers, Imagery, Apps, Tools, Share, and a help icon. A search bar is located on the left side of the map. The map itself shows a section of Yarmouth, Maine, with roads color-coded according to their jurisdiction. A legend on the right side of the map, titled 'Map Layers', lists the following categories:

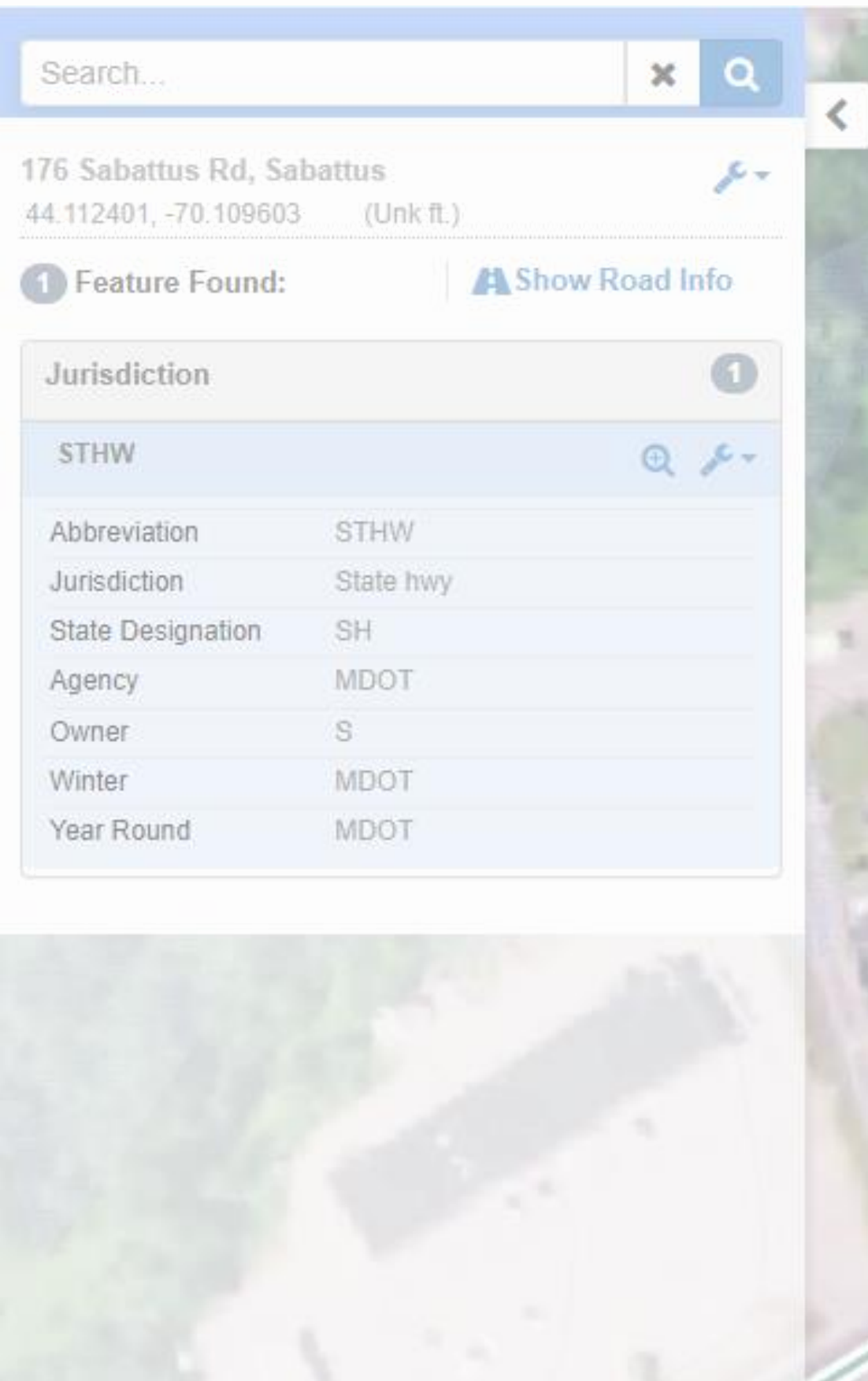
- ☐ Highway Corridor Priority
- ☐ Historic Station Counts (with a 'Labels' sub-option)
- ☐ Interstate Mileposts
- ☒ Jurisdiction

Under the 'Jurisdiction' category, the following road types are listed with corresponding color swatches:

- State Highway (Red)
- Toll Highway (Yellow)
- State Aid (Green)
- Town Maintained Way (Year-Round) (Blue)
- Town Maintained Way (Summer Only) (Orange)
- Town Maintained Way (Winter Only) (Purple)
- Seasonal Parkway (Teal)
- Other (Brown)
- Interstate (Dark Grey)
- Other Freeways or Expressways (Black)

At the bottom of the legend, there is a link for 'Layer Info'.

# MAINEDOT MAP VIEWER LAYERS



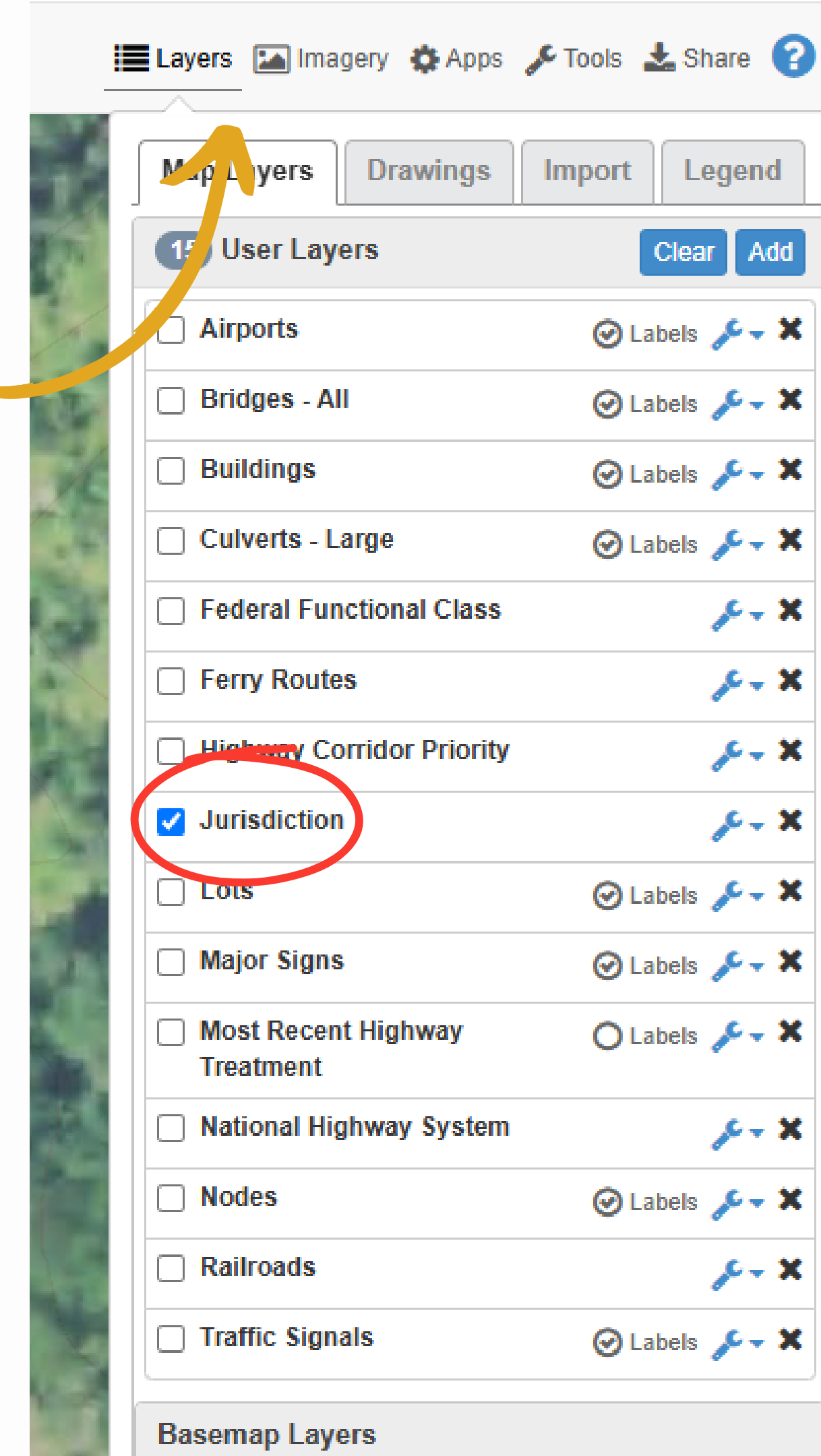
On the right side of the screen you'll see the menu for additional viewing information in Map Viewer.

You have the ability to add layers (limited).

For example, if you select the ADD button you can then type in "speed limit" and if that is a layer available to you it will populate.

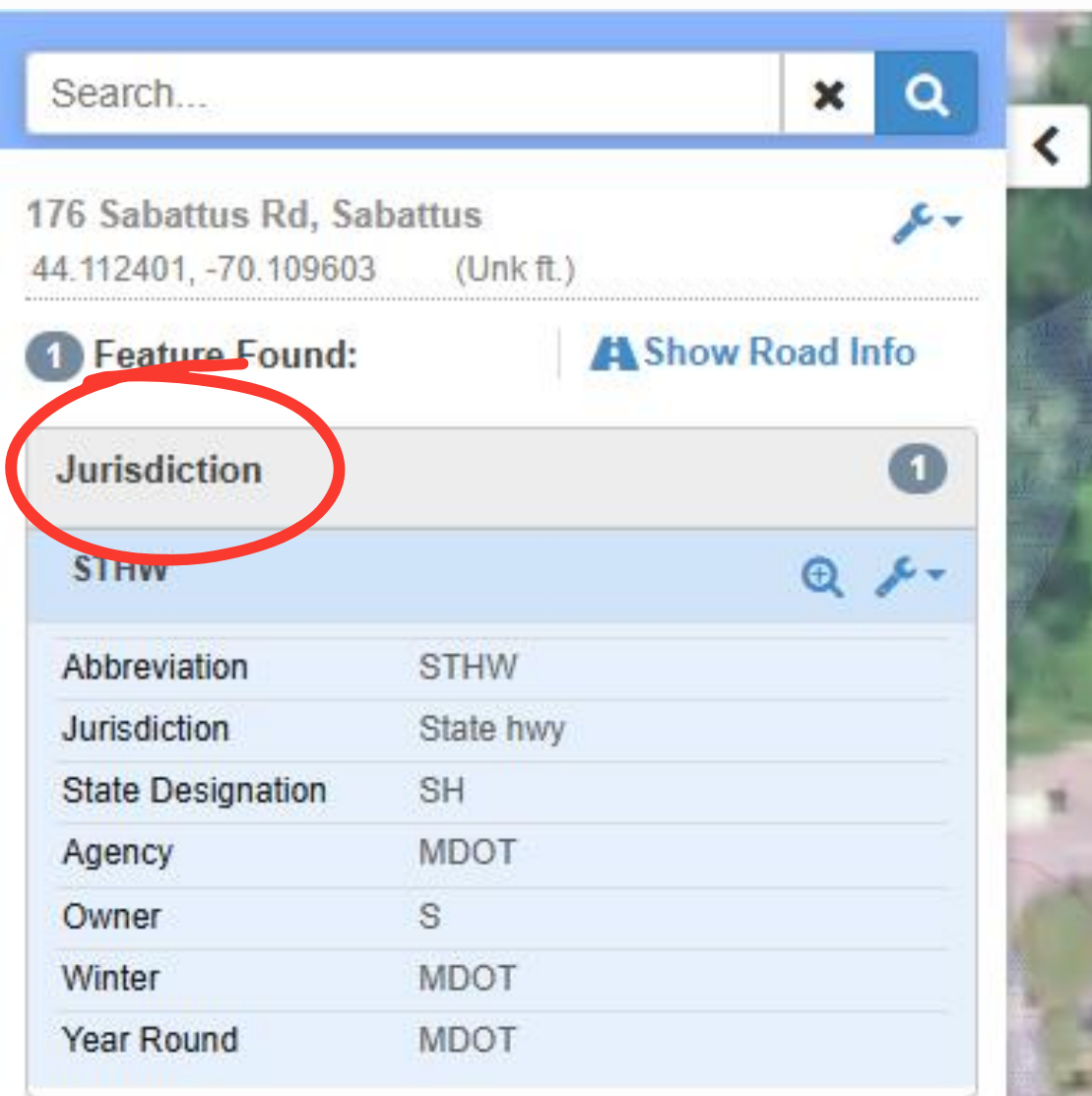
Then click the + sign and it will add the layer to your options. Toggle layers on and off as needed for viewing.

1





# MAINEDOT MAP VIEWER LAYERS

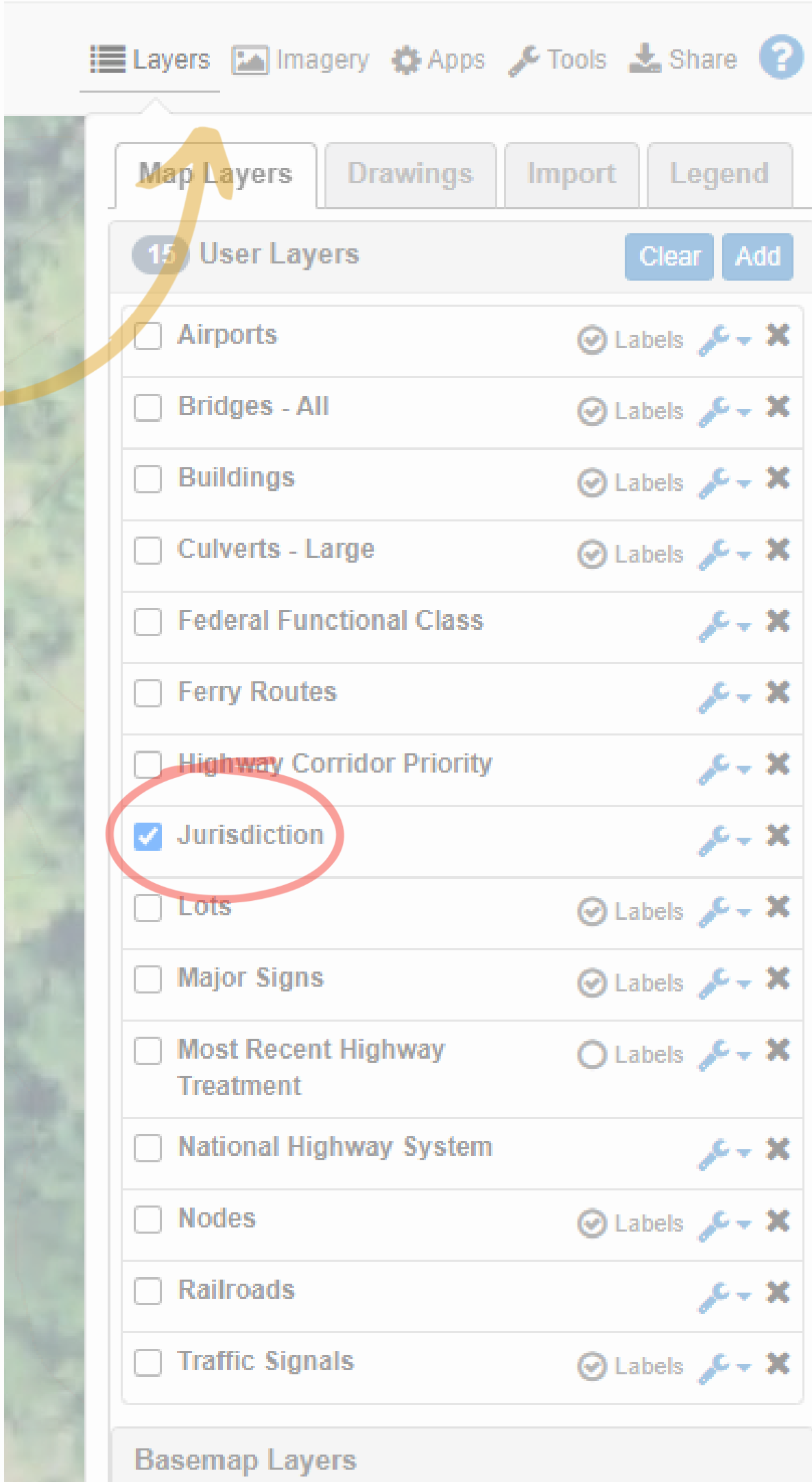


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You have the ability to add layers (limited). For example, if you select the ADD button you can then type in "speed limit" and if that is a layer available to you it will populate. Then click the + sign and it will add the layer to your options. Toggle layers on and off as needed for viewing.



After clicking on the item you want to select (road, bridge, etc.), the information associated with the layers toggled on will show up on the left side of your screen. Click the title of the layer to show the drop down info box.



# MAINEDOT MAP VIEWER LAYERS

 **MaineDOT** Public Map Viewer

164 Sabattus Rd, Sabattus  
44.112213, -70.110035 (Unk ft.)

2 Features Found: | [Show Road Info](#)

Jurisdiction1

Speed Limit1

1950075

Comments

STARTING AT THE JUNCTION OF ROUTE 126 AND THE POND ROAD IN LEWISTON (HIGHWAY NODE 3401) AND EXTENDING EAST TO A POINT 0.25 MILE WEST OF THE JUNCTION OF ROUTES 126 AND 9 IN SABATTUS (HIGHWAY NODE 3492),A TOTAL DISTANCE OF 2.54 MILES.

Effective Date

9/22/1993

Report ID

1950075

Reviewed By

N H

Speed

40

Update Date

5/3/1999

The wrenches in the info boxes can be selected to provide another menu or expand information.

164 Sabattus Rd, Sabattus  
44.112213, -70.110035 (Unk ft.)

2 Features Found: | [Hide Road Info](#)

Road Information

Route	Mile Point
0126X	5.48
H0970	5.50
P15B00	5.48

Winter Crew

71105

Factored AADT

9380

Link/Element ID

3103871

Route Code

0126X

Primary Route Code

0126X

Begin Mile Point

5.47

End Mile Point

5.48

AADT Type

A

Federal Urban/Rural

Urban

Street Name

SABATTUS RD

Hourly Capacity

4200

NHS Status

NHS - Other

Jurisdiction

State hwy

Number of Lanes

3

Official Miles

Y

PCR Value

4.186

Plow Crew


71214

State Urban/Rural

Rural



# MAINEDOT MAP VIEWER LAYERS *MaineDOT* Public Map Viewer



# MaineDOT Public Map Viewer

✕🔍

164 Sabattus Rd, Sabattus  
44.112213, -70.110035 (Unk ft.)

⚙️

2 Features Found:

[Show Road Info](#)

Jurisdiction

1

Speed Limit

1

1950075

🔍 ⚙️

Comments	STARTING AT THE JUNCTION OF ROUTE 126 AND THE POND ROAD IN LEWISTON (HIGHWAY NODE 3401) AND EXTENDING EAST TO A POINT 0.25 MILE WEST OF THE JUNCTION OF ROUTES 126 AND 9 IN SABATTUS (HIGHWAY NODE 3492),A TOTAL DISTANCE OF 2.54 MILES.
Effective Date	9/22/1993
Report ID	1950075
Reviewed By	N H
Speed	40
Update Date	5/3/1999

**The wrenches in the info boxes can be selected to provide another menu or expand information.**

**Click on the Road Info Title  
to see all the info  
associated with that road.**

Search...

✕

🔍

164 Sabattus Rd, Sabattus

44.112213, -70.110035 (Unk fl.)

🔧

2 Features Found:

Hide Road Info

Road Information

🔧

Route	Mile Point
0126X	5.48
H0970	5.50
P15800	5.48

Winter Crew

71105

Factored AADT

9380

Link/Element ID

3103871

Route Code

0126X

Primary Route Code

0126X

Begin Mile Point

5.47

End Mile Point

5.48

AADT Type

A

Federal Urban/Rural

Urban

Street Name

SABATTUS RD

Hourly Capacity

4200

NHS Status

NHS - Other

Jurisdiction

State hwy

Number of Lanes

3

Official Miles

Y

PCR Value

4.186


Plow Crew

71214

State Urban/Rural

Rural

# MAINEDOT MAP VIEWER LAYERS *MaineDOT* Public Map Viewer



# MaineDOT Public Map Viewer

✕🔍

164 Sabattus Rd, Sabattus  
44.112213, -70.110035 (Unk ft.)

🔧

2 Features Found:

[Show Road Info](#)

Jurisdiction	1
Speed Limit	1
1950075	🔍 🔧
Comments	STARTING AT THE JUNCTION OF ROUTE 126 AND THE POND ROAD IN LEVISTON (HIGHWAY NODE 3401) AND EXTENDING EAST TO A POINT 0.5 MILE WEST OF THE JUNCTION OF ROUTES 126 AND 9 IN SABATTUS (HIGHWAY NODE 3492), A TOTAL DISTANCE OF 2.54 MILES.
Effective Date	9/22/1993
Report ID	1950075
Reviewed By	N H
Speed	40
Update Date	5/3/1999

**The wrenches in the info boxes can be selected to provide another menu or expand information.**

**Click on the Road Info Title  
to see all the info  
associated with that road.**

**More layers toggled on.  
Click on the title to get the  
drop down information.**

Search...

164 Sabattus Rd, Sabattus

44.112213, -70.110035 (Unk fl.)

2 Features Found:

Hide Road Info

Road Information

Route	Mile Point
0126X	5.48
H0970	5.50
P15B00	5.48

Winter Crew	71105
Factored AADT	9380
Link/Element ID	3103871
Route Code	0126X
Primary Route Code	0126X
Begin Mile Point	5.47
End Mile Point	5.48
AADT Type	A
Federal Urban/Rural	Urban
Street Name	SABATTUS RD
Hourly Capacity	4200
NHS Status	NHS - Other
Jurisdiction	State hwy
Number of Lanes	3
Official Miles	Y
PCR Value	4.186
Plow Crew	71214
State Urban/Rural	Rural





# IMPORTANT LINKS

- MaineDOT Home Page: <https://www.maine.gov/dot/>
- Maine Local Roads Center: <https://www.maine.gov/dot/programs-services/cslr/mlrc>
- Engineering Homepage: <https://www.maine.gov/dot/doing-business/engineering-policies>
- MaineDOT Workplan: <https://www.maine.gov/dot/major-projects/work-plan>
- Erecting Business Signs: <https://www.maine.gov/dot/doing-business/business-and-directional-sign-programs>
- Driveway & entrance Permits: <https://www.maine.gov/dot/doing-business/permitting-policy/driveway-and-entrance-permitting>



# CONTACT INFO

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**207-885-7000**

**Region 2: David Allen, PE**  
**Region2.MaineDOT@maine.gov**  
**207-624-8200**

**Region 3: Tony Beaulieu, PE**  
**Region3.MaineDOT@maine.gov**  
**207-562-4228**

**Region 4: Lisa Sekulich, PE**  
**Region4.MaineDOT@maine.gov**  
**207-941-4500**

**Region 5: Bob Gurney, PE**  
**Region5.MaineDOT@maine.gov**  
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**Community Services Division**  
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**Maintenance & Operations**  
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**Mark Coursey, Esq.**  
**Real Estate Counsel**  
**Office of Legal Services**  
**207-624-3024**  
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# QUESTIONS?

