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**FOR REFERENCE**

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TOWN OF SOUTHBIDGE

SUBDIVISION

RULES AND REGULATIONS

Adopted by the Planning Board on: September 21, 1970

Amended on: April 8, 1975

**For Reference**

Not to be taken from this room

TOWN OF SOUTHBRIDGE, MASSACHUSETTS

SUBDIVISION RULES AND REGULATIONS

1975

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RULES AND REGULATIONS GOVERNING THE SUBDIVISION  
OF LAND IN SOUTHBRIDGE, MASSACHUSETTS

PURPOSE

"The subdivision control law has been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the cities and towns in which it is, or may hereafter be, put in effect by regulating the laying out and construction of ways in subdivisions providing access to the several lots therein, but which have not become public ways, and ensuring sanitary conditions in subdivisions and in proper cases parks and open areas. The powers of a Planning Board and of a Board of Appeal under the subdivision control law shall be exercised with due regard for the provision of adequate access to all of the lots in a subdivision by ways that will be safe and convenient for travel; for lessening congestion in such ways and in the adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles; for securing safety in the case of fire, flood, panic and other emergencies; for insuring compliance with the applicable zoning ordinances or by-laws; for securing adequate provision for water, sewerage, drainage and other requirements where necessary in a subdivision; and for co-ordinating the ways in a subdivision with each other and with the public ways in the city or town in which it is located and with the ways in neighboring subdivisions. It is the intent of the subdivision control law that any subdivision plan filed with the Planning Board shall receive the approval of such Board if said plan conforms to the recommendation of the Board of Health and to the reasonable rules and regulations of the Planning Board pertaining to subdivisions of land; provided, however, that such Board may, when appropriate, waive, as provided for in Section Eighty-One R, such portions of the rules and regulations as is deemed advisable." (Massachusetts General Laws, Section 81-M, Chapter 41)

SECTION I

Authority

Pursuant to Chapter 41, General Laws of the Commonwealth of Massachusetts, Sections 81K-81GG inclusive as most recently amended, the Planning Board of the Town of Southbridge, Massachusetts, issues the following regulations governing all subdivisions of land in the Town of Southbridge, all plans thereof and all procedures relating thereto.

These regulations supersede all previous subdivision regulations of the Board, which are hereby repealed.

SECTION II

General

No person shall make a subdivision of any lot, tract or parcel of land within the Town, or proceed with the planning, improvement, or sale of lots in a subdivision, without first submitting to the Planning Board for approval a Definitive Plan of such subdivision.

## A. Definitions

For the purpose of these rules and regulations, the following terms used herein are defined as follows:

1. BOARD: The Planning Board of the Town of Southbridge.
2. SUBDIVISION: The division of a lot, tract or parcel of land into two (2) or more lots, sites or other divisions of land for the purpose, whether immediate or future, of sale or of building development in such manner as to necessitate a street or way to furnish access to said lots, sites or other divisions of land; re-subdivisions; and, when appropriate to the context, the process of subdividing, or the land or territory subdivided.
3. APPLICANT: Applicant shall include an owner, or his agent or representative, or his assigns.
4. STREETS:
  - a. Minor Street: A street which generally serves only those residents living on that street and which can be considered to permanently serve the exclusive function of being a residential street.
  - b. Collector Street: A street which connects or may eventually connect two (2) or more subdivisions or two (2) or more groups of minor streets within the same subdivision.
  - c. Arterial Street: A street which handles or is expected to handle a considerable volume of traffic and provides inter-town access between Southbridge and adjoining communities.
5. SUPERVISION: The Department of Public Works Head, or a qualified agent appointed by the Board.

## B. Plan Believed Not To Require Approval

Any person who wishes to cause to be recorded in the Registry of Deeds or to be filed with the Land Court, a plan of land, and who believes that his plan does not require approval under the Subdivision Control Laws, may submit his plan and application to the Board accompanied by the necessary evidence to show that the plan does not require approval. Said person shall file, by hand delivery or registered mail, a notice with the Town Clerk stating the date of submission for such determination accompanied by a copy of said application. If notice is given by delivery, the Clerk shall, if requested, give a written receipt therefore to the person who delivered such notice.

In general, a plan of a division of land into two (2) or more lots and not needing approval, shall meet one or more of the following requirements:

1. Each lot therein has adequate frontage on: (a) a public way or a way which the Town Clerk certifies is maintained and used as a public way; or (b) a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law,



or (c) a way in existence when the Subdivision Control Law became effective, having, in the opinion of the Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon. Such frontage shall be at least such distance as is required by the Zoning or other By-Law of the Town of Southbridge for erection of a building on such lot.

2. Each lot has standing on it a building, such building having been standing at the time of the adoption of Subdivision Control Laws by the Town.
3. The plan is of an already existing lot, parcel or tract and shows no division, but each lot or parcel not conforming to the Zoning By-Law or regulations of the Board governing the subdivision of land may be marked "not a building Lot".

If the Board determines that the plan does not require approval, it shall, without a public hearing and within fourteen days of submission, endorse on the plan the words; "Planning Board approval under the Subdivision Control Law not required". One member of the Board may be authorized to endorse said plans in the name of the Board. Said plan shall be returned to the applicant and the Board shall notify the Town Clerk of its action. The applicant shall provide the Board with three copies of the endorsed print.

If the Board determines that the plan does require approval under the Subdivision Control Law, it shall within fourteen days of submission of said plan so inform the applicant and return the plan. The Board shall also notify the Town Clerk of its determination in writing.

### SECTION III Preliminary Plan

#### A. Procedure

A preliminary plan of a subdivision, so identified, may be submitted by the subdivider to the Planning Board and to the Board of Health for consideration and approval, modification or disapproval, by each Board prior to the submission and hearing of the Definitive Plan. The submission of such a Preliminary Plan may enable the subdivider, the Planning Board, other municipal agencies and owners of property abutting the subdivision to discuss and clarify the problems of such subdivision before a Definitive Plan is prepared.

The Preliminary Plan shall show the relation between the area to be included within the proposed subdivision plan and the surrounding area which has already been developed or which remains to be developed. Thus the Preliminary Plan may properly show the proposed future layout for a large area under one ownership, only a portion of which is now to be made the subject of petition and plan.

After submission of the Preliminary Plan to the Board and a conference to acquaint the Board with the general character of the subdivision proposed and the intentions of the developer, the Planning Board may require that the proposed streets and lot lines be staked out to permit inspection by the Board and other Town Officers.

This preliminary consideration by the Board does not in any way constitute such approval as to authorize the owner to proceed with grading of streets or other work in the subdivision. No such authorization exists until the Board has given its approval on a Definitive Plan after a public hearing. The formal approval of the Definitive Plan by the Board, and the endorsement of its approval upon the Plan, are prerequisites to the issuance of building permits and to the construction of municipal services and improvements.

B. Contents of the Preliminary Plan and Relevant Data

The Preliminary Plan may be a drawing in pencil or a print thereof. Three copies of the same shall be presented to the Board.

The Board may request that the Preliminary Plan be accompanied by a plan of the profile of the proposed ways involved in the subdivision; also when the nature of the terrain is such that the Board considers a topographical plan is desirable, the Board may request that such plan be submitted, with the contour interval to be suggested by the Board.

The Preliminary Plan shall show:

1. Subdivision name, boundaries, north point, zoning classification, date, scale, and title "Preliminary Plan".
2. Name and address of owner of record; subdivider; designer; engineer; or surveyor.
3. Names of all abutters as determined from the most recent local tax list.
4. Boundary lines of proposed lots with approximate dimensions.
5. Locations, names and widths of existing and proposed streets and ways and easements and public areas with the subdivision.
6. Location of existing or proposed streets of record on abutting properties which can be connected to streets within the proposed subdivision.
7. Proposed system of drainage including adjacent existing natural waterways, drainage structures and easements.

SECTION IV  
Definitive Plan

A. Procedure

1. An applicant, proposing to subdivide a tract of land, shall submit to the Board a formal petition to approve the subdivision. This petition shall be submitted on forms provided by the Board and shall

be accompanied by a Definitive Plan and three (3) prints and by street profiles, prepared in accordance with the regulations hereinafter provided in Section IV, Paragraph B.

2. A copy of the Definitive Plan submitted to the Board shall be filed with the Town of Southbridge Board of Health. The Board of Health, shall, within forty-five (45) days after the plan is so filed, report to the Planning Board in writing, approval or disapproval of said plan and in the event of disapproval, shall make specific findings as to which, if any of the lots shown on said plan cannot be used as building sites without injury to the public health and include such specific findings and the reasons therefore in its report.
3. Written notice of the submission of the plan and the formal petition with the Board to approve the subdivision must be given to the Town Clerk as provided in General Laws, Chapter 41, Section 81T.
4. Before approval, modification and approval, or disapproval of the Definitive Plan is given, a public hearing shall be held. Notice of the time, place and subject matter of the hearing shall be given by the Board by advertisement in a newspaper of general circulation in each of two successive weeks, the first publication being not less than fourteen (14) days before the day of such hearing. The applicant will mail a copy of such advertisement by registered or certified mail, return receipt requested, to each owner of land abutting upon the land included in such plan, as appearing on the most recent tax list. All such notice shall be at the expense of the applicant.
5. The applicant shall be responsible for all expenses incurred with regards to advertising and legal matters.

**B. Contents of Definitive Plan and Relevant Data**

The Definitive Plan shall be prepared by a Registered Land Surveyor or Registered Engineer and shall be clearly and legibly drawn on linen in black India Ink. The drawing shall be on a scale of one (1) inch equal to forty (40) feet or to such scale as the Board may prescribe. Sheet sizes shall be those acceptable by the Registry of Deeds.

The Definitive Plan shall contain or be supplemented by the following:

1. Subdivision name, boundaries, north point, zoning classification, date, scale, legend and title "Definitive Plan".
2. Name and address of owner of record, subdivider, and Registered Land Surveyor or Registered Engineer with registration numbers.
3. Location and names of adjacent subdivisions, and names of all abutters as determined from the latest local tax list.
4. Existing and proposed lines of streets, ways, lots, easements and public areas within the subdivision and their connection by distance and direction from the nearest monumented highway and/or established existing property corner monuments.

5. Sufficient data to determine readily the location, direction and length of every street line, and boundary line to reproduce same on the ground, in accordance with the Massachusetts Department of Public Works practice.
6. The location of all permanent monuments by appropriate symbols.
7. Location, names and width of existing streets within or abutting the subdivision. The names of proposed streets shall be shown in pencil until they have been approved by the Board.
8. Topography, with prescribed interval of contours, when required by the Board.
9. Boundary lines, areas, and dimensions of all proposed lots with all lots designated numerically and in sequence.
10. A layout plan on a separate sheet showing sidelines, centerlines, points of tangency, length of tangents, length of curves, intersection angles, and radii of curves for each street in the subdivision, together with all buildings, walks, drives, and other existing fixtures within forty (40) feet of the sidelines of such street. A Sepia copy of the layout plan shall also be submitted showing the proposed system of water supply and sewer, when applicable, including size, location and elevation of all storm drains and water mains and their appurtenances existing if, or proposed for each street, if requested by the Board.
11. The layout plan shall have a centerline in the layout measured to one one-hundredth ( $1/100$ ) of a foot and stationed at one hundred (100) foot intervals in accordance with the standard practice of the Massachusetts Department of Public Works. Each straight portion of the centerline shall have a bearing and a distance given on the centerline. The point of curvature and point of tangency of all centerline curves shall be indicated by centerline stations, and the radius and length of all centerline curves shall be given on the plan. Bounds shall be set at the point of curvature and point of tangency of all side line curves and shall be described by bearing and offset from centerline stations. All side line curves shall have the radius and length given on the plan. Permanent bounds shall be described from centerline stations and shall occur at not greater than three hundred (300) foot intervals. In special cases the above procedure may be varied to meet existing conditions on request of the development engineer and by permission of the Board.

Directly above or below the layout plan of each street a profile shall show existing and proposed grades along the centerline of that street, together with figures of elevations at fifty (50) foot stations of all uniform grades and at twenty-five (25) foot intervals along verticle curves. Profile shall be plotted at forty (40) feet to the inch horizontally and either four (4) feet or eight (8) feet to the inch vertically, or other scale acceptable to the Board. The drainage system shall be shown on the profile and the inverts of all manholes, catchbasins and culverts shall be given to one one-hundredth ( $1/100$ ) of a foot.

All elevations given shall be referred from either the U.S. Geodetic Base or from another standard base as approved by the Planning Board.

12. Proposed system of drainage, including existing natural waterways and existing and proposed natural waterways or drainage systems on adjacent property, direction of flow of drainage systems and natural waterways shall be indicated.
13. Water elevations of adjoining lakes, streams and wetlands and approximate high and low water elevation of such features.
14. Sufficient data to indicate that the applicant has perfected arrangements which will make possible service of the subdivision by the usual utilities, including water.
15. Subsurface conditions on the tract, location and results of tests made so as to ascertain subsurface soil, rock and ground water conditions, depth to ground water, and location and results of soil percolation tests, if individual sewage disposal systems are proposed.
16. Sufficient space, at least three (3) by five (5) inches must be left for the signatures of the Southbridge Planning Board on each sheet.

C. Security for Performance

1. Before endorsement of its approval of a Definitive Plan of a subdivision by the Board, the applicant shall agree to complete the construction of ways, installations of municipal services and all other required improvements as specified in Section V for all lots in the subdivision within two (2) years, such construction and installation to be secured by one (1) of the following methods, or a combination thereof:
  - a. The applicant may file a performance bond with a surety company as surety, or, at the election of the applicant, a deposit of money or negotiable securities, or a bank account properly assigned to the Town of Southbridge, in an amount determined by the Board to be sufficient to cover the cost of all or any part of the construction of such ways, services and improvements specified in Section V not covered by a covenant hereinafter proved in Subsection b. Such bond, deposit or assignment shall be approved as to form and manner of execution by the Town Attorney and any surety company shall be approved by the Town Manager. The bond or security shall be conditioned upon the due performance of the agreement specified above.
  - b. The applicant may file a covenant with the Board, executed by the owner of record and duly recorded in the Worcester District Registry of Deeds, running with the land, whereby such ways, services and improvements specified in Section V shall be provided to serve any lot before such lot may be built upon or conveyed other than by mortgage deed.
2. The penal sum of any such bond, or the amount of any deposit held under Subsection a. above, may, from time to time be reduced by the Board and the obligations of the parties thereto released by said Board in whole or in part.

3. Upon completion of improvements required under Section V, security for the performance of which was given by bond, deposit or covenant, or upon the performance of any covenant with respect to any lot, the applicant may request and agree on terms of release with the Board, or he may send by registered mail to the Town Clerk a written statement in duplicate that the said construction or installation in connection with which such bond, deposit or covenant has been given has been completed in accordance with the requirements contained under Section V, such statement to contain the address of the applicant, and the Town Clerk shall forthwith furnish a copy of said statement to the Board. If the Board determines that said construction or installation has not been completed, it shall specify to the applicant in writing the details wherein said construction and installation fails to comply with the requirements contained under Section V. Upon failure of the Board to act on such application within forty-five (45) days after the receipt of the application by the Town Clerk, all obligations under the bond shall be returned and any such covenant shall become void. In the event that said forty-five (45) day period expires without such specification, or without the release and return of the bond or return of the deposit or release of the covenant as aforesaid, the Town Clerk shall issue a certificate to such effect, duly acknowledged, which may be recorded.
4. The applicant shall give the Department of Public Works Head timely notice of the completion of the steps in the construction of ways and installation of utilities so as to make practicable all essential inspection by the Department of Public Works Head required in Section VI for the purpose of enabling him to inform the Board upon completion of the work that the work has been properly done to the standard prescribed in Section V.

D. Approval of the Definitive Plan

1. A record of the proceedings of the Board relative to the approval or disapproval of the Definitive Plan setting forth the reasons for the decision in the event of disapproval or modification shall be filed in the office of the Board. A certificate of such action taken by the Board shall be filed with the Town Clerk and notice thereof shall be sent to the applicant by registered or certified mail.
2. If the report of the Town of Southbridge Board of Health, as hereinbefore provided in this Section IV, Paragraph A-2, shall so require, any approval by the Planning Board may be on condition that no building or structure shall be built or placed upon the area designated without consent of said Board of Health.
3. Final approval of the Definitive Plan shall be endorsed thereon by a majority of the Board, but not until the statutory twenty (20) day appeal period has elapsed following the filing of the certificate of the action of the Board with the Town Clerk and the Town Clerk has notified the Board that no appeal has been filed. After the Definitive Plan has been approved and endorsed, the applicant shall furnish the Board with seven (7) prints thereof and one (1) copy suitable for reproduction.



Final approval of the Definitive Plan does not constitute the laying out or acceptance by the Town of streets within a subdivision.

4. The Board reserves the right on its own motion or on the petition of any person interested, to modify, amend or rescind its approval of a subdivision or to require a change therein as a condition of the subdivision retaining approved status. No such modification, amendment or rescission will effect lots which have been conveyed or mortgaged in good faith and for valuable consideration subsequent to the approval of the subdivision without the consent of the owners and mortgagees, if any, of such lots.
5. Each preliminary plan and the Definitive Plan evolved therefrom shall be governed by the rules and regulations governing subdivision in effect at the time of the submission of the preliminary plan, providing that the Definitive Plan is submitted within seven (7) months from the date of submission of the preliminary plan. If the Definitive Plan is not submitted within the seven (7) month period, approval by the Planning Board of the preliminary plan shall be deemed cancelled.

## SECTION V

### General Design Standards

#### A. Streets

##### 1. Location and alignment:

- a. All streets in the subdivision shall be designed so that, in the opinion of the Board, they will provide safe vehicular travel. Due consideration shall be also given by the applicant to the attractiveness of the street lay-out in order to obtain the maximum liveability and amenity of the subdivision.
- b. The proposed streets shall conform, so far as practicable, to the Future Land Use and Circulation Plan as adopted in whole or in part by the Board.
- c. Streets shall be continuous and in alignment with existing streets as far as practical.
- d. Provisions satisfactory to the Board shall be made for the proper projection of streets to adjoining properties and their street connections, if they are already subdivided, or to the Plan Boundary when adjoining properties are not already subdivided. When Plans include such connections or projections, the Board may require full construction of the same as part of the street system for the purpose of providing adequate facilities for water, sewage and drainage in the subdivision and for coordinating the ways in the subdivision with the public ways in the Town and adjacent subdivisions.
- e. Accesses to adjoining property which is not yet subdivided shall be provided in such a manner that cross-connections will be spaced at not more than one thousand (1,000) foot intervals.
- f. Reserve strips prohibiting access to streets or adjoining property shall not be permitted, except where, in the opinion of the Board, such strips shall be in the public interest.

g. All curved streets shall be designed to permit safe, vehicular travel.

1. The minimum center line radius of curved streets shall be one hundred fifty (150) feet, or to the discretion of the Board.
2. Property lines at street intersections shall be rounded with a radius of not less than ten (10) feet.
3. Streets entering opposite sides of another street shall be laid out directly opposite one another or shall have a minimum offset of one hundred twenty-five (125) feet between their center lines, unless the Board determines otherwise.
4. Streets shall be laid out so as to intersect as nearly as possible at right angles. No street shall intersect any other street at less than seventy (70) degrees, unless the Board determines otherwise.

## 2. Width

- a. The minimum width of streets shall be fifty (50) feet or more, as prescribed by the Board, except that forty (40) foot stubs in existence not controlled by subdivider be allowed.

## 3. Grades

- a. Grades of all streets shall not be less than 0.5% nor more than 12%.
- b. All changes in grade exceeding 1/2% shall be connected by vertical curves of sufficient length to afford, in the opinion of the Board, adequate sight distance.
- c. Streets and lots shall be aligned and graded to facilitate connection with the existing and proposed sewerage system where applicable.

## 4. Dead-End Streets

- a. Dead-end streets shall be provided at the closed end with a turn-around having an outside roadway diameter of at least ninety (90) feet, and a right of way diameter of at least one hundred (100) feet.
- b. Through streets indicated on the plan, that are not constructed to provide through traffic, shall provide for temporary turn-arounds to be approved by the Board, or its agent, before any houses on such streets shall be occupied.
- c. Any easement in a turn-around other than an easement appurtenant to a lot abutting the turn-around shall terminate upon the approval and recording of a plan showing extension of said way, except in such portion of said turn-around as is included in said extension, and upon the recording of a certificate by the Board of the construction of said extension.

## B. Easements

1. Easements for utilities across lots or centered on rear or side lot lines shall be provided where necessary and shall be at least twenty (20) feet wide.



2. Where a subdivision is traversed by a water course, drainage way, channel or stream, the Board may require that there be provided a storm water easement or drainage right-of-way of adequate width to conform substantially to the lines of such water courses, drainage way, channel or stream, to provide for construction or other necessary purposes and to provide for extension of such water courses on adjoining property.

C. Open Spaces and Parks

Before approval of a Definitive Plan, the Board may also in proper cases require the plan to show a park or parks suitably located for playground or recreation purposes or for providing light and air. The park or parks shall not be unreasonably in area in relation to the land being subdivided and to the prospective uses of such land. The Board shall not require dedication of such recreation areas without just compensation to the owner.

D. Protection of Natural Features

Due regard shall be shown for all natural features, such as large trees, water courses, scenic points, historic spots, and similar community assets, which, if preserved, will add attractiveness and value to the subdivision.

SECTION VI

Required Improvements For An Approved Subdivision

A. Intent

The intent of the following specifications is to require and secure complete and well-constructed streets and ways in the Town of Southbridge. All required improvements shall be in accordance with the specifications of the Massachusetts Department of Public Works. Specific references hereunder are made to the "Commonwealth of Massachusetts Department of Public Works, Standard Specifications for Highways and Bridges, 1967 Edition", and any future editions.

The Department of Public Works Head, or qualified agent, shall determine, subject to review by the Board, the means necessary to carry this intent into effect in a reasonable manner in any given local situation.

B. Inspection

All elements of work are to be at all times subject to inspection and approval by the Planning Board or its authorized representative, the Department of Public Works Head, or qualified agent, and to such authorized representatives of town agencies or boards having jurisdiction over utilities, drainage, safety or traffic flow upon the streets and ways within the Town of Southbridge.

Required inspections are to be facilitated by timely notice to the Department of Public Works Head at all critical stages of construction.

C. Street and Roadway

Construction shall be in accordance with the Typical Cross-Section For Approved Streets and Roadways in the Town of Southbridge, (hereinafter referred to as the typical road section), a copy of which is appended hereto and made a part hereof.

1. Clearing and Grubbing

- a. The entire area of each street and proposed street extension shall be cleared of all stumps, brush, roots, and all trees not designated for preservation. The clearing and grubbing shall be performed in accordance with M.D.P.W. Std. Specs.

Upon completion of the above work, the applicant shall be required to have a first inspection of the roadway made by the Department of Public Works Head, or qualified agent, before proceeding with further construction.

2. Subgrade

- a. The entire area of the proposed roadway pavement, including proposed street extensions, shall be excavated or filled to a subgrade twelve (12) inches below the finished surface and in conformance with the typical road section. All soft or spongy material occurring in the subgrade shall be removed to such depth as exposes unyielding material, and shall be replaced with suitable granular material. Stone in excess of six (6) inches in its greatest dimension shall be removed from the surface of the subgrade. The subgrading shall be performed in accordance with M.D.P.W. Std. Specs.
- b. The subgrade for grass plots and loamed areas shall be four (4) inches below the proposed finished grade.

Upon completion of the above work, the applicant shall be required to have a second inspection of the roadway made by the Department of Public Works Head, or qualified agent, before proceeding with further construction.

3. Gravel Base Course

- a. All roadway pavement shall be provided with a foundation consisting of a minimum of twelve (12) inches of compacted gravel, applied in layers of six (6) inches, each layer compacted before the application of the subsequent layer. The gravel base course shall be fine graded and rolled, true to grade. The gravel base course shall be constructed in conformance with M.D.P.W. Std. Specs.

Upon completion of the above work, the applicant shall be required to have the third inspection of the roadway made by the Department of Public Works Head, or qualified agent, before proceeding with further construction.

4. Pavement

- a. The completed gravel surface shall be treated for the full width of the roadway with one application of asphalt or tar as specified by the Department of Public Works Head, or qualified agent, at the rate of three-quarters ( $3/4$ ) gallon per square yard or area of roadway. After being subjected to traffic for a period of at least twenty-one (21) days, a second application at the rate of one-quarter ( $1/4$ ) gallon per square yard shall be used as a seal coat. Additional applications at the rate of one quarter ( $1/4$ ) gallon per square yard shall be applied should the Department of Public Works Head deem them necessary. The initial and seal applications shall each be covered with sand evenly distributed.

No road shall be surfaced any later than the twentieth (20th) of November in any year or without the approval of the Department of Public Works Head, or qualified agent, any time after the first (1st) of November.

The final surfacing must be acceptable to the Department of Public Works Head, or qualified agent.

- b. All driveways shall begin at the property line at the grade of the centerline of the street.

Upon completion of the above work, the applicant shall be required to have a fourth inspection of the roadway made by the Department of Public Works Head, or qualified agent, before proceeding with further construction.

5. Loaming and Seeding

- a. All unpaved areas, within the roadway right-of-way, and all slopes immediately adjacent to the roadway shall be loamed with a minimum compacted thickness of four (4) inches of loam. The type of loam and its application shall be in conformance with M.D.P.W. Std. Specs.
- b. All loamed areas shall be fertilized and seeded in conformance with M.D.P.W. Std. Specs.

D. Drainage

1. A complete system of drainage shall be constructed in a manner satisfactory to the Board and in conformance with the Massachusetts Department of Public Works Standard Specifications to provide adequate control of surface and sub-surface water, in or from the subdivision and adjacent land. Pipe sizes, location, and number of catch basins, manholes, head walls, and other appurtenances shall be in accordance with the requirements of the Board.
2. Proper connection shall be made with any existing drains. Where property adjacent to the subdivision is not subdivided, provision shall be made for proper projection of the drainage system by continuing appropriate drains to the exterior boundaries of the subdivision at such size and grade as will allow for such projection.
3. Drainage rights which are appropriate, sufficient and necessary, in the opinion of the Board, shall be secured for the Town of Southbridge.
4. Drains shall be at least twelve (12) inches in diameter and shall be of reinforced concrete or bituminous coated corrugated metal pipe, asbestos cement drainage pipe, or other approved pipe. At least three (3) feet of cover will be required over all drains. Catch basins shall be installed on both sides of the roadway on continuous grades at intervals of about four hundred (400) feet, at low points and sags in the roadway, near corners of the roadway at intersecting streets, or other such locations as required by the Board.
5. Drains and catch basins shall not be back-filled until inspected.

Upon completion of the above work, the applicant shall be required to have a fifth inspection of the roadway made by the Department of Public Works Head, or qualified agent, before proceeding with further construction.

E. Utilities

1. In all cases, the responsibility for connection to existing town utilities shall rest with the applicant.

In all cases, the required utilities shall be installed and sufficient stubs shall be provided the full width of the right of way to serve each of the lots abutting the right of way prior to any surfacing of the roadway, including required hydrants.

2. Sewerage:

- a. Sewer pipes and related equipment, such as manholes and connecting Y's shall be constructed in conformity with the specifications of the Town of Southbridge, Department of Public Works, Sewer Department Division.
- b. The installation of water and sewer pipes and related equipment shall not be back-filled until inspected by the proper authority.

F. Monuments

Monuments shall be installed in accordance with the approved Definitive Plan and at any location where, in the opinion of the Board, permanent monuments are necessary. Such monuments shall conform to the Massachusetts Department of Public Works Standard Specifications Section G-4, Paragraphs 4.1 through 4.30, and shall be set according to such specifications. No permanent monuments shall be installed until all construction which would destroy or disturb the monuments is completed.

H. Street Lights

Street lights shall be installed in conformity with the requirements of the Southbridge Department of Public Works Head or Town Manager.

I. Shade Trees

Due regard shall be shown for the preservation of trees on the lots within the subdivision so as to add to the attractiveness and value of the property and the Town.

J. Clean Up

Upon completion of work in the subdivision, or any portion thereof, all equipment shall be removed and the entire area cleaned of debris and other objectionable material so as to leave a neat and orderly appearance.

K. As-Built Plans

After all street construction is completed, four (4) copies of the Definitive Plan, with adequate survey and other data, so that the plan can be used for recording after Town acceptance, showing centerline contours at fifty (50) foot intervals, of roads as built, all inverts of drainage systems as installed, all utilities as installed, and monuments as installed, shall be furnished to the Planning Board prior to the release of bonds, securities, or covenant.

SECTION VII  
Administration

A. General

1. Prior to road construction, the Board or its agent will provide the subdivider with a checklist covering inspections. The inspecting agent will sign this checklist after satisfactory completion of each step. Inspections shall be requested at least twenty-four (24) hours in advance. The cost will be borne by the subdivider, and include "portal to portal", and "off site analysis cost".
2. All orders of the inspection agency requiring correction under these rules and regulations shall be promptly carried out. Failure to do so will be cause for the agent to issue stop work orders which may be rescinded by a written order of the Board.
3. Failure by the inspection agency to reject any defective work or materials shall not prevent later rejection if any defect is discovered, or obligate the Board to make final acceptance.

B. Inspection Steps

1. Clearing of right-of-way
2. Sub-grade preparation
3. Below grade drainage
4. Water pipes, hydrants, and related equipment
5. Fire alarm installation
6. Gravel base
7. Curb installation
8. Pavement binder course
9. Surface drainage
10. Berm installation
11. Finish course
12. Sidewalk construction
13. Trees
14. Grass strips
15. Street lights
16. Street signs and monuments
17. Final clean-up

- C. The Board may waive requirements for such inspection steps as they deem proper.



D. Variances

Departure from these regulations may be permitted in the discretion of the Board, when topographic or other conditions justify such departure, or when, in the opinion of the Board, such departure would result in improvement in the development of the subdivision from the standpoint of public benefit, and hardship conditions, approved by the Board.

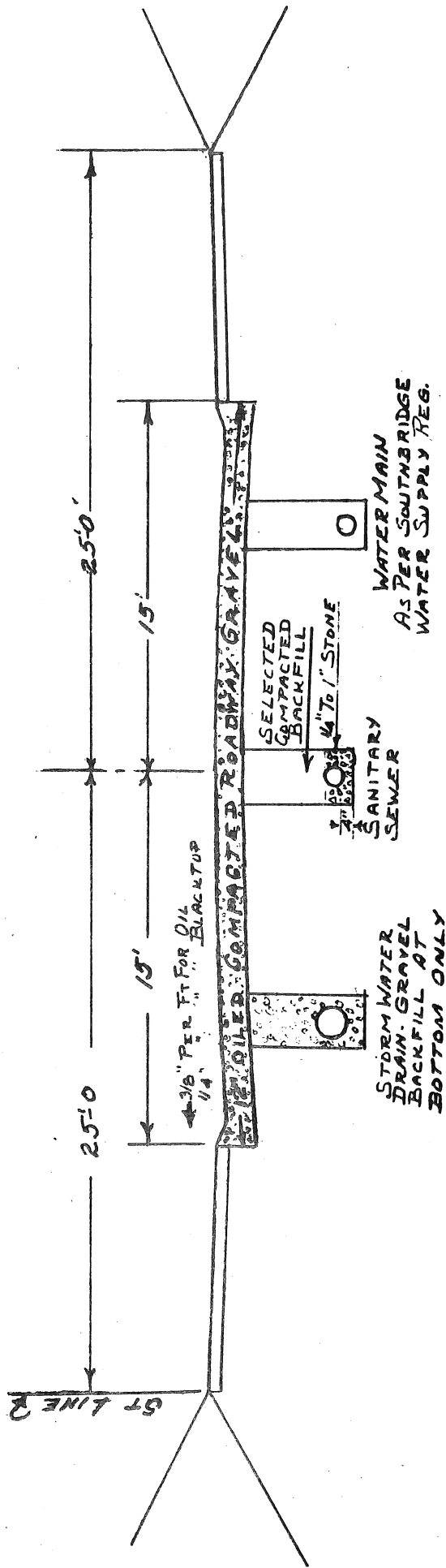
E. Revocation of Approval

The Board reserves the right to revoke granted approval when subsequent inspection or other evidence establishes proof of willful disregard or violation of these regulations by the applicant.

Notice of such action shall be given to the applicant and the Southbridge Town Manager.

F. Reference

For matters not covered by these regulations, reference is made to Sections 81-K to 81GG, inclusive of Chapter 41 of the Massachusetts General Laws.



## TYPICAL ROADWAY CROSS SECTION

MINIMUM REQUIREMENT

BLACKTOP, MIX IN PLACE, PEASTONE SEAL MAY BE USED WITH APPROVAL  
SCALE 1" = 6'-0"

### NOTES:-

DRIVEWAY GRADE AT STREET LINE IS TO BE SAME AS CENTERLINE

FOR CONSTRUCTION DETAILS SEE SECTION VI

ON EXISTING 40' FT APPROVED ST THE PAVEMENT SHALL STILL BE 30' WIDE