

TOWN OF STOUGHTON



LAND SUBDIVISION REGULATIONS

February 17, 1999

TOWN OF STOUGHTON



LAND SUBDIVISION REGULATIONS

February 17, 1999

LAND SUBDIVISION REGULATIONS
TABLE OF CONTENTS

<u>SECTION</u>		<u>PAGE NO.</u>
I	<u>PURPOSE AND AUTHORITY</u>	
	A. PURPOSE	1
	B. AUTHORITY	1
II	<u>DEFINITIONS</u>	2
III	<u>GENERAL</u>	
	A. LIMITATION OF ONE BUILDING ON A LOT	5
	B. FILING FEES	5
	C. TECHNICAL REVIEW FEES	5
	D. FORMING A SUBDIVISION	6
	E. EFFECT OF PRIOR RECORDING OF SUBDIVISION LAND	6
IV	<u>PROCEDURE FOR THE SUBMISSION AND APPROVAL OF PLANS</u>	
	A. PLAN BELIEVED NOT TO REQUIRE APPROVAL	7
	B. PRELIMINARY PLAN	9
	C. DEFINITIVE PLAN	14
V	<u>MORE THAN ONE BUILDING OR DWELLING ON A LOT PROCEDURE</u>	
	GENERAL INFORMATION	43
	A. APPLICATION FOR PRELIMINARY AND FEE	43
	B. PRELIMINARY STEPS	43
	C. DEFINITIVE PLAN	47
VI	<u>DESIGN AND CONSTRUCTION STANDARDS AND REQUIRED IMPROVEMENTS</u>	
	A. STREETS	67
	B. BRIDGES / RETAINING WALLS	72
	C. DRAINAGE AND RUNOFF CONTROL	72
	D. WATER	78
	E. SEWERAGE	81
	F. UTILITY, INSTALLATION, GRADING AND SURFACING	86
	G. SHOULDERS	92
	H. CURBING AND BERM	92
	I. CURB CUTS AND HANDICAP RAMPS	93
	J. SIDEWALKS	94
	K. LIGHT STANDARDS	95
	L. PLANTING STRIPS	95
	M. SIDE SLOPES	96
	N. STREET NAME SIGNS	96

(Continued)

(Table of Contents, Section VI, continued)

O.	MONUMENTS AND MARKERS	97
P.	FIRE ALARMS	97
Q.	EASEMENTS	97
R.	OPEN SPACE	99
S.	PROTECTION OF NATURAL FEATURES	100
T.	TREES	100
U.	CLEANING UP	102
V.	AS-BUILT PLANS (Street Acceptance)	102
W.	FENCING	106
X.	POLLUTION CONTROL	106
Y.	FLOOD HAZARD AVOIDANCE	106
Z.	GUARDRAIL	106
AA.	RESUBDIVISION	107

VII

ADMINISTRATION

A.	INSPECTION	108
B.	VARIATION	109
C.	VALIDITY	110
D.	AGENDA	110

VIII

EFFECTIVE DATE AND REPEALER

111

APPENDICES

A	STOUGHTON STANDARD DETAILS Road cross-sections
B	STOUGHTON STANDARD DETAILS Drain
C	STOUGHTON STANDARD DETAILS Water
D	STOUGHTON STANDARD DETAILS Sewer
E	STOUGHTON STANDARD DETAILS Miscellaneous
F	STOUGHTON STANDARD FORMS

RULES AND REGULATIONS
GOVERNING THE SUBDIVISIONS OF LAND
TOWN OF STOUGHTON, MASSACHUSETTS

SECTION I

PURPOSE AND AUTHORITY

A. PURPOSE

The rules and regulations governing the subdivision of land in the Town of Stoughton have been enacted for the purpose of protecting the safety, convenience, and welfare of the inhabitants of the Town by regulating the laying out and construction of ways in subdivisions, providing access to 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 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 Stoughton Zoning By-Law; for securing adequate provision for water, sewerage, drainage, underground utility services, fire, police, and other similar municipal equipment, and street lighting and other requirements where necessary in a subdivision; and for coordinating the ways in a subdivision with each other and with the public ways in Stoughton and the ways in neighboring subdivisions.

It is the intent of the Subdivision Control Law that any application filed with the Planning Board shall receive approval of such Board if said plans conform 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 MGL Chapter 41, Section 81R, such portions of the Rules and Regulations as is deemed advisable.

B. AUTHORITY

Under the authority vested in the Planning Board of the Town of Stoughton by MGL Chapter 41, Section 81Q, said Board hereby adopts these Rules and Regulations governing the Subdivision of Land in the Town of Stoughton.

SECTION II

DEFINITIONS

For the purpose of these Rules and Regulations, the terms and words in the following list shall have the stated meaning. In addition, unless a contrary intention clearly appears, the other terms and words defined in the Massachusetts Subdivision Control Law shall have the meaning given therein.

APPLICANT: The owner or all the owners where title is held jointly, of the land described in the application for subdivision, in common, or in tenancy by the entirety, including corporations. An agent, representative or his/her assignee may act for an owner, provided written evidence of the owner's authority is submitted with the application. Evidence in the form of a list of their officers and designated authority to sign legal documents pursuant to a valid corporate vote shall be required for a corporation.

BOARD: The Planning Board of the Town of Stoughton.

BRIDGE: The term "bridge" shall apply to any structure whether single or multiple span construction that spans a body of water, depression, highway or railway, and affords passage for pedestrians, or vehicles of all kinds, or any combination thereof having a total length of ten feet (10') or more or a height greater than five feet (5').

BRIDGE HEIGHT: The "height" of a bridge shall be considered the maximum vertical distance from the highest road centerline finish grade to either the lowest finish grade below the bridge or the ordinary mean water level, whichever is greater.

BRIDGE LENGTH: In general, the "length" of a bridge is that distance measured horizontally along the centerline of roadway between extreme centerlines of bridge shoes or bearings, or when shoes or bearings are not used the distance between vertical faces of abutments, or spring lines of arches, or extreme ends of openings for multiple reinforced concrete boxes.

CLUSTER BOX UNIT (CBU): A facility utilized by the United States Postal Service to deliver mail.

COLLECTOR STREET: Town or combined state, county and town street which connects small population centers and carries traffic between state highways and minor streets.

CULVERT: A structure not classified as a bridge which provides an opening under the roadway.

DEAD-END STREET: A segment of a street which only intersects another street at one end. For the purposes of this regulation, any proposed street which intersects solely with a dead-end street

SECTION II

shall be deemed to be an extension of the dead-end street. Dead-end streets and their extensions, if any, or any combination thereof shall not be longer than 500 feet (500'). The roadway length shall be measured from the sideline of the intersecting roadway to the center point of the cul-de-sac.

ENGINEER: Any person who is licensed by the Commonwealth of Massachusetts to perform professional engineering services.

FIRM: Flood Insurance Rate Maps, published by the National Flood Insurance Program.

LOT: An area of land in one ownership, with definite boundaries used, or available for use, as the site of one or more buildings.

MINOR STREET: Street which primarily provides access to individual parcels.

OWNER: As applies to real estate, the person(s) (as hereinafter defined) holding fee simple title to a parcel, tract or lot of land, as shown by the record in the appropriate Land Registration Office, Registry of Deeds or Registry of Probate.

PERSON: An individual or two or more individuals, or trust, or a group or association of individuals, having a common or undivided interest in a tract of land including a partnership or corporation.

RECORDED: Recorded shall mean recorded in the Registry of Deeds of Norfolk County, except that, as affecting registered land, it shall mean filed with the Recorder of The Land Court. (Section 81-L of Chapter 41, M.G.L.).

RETAINING WALL: A wall built to resist lateral pressure.

ROADWAY: That portion of a way which is designed and prepared for vehicular use. The roadway is considered to be the area between the left and right gutterlines.

SIGHT DISTANCE: Defined as both of the following: 1) The minimum distance that can be seen in all directions when stopped at an intersection, from a point nine feet (9') behind the curb line, 4.5' to the right of the center of the roadway that is stopped on, 3.5' high, observing an object 4.25' high in the center of the approaching travel lanes. 2) Stopping sight distance as defined by AASHTO (American Association of State Highway and Transportation Officials).

SITE: A portion of a lot, tract or parcel of land provided for the location of a building or construction work, with the necessary or convenient amount of land adjacent to such building used in connection therewith, whether such portion is separated

SECTION II

from the rest of the lot, parcel, or tract by definite boundaries or not.

STREET: See Roadway.

SUBDIVISION: The division of a tract of land into two (2) or more lots and shall include resubdivision, and, when appropriate to the context, shall relate to the process of subdivision of the land or territory subdivided; provided, however, that the division of a tract of land into two (2) or more lots shall not be deemed to constitute a subdivision within the meaning of the Subdivision Control Law if, at the time when it is made, every lot within the tract so divided has frontage on (a) a public way or a way which the clerk of the city or town 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 in the city or town in which the land lies, having, in the opinion of the Planning 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 of at least such distance as is then required by zoning or other ordinance or by-law if any, of said city or town for erection of a building on such lot, and if no distance is so required, such frontage shall be of at least twenty (20) feet. Conveyances or other instruments adding to, taking away from, or changing the size and shape of, lots in such a manner as not to leave any lot so affected without the frontage above set forth, or the division of a tract of land on which two (2) or more buildings were standing when the Subdivision Control Law went into effect in the city or town in which the land lies into separate lots on each of which one (1) of such buildings remains standing, shall not constitute a subdivision.

SUBDIVISION CONTROL LAW: Refers to Sections 81K to 81GG inclusive of Chapter 41, of the General Laws of the Commonwealth of Massachusetts (MGL), titled "Subdivision Control".

SUBDIVISION-RESIDENTIAL: A subdivision for residential purposes.

SUBDIVISION-BUSINESS/INDUSTRIAL: A subdivision for business or industrial purposes.

SURVEYOR: Any person who is registered by the Commonwealth of Massachusetts to perform professional land surveying services.

TRAVELED WAY: See Roadway.

WALL: See retaining wall.

SECTION III

GENERAL

A. LIMITATION OF ONE BUILDING ON ANY LOT

Not more than one (1) building designed or available for use, except an accessory use, shall be erected or placed or converted to use as such on any lot in a subdivision or elsewhere in the Town without the consent of the Board. Such consent shall be conditional upon the providing of adequate ways furnishing access to each site for such building, in the same manner as otherwise required for lots within a subdivision.

B. FILING FEES:

1. Plan Believed Not To Require Approval (ANR): A filing fee of twenty-five dollars (\$25.00) shall be filed with the Town Clerk at the time of notice to the Clerk. A receipt for said fee shall be submitted with the application Form A (see Appendix F) to the Board or to the Board through the Engineering Department.

2. Definitive Plan: A filing fee of one hundred dollars (\$100.00) shall be filed with the Town Clerk at the time of notice to the Clerk. A receipt for said fee shall be submitted with the application Form C (see Appendix F) to the Board or to the Board through the Engineering Department.

C. TECHNICAL REVIEW FEES:

1. Plan Believed Not To Require Approval: A non-refundable technical review fee of fifty-dollars (\$50.00) per lot shall be filed, at the time the plan is submitted, with the Board or with the Board through the Engineering Department for posting with the Treasurer. For filing purposes, nonbuildable parcels and remaining land shall be considered lots. Failure to submit proper filing and or technical review fees shall be grounds for denial of endorsement.

2. Preliminary Plan: A technical review deposit of five hundred dollars (\$500.00) plus fifty dollars (\$50.00) per lot or one dollar (\$1.00) per linear foot of roadway, whichever is greater shall be filed, at the time the plan is submitted, with the Board or to the Board through the Engineering Department for posting with the Treasurer and used as compensation to hire a qualified consultant pursuant to M.G.L. Chapter 44, Section 53G. If the account is depleted prior to the technical review completion, the applicant will be required to supplement the account in an amount that the Board finds reasonably necessary to complete the review. Failure by the applicant to make the above referenced filing deposit or supplementary deposit, if necessary, shall be justification for plan disapproval. Surplus funds, if any, are to be returned to the applicant upon completion of the technical review. Failure by the applicant to post said fee for

SECTION III

establishment of the review fee account shall be justification for plan denial.

3. Definitive Plan: A technical review deposit is required at the time of submission, consisting of one thousand dollars (\$1,000.00) plus two hundred dollars (\$200.00) per lot or four dollars (\$4.00) per linear foot of roadway, whichever is greater. A definitive filing without the benefit of a prior preliminary filing shall require a fifteen hundred dollar (\$1,500.00) technical review deposit plus two hundred fifty dollars (\$250.00) per lot or four dollars (\$4.00) per linear foot of roadway, whichever is greater. Technical review funds are to be posted with the Treasurer and used as compensation to hire a qualified consultant pursuant to M.G.L. Chapter 44, Section 53G. If the account is depleted prior to the technical review completion, the applicant will be required to supplement the account in an amount that the Board finds reasonably necessary to complete the review. Failure by the applicant to make the above referenced filing deposit or supplementary deposit, if necessary, shall be justification for plan disapproval. Surplus funds are to be returned to the applicant, when the approved subdivision is recorded at the Registry of Deeds or the Land Court as applicable.

D. FORMING A SUBDIVISION

No person shall make a subdivision within the meaning of the Subdivision Control Law of any lot, tract or parcel of land within the Town, or proceed with the improvement or sale of lots in a subdivision, or the construction of ways, or the installation of municipal services therein, unless and until a definitive plan of such subdivision has been submitted to and approved by the Board as hereinafter provided.

E. EFFECT OF PRIOR RECORDING OF SUBDIVISION LAND

As per M.G.L. Chapter 41, Section 81-FF.

SECTION IV

PROCEDURE FOR THE SUBMISSION AND APPROVAL OF PLANS

A. PLAN BELIEVED NOT TO REQUIRE APPROVAL

1. Any person wishing to cause to be recorded in the Registry of Deeds, or to be filed with the Land Court, a plan of land which is believed to not require approval (ANR) under the Subdivision Control Law, must do the following:

a. Submit the original and two (2) copies of the plan and properly completed and executed application Form A (See Appendix F) to the Board or to the Board through the Engineering Department, accompanied by the necessary evidence to show that the plan does not require such approval. Such plan believed not to require approval must be endorsed by a professional land surveyor licensed in the Commonwealth of Massachusetts and must conform to Section IV, A., 2., below.

b. Submit the filing and technical review fees per Section III.

c. File by delivery or by registered mail, postage prepaid, a notice with the Town Clerk stating the date of submission for such determination and accompanied by a copy of the Form A, describing the land to which the plan related, sufficiently for identification.

d. If the owner is a corporation, a list of the officers and directors shall be submitted. If the owner is a trust, a list of trustees and/or beneficiaries shall be submitted.

2. ANR PLAN REQUIREMENTS: The following shall appear on the plan:

a. Name of record owner (inc. Trustee(s) as applicable) and location of the land in question by Assessors' map and parcel numbers.

b. The statement "Approval Under the Subdivision Control Law Not Required" and sufficient space for the date and the signatures of all the Planning Board members.

c. Current Zoning Classification and location of any Zoning District boundaries that may lie within the locus of the plan. Dimensional regulations currently in effect, such as required front yard, sideyard, and rear

SECTION IV

yard setback designations, required lot area, lot frontage, lot width and including any conflicts shall also be listed.

d. In the case of creation of a new lot, the remaining land area and frontage of the land in the ownership of the applicant shall be shown.

e. Notice of any decisions of the Zoning Board of Appeals, where applicable.

f. Abutters from the latest available Assessors' records unless the applicant has knowledge of any subsequent changes to the latest available Assessors' Records.

g. Names, widths, and status of (private or public) streets and ways shown on the plan.

h. Location of all existing structures, walls, fences, wells, septic systems, and any other underground structures within the subject property.

i. All water bodies and bordering vegetated wetland areas.

j. Existing flood hazard and Wetland Districts.

k. Elevations (if available) and limits of the one hundred (100) year FIRM flood hazard.

l. Bearings and distances of all lines of the lot or lots, easements, ways etc., shown on the plan including the area of land satisfying lot area requirements, including non-flood hazard/wetland district requirements.

m. Locus map at a scale of one inch equals six hundred feet (1" = 600').

n. When a change in property lines is proposed, the new lines shall be shown as solid black lines, and the lines to be abandoned shall be shown broken.

o. The location of at least three (3) permanent monuments on or near the locus.

3. ACTION BY THE BOARD

If the Board determines that the plan does require approval under the Subdivision Control Law, it shall,

SECTION IV

within twenty-one (21) days of submission of said plan, give written notice to the applicant and Town Clerk and return the plan.

If the Board determines that the plan does not require approval, it shall, without a public hearing, forthwith endorse the plan. Said plan shall be returned to the applicant and the Board shall notify the Town Clerk of its action.

If the Board fails to act upon the plan within the prescribed time period as specified in M.G.L. Chapter 41, Section 81-P, it shall be deemed to have determined that approval under the Subdivision Control Law is not required.

B. PRELIMINARY PLAN

1. GENERAL.

a. A preliminary plan of a subdivision may be submitted by the applicant for discussion and action by the Board. The submission of such a preliminary plan will enable the applicant, the Board, and other municipal agencies to discuss and clarify any problems of such subdivision before a definitive plan is prepared. Therefore, it is strongly recommended that a preliminary plan be filed in every case.

2. SUBMISSION

a. PROCEDURE

In order for a preliminary plan application to be considered "duly filed and submitted", in accordance with Section 81-S of the Subdivision Control Law, the applicant must do the following:

1. Submit the original and ten (10) copies of the plan and the properly completed and executed application Form B (See Appendix F) to the Board or to the Board through the Engineering Department. The Preliminary Plan must be prepared and endorsed by a professional land surveyor and/or professional civil engineer licensed in the Commonwealth of Massachusetts and must conform to Section IV, B., 2., b., below.

2. Submit the filing and technical review fees per

SECTION IV

Section III.

3. File by delivery or by registered mail, postage prepaid, a notice with the Town Clerk stating the date of submission for such application and accompanied by a copy of the Form B, describing the land to which the plan related sufficiently for identification.
4. If the owner is a corporation, a list of directors and officers shall be submitted. If the owner is a trust, a list of trustees and/or beneficiaries shall be submitted.
5. Submit a copy of the plan and properly completed and executed Form B to the Board of Health or to the Board of Health through the Board of Health Agent.
6. File three (3) additional copies of the plans directly (one(1)each) to the Police Chief, Fire Chief, and Public Works Superintendent.
7. File one (1) set of plans with the officer in charge at the Stoughton Post Office for "cluster box unit", ("CBU") location review.
8. If the plan accesses a way which borders an abutting Town, the applicant shall file one (1) complete set of plans with the abutting Town's Planning Board. A receipt from the abutting Town must be filed with the Board or to the Board through the Engineering Department.

b. CONTENTS

The preliminary plan shall be drawn and stamped by a professional land surveyor and/or professional civil engineer on reproducible film at such scale as to permit a clear comprehension of the details to be considered.

Said preliminary plan shall be identified as a preliminary plan and shall show sufficient information about the subdivision to form a clear basis for discussion and for the preparation of the definitive plan. Such information shall include:

1. The subdivision name, boundaries, north point, date, scale, legend and title "Preliminary Plan".

SECTION IV

2. The locus of the land shown on the plan, at a scale no smaller than 1":2,000', with sufficient information to accurately locate the plan.
3. The names and addresses of the record owner of the land and the subdivider and the name and address of the engineer or surveyor who made the plan, which shall appear in the lower right-hand corner.
4. The names of all abutters and abutters to abutters within 300', as they appear on the most recent tax list, including owners of land separated from the subdivision only by a street.
5. The existing and proposed lines of streets, ways, easements including purposes, and any public or common areas within the subdivision.
6. Major features of the land such as, but not limited to, existing walls, fences, monuments, structures, underground structures, utilities, wells, septic systems, single free-standing large trees, wooded areas, outcroppings, swamps, wetlands, water bodies and natural waterways, and drainage ditches.
7. The proposed system of sewage disposal, water installation and drainage, including adjacent existing natural waterways.
8. The boundary lines of proposed lots, with approximate areas and dimensions to the nearest foot.
9. The names, locations and widths (right of way and pavement) of adjacent streets, or streets approaching or within reasonable proximity (within 500') of the subdivision. Also the status of said streets and ways (private or public).
10. Existing and proposed topography, (two (2) foot intervals based on USGS datum).
11. All lots are to be sequentially numbered.
12. Area of adjoining land and water of the applicant not presently being subdivided.
13. Zoning classification and location of any Zoning District boundaries that may lie within the

SECTION IV

locus of the plan including aquifer protection districts, flood hazard and wetland districts. Dimensional regulations currently in effect shall also be listed, including any conflicts. All lots must conform to all zoning requirements. No landlocked parcels are allowed.

14. Notice of any decisions by the Board of Appeals, including but not limited to variances and exceptions, regarding the land or any buildings thereon.

15. Approximate elevation (if available) and limits of the 100 year (FIRM) flood.

16. Intersecting boundary lines of abutting lands in a general manner.

17. All sheets sequentially numbered.

18. Location of adjacent private water supplies and septic systems within one hundred feet (100') of the subdivision's property line.

19. The distance of the subdivision (or any part thereof) to the nearest public water supply (if the subdivision is within 2500' or within a Zone II or III).

20. Existing curb cuts within one hundred (100') feet of any new proposed intersection.

21. Any test pit and soil logs performed to determine feasibility of construction and groundwater elevations.

22. Existing and proposed centerline profiles for all proposed streets.

c. ACCEPTANCE OF APPLICATION

Determination of Completeness

1. Upon the original submittal of the application to the Town Clerk and the Planning Board, the application shall be considered to be conditionally accepted pending review of its contents. Within 21 days of the original submittal of the application, the Planning Board or the

SECTION IV

Engineering Department shall determine whether the application is complete.

2. An application which does not contain all of the material described in Section IV, B. shall not be considered to have been "duly filed and submitted". If an application is determined to be incomplete, the Planning Board or the Engineering Department shall notify the Town Clerk and the applicant in writing that the application has been determined to be incomplete setting forth the reasons for that determination. The Planning Board shall hold the public meeting and shall disapprove the application (per MGL Chapter 41) as it is incomplete.

3. If a revised application is submitted, after final action has been taken, as set forth under paragraph, Section IV, B., 2., c., 2., then the revised application shall be considered to be a new application and shall be subject to the same procedures and determinations as to completeness as are set forth above.

3. ACTION BY BOARD

The Board shall take action within forty-five (45) days of date of submission and may give such preliminary plan its approval, with or without modification. Such approval does not constitute approval of a subdivision but does facilitate the procedure in securing final approval of the definitive plan.

No action by the Board shall be taken on any submittal, revision, etc. unless it is received in its entirety by the Engineering Department fourteen (14) days prior to the Board's scheduled meeting.

The Board may disapprove the plan. A disapproval will be accompanied by a detailed statement of reasons for the action.

Notice of its action must be given by the Board to the applicant and Town Clerk within forty-five (45) days of the date of submission.

SECTION IV

C. DEFINITIVE PLAN

1. GENERAL

Any person wishing to cause to be recorded in the Registry of Deeds, or to be filed with the Land Court, a Definitive Subdivision Plan under the Subdivision Control Law, must adhere to these Land Subdivision Regulations in their entirety (as applicable).

The applicant shall pay all costs for notices, mailing and advertising. One week prior to the hearing, the applicant shall submit to the Board receipts of the notices to abutters.

The applicant shall cause the legal advertisement to be published in a publication designated by the Board in accordance with the provisions of MGL Chapter 41, Section 81T. The applicant shall bear the costs of such advertisement. A copy of the advertisement showing the dates of publication and the name of the newspaper shall be given to the Planning Board one week prior to the public hearing.

In the event the Board of Health disapproves the definitive plan, it shall make specific findings and the reasons therefore and shall state which lots may not be built on due to the danger to public health and shall forward such findings to the Planning Board and the applicant.

2. SUBMISSION

a. Procedure

In order for a Definitive Subdivision Plan application to be considered "duly filed and submitted", in accordance with Sections 81 O and 81 T of the Subdivision Control Law, the applicant must do the following:

1. Submit an original, reproducible drawing of the definitive plan (including all plans, maps, and cross sections required by and conforming to Section IV, C., 2., b.) and ten (10) contact prints thereof, dark line on white background and one (1) original and six (6) copies of the properly completed and executed Form C (See Appendix F) to the Board or to the Board through the Engineering Department.

SECTION IV

The original drawing will be returned after approval or disapproval. The Definitive Plan must be prepared by and endorsed by a professional land surveyor and a professional civil engineer licensed in the Commonwealth of Massachusetts.

2. Submit the filing and technical review fee per Section III.

3. File by delivery or by registered mail, postage prepaid, a notice with the Town Clerk stating the date of submission of such application and accompanied by a copy of the Form C, describing the land to which the plan relates sufficiently for identification.

4. If the owner is a corporation, a list of officers and directors shall be submitted to the Board or to the Board through the Engineering Department. If the owner is a trust, a list of trustees and/or beneficiaries shall be submitted.

5. Submit two (2) copies of the plan and properly completed and executed Form C to the Board of Health or to the Board of Health through the Board of Health Agent on the same date or prior to the submittal to the Planning Board. A receipt for said filing shall be given to the Planning Board prior to the public hearing.

6. File four (4) additional copies of the plans directly (one (1) each) to the Police Chief, Fire Chief, Public Works Superintendent and the Conservation Commission or to the Commission through the Environmental Affairs Director. Receipts for each filing shall be given to the Planning Board prior to the public hearing.

7. File a copy of the written notice with the Board of Selectmen stating the date of submission for such application and accompanied by a copy of the Form C, describing the land to which the plan relates sufficiently for identification. A receipt for said filing shall be given to the Planning Board prior to the public hearing.

8. File the following with the Planning Board or to the Planning Board through the Engineering Department with the original and copies of the

SECTION IV

definitive plan:

- a. File a list of abutters certified by the Assessors Office (see Form D, Appendix F).
 - b. File a draft of a notice of hearing to be prepared in accordance with Section 81-T of the Subdivision Control Law.
 - c. File a letter requesting each waiver of the Subdivision Rules and Regulations (if applicable).
 - d. File a municipal lien certificate supplied from the Stoughton Treasurer/Collector.
9. File one (1) set of plans with the Officer in Charge at the Stoughton Post Office for "cluster box unit", ("CBU") location review.
10. If the plan accesses a way which borders an abutting Town, the applicant shall file one (1) complete set of plans with the abutting Town's Planning Board. A receipt from the abutting Town must be filed with the Board or to the Board through the Engineering Department prior to the Stoughton Planning Board opening the public hearing.

b. CONTENTS.

The definitive plan shall be prepared and endorsed by a Commonwealth of Massachusetts licensed professional civil engineer and a Commonwealth of Massachusetts licensed professional land surveyor and shall be clearly and legibly drawn in black ink upon tracing cloth or other stable base material such as drafting film. The surveying shall conform to the requirement of the latest approved Land Court Standards for Surveying and Mapping. The plan shall be at a scale of one inch equals forty feet (1" = 40'). Sheet size shall be twenty-four inches (24") by thirty-six inches (36") with a three fourths inch (3/4") border, suitable for recording. If multiple sheets are used, they shall be accompanied by an index sheet to a scale of one inch equals one hundred feet (1" = 100') showing the entire subdivision. The definitive plan shall contain the following information:

SECTION IV

1. Subdivision name, boundaries, north point, date and scale.
2. Names and addresses of record owner, the engineer, the surveyor and applicant. Names of all the abutters and abutters to the abutters within 300' as they appear on the most recent tax list, including owners of land separated from the subdivision only by a street.
3. Zoning Classification and location of any Zoning District boundaries that may lie within the locus of the plan. Dimensional regulations currently in effect shall also be listed including any conflicts. All lots must conform to all zoning requirements. No landlocked parcels are allowed.
4. Existing and proposed lines of streets, lots, rights-of-way, easements, and public or common areas within the subdivision. (The proposed names of proposed streets shall be shown in pencil until they have been approved by the Planning Board). Purpose of easements shall be indicated.
5. Location, names, and present widths of all adjacent public and private ways bounding, approaching, and within reasonable proximity (within five hundred feet (500')) of the subdivision, showing all roadway widths and right-of-way widths.
6. Location of natural waterways and water bodies within and adjacent (within 100') to the subdivision.
7. The existing and proposed topography sheets shall also show major features of the land, such as existing swamps, all wetlands, natural drainage courses, walls, fences, structures, underground structures, utilities, historic markers, milestones, bridges, clearly defined trails, large trees, wooded areas, outcroppings and ditches which exist on or are contiguous and relevant to the site at the time of survey.
8. Sufficient data, including length, bearings, radii and central angle, to determine the exact location, direction and length of every street and way line, lot lines, easements, and boundary line, and to establish these lines on the ground. Boundary, lot, easement and street traverse closure

SECTION IV

tables showing areas and precision are required.

9. Location of all the permanent monuments and bench marks, and each existing lot marker, properly identified as to whether existing or proposed. All bench marks shall be tied into and employ the U.S.G.S. Datum system.

10. Boundary lines, areas in square feet, and dimensions of all proposed lots, with all lots designated numerically and in sequence. The boundary lines and areas of other adjoining land of the applicant not included in the subdivision shall also be shown.

11. All "lotting" sheets to be stamped and signed by a Professional Land Surveyor licensed in the Commonwealth of Massachusetts and all other sheets to be signed and stamped by a Professional Civil Engineer licensed in the Commonwealth of Massachusetts.

12. The following covenant note shall be provided on each sheet of the definitive plans:

Approved _____, subject to a covenant executed by _____, date _____ and to be (recorded) (registered) herewith.

13. Topographical sheets shall be supplied that show the existing and proposed topography, at a scale of one inch equals forty feet ($1" = 40'$), with two (2) foot contour intervals. The Board may require additional information on abutting land, whenever it is deemed necessary, to ensure compatibility of grades and drainage. Reference benchmarks, including descriptions must be identified. The road stationing shall be shown on the grading plans.

14. Plan and profile plans shall be prepared as follows:

(1) A horizontal scale of one inch equals forty feet ($1" = 40'$). A vertical scale of one inch equals four feet ($1" = 4'$).

(2) Existing centerline in fine black solid line, with elevations every fifty feet ($50'$), all of which shall refer to U.S.G.S. datum.

SECTION IV

(3) Existing right sideline in fine black dotted line.

(4) Existing left sideline in fine black dashed line.

(5) Proposed centerline grades in heavy red lines with figures in red showing grade elevations at every fifty foot (50') station, except within vertical curves which shall be at every twenty-five foot (25') station.

(6) Elevations are to be referred to U.S.G.S. datum. Permanent bench marks must be shown on the plan by location and elevation.

(7) Rates of gradient of the road shall be expressed in percent.

(8) Size, location, and rates of gradient in feet/foot of stormwater drains, catchbasins, and manholes.

(9) Size, location, and rates of gradient in feet/foot of sanitary sewer system, if any is proposed.

(10) Size and location of all other underground utilities to be placed in the right-of-way.

(11) Location of any intersecting public or private ways.

(12) Existing driveways within 100' of the subdivision access, and all proposed driveways including proposed grading.

(13) Equation stations are required at the centerline intersections of all existing and proposed roads. If centerline stationing has previously been established for an existing road, equation stations must be supplied for the intersections of the new and existing roads.

(14) Rim and invert elevations shall be supplied for all manholes and catchbasins.

(15) Structure locations shall be specified by station and offset.

SECTION IV

(16) Elevations and locations of vertical curve PVC's, PVT's, high points, low points, "K" values, and curve lengths must be shown. (Point of Vertical Curvature, Point of Vertical Tangency).

15. A typical cross-section or individual cross-section properly located and identified by station number, at such intervals along the streets as will adequately indicate any variations in its section, supplemented, where necessary, by lines on the layout plan showing the width and location of proposed roadways, planting strip, gutters, sidewalks, and similar physical features.

16. The plan and profile of one (1) street only shall be drawn on each sheet, unless additional sheets are required to complete its full design length. Two (2) streets may be shown on one sheet if both streets are less than 500' in length.

17. The location, materials and size of all existing and proposed water mains. The station and offset location, size, grades, and materials of all proposed or existing drainage, pipes, catchbasins, manholes and drainage outlets. The station and offset location, size, grades, and materials of all existing and proposed sanitary sewers, manholes and other necessary appurtenances.

18. The location of at least three (3) permanent monuments on or near the locus shall be shown on the lotting sheet(s).

19. The location of fire alarm boxes shall be shown on the plan and profile sheets.

20. The location of street lights shall be shown on the plan and profile sheets.

21. The location of existing and proposed handicap ramps and curb cuts shall be shown on the plan and profile sheets.

22. Construction standards detail sheets consisting of Stoughton Standards (see Appendices A, B, C, D and E) that are applicable to the applicant's subdivision.

SECTION IV

23. A Town Clerk note on each lotting sheet that states:

STOUGHTON TOWN CLERK CERTIFICATION

I, _____, CLERK OF THE TOWN OF STOUGHTON, HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON _____. NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____ TOWN CLERK _____

24. Indication of all easements, covenants or restrictions applying to the land and their purposes.

25. If the property that comprises the subdivision or any part or boundary thereof has been examined, approved, and confirmed by the Massachusetts Land Court, such information shall be noted on the plot with case numbers and other pertinent references to Land Court Procedure, and the same requirement shall apply to any adjoining parcels of land of the owner and applicant. All land court information shall be supplied on the lotting sheets.

26. Suitable space on every sheet to record the action of the Planning Board and the signatures of the five (5) members of the Board, including the date of approval and the date of endorsement.

27. The following note shall be provided on each sheet of the definitive plans:

Approved _____, subject to conditions set forth in the Certificate of Action filed with the Town Clerk on _____.

28. Plan and profiles (existing and proposed centerline) of easements are required to verify maintenance equipment accessibility.

29. A signed statement shall appear on the lotting sheets that all surveying conforms to the rules and regulations of the Register of Deeds and the procedural and technical specifications for the practice of land surveying in the Commonwealth of Massachusetts.

SECTION IV

30. Location and results of soil, percolation, and water table tests using the Department of Environmental Protection Soil Evaluation procedures under Title V. Water table tests are required under all proposed drainage detention facilities, adjacent to any road cuts greater than three feet (3') and a minimum of one (1) per each lot (if the subdivision is not sewered) to determine the feasibility of development.

31. Existing drainage characteristics of the general area of the proposed subdivision, and the effect of the proposed use and any proposed drainage facilities on the existing drainage characteristics, shall be included with the plan.

A drainage plan will be prepared by a licensed Professional Civil Engineer in the Commonwealth of Massachusetts and show existing and proposed streets, driveways, houses (preliminary locations and sizes), lot grading (preliminary), lots, two foot (2') contours, and other pertinent data; the drainage limits and acreage of the area tributary to each storm-water inlet and culvert, location and type of inlets proposed; and location, size, length, invert elevations and slope of proposed drains and culverts, structural details of inlets, manholes, pipe, headwalls, and all other drainage structures required to complete the plan shall be attached. (See Section VI, C. Drainage and Runoff Control and Appendix B for details on drainage standards.)

32. Location and species of proposed street trees will be shown including those location of trees to be retained as determined in the field by the Engineering Dept.

33. The lotting sheets shall include notice of any decisions by the Board of Appeals, including but not limited to variances and exceptions, regarding the land or any buildings thereon.

34. Each lot shall be shown in its entirety on at least one "lotting" sheet.

35. Location of adjacent private water supplies and septic systems within one hundred feet (100') of the subdivision's property line.

SECTION IV

36. The distance of the subdivision (or any part thereof) to the nearest public water supply (if within two thousand five hundred feet (2500') or within a Zone II or III).
37. Existing curb cuts within one hundred feet (100') of any new proposed intersection.
38. Registry of Deeds block on all "lotting" sheets.
39. A note that states: "All construction shall conform to the Rules and Regulations of the Town of Stoughton Planning Board and Public Works Department specifications" shall be supplied on the plan and profile sheets.
40. A location plan for the subdivision at a scale of one inch equals six hundred feet (1" = 600'), showing the right of way lines for all proposed streets in the subdivision and their location in relation to two (2) or more existing streets, or portions thereof, shown and readily identifiable as to locus on the Town Map and to such accuracy that the Town Map may be placed over the location plan for purposes of actual transfer. This location plan shall be supplied on the first sheet of the plans.
41. Intersecting boundary lines of abutting lands shall be shown in a general way on the lotting plan.
42. All sheets shall be consecutively numbered and the total number of sheets shall be stated on every sheet.
43. All bordering vegetative wetlands, Town "zoned" wetlands, FIRM 100 year flood zones, Town 100 year flood zones and the Town's Watershed Protection Districts shall be shown on the "lotting" sheets and topography sheets if applicable.
44. All road stationing shall be shown on the grading plans.
45. All proposed street sign locations must be shown.
46. Existing and proposed handicap ramp locations and an acceptable detail that meets all American With Disabilities Act (ADA) and the Massachusetts

SECTION IV

Architectural Access Board (MAAB) regulations.

47. Proposed guardrail locations and acceptable details including end treatments (per Mass Highway criteria) shall be supplied on the plans. Type SS steel rail with wood posts are required.

C. ACCEPTANCE OF APPLICATION

Determination of Completeness

1. Upon the original submittal of an application to the Town Clerk and the Planning Board, the application shall be considered to be conditionally accepted pending review of its contents. Within 21 days of the original submittal of the application, the Planning Board or the Engineering Department shall determine whether the application is complete.

2. An application which does not contain all of the material described in Section IV, C., shall not be considered to have been "duly filed and submitted". If an application is determined to be incomplete, the Planning Board or the Engineering Department shall notify the Town Clerk and the applicant in writing that the application has been determined to be incomplete setting forth the reasons for that determination. The Planning Board shall hold the required public hearing and disapprove the application (per MGL Chapter 41, Sect. 81U) as it is incomplete.

3. If a revised application is submitted, after final action has been taken, as set forth under paragraph, Section IV, C., 2., C., 2. then the revised application shall be considered to be a new application and shall be subject to the same procedures and determinations as to completeness as are set forth above.

3. REVIEW BY BOARD OF HEALTH AS TO SUITABILITY OF THE LAND

At the time of filing of the definitive plan, the applicant shall also file with the Board of Health, or to the Board of Health through the Board of Health Agent two (2) contact prints of the definitive plan, dark line on white background. The Board of Health shall, within forty-five (45) days after filing of the plan, report to the Planning Board in writing of its approval or disapproval of said plan.

SECTION IV

If the Board of Health disapproves said plan, it shall make specific findings as to which, if any, of the lots shown on such plan cannot be used for building sites without injury to the public health, and include such specific findings and the reasons therefore in such report, and where possible, shall make recommendations for the adjustment thereof. Any approval of the plan by the Planning Board shall then only be given on conditions that the designated lots of land shall not be built upon or served with any utilities (including leaching facilities, septic tanks, and drainage) without prior consent of the Board of Health. The Planning Board shall endorse on the plan such conditions, specifying the lots or land to which such condition applies. Failure of the Board of Health to report shall be deemed approval by the Board of Health. Where appropriate to ensuring goals and purposes set forth above, the Board of Health shall require, at the expense of the applicant, soil surveys and/or test borings to establish the suitability of the land for the proposed construction.

4. PUBLIC HEARING

Before approval, approval with modification, or disapproval of the definitive plan is given, a public hearing shall be held by the Board, notice of the time and place of which and of the subject matter, sufficient for identification, shall be given by the applicant, at the expense of the applicant, by advertisement in a newspaper designated by the Board of general circulation in the Town once in each of two (2) successive weeks; the first publication being not less than fourteen (14) days before the day of such hearing, and by mailing a copy of such advertisement to the Board and to all owners of land abutting upon the land, or abutters to abutters, within three hundred (300) feet of the land included in such plan or separated from such land only by a street as appearing on the most recent tax list. Abutters are to be notified prior to the second publication. Receipts of the notification mailings and a copy of the advertisement in the newspaper shall be given to the Board one week prior to the hearing.

5. APPROVAL, MODIFICATION OR DISAPPROVAL

After the required hearing, but within the period specified in the Subdivision Control Law of submission of the definitive plan, the Board shall take final action thereon. It may approve, conditionally approve with modifications, or disapprove said plan, as provided by statute.

SECTION IV

No action shall be taken by the Board on any submittal, revision, etc unless it is received in it's entirety by the Engineering Department fourteen (14) days prior to the Board's scheduled meeting.

The Board strongly discourages any requests for extension beyond three (3) months of the Board's decision period as specified under the Subdivision Control Law.

6. CERTIFICATE OF ACTION

The action of the Board in respect to such plan shall be by vote, and filed with the Town Clerk and sent to the applicant. If the Board modifies or disapproves such plan, it shall state in its vote the reasons for its action. Final approval, if granted, shall be endorsed on the original drawing of the definitive plan by the signature of a majority of the Board or the signatures of the Chairman and Clerk or any other registered designated authority. The plan shall not be endorsed by the Board or their designee until the Board has received proper security from the applicant for the construction of ways and installations of municipal services (G.L. C. 41, 81U). Following the approval vote of the Board, the Town Clerk shall be notified by registered mail or by delivery. If notification is by delivery, the Town Clerk shall provide the receipt for same. At the end of the statutory twenty (20) day appeal period, if no appeal has been filed, the Town Clerk shall so endorse upon the definitive plan. Approval of the definitive plan does not constitute the laying out or acceptance by the Town of streets within a subdivision.

The entire set of final approved plans, including all revisions shall be supplied to the Engineering Dept on a computer disk compatible with Auto Cad, Version 12 compatible with the Town's Auto Cad system, prior to endorsement.

If the applicant is securing the subdivision by covenant then the applicant shall prepare the covenant (see Form F, Appendix F), which is acceptable to the Planning Board, that shall state any particular conditions of approval.

All approved subdivisions shall be subject to, but not limited to the following conditions, which shall be included in the covenant:

- a. The owner shall keep perpetual rights and easements in all ways and easements shown on the approved plans until such time as said way(s) are laid out and accepted by the

SECTION IV

Town. In connection with construction and slope easements, the right to enter upon the easement areas, grade the easement areas and repair and maintain the grade of the easement areas shall be maintained by the owner. In connection with said utility easements, the rights to install structures, flow road drainage, sewerage, water supply, etc. in, under, over and through the utility easement, to maintain and store water in the easement area and to enter, construct, reconstruct, maintain and repair ditches, pipes, culverts, detention facilities, retention facilities, pump stations, structures, force mains, and any other utility facilities within the easement area shall be maintained by the owner. In connection with the way(s), the rights for all purposes for which public ways are used in the Town of Stoughton shall be maintained by the owner.

b. All utilities and base course of the roadways shall be installed prior to the issuance of any occupancy permits. The final paved wearing course must be installed within two (2) years of the base course unless an extension is granted by the Planning Board;

c. The owner shall be responsible for the following until the subdivision road(s) are accepted by the Town as public ways:

1. The street(s) be lit at the expense of the owner beginning when the binder course of asphalt is installed.
2. All street sign(s) shall be installed and maintained beginning when the binder course of asphalt is installed.
3. All street trees planted as to their erectness and good health.
4. The maintenance of the shoulders, grass strips and side slopes in their entirety.
5. The snow removal and de-icing of the subdivision to the satisfaction of the Planning Board from the time the first occupancy permit is issued.
6. Shall be responsible for maintaining the subdivision in a safe condition.

d. The Planning Board reserves the right to bill the

SECTION IV

owner for repairs deemed necessary by the Board (after a two week notification to the owner) posing an imminent threat to public safety or threatening the equity previously assessed in the subdivision.

e. That the Planning Board has the authority to use surety posted for the subdivision for the following additional purposes other than just for completion of the subdivision:

1. To perform emergency work (after a two week notification to the owner) to ensure public health and safety (street patching, slope stabilization, drainage work, etc.) or threatening the equity previously assessed in the subdivision.

2. To install plow berms and any other necessary winterization as required if not completed by the owner by November 15th of that year.

3. To pay electric bills and additional charges if the owner fails to keep the street lights lit after initial installation.

4. To satisfy the conditions of approval if the owner fails to after a 30 day notice.

f. That the owner of the subdivision must obtain ALL required construction permits (i.e. Order of Conditions from the Stoughton Conservation Commission, curb cut permit, street opening permit, sewer extension permits and water connection permit from the Department of Environmental Protection, Board of Selectmen and Department of Public Works as required) prior to any subdivision work being performed on the site.

g. That reference is made to the Temporary Street Construction Easement in every deed that transfers title for any lot within the subdivision until such time that the Town of Stoughton accepts the way(s) as public way(s).

h. The owner of the subdivision agrees to completely construct the ways, install all of the municipal services and complete all other improvements (including loaming and seeding) as shown on the approved plans, satisfy all the conditions of approval, and satisfy all requirements of the Town of Stoughton Land Subdivision Regulations within 4 years from the date of approval of the

SECTION IV

subdivision unless an extension is granted by the Planning Board.

i. The applicant must submit the mylars, linens, surety (covenant, etc.), to the Board for endorsement and after endorsement, record them all with the Registry of Deeds or Land Court as applicable within 90 days after notice of the approval is filed with the Town Clerk or else the approval is automatically rescinded unless an extension is granted by the Planning Board.

j. A utility As-built must be performed and approved of by the Planning Board prior to the installation of the binder course of asphalt.

k. All ways and easements shown on the approved plans shall be left unobstructed in any way from the time the binder course of asphalt is installed on the ways. This provision includes the full width of said ways and easements.

l. All ways shown on the approved plans shall be maintained from the time the binder course of asphalt is installed in a condition that allows any vehicle (automobile, fire apparatus, etc.) to safely utilize said way in a manner that the ways are intended to be utilized and for all purposes for which public ways are used in the Town of Stoughton.

m. All easements shown on the plans shall be maintained from the time the utility is installed within the easement in a condition that safely allows maintenance equipment access.

n. All utilities and base course of the roadways shall be installed as shown on the approved plan prior to the issuance of any occupancy permits. The final paved wearing course must be installed within two (2) years of the base course unless an extension is granted by the Planning Board.

7. RECORDING OF PLAN

Within ten (10) days after the definitive plan is endorsed, the Engineering Department shall record the plans, covenant, traverse tables, etc. with the Norfolk County Registry of Deeds and/or the Land Court as applicable. The applicant shall pay for all costs regarding the recordings and/or submittals. The

SECTION IV

applicant shall supply to the Planning Board check(s) made out directly to the Norfolk County Registry of Deeds and/or the Land Court in exact amount to cover the costs of the recordings/submissions prior to endorsement. The applicant shall also submit one hundred dollars (\$100.00) to the Planning Board prior to endorsement to reimburse the Town for doing the recording at the Norfolk County Registry. A two hundred (\$200.00) fee shall be charged by the Town for submissions to the Land Court.

The applicant is solely responsible to make sure that all of the materials being recorded/submitted are in proper order, form and meet the requirements of the Registry of Deeds and the Land Court. The applicant will be required to pay an additional one hundred (\$100.00) or two hundred (\$200.00) Town recording fee for each additional trip the Town must take to the Registry or Land Court if the additional trip(s) are required at the fault of the applicant.

The applicant is solely responsible to submit additional information, plans, etc. as required by the Land Court.

The ten (10) days for the Engineering Department to record/submit to the Registry and/or Land Court shall be considered as part of any deadline that the Planning Board imposes on an applicant to have all of the subdivision documents endorsed and recorded.

In accordance with the statute, where approval with covenant is noted thereon, the Building Inspector or Building Official shall issue no permit for the construction of a building on any lot within the subdivision except upon receipt from the Board a copy of the certificate of performance Form G (See Appendix F) releasing the lot in question.

8. PERFORMANCE GUARANTEE

Before endorsement of the Board's approval of a definitive plan of a subdivision, the applicant shall agree to complete the required improvements as shown on the approved plans and specified in Section VI for all lots in the subdivision. Such construction and installation to be secured by one (1), or in part by one (1) and in part by another, of the following methods which may, from time to time, be varied with approval by the Board.

SECTION IV

a. Approval With Bonds or Surety. The applicant shall file a deposit of money with the Town Treasurer in an amount determined by the Board to be sufficient to cover the cost of all of the improvements specified in Section VI not covered by a covenant under "b" below. Such bond or security, if filed or deposited, shall be approved as to form and manner of execution by the Town Counsel and be acceptable as sureties by the Town Treasurer and shall be contingent on completion of such improvements within two (2) years of the date of the bond or surety or as otherwise mutually agreed upon. At the discretion of the Board, a time extension may be granted.

The owner shall furnish to the Board a breakdown of the work to be completed and estimated construction costs including a twenty percent (20%) contingency, prior to the setting of a bond figure.

The Planning Board reserves the right to increase the amount of security required on an annual basis. The Planning Board reserves the right to rescind or modify in whole or part (per M.G.L. c.41, Sect. 81W), the applicant's plan if the increased security is not posted within thirty (30) days after the Board's decision.

b. Covenant Guarantee The applicant shall file a covenant Form F (See Appendix F), executed and duly recorded by the owner of record, running with the land, whereby such ways and services as specified in Section VI, not covered by bond or deposit under "a" above, shall be provided to serve any lot before such lot may be built upon or conveyed. A fifty dollar (\$50.00) per lot administrative/technical consultant review fee shall be filed with the "Form G" covenant release request (see Appendix F).

An approved Form G shall not be released to the owner until such time that the owner posts the appropriate bond amount with the Town Treasurer.

9. REDUCTION OF BOND, SURETY OR LOT RELEASE

Any requested change to the performance guarantee held under Section IV, C., 8. above, may from time to time, be altered or reduced by the Board and the obligations of the parties thereto released by said Board in whole or part. When an alteration/reduction request is made, the following items shall apply:

SECTION IV

- a. A written request for reduction of bond, surety or lot release shall be filed at the Planning Board Office no later than 21 (twenty-one) days prior to the regularly scheduled meeting of the Planning Board.
- b. The written request shall state the item or items and amount of each for which the reduction is being requested including a properly completed Form G (see Appendix F) if applicable.
- c. The Planning Board Engineer shall visit the site involved and supply the Board members with a written report and/or recommendations.
- d. Authorization for reduction of bond, security or lot release shall be by a majority vote of the Board.
- e. After authorization by the Board, the Chairman of the Board or their authorized agent, shall notify the applicant in writing of the approval if approved, or the denial of the application, if denied. The actual posting of security or related completion of work for the release of lots must be effected within two (2) weeks of the voted release(s). If the required bond or agreement is not effected the release(s) are automatically rescinded.
- f. Requests for final bond release shall not be accepted between December 1st and March 31st due to the inability to perform adequate final inspections during winter months.

10. RELEASE OF PERFORMANCE GUARANTEE

Upon the completion of improvements required under Section VI and the approved plans, and the filing of a final As-built plan (per Section VI, V. "As Built Plans"), the applicant shall send by registered mail to the Town Clerk and to the Board a written statement in duplicate certifying that the said construction or installation in connection with which such bond, deposit or covenant has been given and has been completed in accordance with the requirements contained under Section VI and the approved plans, such statement to contain the address of the applicant. If the Board determines that said construction or installation has not been completed, it shall specify to the applicant in writing the details ("Punch List") wherein said construction and installation fails to comply with the requirements contained under Section VI and the approved plans. Said "punch list" items shall be completed within a six (6) month period. Upon

SECTION IV

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 security shall cease and terminate by operation of law, and any deposit 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.

The Planning Board shall hold \$20.00 per linear foot of roadway until such time that the final As-built plan is submitted, reviewed and approved of by the Board.

After the Planning Board approves the final release of surety, the Board shall hold \$10.00 per linear foot of roadway constructed, for a period of three years to ensure the repair of undetectable and or undetected construction defects. After three years (even if the roads are accepted by the Town), the Planning Board shall inspect the subdivision and if there are no defects they shall release these funds to the applicant.

If additional work is required that would change the As-built Plan, a revised As-built plan must be submitted by the applicant, reviewed and approved by the Board.

11. ENVIRONMENTAL IMPACT STATEMENT

In connection with any definitive plan submitted for review by the Planning Board, including Section V Type multi-unit facilities, there shall be included with the submission an Environmental Impact Statement prepared by a licensed professional civil engineer which shall clearly show the relation of the proposed project to the total environment of the Town and its inhabitants.

This statement shall include the following general categories as a minimum of information to be furnished:

Natural Environment

1. Air
2. Noise
3. Land
4. Wildlife

SECTION IV

Man-Made Environment

1. Surrounding land use
2. Density
3. Zoning

Community Services

1. Schools
2. Recreation
3. Police
4. Fire
5. Public Works

Economic Considerations

1. Cost-benefit ratio
2. Time schedule

Public Facilities

1. Water supply and distribution
2. Sanitary sewerage and facilities
3. Storm drainage facilities
4. Solid waste disposal
5. Electric power
6. Gas
7. Traffic facilities

a. Any definitive subdivision application consisting of twenty (20) or more residential dwelling units or including a use projected to generate fifty (50) or more peak hour trips based on the appropriate land use category in the Institute of Transportation Engineers (ITE) Trip Generation manual must submit a Traffic Impact Study per the following criteria. The Planning Board reserves the right to determine the appropriate category in the ITE Trip Generation manual. The Traffic Impact Study must be performed, signed, and stamped by a professional engineer licensed in the Commonwealth of Massachusetts who regularly practices as a traffic engineer. The following criteria and procedure is a general outline for the study. The Planning Board reserves the right to identify additional study requirements if justified by the nature of

SECTION IV

the proposed project.

1) Establish Scope of Study

a) As the first step in the process, the Scope of Study needs to be developed by the Applicant who shall submit it to the Planning Board for review and approval. The Scope of Study shall include: a description of the proposed project; definition of the traffic impact study area; proposed locations for automatic traffic recorder and intersection turning movement counts; timeframe of the data collection program identifying any weekday, weekend, or seasonal considerations; and identification and justification for any proposed deviations from the traffic impact study criteria presented herein.

2) Existing Conditions

a) Traffic Volumes - Both existing daily and peak period traffic volume data needs to be collected, analyzed, and presented. Average annual weekday volumes should be shown for all study area roadways. Weekend daily volumes may also be required depending on the proposed use. Peak period turning movement counts should be collected at study area intersections. Weekday peak period data are typically between 6:00 and 9:00 AM and 4:00 to 7:00 PM. Weekend peak period turning movement counts may also be required depending on the proposed use. Queuing should be noted during the turning movement study. If traffic volume data is being collected to check against traffic signal warrants as presented in the Manual on Uniform Traffic Control Devices, then twelve (12) continuous hours of data is required.

b) Safety Analysis - A minimum of three (3) years of accident data should be summarized and presented for study area roadways and intersections. The data collected should be from the most recent three year period available. Data may be obtained from the Massachusetts Highway Department or the Stoughton Police Department.

SECTION IV

c) Capacity and Level of Service (LOS) Analysis - Capacity and level of service analysis should be completed for all study area intersections. Analysis results should be presented in tabular form with intersection results reported by movement. Weave, merge, diverge, ramp, and roadway segment analysis should be reported where applicable. Any existing study area deficiencies should be identified. All analysis should be completed using the methodologies described in the Highway Capacity Manual, third edition (1994) (Special Report 209 of the Transportation Research Board). Levels of Service are defined as follows:

LOS A: a condition of free flow with low traffic density, where no vehicle waits longer than one signal indication.

LOS B: stable flow of traffic where only on a rare occasion do drivers wait through more than one signal indication.

LOS C: still in the zone of stable flow, intermittently drivers must wait through more than one signal indication and backups may develop behind left turning vehicles.

LOS D: approaching instability; drivers restricted in their freedom to change lanes and delay approaching vehicles may be substantial during peak hour.

LOS E: traffic volumes are near or at capacity on the arterial, and long queues of vehicles may create lengthy delays especially for left turning vehicles.

LOS F: congested condition of forced traffic flow, where queued backups from locations downstream restrict or prevent movement of vehicles out of the approach, creating a storage area during part or all of the peak hour.

LOS' A, B, and C are considered to be acceptable.

3) Trip Generation and Distribution

SECTION IV

a) Trip Generation - The project's projected weekday daily, weekday peak period, and weekend trip generation projections should be presented as appropriate. These trip generation estimates should be developed using the unadjusted trip rates as presented in the Institute of Transportation Engineer's (ITE) Trip Generation manual. If no relevant comparison is available, then a study of similar existing sites shall be performed to determine appropriate trip generation rates for the subject site. Any deviation from the standard ITE trip rates must be proposed as part of the Scope of Study.

b) Trip Distribution - A trip distribution pattern should be established for all site trips. Certain retail land use categories generate a percentage of turn-in or pass-by traffic and diverted link traffic. The proposed percentages and actual numbers of pass-by and diverted link traffic should be clearly documented and the sources of the information provided.

4) Future Conditions

a) Traffic Volumes - Future conditions should include 5, 10 and 20 year projections of traffic (horizon years). Estimations of the future average daily and peak hour traffic volumes should be prepared for each of the horizon years. Peak hour traffic volume networks should be built for both the "No-build" (without the proposed project) and "Build" (with the proposed project) conditions.

b) Background Traffic Growth - The horizon year traffic volume networks should consider both general traffic growth and site specific traffic generators. Past growth rates for the project study area may be obtained from the regional planning agencies. Nearly completed or other planned development or proposed road work (within 2 years) needs to be reviewed and included in the study.

c) Capacity Analysis - Future conditions

SECTION IV

capacity and level of service analysis should be completed for all horizon year conditions. The analysis should follow the procedures outlined for existing conditions.

d) Signal Warrant Analysis - Any traffic signal warrant analysis should be performed using criteria presented in the Manual on Uniform Traffic Control Devices (Federal Highway Administration).

e) Summary of Analysis - A tabular summary showing the comparison between the existing LOS' and future LOS' for each study year and each intersection movement needs to be supplied.

5) Mitigation of Impacts

a) Requirement for Mitigation - If there are no changes in LOS between No-Build and Build conditions, then no additional work needs to be performed. If however, there is a change in LOS, then the Applicant needs to submit a proposal to mitigate the project impacts and restore the LOS to no worse a condition than under the No-build scenario for the particular horizon year in question.

b) Design of Mitigative Measures - All mitigative measures requiring geometric changes to roadways or intersections should be designed based on current design standards. The Traffic Impact Study should present scaled plans showing existing and proposed layout lines, building footprints, parking lots, driveways, widenings, accel/decel lanes, traffic signal control, signing, and other items as appropriate. The initial plans presented can be conceptual but the Applicant must prove that the proposed improvements are constructable. The final design of any proposed improvements will follow the design guidelines of the permitting authority (Massachusetts Highway Department, Town of Stoughton).

c) Capacity Analysis - For all mitigative measures proposed, capacity analysis should be performed following the procedures outlined for

SECTION IV

existing conditions. Any future year degradation under the Build scenario must be fully mitigated (i.e. delay and volume to capacity ratios for the movements in question should be no worse than under the No-Build scenario).

6) Procedure for Approvals

a) After the Planning Board approves the proposed improvements, but before approving the subdivision, the Applicant must file with all other applicable regulatory and review authorities (i.e. Conservation Commission, Board of Selectmen, Public Works Dept., Mass Highway, Executive Office of Environmental Affairs - MEPA Unit, etc.) and obtain all required permits and approvals. After the Applicant receives all of the required improvement permits and approvals, the Board will consider approval of the subdivision plan. The Applicant however, cannot begin work on the subdivision until such time that all of the traffic improvements identified in the Traffic Impact Study have been made to the satisfaction of the Planning Board.

7) References

The following publications are recommended as references in the conduct of the traffic impact study:

- a) Highway Capacity Manual, Special Report 209, 3rd Edition, Transportation Research Board, Washington DC, 1994
- b) Trip Generation, 6th Edition, Institute of Transportation Engineers, 1997.
- c) Manual on Uniform Traffic Control Devices for Streets and Highways, Federal Highway Administration, 1988.
- d) Highway Design Manual, Massachusetts Highway Department, July 1989 (Metric Edition - 1997)
- e) A Policy on Geometric Design of Highways and Streets, AASHTO, 1990 (Metric Edition - 1994)
- f) Access Management for Streets and Highways, Federal Highway Administration, FHWA-IP-82-3, June

SECTION IV

1982

g) Manual of Traffic Engineering Studies,
Institute of Transportation Engineers, Washington
DC, 1994

12. CONVEYANCE OF UTILITIES

Before the Board will release security or, in the case of a covenant, issue a lot release, the owner shall execute an instrument in a form satisfactory to Town Counsel transferring to the Town valid, unencumbered title to all sanitary sewers, stormwater drains, fire alarm conduits, water mains, and all appurtenances thereto constructed and installed in the subdivision, and conveying to the Town without cost and free of all liens and encumbrances, perpetual rights and easements to construct, inspect, repair, renew, replace, operate and forever maintain such sanitary sewers, stormwater drains, fire alarm conduits, water mains and all appurtenances thereof and to do all acts incidental thereto, in, through, and under the whole of all streets in the subdivision, and if such sewers, stormwater drains, fire alarm conduits, and water mains have been constructed and installed in land not within such streets herein, through and under the easements, as shown on the definitive plan, and where no easements are shown, in, through, and under a strip of land extending twelve and one-half feet (12 1/2') in width on each side of the centerline of all such sewers, drains, fire alarm conduits, and water mains. The above shall not be construed to relieve the owner and his successors in title to a portion of land or street in the subdivision of responsibility to complete all construction, as required by the owner's covenants and agreements with the Town, and to thereafter maintain all streets and utilities in a satisfactory condition until they are accepted by the Town.

13. TECHNICAL REVIEW FEES

a. When reviewing an application for, or when conducting inspections in relation to, an application, the Board may determine that the assistance of outside consultants is warranted due to the size, scale or complexity of a proposed project, because of a project's potential impacts, or because the Town lacks the necessary expertise to perform the work related to

SECTION IV

the application. The Board may use the "technical review fee" under Section III.c. for the reasonable costs incurred by the Board for the employment of outside consultants or Town staff engaged by the Board to assist in the review of a proposed project.

b. In hiring outside consultants, the Board may engage engineers, planners, lawyers, urban designers or other appropriate professionals who can assist the Board in analyzing a project to ensure compliance with all relevant laws, ordinances/by-laws, and regulations. Such assistance may include, but not be limited to, analyzing an application, monitoring or inspecting a project or site for compliance with the Board's decision or regulations, or inspecting a project during construction or implementation.

c. Funds received by the Board pursuant to these regulations shall be deposited with the municipal treasurer who shall establish a special account for this purpose. Expenditures from this special account may be made at the direction of the Board without further appropriation. Expenditures from this special account shall be made only for services rendered in connection with a specific project or projects for which a project review fee has been or will be collected from the applicant. Accrued interest may also be spent for this purpose. Failure of an applicant to pay a review fee shall be grounds for denial of the application.

d. At the completion of the Board's review of a project, any excess amount in the account, including interest, attributable to a specific project shall be repaid to the applicant or the applicant's successor in interest. A final report of said account shall be made available to the applicant or the applicant's successor in interest. For the purpose of this regulation, any person or entity claiming to be an applicant's successor in interest shall provide the Board with documentation establishing such succession in interest.

e. Any applicant may take an administrative appeal from the selection of the outside consultant to the Board of Selectmen. Such appeal must be made in writing and may be taken only within 20 days after the Planning Board has mailed or hand-delivered notice to the applicant of

SECTION IV

the selection. The grounds for such an appeal shall be limited to claims that the consultant selected has a conflict of interest or does not possess the minimum required qualifications. The minimum qualifications shall consist either of an educational degree in, or related to, the field at issue or three or more years of practice in the field at issue or a related field. The required time limit for action upon an application by the Board shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Board of Selectmen within one month following the filing of the appeal, the selection made by the Board shall stand.

SECTION V

MORE THAN ONE BUILDING OR DWELLING ON A LOT PROCEDURE

GENERAL INFORMATION

Not more than one (1) building (anywhere) nor more than two (2) dwelling units (except as permitted or allowed by special permit under the current Zoning By-law as amended) designed or available for use, except an accessory use, shall be erected or placed or converted to use as such on any lot in a subdivision, or elsewhere in the Town without the consent of the Board, and such consent may be conditional upon the providing of adequate ways, furnishing access to each site for such buildings. Such applications shall be treated in the same manner as a normal subdivision even though it is not, in fact, a true subdivision and is therefore entitled to the same zoning protection as a single lot or a Form A (Approval Under the Subdivision Control Law Not Required) plan.

A. APPLICATION FOR PRELIMINARY APPROVAL AND FEE

A preliminary plan for more than one (1) building or more than one (2) dwelling units on a lot (as applicable), known as multiple building, shall be submitted by the applicant to the Planning Board or to the Board through the Engineering Department and the Board of Health or to the Board of Health through the Board of Health Agent for discussion and tentative approval, modification, or disapproval by each. The submission of such a preliminary plan will enable the applicant, the Planning Board, the Board of Health and other municipal agencies to discuss the development before a definitive plan is prepared.

A technical review deposit of fifty dollars (\$50.00) per building or dwelling unit shall be filed with the Board or to the Board through the Engineering Department for posting with the Treasurer and used as compensation to hire a qualified consultant pursuant to MGL Chapter 44, Section 53G. If the account is depleted prior to the technical review completion, the applicant will be required to supplement the account in an amount that the Board finds is reasonably necessary. Surplus funds, if any, are to be returned to the applicant upon completion of the technical review. Failure by the applicant to post said fee for establishment of the review fee account or any supplemental amount shall be justification for plan denial.

B. PRELIMINARY STEPS

The applicant shall present a preliminary plan to the

SECTION V

Board for consideration by the Board prior to the filing of the petition for approval of the definitive plan.

1. Procedure For Preliminary Plan Submission

- a. Ten (10) copies of a properly completed and executed application Form B shall be submitted to the Planning Board or to the Board through the Engineering Department. (See Appendix F); one (1) copy shall be filed with the Town Clerk.
- b. Ten (10) copies of the preliminary plan shall be filed with the Board or to the Board through the Engineering Department.
- c. One (1) copy of the preliminary plan and Form B shall be filed by the applicant with the Board of Health or to the Board of Health through the Board of Health Agent for its consideration.
- d. Five (5) additional copies of the plans are to be distributed directly (one(1) each) to the Town Manager, Police Chief, Fire Chief, Building Inspector and Public Works Superintendent by the applicant.
- e. The applicant shall submit the technical review deposit per Section V., A.
- f. The developer shall give written notice to the Town Clerk by delivery or by registered mail, that he has submitted a preliminary plan. If the notice is given by delivery, the Town Clerk shall, if requested, give a written receipt therefor.
- g. If the owner is a corporation, a list of officers and directors shall be submitted. If the owner is a trust, a list of trustees and/or beneficiaries shall be submitted.

2. Planning Board Decision

- a. The Planning Board, having reviewed the submitted preliminary plan, shall within forty-five (45) days from the date of submittal of plan, render a decision and file a certificate of its action with the Town Clerk and send notice of such action to the applicant indicating that:

SECTION V

(1) The preliminary plan has been approved as submitted; or

(2) The preliminary plan has been approved with modifications suggested by the Board and agreed upon by the applicant and all conditions set by the Board; or

(3) The preliminary plan has been disapproved and stating its reasons therefor.

b. This tentative consideration by the Board does not in any way constitute such approval as to authorize the applicant to proceed with any work within the development. No such authorization exists until:

(1) The Board has given its approval of a definitive plan after a public hearing; and

(2) The applicant has filed an agreement between himself and the Town of Stoughton as to the type of security agreed upon by the Board. (See Section V., C., 8. Performance Guarantee). The Board reserves the right to increase the amount of security required on an annual basis. The formal approval of a definitive plan by the Board, and the endorsement of its approval upon the plan, are pre-requisites to the issuance of the building permits and to the construction of municipal services and improvements.

3. Plan Requirements

The preliminary plan shall be prepared by a Commonwealth of Massachusetts licensed civil engineer or land surveyor; shall be drawn to such scale as to permit a clear comprehension of the details to be considered; and shall show the following information:

a. The development name, boundaries, north point, date, scale, legend and title "Preliminary Plan".

b. The locus of the land shown on the plan, at a scale no smaller than 1":2,000', with sufficient information to accurately locate the plan.

c. The names and addresses of the record owner of the land and the applicant, and the name and address

SECTION V

of the engineer or surveyor who made the plan, which shall appear in the lower right hand corner.

d. The names of all abutters and abutters to abutters within 300', as they appear on the most recent tax list, including owners of land separated from the project only by a street.

e. Locations and dimensions of all existing and proposed ways, entrances, sidewalks, easements including purposes, and any public or common areas within the proposed development.

f. Major features of the land such as, but not limited to, existing walls, fences, monuments, structures, underground structures, utilities, wells, septic systems, single free standing large trees, wooded areas, outcroppings, swamps, wetlands, water bodies and natural waterways, and drainage ditches.

g. The proposed system in a general manner of sewage disposal, water installation and drainage, including adjacent existing natural waterways.

h. Proposed building locations including dimensions, number of dwelling units in each building, number of bedrooms per dwelling unit and size of each unit.

i. The names, locations and widths (right of way and pavement) of adjacent streets, or streets approaching or within reasonable proximity (within 500') of the development. Also the status of said streets and ways (private or public).

j. Existing and proposed topography, (two (2) foot intervals based on USGS datum).

k. Proposed off street parking location and arrangement.

l. Area of adjoining land and water of the applicant and owner not presently being developed.

m. Zoning classification and location of any Zoning District boundaries that may lie within the locus of the plan including aquifer protection districts, flood hazard and wetland districts. Dimensional regulations currently in effect shall also be listed, including any conflicts. All aspects of the plan

SECTION V

must conform to all zoning requirements.

n. Notice of any decisions by the Board of Appeals, including but not limited to variances and exceptions, regarding the land or any buildings thereon.

o. Elevations (if available) and limits of the 100 year (FIRM) flood.

p. Intersecting boundary lines of abutting lands in a general manner.

q. All sheets sequentially numbered.

r. Location of adjacent private water supplies and septic systems within one hundred feet (100') of the development's property line.

s. Distance to nearest public water supply (if the land is within 2500' of the supply or is within a Zone II or III).

t. Existing curb cuts within seventy-five feet (75') of any new proposed entrance.

u. Any test pit and soil logs performed to determine feasibility of construction and groundwater elevations.

v. Directions and length of all boundary lines and the locations of all existing monuments.

w. Total area of the development, including recreation and wetland areas.

x. Locations and dimensions of all proposed bench marks, walls, street lights, street signs and trees.

C. DEFINITIVE PLAN

1. GENERAL

The developer shall, within seven (7) months after the submittal of the preliminary plan, file with the Planning Board or to the Board through the Engineering Department a properly prepared formal application for approval of the definitive plan.

SECTION V

If the definitive plan is not submitted within seven (7) months after the submittal of the preliminary plan, the definitive plan shall be subject to any amendments to the Subdivision Regulations effective after the date of submission of the definitive plan. Definitive plans submitted within seven (7) months of the submission of the preliminary plan shall be governed by the subdivision regulations effective on the date of submission of the preliminary plan.

All aspects of design and construction for the project must conform to Section VI of these Regulations, all pertinent Appendices and Town of Stoughton Board of Health, Building Department and Public Works Department requirements and specifications.

Any person wishing to cause to be recorded in the Registry of Deeds, or to be filed with the Land Court, a multiple building application may submit the plan and properly completed and executed Form C (see Appendix F and all necessary submission requirements) to the Board or to the Board through the Engineering Department.

Any person who submits a definitive plan of a multiple building application to the Board for approval shall give an application fee of one hundred dollars (\$100.00) and written notice to the Town Clerk in accordance with the provisions of Section 81-T of the Subdivision Control Law and shall be responsible for filing a copy of the definitive plan with the Board of Health or to the Board of Health through the Board of Health Agent on the same date and in the same manner as submittal to the Board. A copy of the written notice shall also be filed with the Board of Selectmen and the Conservation Commission. The applicant shall file with the Planning Board or to the Board through the Engineering Department the following:

- a. An original, reproducible drawing of the definitive plan (including all plans, maps, and cross-sections required by Section V., C., 2., and ten (10) contact prints thereof, dark line on white background. The original drawing will be returned after approval or disapproval. Five (5) additional copies of the plans are to be distributed directly (one(1) each) to the Town Manager, Police Chief, Fire Chief, Building Inspector and Public Works Superintendent by the applicant. Receipts shall be given to the Planning Board prior to the hearing.

SECTION V

b. One original properly completed and executed application Form C and six (6) copies.

c. A technical review deposit of one hundred dollars (\$100.00) per dwelling unit. Technical review funds are to be posted with the Treasurer and used as compensation to hire a qualified consultant pursuant to MGL Chapter 44, Section 53G. Surplus funds are to be returned to the applicant. However, if the account is depleted prior to the technical review completion, the applicant will be required to supplement the account in an amount that the Board may feel is reasonably necessary to complete the review. Failure by the applicant to make the above referenced filing deposit or supplementary deposit, if necessary, shall be justification for plan disapproval.

d. A location plan for the application at a scale of one inch equals six hundred feet (1" = 600'), showing the project and its location in relation to two (2) or more existing streets, or portions thereof, shown and readily identifiable as to locus on the Town Map and to such accuracy that the Town Map may be placed over the location plan for purposes of actual transfer.

e. File a list of abutters certified by the Assessor's Office (See Form D, Appendix F).

f. A draft of notice of hearing to be prepared in accordance with Section 81-T of the Subdivision Control Law.

g. The applicant shall pay all costs for notices, mailing, and advertising. One week prior to the hearing, the applicant shall submit to the Board receipts of the mailings.

h. The applicant shall cause the legal advertisement to be published in a publication designated by the Board in accordance with the provisions of MGL Chapter 41, Section 81T. The applicant shall bear the costs of such advertisement. A copy of the advertisement showing the dates of publication and the name of the newspaper shall be given to the Planning Board one week prior to the public hearing.

i. A letter requesting all waivers of these Rules

SECTION V

and Regulations (if applicable).

j. A municipal liens certificate supplied from the Stoughton Treasurer/Collector.

2. CONTENTS

The definitive plan shall be prepared by a Commonwealth of Massachusetts licensed professional civil engineer and a licensed professional land surveyor and shall be clearly and legibly drawn in black ink upon tracing cloth or other stable base material such as drafting film. The surveying shall conform to the requirement of the latest approved Land Court Standards for Surveying and Mapping. The plan shall be at a scale of one inch equals forty feet (1" = 40'). Sheet size shall be twenty-four inches (24") by thirty-six inches (36") with a three fourths inch (3/4") border suitable for recording. If multiple sheets are used, they shall be accompanied by an index sheet to a scale of one inch equals one hundred feet (1" = 100') showing the entire project. The definitive plan shall contain the following information:

- a. Development name, boundaries, north point, date and scale.
- b. Names and addresses of record owner, engineer, surveyor, architect/designer and applicant. Name of all the abutters and abutters to abutters within 300' as they appear on the most recent tax list, including owners of land separated from the project only by a street.
- c. Zoning Classification and location of any Zoning District boundaries that may lie within the locus of the plan. Dimensional regulations currently in effect shall also be listed including any conflicts. All aspects of the project must conform to all zoning requirements.
- d. Existing and proposed lines of streets, lots, rights of way, easements, entrances, sidewalks and public or common areas within the proposed development.
- e. Location, names and present widths of all adjacent public and private ways, bounding,

SECTION V

approaching, and within reasonable proximity (within five hundred (500') feet - the nearest streets must be shown) of the project, showing all roadway widths and right of way widths.

f. Location of natural waterways and water bodies within and adjacent (within 100') to the project.

g. The existing and proposed topography sheets shall also show major features of the land, such as existing swamps, all wetlands, natural drainage courses, walls, fences, structures, underground structures, utilities, historic markers, milestones, bridges, clearly designed trails, large trees, wooded areas, outcroppings and ditches which exist on or are contiguous and relevant to the site at the time of survey.

h. Sufficient data, including length, bearings, radii and central angle, to determine the exact location, direction and length of every street and way line, lot lines, easements, and boundary line, and to establish these lines on the ground. Boundary, lot, easement, street traverse closure tables showing areas and precision are required.

i. Location of all the permanent monuments and bench marks, and each existing lot marker, properly identified as to whether existing or proposed. All bench marks shall be tied into and employ the U.S.G.S. Datum system.

j. Boundary lines, areas in square feet, and dimensions of the lot must be shown. The boundary lines and areas of other adjoining land of the applicant not included in the subdivision shall also be shown.

k. All property line sheets to be stamped and signed by a Professional Land Surveyor licensed in the Commonwealth of Massachusetts and all other sheets to be signed and stamped by a Registered Professional Engineer licensed in the Commonwealth of Massachusetts.

l. In the event the Board of Health disapproves the definitive plan, it shall make specific findings and the reasons therefore and shall

SECTION V

state which lots may not be built on due to the danger to public health and shall forward such findings to the Planning Board and the applicant. Suitable space to record the action of the Planning Board and the Board of Health and signatures of the members of both Boards on each sheet of the definitive plans shall be provided along with the following covenant note:

Approved _____, subject to a covenant executed by _____, date _____
And to be (recorded) (registered) herewith.

m. Topographical sheets shall be supplied that show the existing and proposed topography, at a scale of one inch equals forty feet ($1" = 40'$), with two (2) foot contour intervals. The Board may require additional information on abutting land, whenever it is deemed necessary, to ensure compatibility of grades and drainage. Reference benchmarks, including descriptions must be identified. The road stationing shall be shown on the grading plans.

n. Plan and profile plans shall be prepared as follows:

1. A horizontal scale of one inch equals forty feet ($1" = 40'$). A vertical scale of one inch equals four feet ($1" = 4'$).
2. Existing centerline in fine black solid line, with elevations every fifty feet ($50'$), all of which shall refer to U.S.G.S. datum.
3. Existing right sideline in fine black dotted line.
4. Existing left sideline in fine black dashed line.
5. Proposed centerline grades in heavy red lines with figures in red showing grade elevations at every fifty foot ($50'$) station, except in vertical curves which shall be at every twenty five foot ($25'$) station.
6. Elevations are to be referred to U.S.G.S. datum. Permanent bench marks must be shown

SECTION V

on the plan by location and elevation.

7. Rates of gradient of the road shall be expressed in percent.

8. Size, location, and rates of gradient in feet/foot of stormwater drains, catchbasins, and manholes.

9. Size, location, and rates of gradient of sanitary sewer system or septic system.

10. Size and location of all other underground utilities to be installed.

11. Location of any intersecting public or private ways.

12. Existing driveways within 100' of the project access, and all proposed driveways including proposed grading.

13. Equation stations are required at the centerline intersections of all existing and proposed roads. If centerline stationing has previously been established for an existing road, there must be a tie in.

14. Rim and invert elevations shall be supplied for all manholes and catchbasins.

15. Structure locations shall be specified by station and offset.

16. Elevations and locations of vertical curve PVC's, PVT's, high points, low points, "K" values, and curve lengths must be shown. (Point of Vertical Curvature, Point of Vertical Tangency).

o. A typical cross section of individual cross section properly located and identified by station number, at such intervals along the streets as will adequately indicated any variations in its section, supplemented, where necessary, by lines on the layout plan showing the width and location of proposed roadways, planting strip, gutters, sidewalks, and similar physical features.

SECTION V

p. The plan and profile of one (1) street only shall be drawn on each sheet, unless additional sheets are required to complete its full design length. Two (2) streets may be shown on one sheet if both streets are less than 500 feet in length.

q. The location, materials and size of all existing and proposed water mains. The station and offset location, size, grades, and materials of all proposed or existing drainage, pipes, catchbasins, manholes and drainage outlets. The station and offset location, size, grades, and materials of all existing and proposed septic locations, sanitary sewers, manholes and other necessary appurtenances.

r. The location of at least three (3) permanent monuments on or near the locus shall be shown on the lotting sheet(s).

s. The location of fire alarm boxes shall be shown on the plan and profile sheets...

t. The location of street lights shall be shown on the plan and profile sheets.

u. The location of existing and proposed handicap ramps and curb cuts shall be shown on the plan and profile sheets.

v. Construction standards detail sheets consisting of Stoughton Standards (see Appendices A, B, C, D and E) that are applicable to the applicant's project.

w. A Town Clerk note on each lotting sheet that states:

STOUGHTON TOWN CLERK CERTIFICATION

I, _____ CLERK OF THE TOWN OF STOUGHTON, HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD WAS RECEIVED AND RECORDED AT THIS OFFICE ON _____. NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT FOLLOWING SUCH RECEIPT AND RECORDING OF SAID NOTICE.

SECTION V

DATE _____ TOWN CLERK _____

x. Indication of all easements, covenants or restrictions applying to the land and their purposes.

y. If the property that comprises the project or any part or boundary thereof has been examined, approved, and confirmed by the Massachusetts Land Court, such information shall be noted on the plot with case numbers and other pertinent references to Land Court Procedure, and the same requirement shall apply to any adjoining parcels of land of the owner and applicant. All Land Court information shall be supplied on the lotting sheets.

z. Suitable space on every sheet to record the action of the Planning Board and the signatures of the five (5) members of the Planning Board, including the date of approval and the date of endorsement.

aa. The following note shall be provided on each sheet of the definitive plans:

Approved _____, subject to conditions set forth in the Certificate of Action filed with the Town Clerk on _____.

bb. Plan and profiles of easements are required to verify maintenance equipment accessibility.

cc. A signed statement shall appear on the lotting sheets that all surveying conforms to the rules and regulations of the Register of Deeds and the procedural and technical specifications for the practice of land surveying in the Commonwealth of Massachusetts.

dd. Location and results of soil, percolation, and water table tests using the Department of Environmental Protection Soil Evaluation procedures under Title V. Water table tests are required under all proposed drainage detention facilities, adjacent to any cuts greater than three feet (3') and a minimum of one (1) under each building.

SECTION V

ee. Existing drainage characteristics of the general area of the proposed project, and the effect of the proposed use and any proposed drainage facilities on the existing drainage characteristics, shall be included with the plan.

A drainage plan will be prepared by a Registered Engineer in the Commonwealth of Massachusetts and show existing and proposed streets, lots, two foot (2') contours, and other pertinent data; the drainage limits and acreage of the area tributary to each storm water inlet and culvert, location and type of inlets proposed; and location, size, length, invert elevations and slope of proposed drains and culverts, structural details of inlets, manholes, pipe, headwalls, and all other drainage structures required to complete the plan shall be attached. (See Section VI C. Drainage and Runoff Control and Appendix B for details on drainage standards.)

ff. Location and species of proposed trees will be shown including those location of trees to be retained.

gg. The lotting sheets shall include notice of any decisions by the Board of Appeals, including but not limited to variances and exceptions, regarding the land or any buildings thereon.

hh. Proposed building locations including dimensions, number of dwelling units in each building, number of bedrooms per dwelling unit and size of each unit.

ii. Location of adjacent private water supplies and septic systems within one hundred feet (100') of the subdivisions property line.

jj. Distance to nearest public water supply (if within two thousand five hundred feet (2400') or a Zone II or III).

kk. Existing curb cuts within one hundred (100') or any new proposed intersection or curb cut.

ll. Registry of Deeds block on all sheets.

mm. A note that states: "All construction shall

SECTION V

conform to the Rules and Regulations of the Town of Stoughton Planning Board, Board of Health and Public Works Department specifications" shall be supplied on the plan and profile sheets.

nn. Proposed off street parking location and arrangement.

oo. Intersecting boundary lines of abutting lands shall be shown in a general way on the lotting sheets.

pp. All sheets shall be consecutively numbered and the total number of sheets shall be stated on every sheet.

qq. All bordering vegetative wetlands, Town "zoned" wetlands, FIRM 100 year flood zones, Town 100 year flood zones and the Town's Watershed Protection Districts shall be shown on all sheets as applicable.

rr. All road stationing shall be shown on the grading plans.

ss. All proposed street sign locations must be shown.

tt. Street light locations shall be shown.

uu. Existing and proposed handicap ramp locations and an acceptable detail that meets all American With Disabilities Act (ADA) and the Massachusetts Architectural Access Board (MAAB) regulations.

vv. Proposed guardrail locations and acceptable details including end treatments (per Mass Highway criteria) shall be supplied on the plans.

ww. Total area of the development, including recreation and wetland areas.

3. REVIEW BY BOARD OF HEALTH AS TO SUITABILITY OF THE LAND

At the time of filing of the definitive plan, the applicant shall also file with the Board of Health, or to the Board of Health through the Board of Health Agent,

SECTION V

two (2) contact prints of the definitive plan, dark line on white background. The Board of health shall, within forty five (45) days after filing of the plan, report to the Planning Board in writing of its approval or disapproval of said plan. If the Board of Health disapproves said plan, it shall make specific findings as to which, if any, of the lot(s) shown on such plan cannot be used for building sites without injury to the public health, and include such specific findings and the reasons therefore in such report, and where possible, shall make recommendations for the adjustment thereof. Any approval of the plan by the Planning Board shall then only be given on conditions that the designated lot(s) of land shall not be built upon or served with any utilities (including leaching facilities, septic tanks, and drainage) without prior consent of the Board of Health. The Planning Board shall endorse on the plan such conditions, specifying the lots or land to which such conditions applies. Failure of the Board of Health to report shall be deemed approval by the Board of Health. Where appropriate to ensuring goals and purposes set forth above, the Board of Health shall require, at the expense of the applicant, soil surveys and/or test borings to establish the suitability of the land for the proposed construction.

4. PUBLIC HEARING

Before approval, approval with modification, or disapproval of the definitive plan is given, a public hearing shall be held by the Board, notice of the time and place of which and of the subject matter, sufficient for identification, shall be given by the applicant, at the expense of the applicant, by advertisement in a newspaper designated by the Board of general circulation in the Town once in each of two (2) successive weeks; the first publication being not less than fourteen (14) days before the day of such hearing, and by mailing a copy of such advertisement to the Board and to all owners of land abutting upon the land, or abutters to abutters within three hundred (300') of the land included in such plan or separated from such land only by a street as appearing on the most recent tax list. Abutters are to be notified prior to the second publication. Receipts of the notification mailings and a copy of the advertisement in the newspaper shall be given to the Board one week prior to the hearing.

5. APPROVAL, MODIFICATION OR DISAPPROVAL

SECTION V

After the required hearing, but within ninety (90) days of submission of the definitive plan, the Board shall take final action thereon. It may approve, conditionally approve with modifications, or disapprove said plan.

No action shall be taken by the Board on any submittal, revision, etc. unless it is received in its entirety by the Engineering Department fourteen (14) days prior to the Board's scheduled meeting.

6. CERTIFICATE OF ACTION

The action of the Board in respect to such plan shall be by vote, copies of which shall be certified and filed with the Town Clerk and sent to the applicant. If the Board modifies or disapproves such plan, it shall state in its vote the reasons for its action. Final approval, if granted, shall be endorsed on the original drawing of the definitive plan by the signature of a majority of the Board or the signatures of the Chairman and Clerk or any other registered designated authority on the date of the vote of the final approval. The plan shall not be endorsed by the Board or their designee until the Board has received proper security from the applicant for the construction of ways and installations of municipal services (G.L. C. 41, 81U). Following the approval vote of the Board, the Town Clerk shall be notified by registered mail or by delivery. If notification is by delivery, the Town Clerk shall provide the receipt for same. At the end of the statutory twenty (20) day appeal period, if no appeal has been filed, the Town Clerk shall so endorse upon the definitive plan. Approval of the definitive plan does not constitute the laying out or acceptance by the Town of streets (if any) within the project.

The entire set of final approved plans, including all revisions shall be supplied to the Engineering Department on a computer disk compatible with Auto Cad, Version 12 compatible with the Town's Auto Cad system, prior to endorsement.

If the applicant is securing the project by a covenant then the applicant shall prepare the covenant (see Form F, Appendix F) which is acceptable to the Planning Board, that shall state any particular conditions of approval.

SECTION V

All approved projects shall be subject to, but not limited to the following conditions which shall be included in the covenant:

1. The site shall be lit at the expense of the owner beginning with the time of occupancy.
2. Shall be responsible for maintaining the site in a safe condition.
3. Shall maintain the street signs and the pavement markings.
4. Shall be responsible for all trees so planted as to their erectness and good health.
5. Shall be responsible for the maintenance of the shoulders, grass strips and side slopes in their entirety.
6. Shall be responsible for the snowplowing and de-icing of the site from the time the first occupancy permit is issued.

That the Planning Board has the authority to use surety posted for the project for the following additional purposes other than just for completion of the project:

1. To perform emergency work (after a two week notification to the owner) to ensure public health and safety (asphalt patching, slope stabilization, drainage work, etc.) Or threatening the equity previously assessed in relation to the site.
2. To pay electric bills and additional charges if the owner fails to keep the site lit after initial installation.
3. To satisfy the conditions of approval if the owner fails to after a 30 day notice.

That the owner of the project must obtain ALL required construction permits (i.e. Order of Conditions from the Stoughton Conservation Commission, curb cut permit, street opening permit, sewer extension permits and water connection permit from the Department of Environmental Protection, Board of Selectmen and

SECTION V

Department of Public Works as required) prior to any work being performed on the site.

The owner of the project agrees to completely construct the ways, install all of the municipal services and complete all other improvements (including loaming and seeding) as shown on the approved plans and satisfy all the conditions of approval within 4 years from the date of the approval of the plans unless an extension is granted by the Planning Board.

The applicant must submit the mylars, linens, surety (covenant, etc.), to the Board for endorsement and after endorsement, record them all with the Registry of Deeds or Land Court within 90 days after notice of the approval is filed with the Town Clerk.

A utility As-built be performed and approved of by the Planning Board prior to the installation of the binder course of asphalt.

7. RECORDING OF PLAN

Within ten (10) days after the definitive plan is endorsed, the Engineering Department shall record the plans, covenant, traverse tables, etc. with the Norfolk County Registry of Deeds and/or the Land Court as applicable. The applicant shall pay for all costs regarding the recordings and/or submittals. The applicant shall supply to the Planning Board check(s) made out directly to the Norfolk County Registry of Deeds and/or the Land Court in exact amount to cover the costs of the recordings/submissions prior to endorsement. The applicant shall also submit one hundred dollars (\$100.00) to the Planning Board prior to endorsement to reimburse the Town for doing the recording at the Norfolk County Registry. A two hundred (\$200.00) fee shall be charged by the Town for submissions to the Land Court.

The applicant is solely responsible to make sure that all of the materials being recorded/submitted are in proper order, form and meet the requirements of the Registry of Deeds and the Land Court. The applicant will be required to pay an additional one hundred (\$100.00) or two hundred (\$200.00) Town recording fee for each additional trip the Town must take to the Registry or Land Court if the additional trip(s) are required at the fault of the applicant.

SECTION V

The applicant is solely responsible to submit additional information, plans, etc. as required by the Land Court.

The ten (10) days for the Engineering Department to record/submit to the Registry and/or Land Court shall be considered as part of any deadline that the Planning Board imposes on an applicant to have all of the subdivision documents endorsed and recorded.

Where approval with covenant is noted thereon, the Building Inspector or Building Official shall issue no occupancy permit for any building on any lot within the project except upon receipt from the Board a copy of the certificate of performance Form G (See Appendix F) releasing the lot in question.

8. PERFORMANCE GUARANTEE

Before endorsement of the Board's approval of a definitive plan of a subdivision, the applicant shall agree to complete the required improvements specified in Section VI for the project. The applicant shall elect, either Option "a" or "b" as set forth in Section IV., C., 8.

9. REDUCTION OF BOND, SURETY, OR LOT RELEASE

The penal sum of any such bond, or the amount of any deposit held under clause "a" of Section C., 8. 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 part. When an alteration/reduction request is made, the following items shall apply:

a. A written request for reduction of bond, surety or lot release shall be filed at the Planning Board Office no later than 21 (twenty one) days prior to the regularly scheduled meeting of the Planning Board.

b. The written request shall state the item or items and amount of each for which the reduction is being requested including a properly completed Form G (See Appendix F) if applicable.

c. The Planning Board Engineer shall visit the site involved and supply the Board members with a written report and/or recommendations.

SECTION V

d. Authorization for reduction of bond, security or lot release shall be by a majority vote of the Board.

e. After authorization by the Board, the Chairman of the Board or the Planning Board Engineer, shall notify the applicant in writing of the approval and the amount of reduction, if approved, or the denial of the application, if denied. The actual posting of security or related completion of work for the release of lots must be effected within two (2) weeks of the voted reduction(s). If the required bond or agreement is not effected the release(s) are automatically rescinded.

f. Requests for final bond release shall not be accepted between December 1st and March 31st due to the inability to perform adequate final inspections during winter months.

10. RELEASE OF PERFORMANCE GUARANTEE

Upon the completion of improvements required under Section VI and the approved plans, and the filing of a final As-built plan (per Section VI, V. "As Built Plans"), the applicant shall send by registered mail to the Town Clerk and to the Board a written statement in duplicate certifying that the said construction or installation in connection with which such bond, deposit or covenant has been given and has been completed in accordance with the requirements contained under Section VI and the approved plans, such statement to contain the address of the applicant. If the Board determines that said construction or installation has not been completed, it shall specify to the applicant in writing the details ("Punch List") wherein said construction and installation fails to comply with the requirements contained under Section VI and the approved plans. Said "punch list" items shall be completed within a six (6) month period. 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 security shall cease and terminate by operation of law, and any deposit 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

SECTION V

acknowledged, which may be recorded.

If additional work is required that would change the As-built plan, a revised As-built plan must be submitted by the applicant, reviewed, and approved by the Board.

11. ENVIRONMENTAL IMPACT STATEMENT

In connection with any definitive plan submitted for review by the Planning Board, there shall be included with the submission an Environmental Impact Statement per Section IV, C., 11., prepared by a Commonwealth of Massachusetts licensed professional civil engineer which shall clearly show the relation of the proposed project to the total environment of the Town and its inhabitants,

12. TECHNICAL REVIEW FEES

a. When reviewing an application for, or when conducting inspections in relation to, an application, the Board may determine that the assistance of outside consultants is warranted due to the size, scale or complexity of a proposed project, because of a project's potential impacts, or because the Town lacks the necessary expertise to perform the work related to the application. The Board may use the "project review fee" for the reasonable costs incurred by the Board for the employment of outside consultants or Town staff engaged by the Board to assist in the review of a proposed project.

b. In hiring outside consultants, the Board may engage engineers, planners, lawyers, urban designers or other appropriate professionals who can assist the Board in analyzing a project to ensure compliance with all relevant laws, ordinances/by-laws, and regulations. Such assistance may include, but not be limited to, analyzing an application, monitoring or inspecting a project or site or inspecting a project during construction or implementation.

c. Funds received by the Board pursuant to these regulations shall be deposited with the municipal treasurer who shall establish a special account for this purpose. Expenditures from this special account may be made at the direction of the Board without further appropriation. Expenditures from this special account shall be made only for services rendered in connection with a specific project or

SECTION V

projects for which a project review fee has been or will be collected from the applicant. Accrued interest may also be spent for this purpose. Failure of an applicant to pay a review fee shall be grounds for denial of the application.

d. At the completion of the Board's review of a project, any excess amount in the account, including interest, attributable to a specific project shall be repaid to the applicant or the applicant's successor in interest. A final report of said account shall be made available to the applicant or the applicant's successor in interest. For the purpose of this regulation, any person or entity claiming to be an applicant's successor in interest shall provide the Board with documentation establishing such succession in interest.

e. Any applicant may take an administrative appeal from the selection of the outside consultant to the Board of Selectmen. Such appeal must be made in writing and may be taken only within 20 days after the Planning Board has mailed or hand delivered notice to the applicant of the selection. The grounds for such an appeal shall be limited to claims that the consultant selected has a conflict of interest or does not possess the minimum required qualifications. The minimum qualifications shall consist either of an educational degree in, or related to, the field at issue or three or more years of practice in the field at issue or a related field. The required time limit for action upon an application by the Board shall be extended by the duration of the administrative appeal. In the event that no decision is made by the Board of Selectmen within one month following the filing of the appeal, the selection made by the Board shall stand.

13. ACCEPTANCE OF APPLICATION

Determination of Completeness

a. Upon the original submittal of an application to the Town Clerk and the Planning Board, the application shall be considered to be conditionally accepted pending review of its contents. Within 21 days of the original submittal of the application, the Planning Board or the Engineering Department shall determine whether the application is complete.

SECTION V

b. An application which does not contain all of the material described in Section V., C., shall not be considered to have been "duly filed and submitted". If an application is determined to be incomplete, the Planning Board or the Engineering Department shall notify the Town Clerk and the applicant in writing that the application has been determined to be incomplete setting forth the reasons for that determination. The Planning Board shall hold the required public hearing and disapprove the application (per MGL Chapter 41, Sect. 81U) as it is incomplete.

c. If a revised application is submitted, after final action has been taken, as set forth under paragraph, Section V, C., 13., b., then the revised application shall be considered to be a new application and shall be subject to the same procedures and determinations as to completeness as are set forth above.

SECTION VI

DESIGN AND CONSTRUCTION STANDARDS AND REQUIRED IMPROVEMENTS

A. STREETS

All streets in a residential subdivision shall conform to the requirements of minor streets, unless the Planning Board determines that a collector street or collector streets are required to promote improved traffic flow and safety for the well-being of the citizens of the community. All streets in business or industrial subdivisions shall conform to the requirements of collector streets.

Unless otherwise specified, all the work and the materials used in the work to be done shall conform to the requirements of the "Commonwealth of Massachusetts, Highway Department, Standard Specifications for Highways and Bridges, 1988 Edition as amended", hereinafter referred to as the Standard Specifications, as amended and the Special Provisions included hereinafter.

All aspects of street construction shall conform to the latest requirements of the Americans With Disabilities Act and the Massachusetts Architectural Access Board (MAAB). The ADA and MAAB regulations take precedence over these regulations.

1. LOCATION

a. All streets in the subdivision shall be designed so that, in the opinion of the Board, they will provide safe vehicular traffic. To as great an extent as possible, roadway layout will conform to the natural topography of the land to preserve the land and the subdivision as a whole in a natural state. Due consideration shall be given by the Planning Board to the attractiveness of the street layout in order to obtain the maximum livability and amenity of the subdivision.

b. The proposed streets shall conform so far as applicable with the Stoughton Master Plan as last revised. Street names are subject to approval by the Board of Selectmen prior to the end of the twenty (20) day appeal period.

c. Provision satisfactory to the Board shall be made for the proper projection of streets, or for access to adjoining property.

SECTION VI

d. Reserve strips prohibiting access from streets or adjoining property shall not be permitted, except where, in the opinion of the Board, such strips shall be in the public interest.

e. Where the proposed streets are to connect to existing traveled ways, a street opening permit and/or curb cut permit shall be obtained from the appropriate governing authorities. A copy of the permits shall be given to the Planning Board prior to commencement of construction.

2. CROSS-SECTIONS

a. Cross-sections shall be in accordance with the standards as shown in Table 1.

TABLE 1. STREET CROSS SECTIONAL DESIGN STANDARDS

<u>Cross-section Item</u>	<u>Collector Street</u>	<u>Minor Street</u>
Minimum right-of-way width (feet) (1)	60	50
Pavement width (feet) (including parking lanes where applicable but not shoulders)	44	30
Minimum shoulder width (ft. each)	8	10
Planting strips, minimum width of each (ft.) (2)		
(without sidewalk)	8	10
(with sidewalk)	3	5
Sidewalk, minimum width of each (ft.) (3)	5	5
Curbing required at intersections only (4)	No	Yes
Curbing required throughout (4)	Yes	No

(Continued next page)

SECTION VI

(Table 1 Continued)

- (1) Includes shoulders where applicable.
- (2) Shall be between roadway and property line or roadway and sidewalk(as applicable).
- (3) The Board shall require two (2) sidewalks when deemed necessary.
- (4) Curbing required throughout in all business/industrial subdivisions.

b. Roadways shall be constructed for the full length and width. The centerline of such roadways shall coincide with the centerline of the street rights-of-way, unless a minor variance is specifically approved by the Board.

c. The final location of all utilities and plantings within the cross-section shall be determined by the Board.

d. No traffic islands are allowed unless requested by the Planning Board. If requested by the Board, they shall be installed utilizing granite curbing and a low growth, low maintenance, vegetative cover.

e. If an existing cul-de-sac is extended, it is the responsibility of the applicant to remove and restore (to the satisfaction of the Board)the existing "bulb" if so requested by the Board. The Board may require the applicant to prepare, file and record plans to give the remaining "extra" land to the abutters.

f. See "Typical cul-de-sac Section" detail for cross section of cul-se-sac "bulb".

3. ALIGNMENT, GRADE, DEAD-END AND INTERSECTIONS

a. Alignment, grade, dead-end and intersections shall be in accordance with the standards in Table 2.

SECTION VI

TABLE 2. RECOMMENDED STREET DESIGN STANDARDS

<u>Characteristic</u>	<u>Collector Street</u>	<u>Minor Street</u>
<u>Horizontal Alignment</u> (1) (2)		
Minimum radius at centerline, ft.	400	150
<u>Vertical Alignment</u> (2) (3)		
a. Minimum "K" value	40	30
b. Minimum clear sight distance at 4.5 ft. above pavement, ft.	350	200
c. Minimum vertical curve length, ft.	200	100
<u>Grade</u>		
a. Maximum, percent	6.0	9.0
b. Minimum, percent	1.0	1.0
<u>Intersection</u> (2)		
a. Minimum intersection angle, degrees	60	60
b. Minimum centerline offset, ft.	125	125
c. Minimum radius at edge of traveled way (4)	30	30
d. Sight distance, ft. (at intersections)	270	270
<u>Dead End Streets</u> (5) (6)		
Maximum length with a turnaround, ft.	Not Permitted (7)	500
Minimum turnaround radius at edge of roadway, ft.	Not Permitted (8)	50

SECTION VI

Minimum turnaround radius
at property line, ft.

Not Permitted(9)

60

(1) One hundred foot (100') minimum tangent sections are required between all horizontal reverse curves.

(2) Proposed subdivisions shall connect to as many existing streets as possible (as determined by the Board). The proposed streets shall extend to the property lines of any abutting tracts of undeveloped land. In the instance of adjacent undeveloped land the applicant must address the vertical and horizontal street and utility alignment prior to approval. This may include a preliminary layout and grading plan of the adjacent property.

(3) Where changes in grade exceed one half percent (.5%), vertical curves, as required by the Board will be provided; and where a grade is two percent (2%) or greater within one hundred and fifty feet (150') of the intersection of street right of way lines, there shall be provided a leveling area of at least two hundred feet (200'), with a maximum grade of two percent (2%).

(4) Where the angle of intersection varies more than ten (10) degrees from a right angle, the radius at the edge of the pavement may be reduced as approved by the Board, in which case the opposite radius must be correspondingly greater.

(5) Any proposed street which intersects solely with a dead-end street shall be deemed to be an extension of the dead-end street. Dead-end streets and their extensions, if any, shall not be longer than 500'.

(6) See "Typical cul-de-sac Section" detail for cross section of cul-de-sac "bulb".

(7) 500' for non-collector street within a Business/Industrial Subdivision.

(8) 50' for non-collector street within a Business/Industrial Subdivision.

(9) 60' for non-collector street within a

SECTION VI

Business/Industrial Subdivision.

B. BRIDGES/RETAINING WALLS

No bridges or retaining walls are allowed to be constructed as part of any component of a subdivision. They shall not be allowed within any right of way, easement, etc. They will not be allowed anywhere, where, if they fail they may have an effect on any right of way, easement, etc.

C. DRAINAGE AND RUNOFF CONTROL

1. General Requirements

Approval of subdivision plans may be denied until the Planning Board is assured that either the proposed subdivision will not result in significant increase in the rate and volume of stormwater runoff over natural or existing conditions, or that adequate provisions will be taken to maintain the volume and rate of runoff at its natural or existing level. The objective of this regulation is to maintain the integrity of natural drainage patterns, in order to provide adequate stormwater drainage, prevent flooding, and avoid alteration of existing stream channels.

All drainage and runoff control structures (catchbasins, man holes, piping, detention ponds, headwalls, endwalls, rip-rap, emergency spillways, drainage control facilities, swales, siltation control devices, etc.) shall be installed and fully functional per the approved plans prior to any binder course asphalt being installed. The Board reserves the right to require curb/berm installation prior to or after binder course asphalt installation to ensure that drainage enters the catchbasins and underground conduit system. The Board reserves the right to utilize any posted bonding or withhold permits or lot releases to assist in enforcing this regulation.

2. Procedure

(May be modified by the Planning Board to suit the problems and needs of a particular subdivision.)

a. An estimate of the present rate and volume of runoff, as well as an estimate of the rate and volume of runoff that would occur from the proposed subdivision, shall both be submitted along with supporting data. The runoff calculations shall be developed during the Soil Conservation Service's

SECTION VI

Business/Industrial Subdivision.

B. BRIDGES/RETAINING WALLS

No bridges or retaining walls are allowed to be constructed as part of any component of a subdivision. They shall not be allowed within any right of way, easement, etc. They will not be allowed anywhere, where, if they fail they may have an effect on any right of way, easement, etc.

C. DRAINAGE AND RUNOFF CONTROL

1. General Requirements

Approval of subdivision plans may be denied until the Planning Board is assured that either the proposed subdivision will not result in significant increase in the rate and volume of stormwater runoff over natural or existing conditions, or that adequate provisions will be taken to maintain the volume and rate of runoff at its natural or existing level. The objective of this regulation is to maintain the integrity of natural drainage patterns, in order to provide adequate stormwater drainage, prevent flooding, and avoid alteration of existing stream channels.

All drainage and runoff control structures (catchbasins, man holes, piping, detention ponds, headwalls, endwalls, rip-rap, emergency spillways, drainage control facilities, swales, siltation control devices, etc.) shall be installed and fully functional per the approved plans prior to any binder course asphalt being installed. The Board reserves the right to require curb/berm installation prior to or after binder course asphalt installation to ensure that drainage enters the catchbasins and underground conduit system. The Board reserves the right to utilize any posted bonding or withhold permits or lot releases to assist in enforcing this regulation.

2. Procedure

(May be modified by the Planning Board to suit the problems and needs of a particular subdivision.)

a. An estimate of the present rate and volume of runoff, as well as an estimate of the rate and volume of runoff that would occur from the proposed subdivision, shall both be submitted along with supporting data. The runoff calculations shall be developed during the Soil Conservation Service's

SECTION VI

Technical Release 55 (TR-55), "Urban Hydrology for Small Watersheds, June 1986". The quantity of stormwater carried by bridges, culverts, open channels, drainage control facilities (detention ponds, etc.) and drainage systems enclosing brooks shall be based upon all storms up to a one-hundred (100) year storm.

The quantity of stormwater carried by storm drains shall be determined by the rational method, and the design storm shall be a twenty-five (25) year frequency.

b. In order to control the rate and volume of stormwater runoff from the development site, the developer may elect to do so through any method which can be demonstrated to control the required amount of runoff, to the satisfaction of the Planning Board. In each instance, the method or methods elected shall be suitable to the site and subject to the approval of the Planning Board.

c. The system may make use of gutters, inlets, culverts, catch basins, manholes, subsurface piping, surface channels, natural waterways, and open detention basins. The Board will not approve any design or component which, in its opinion, does not meet the standards of good engineering practice, will not function without frequent maintenance, or is unsuited to the character of the subdivision.

d. Where feasible, stormwater should be directed to enter the nearest open stream channel. At all inlets and outfalls of drainage systems, a reinforced concrete endwall or headwall approved by the Board shall be provided. Flared end sections are not allowed. The engineer shall submit details and specifications for all endwalls or headwalls (see Appendix B) for approval by the Planning Board. Stormwater shall not be permitted to cross any roadway upon the surface but must be piped underground. Stormwater runoff shall not be permitted to flow upon the pavement surface for a longer distance than three hundred feet (300') before it enters the underground system.

e. In general, the design of pipes shall be such as to provide for a flow of water at speeds between two (2) and ten (10) feet per second; the minimum grade

SECTION VI

of pipes shall be not less than 0.5 percent; the minimum pipe diameter shall be twelve inches (12") and they shall be designed to flow full with the hydraulic gradient at the crown. All pipes shall be reinforced concrete pipe, Class III. In determining the capacity of concrete pipe drains, the Manning formula shall be used with coefficient of friction "n" equal to 0.013. Catch basins shall have a three foot (3') sump below invert; catch basins or inlets shall be spaced along both sides of a street at no greater than three hundred foot (300') intervals, and located at all low points and corner roundings at street junctions. Drain manholes shall be located at every change of direction and/or grade but in no cases greater than three hundred feet (300') apart.

f. Streets shall be graded to provide for expeditious runoff of water from the road surface but, must also comply with the Dept of Environmental Protection's Stormwater Management Regulations for sediment and pollutant removal and groundwater infiltration. Roof drains, cellar drains or any other "private" non pre-existing drainage systems will not be allowed to connect to the drainage system.

g. Storm drains shall be designed based on a twenty-five year frequency storm. Cross culverts and drainage control facilities shall be based on all storms up to a one-hundred (100) year frequency storm. At the discretion of the Board, stormwater shall pass through an oil separator manhole prior to outfall. The manhole shall have convenient, paved vehicular access. Prior to discharge, all stormwater shall pass through a sediment control facility capable of removing eighty percent (80%) of the waterborne sediment (total suspended solids). All storm water shall be conveyed in ditches or storm drains lines to stormwater detention (drainage control) facilities capable of mitigating all storms up to the one-hundred (100) year event. Permanent easements and provisions for heavy equipment vehicular access shall be provided along the entire length of ditches, storm drain lines and around the entire perimeter of all drainage control facilities (detention ponds, etc). No increase in stormwater runoff over pre-development conditions will be permitted for all storms up to the one-hundred (100) year event. Evidence of this shall be submitted to the Planning Board in the form of calculations for

SECTION VI

pre-development versus post development for all channels leaving the site, and any other design points required by the Board.

h. In some cases earth and stone-paved open channels shall be used. The typical section of the earth channel should have a flat bottom and side slopes of one(1) vertical on two(2) horizontal with the top of the slope at least one foot(1') higher than the design water surface. The maximum velocity allowed in an open earth channel at design flow should be six (6) fps. A coefficient of friction "n" equals to 0.025 maximum should be used for both the earth and stone-paved channels. Detailed calculations, plans and profiles showing proposed channels and treatment of channel base and side slopes shall be submitted for Planning Board approval.

i. Proper connections may be made with an existing public drainage system if additional capacity plus 25% (over the proposed flow) reserve capacity is available. Where adjacent property is not subdivided and no public drainage system exists, provisions shall be made for extension of the public system, if available, at such size and grade as required by the design criteria.

j. Wherever drainage systems within the subdivision are located in or terminate in lands owned by others, the owner shall supply proper easements in a form and content acceptable to Town Counsel shall be taken for their access and maintenance by Town Personnel.

k. Granite curb inlets per Section M9.04.5 shall be installed adjacent to all catchbasins at low points and any other location granite curbing is required. If located within an area of Cape Cod berms, a minimum six foot (6') transition curbing (granite, Type VA4) shall be installed along the curblin on both sides of the curb inlet. The Cape Cod berm shall be constructed to blend with the transition curb.

l. If a catchbasin is designated to handle <3 CFS(Cubic feet per second) then a single grated catchbasin is acceptable. If a catchbasin is designed to handle >3 CFS then a double catchbasin grate (<6 CFS) shall be used. If a location is designed to handle >6 CFS of flow then a combination

SECTION VI

of catchbasins and gutter inlets may be used. The method used is up to the discretion of the Planning Board.

m. The following additional design standards will govern detention pond and or other drainage control facilities:

1. No stand alone drainage retention facilities at all will be allowed. If drainage retention is required by another Board or regulatory agency (i.e., DEP Stormwater Regulations), then the drainage system may include the retention facility, however the entire drainage system including detention facilities must still mitigate all storms up to the one hundred (100) year storm assuming a zero amount of retention or leaching.

2. Any drainage control facility invert in will be higher than it's invert out.

3. A one foot (1') minimum depth of sediment storage capacity will be supplied below the invert out within a detention pond. This will allow for sediment storage and the promotion of wetland species growth. This sediment storage area shall be designed to protect the natural wetlands beyond the pond and must be maintained to protect the wetlands further, and to protect the public from flooding. Flood storage capacity will not be used below the invert out of the pond as part of the design calculations.

4. Suitable heavy equipment access (including easements and site grading) will be supplied around the entirety of all detention ponds and other flow mitigation facilities and will meet the following criteria as a minimum:

- a) A twenty foot (20') gravel access "road" around the entire top of the detention pond berm is required.

- b) All "gravel access roads" will be constructed of six inches (6") of loam and seed over an eighteen inch (18") base of gravel borrow meeting M1.03.0 Type a. The access "roads" shall lead from the street

SECTION VI

right-of-way and travel over all easements and around all structures and facilities to the satisfaction of the Planning Board. See "Gravel Access Road Section" Detail Appendix E.

5. Detention ponds shall be constructed with 6:1 side slopes and be designed to blend with their natural surroundings.

6. One foot (1') of freeboard is required in detention ponds over the Flood elevation of the one hundred (100) year storm. This is the vertical distance between the one hundred year flood elevation and the emergency overflow spillway invert elevation.

7. Emergency overflow spillways (rip-rapped) shall be provided.

8. Detention ponds and or other drainage control facility calculations will include routings for the two year, ten year, twenty-five year, fifty year, and one hundred year frequency storms. The drainage control facilities will not allow an increase in flow for all of these storms. The intent of this paragraph is to not allow a smaller storm to "sneak" through the facility.

9. Detention ponds and or other drainage control facilities shall be located within easements on privately owned lots along with proposed dwellings/ commercial structures. They will not be located on lots designated for drainage control facilities only.

n. Rip-rap meeting the requirements of the "Rip Rap Detail", Appendix B, shall be supplied at all outfall and emergency spillway locations.

o. A minimum of three foot (3') of cover shall be supplied over all drain lines.

p. All outfalls shall flow directly into existing on-site wetlands and/or utility easements and at such elevation to provide a positive outflow and no sediment buildup.

q. Drainage systems including site grading shall

SECTION VI

eliminate all undesirable or unnatural accumulation of runoff.

r. Drainage calculations and watershed maps shall include all applicable offsite areas.

s. No reverse flows shall be allowed in pipes or in manholes. Reverse flows in manholes may be allowed if the invert elevation of the pipe in, is higher than the crown of the pipe out.

t. The drainage design in its entirety must minimize long term safety issues, maintenance, and or reconstruction requirements. If the Planning Board does not believe that the applicant has satisfied this requirement then denial of the project is justified.

u. No catchbasin to catchbasin connections are allowed. All pipes from catchbasins must flow to manholes.

v. All pipe crowns in manholes must match or the pipes in crowns must be higher than the pipe out crown.

w. No catchbasins shall be installed in front of driveway or handicap ramp openings.

x. All runoff from storms up to the one hundred(100) year storm must flow through the drainage control facilities(detention ponds, etc.)and be mitigated prior to flowing beyond the site. Although the pipes are designed for the twenty-five(25) year storm, the runoff for storms up to the one hundred(100) year storm must reach the drainage control facility either through the pipe systems, swales or overland with easements.

y. No cellar or other private drains, etc are allowed to be connected into the street drainage system.

z. No drainage pump stations are allowed.

D. WATER

1. Public water mains shall be Class 52 Ductile Iron pipe and shall not be less than twelve inches (12") in Business/Industrial subdivisions and not less than eight

SECTION VI

inches (8") in Residential subdivisions. A "Stoughton Standard Hydrant" (see Appendix C) shall be located at each street intersection and not more than five hundred feet (500') apart in Residential subdivisions, and not more than three hundred and fifty feet (350') apart in Business/Industrial subdivisions.

No more than one dead-end water main (maximum length = 560') shall be allowed per subdivision. All water mains shall be cross connected internal or external to a subdivision where feasible as determined by the Planning Board. Cross connections shall not be achieved within the same right-of-way.

Should the applicant request a waiver of the required cross connect a good faith effort to the same must be proven to the Board by the applicant.

2. Each "Stoughton Standard Hydrant" shall be served directly from the water main through a six inch (6") lateral connection. It shall be fitted with two inch (2") hose nozzles and one (1) steamer nozzle. Water main valves shall be located in such number and locations that lines by individual block may be isolated for maintenance purposes. Gate valves that service individual hydrants shall be located adjacent to the water main.

If the existing water main that is being tied into is located on the opposite side of the street from the proposed subdivision, then a tapping sleeve and gate (adjacent to the existing main) is required at the existing main and an additional water main valve is required within the new subdivision adjacent to the existing street right-of-way.

3. Where a public water system is located within four hundred feet (400') of the subdivision, the subdivider shall connect to the public water system in accordance with the Master Water Plan, as last revised. Where a public water system is not located within four hundred feet (400') of the subdivision, the subdivider shall not be required to connect with the system; however, the Planning Board requires, the installation of a "dry" water main system throughout the subdivision.

Where the perimeter of a proposed subdivision with water abuts an existing way, the owner shall extend the proposed water to the existing way either through the proposed roadways or by way of easements.

SECTION VI

4. Community-type systems or the joint use of wells shall be subject to the standards of the Massachusetts Department of Public Health.

5. Water. Permission for extending the water main system must be obtained from the Board of Selectmen acting as Water Commissioners prior to commencing construction. A copy of the permit shall be given to the Planning Board. The Planning Board reserves the right to require individual service connections to be installed to the property line of each lot, whether the building is connected or not.

6. Pressure and Leakage Tests for Water Mains. A Commonwealth of Massachusetts certified testing company shall, by pumping, raise the water pressure of the section under test to a pressure specified by the Superintendent of Public Works but in no case less than two hundred (200) pounds. If the contractor cannot achieve the specified pressure and maintain it for a period of one hour, the section under test shall be considered as having failed to pass the pressure test and must be repaired by the contractor and re-tested. The test must be performed by a qualified testing laboratory and witnessed by a member of the Stoughton Water Department. All water mains must be pressure tested prior to paving.

7. Chlorination of Pipelines. Before being placed in service, all new water pipelines shall be chlorinated in accordance with AWWA 601, "Standard Procedure for Disinfecting Water Mains". The procedure shall be discussed with the Water Department before doing the work and shall be approved.

The location of the chlorination and sampling points will be determined by the Water Department in the field.

The general procedure for the chlorination shall be first to flush all dirty or discolored water from the lines and then introduce chlorine in approved dosages through a tap at one end while water is being withdrawn at the other end of the line. The chlorine solution shall remain in the pipeline for about twenty-four (24) hours.

Following the chlorination period, all treated water shall be flushed from the lines at their extremities and replaced with water from the distribution system.

SECTION VI

Bacteriological sampling and analysis of the replacement water shall then be made by the testing laboratory in full accordance with AWWA Manual 601. The contractor will be required to re-chlorinate, if necessary, and the line shall not be placed in service until the requirements of the State Public Health Department are met. Upon completion of the testing a report shall be filed by the testing laboratory with the Planning Board, Engineering Department, Superintendent of Public Works, and Board of Health.

E. SEWERAGE

1. If a public sewerage system is located within four hundred feet (400') of the subdivision, the applicant shall connect all lots to the public sewerage system in accordance with the Town's Master Sewer Plan, as last revised.
2. If the Stoughton Town Meeting approves the installation of a public sewerage system within four hundred feet (400') of the subdivision prior to the date of the approval of the definitive plan, the applicant shall install, at his cost, in the street and to every lot, sewerage mains and laterals which can be connected later to the public sewerage system. In order for the applicant to design and install properly such laterals, the Town shall be responsible for establishing and providing the applicant, at the applicant's expense, with the necessary plan, specifications and design standards of the proposed public sewerage system.

If the new subdivision sewerage system passes by properties under other ownership that do not have sewer service, then the applicant shall supply a sewer service connection to the property line of each unsewered property.

3. If the public sewerage connections are not required according to the above, or if the planned sewerage system has not yet been installed to within four hundred feet (400') of the proposed subdivision, the applicant shall install private on-lot septic systems.
4. Where public sewers are required, the following design criteria and testing standards shall apply:

- a. Public sewers shall be designed according to professional engineering practices.

SECTION VI

b. Public sewers shall be constructed of polyvinyl chloride (PVC) or of other material acceptable to the Planning Board. The minimum size shall be eight inches (8") in diameter. The Planning Board reserves the right to increase the minimum sewer size. PVC sewer mains shall be SDR-35. Sewer service connections shall be SDR-35, however if they are located within a Zone II or IIIa the connections shall be constructed of SCH-40 PVC. If the laterals within the Zone II or IIIa pass the pressure test, then SDR-35 PVC is acceptable. "Fernco" or their equivalent connections are not allowed to connect the SCH-40 PVC to the SDR-35 PVC. A 6" x 6" male to female SCH-40 adapter is required.

c. Manholes, with manhole covers with the word "Sewer" cast upon the cover, shall be located at every change in grade or horizontal alignment but not more than three hundred feet (300') apart. Sewer ejector pumps may be permitted at the discretion of the Board of Health.

d. A Commonwealth of Massachusetts certified testing company shall perform the sewer main leakage tests using the low pressure air test. All sewer mains must be pressure tested prior to paving. This test shall conform to the requirements listed below:

- (1) The contractor shall furnish all equipment and personnel to conduct an acceptance test using low pressure air. The test shall be conducted under the supervision of the Town of Stoughton Engineering Department. Any section failing to pass the test shall be repaired by the contractor and retested.

- (2) Upon completion of the test, a report shall be filed by the testing company with the Planning Board, Engineering Department and the Public Works Department.

- (3) All branch fittings and ends of lateral stubs shall be securely plugged to withstand the internal test pressures. The section of line being tested shall also be securely plugged at each manhole. All stoppers shall be adequately braced when required.

- (4) Air shall be slowly supplied to the plugged

SECTION VI

pipe line until the internal air pressure reaches 4.0 pounds per square inch greater than the average hydrostatic pressure of any groundwater that may submerge the pipe. At least two (2) minutes shall be allowed for temperature stabilization before proceeding further.

(5) The rate of air loss shall then be determined by measuring the time interval required for the internal pressure to decrease from 3.5 to 2.5 pounds per square inch. There shall be zero pressure loss in sanitary sewers located within Zone II's and Zone IIIa's as designated on the official map entitled "Hydrogeologic Zone Delineations and Groundwater Protection Areas" dated 1/93, prepared by Camp, Dresser & McKee, Inc., Cambridge, MA as amended, on file in the Office of the Town Clerk. The testing pressure within a Zone II or IIIa shall be 5 pounds per square inch.

(6) The pipe line shall be considered acceptable if the time interval for the 1.0 psi pressure drop is not less than the holding time listed in the following air test table:

MINIMUM HOLDING TIME IN SECONDS (REQUIRED
PRESSURE TO DROP FROM 3 ½ TO 2 ½ PSIG)

Length of Sewer Main (in feet)	Eight Inch Diameter	Twelve Inch Diameter
25	18	40
50	35	79
75	53	119
100	70	158
125	83	198
150	106	238
175	123	277
200	141	317
225	158	340
250	176	340
275	194	340
300	211	340

e. Permission for extension of the proposed sewer system shall be obtained from The Department of Environmental Protection, Water Pollution Control

SECTION VI

prior to the commencement of construction. Applications shall be submitted through the Board of Selectmen acting as Sewer Commissioners. A copy of the approved application from Water Pollution Control shall be given to the Planning Board prior to commencing construction.

f. Upon completion of the installation of the sewerage system, all main lines shall be inspected and, if deemed necessary, at the discretion of the Planning Board, by means of closed circuit television. The inspection shall be done one manhole section at a time and the section being inspected will be suitably isolated. Measurement for location of defects shall be at the ground level by means of a meter device. Printed location records shall be kept showing the exact location of each infiltration point, locations of laterals, unusual conditions, collapsed sections, and other discernible features. A copy of these records shall be supplied to the Planning Board.

g. Pipe deflection testing shall be required on all main PVC sewer lines. The testing shall be by using a "go-no-go" deflection mandrel having a minimum of nine (9) evenly spaced arms or prongs. The "go-no-go" gauge shall be hand pulled through all sections of the pipeline. Any section of pipe found to be equal or exceed 5.0 percent deflection shall be deemed a failed pipe and shall be replaced. Pipe deflection testing shall not be performed until the pipeline has been under soil backfill for a minimum of six (6) months.

5. A temporary sanitation facility (portable toilet) shall be made available on all subdivision construction sites during all phases of construction work.

6. Private on-lot sewerage systems shall be designed and constructed in conformity with Title 5 of the State Sanitary Code and the Town Board of Health regulations.

7. All sewer mains and services shall have 3 feet (3') minimum of cover.

8. Sewer stubs will be supplied to the property line of all new lots.

9. The minimum sewer main slope shall be 0.5%. The

SECTION VI

minimum sewer main slope servicing four (4) or less buildings shall be 2%. The minimum sewer main slope servicing eight (8) or less buildings shall be 1%.

10. Bolted and gasketed sewer manhole covers will be required at all off road locations, adjacent to any gutterlines, low points and anywhere else deemed appropriate by the Board.

11. All sewer lines and appurtenances to be designed for H-20 loading, minimum.

12. All lines deeper than twenty feet (20') shall be Sch 80 PVC or equivalent.

13. No sewer lines or appurtenances located within one hundred feet (100') of all surface water supplies except where to cross tributaries and where they will reduce the possibility of pollution to the water supply.

14. All manholes within one hundred feet (100') of surface water or wetlands, etc shall be of watertight construction, with sealed manholes, bolted and gasketed.

15. All sewer lines within 2,640' of a municipal well will be of watertight construction.

16. Sewerage pumping stations will only be allowed when it has been proven to the Planning Board that no other alternate means of a gravity system is feasible.

17. All pumping stations to have standby power and high level alarms telemetered to an appropriate location that is manned at all times or any other acceptable method per the Public Works Department Requirements.

18. Pumping stations will be protected and operable during a one hundred (100) year storm and accessible during all weather conditions.

19. Buoyancy calculations for stations will be supplied and acceptable. Force mains will enter gravity feed manhole not more than two feet (2') higher than the invert out.

20. Sewer manhole inverts must be constructed entirely of red sewer brick or a red brick table with a halved PVC pipe invert.

SECTION VI

21. All sewer pump stations must be constructed utilizing similar materials fittings, pumps, generators, etc as currently being utilized by the Town's Public Works Department (P.W.D.). All construction aspects of a sewer pump station must be approved by the Supt of Public Works prior to the approval of the subdivision.

22. All sewer mains shall be flushed downstream prior to the Planning Board or their designee signing off on any occupancy permits.

23. Where the perimeter of a proposed sewered subdivision abuts an existing way, the owner shall extend the proposed sewer to the existing way either through the proposed roadways or by way of easements.

F. UTILITY, INSTALLATION, GRADING AND SURFACING

The construction of streets and the installation of public utilities shall conform to the standards in the following sections:

1. Underground Utilities

a. The applicant shall employ, at his own expense, an engineer to set all lines and grades in a manner satisfactory to the Board.

b. All water mains and service connections shall have a minimum of five feet (5') of cover, laid to line and grade in a workmanlike manner, and all necessary fittings, valves, blowoffs, hydrants, and other necessary features installed. Water main appurtenances including service connections and hydrants shall meet the latest Standard Specifications for "Cast Iron, Water, Pipe and Special Castings" as adopted by the American Water Works Association.

c. Sanitary sewers and drains shall have a minimum of three feet (3') of cover. However, depth will be as required to adequately sewer or drain the subdivision. Sewers and drains shall be laid to true line and grade.

d. Electric, telephone, cable TV, and fire alarm conduits shall be installed underground and shall have a minimum cover of two and one half feet (2 1/2').

SECTION VI

e. Unsuitable material below the normal trench excavation as shown on the trench details (see Appendices) shall be removed and replaced by bank-run gravel meeting M1.03.0, type b (3" largest dimension) and approved by the Planning Board or its agent. Unsuitable material shall not be used for trench backfill.

f. The minimum width of trench shall be equal to four thirds ($4/3$) diameter of the pipe or conduit plus eighteen inches (18").

g. Sheeting, if used, shall be cut off twelve inches (12") above top of pipe or conduit.

h. Pipe and conduits shall be surrounded by six inches (6") of compacted crushed stone (per M2.01.4), (one and one half inch (1-1/2") maximum diameter stone size) if set in earth and twelve inches (12") if set in rock.

i. Backfill shall be compacted to ninety five percent (95%) of the maximum dry density of the materials as determined by the American Association of State Highway Officials, Designation T-180D.

j. All underground utilities shall be installed as soon as the subgrading is completed and before any gravel is placed. They shall be tested and approved prior to installation of base course(s) and pavement.

k. All lot connections shall be installed to the right-of-way line, and so marked or surveyed so as to be easily located in the future.

2. Street Grading

a. The entire area within the right-of-way lines shall be cleared and grubbed of all trees, stumps, brush, roots, boulders, and like material. All topsoil, subsoil, peat and other perishable or organic material shall be removed. Ledge and boulders shall be removed to a depth of twenty-four inches (24") below the finished grade.

b. All unsuitable material as determined by the Board or their designee, below the subbase shall be removed and shall be replaced with bank-run gravel per M1.03.0 Type a (6" largest dimension of the

SECTION VI

Massachusetts Highway Department Standard Specifications for Highways and Bridges (1988), as amended and be brought to proper compaction with a ten (10) ton roller.

c. When in the opinion of the Planning Board or its agent, suitable material is not available within the limits of the roadway location to form the subgrade, the developer shall obtain suitable additional material from other sources meeting M1.03.0 type a or as may be approved by the Planning Board.

d. All materials used for roadway embankments shall conform to M1.03.0 type a.

e. Before the processed gravel base course is spread, a gravel sub-base shall be shaped to a true surface to a depth of twelve inches (12") conforming to the proposed cross-section of the road. Bank-run gravel (M1.03.0 type b, three inch(3") maximum diameter stone size) shall be spread per Section 401.60, Gravel Sub-base.

f. Where fill is required, bank-run gravel per M1.03.0 type a (six inch (6") maximum diameter stone size) shall be placed in layers no deeper than twelve inches (12") and shall be compacted as in "e" above. The bank-run gravel used as fill shall be completely free of all organic material and excess amounts of clay.

3. Surfacing

a. A base course of three (3) inches (compacted) of processed gravel conforming to Section M 2.01.7 of the Massachusetts Highway Department Standard Specifications for Highways, and Bridges (1988) as amended, shall be laid in a separate course over the gravel sub-base in accordance with the material and standards designated by the Massachusetts Highway Department Standard Specifications for Highways and Bridges (1988 as amended), Section 402.

b. A Utility As-built Plan will be supplied by the applicant (six(6) contact prints), reviewed and approved of by the Planning Board before any bituminous concrete is installed. If any construction modifications are required they also will be performed, a revised utility As-built

SECTION VI

submitted, reviewed and approved by the Planning Board prior to any bituminous concrete being installed. The Utility As-built plan must meet all applicable criteria of Section VI, V., 1. All Applicants must plan ahead sufficiently to allow adequate time for Planning Board review and approval.

c. A clear and easy to read record of the utility stub locations shall be submitted and approved by the Engineering Department prior to the installation of the binder course asphalt.

d. Over the base course, on a minor street shall be laid, in two (2) separate operations, a three inch (3") (compacted thickness) binder course of Class I bituminous concrete Type I-1. Collector streets and/or business/industrial subdivisions require a four inch (4") binder course overlay. All subdivisions require a one and one half inch (1 1/2") (compacted thickness) wearing course of Class I bituminous concrete Type I-1: All work is to be done in accordance with Section 460 of the above given state standards. The finished surface must be level and even and is to form a close, even union around all curbs, and projecting frames. It is the contractor's responsibility to see that all manhole frames, gate boxes, and catchbasin frames are at street grade and accessible for their intended use.

e. Prior to the installation of the wearing course of bituminous concrete, all of the sewer and drain pipes shall be inspected and videotaped for deficiencies in materials and/or workmanship by an approved testing laboratory or an individual that is satisfactory to the Planning Board. A detailed report by the inspector shall be forwarded along with a copy of the videotape to the Engineering Department for review and comment. All deficiencies, if any, shall be corrected prior to the installation of the wearing course. (Please note Section VI, F. 3., f., paragraph 9.)

f. At any time that bituminous concrete is installed, the following additional requirements shall be adhered to:

- 1) Prior to new bituminous concrete installations adjacent to existing bituminous concrete (either previously installed driveways, sidewalks, public

SECTION VI

or private ways, etc.), the existing bituminous concrete shall be cut and squared off by mechanical method (jack hammer for binder course, sawcut for finish course). Any existing bituminous concrete between the cut and the proposed bituminous concrete shall be removed down to gravel grade. All exposed gravel shall be brought to true line and grade per Section VI., F., 2. and 3. above. Within 1 hour of bituminous concrete installation all exposed existing bituminous concrete edges shall be "tacked" per the Mass Highway Standard Specifications.

2) During the installation of the new bituminous concrete (bit.conc.) consideration shall be given to adjacent driveways, sidewalks, ways, etc. in regard to drainage patterns and accessibility for their intended use. "Aprons", etc. shall be installed as needed (to be determined by the Board or its designee) monolithically by the box spreader at the time the courses are installed to ensure that no street drainage travels out of the gutterline of any streets and so that no puddling exists after the completion of the work.

3) Any bit.conc. corrections (hand work) performed after the initial paving shall be prepared as stated above and shall be infrareded to eliminate any joints.

4) Any new bit.conc. installations adjacent to any existing pavement that has been installed within five years of the new pavement shall have the "joint" between the two infrareded to eliminate the joint (inc. driveways).

5) The thickness of the new bit.conc. installed shall match the existing bit.conc. in-place or what is proposed to be installed, whichever is greater.

6) At any time that a wearing course is installed over any existing bit.conc. that has been in place for greater than three months, "tack" shall be applied between the two courses at the time of installation of the wearing course per the Mass Highway Standard Specifications.

SECTION VI

7) If a binder course deteriorates excessively (in the opinion of the Planning Board or their authorized agent), the binder course shall be cut and patched per Section VI, F., 2. and 3. to the Board's satisfaction prior to installing the wearing course. If needed, the Planning Board or their authorized agent can require the entire removal and replacement of an excessively deteriorated binder course and/or wearing course per Section VI, F., 2. and 3.

8) Prior to installing a wearing course, a separate leveling course consisting of Class I bit. conc. Type I-1 finish, may be required to ensure that the wearing course or berms are installed to proper line, grade and compaction.

9) Any trenching or patching required after the installation of the binder and/or wearing courses shall be performed per Section VI, F., 2. and 3. If any wearing course is proposed to be installed or permanently patched within one (1) year of any subbase or subgrade excavation performed beneath it, then the excavation is required to be filled with CDF (controlled density fill, type IE or "excavatable flowable fill") per Mass Highway Standard Specifications.

10) At no time shall paving operations be allowed to be performed if the outside ambient and ground temperature is below 40 degrees Fahrenheit, if any existing asphalt being paved over is wet in any manner or if any puddles exist over a gravel base that binder is being placed over. Paving operations will not be allowed to be performed if in the opinion of the Board or their authorized agent, weather conditions are not acceptable or beyond normal working hours of the Planning Board inspectors.

11) Notice of any paving operations must be given to the Engineering Department prior to forty-eight (48) hours of the planned work. If proper notice is not given then the work is not authorized to be performed and shall be deemed unacceptable.

g. If there is to be greater than a one month span of time between the time the binder course of asphalt is

SECTION VI

installed before the wearing course of asphalt is to be installed then all catchbasins, sewer manholes, drain manholes and water gates shall be set at binder course grade. No structures (catchbasins, manholes or water gates) shall be raised to wearing course grade prior to one month before the planned installation of the wearing course asphalt. The Planning Board reserves the right to utilize any posted bonding or to hold back on any permits to enforce this regulation.

h. A 'Class I bituminous concrete Type I-1 "ring", 4" deep (compacted) is required to be installed around all catchbasins, manholes and water gates after frame or ring adjustment. Portland cement concrete "rings" are not allowed around frames or rings after adjustment.

i. All drainage and runoff control structures (catchbasins, manholes, piping, detention ponds, headwalls, endwalls, rip-rap, emergency spillways, drainage control facilities, swales, siltation control devices etc.) shall be installed and fully functional per the approved plans prior to any binder course asphalt being installed. The Board reserves the right to require curb/berm installation prior to or after binder course asphalt installation to ensure that drainage enters the catchbasins and underground conduit system(s). The Board reserves the right to utilize any posted bonding or withhold permits or lot releases to assist in enforcing this regulation.

G. SHOULDERS

1. Shoulders consist of the areas located within the right of way but outside of the roadway. They can either consist of berm/curb and planting strips or berm/curb, planting strips and a sidewalk.

2. Shoulders shall be constructed per Sections VI.H, for curbing and berm, Section VI.J. for sidewalks and Section VI.L. for planting strips.

H. CURBING AND BERM

1. Curbing shall be granite.

2. Berms shall be non-monolithic Class I Bituminous Concrete Cape Cod Berm conforming to Appendix E and

SECTION VI

Section 470 of the Standard Specifications.

3. Curbing shall be installed at all intersections of existing and proposed streets within and at the exteriors of all subdivisions. Each curve shall be extended with at least six feet (6') of straight transition curbing at each end of the curved section of curb. (See "Typical Intersection Curve" detail Appendix E). Granite curbing shall be Type VA4 (Section M9.04.1).

4. Granite curb inlets per Section M9.04.5 shall be installed adjacent to all catchbasins at low points and any other location granite curbing is required. If located within an area of Cape Cod berms, a minimum six foot (6') transition curbing (granite, Type VA4) shall be installed along the curblines on both sides of the curb inlet. The Cape Cod berm shall be constructed to blend with the transition curb.

5. Berms shall be installed along all other edges of the roadway in all streets.

6. The profile of the curbs and berms shall be per Appendix E.

7. Curbing is required throughout in all business/industrial subdivisions.

I. CURB CUTS AND HANDICAP RAMPS

1. Proposed driveways shall be between ten feet (10') and twenty-four feet (24') in width at the right of way line. Proposed locations and grades will be shown on the definitive plan.

2. Driveway cuts shall not be within sixty-five feet (65') of the intersection of the center line of intersecting streets, within ten feet (10') of a catchbasin, within ten feet (10') of a cul-de-sac fillet, within the first 25% of a cul-de-sac on the right as you enter, or within thirty feet (30') of another driveway for an interior lot or forty (40') for a corner lot.

3. Driveways shall intersect the right-of-way at angles.

4. Driveways shall have a maximum grade of three percent (3%) within twenty five feet (25') from the edge of the right of way.

SECTION VI

5. All driveways shall access a lot through the frontage of said lots. In the case of a corner lot, with legal frontage and adequate depth from either street, the driveway may access either street.

6. Handicap ramps shall be located at all intersections and termini of all sidewalks or every three hundred feet (300') if there are no driveway curb cuts (meeting handicap ramp regulations) between.

7. All handicap ramps shall adhere to the latest requirements of the Americans with Disabilities Act and the Massachusetts Architectural Access Board. A detail demonstrating this shall be supplied on the plans.

8. No common driveways are allowed.

J. SIDEWALKS

1. Sidewalks shall have a finished grade of one and one half percent (1.5%) sloping toward the roadway. When unusual physical land characteristics or topographic conditions require, the Board may approve the placement of a sidewalk at a greater distance from the roadway or at a higher or lower elevation in relation thereto, provided such variation is indicated on the definitive plan or as-built plan.

2. In constructing all sidewalks, the material shall be removed for the full width of the sidewalk to a subgrade at least twelve inches (12") below the approved finished grade, and also all soft spots and other undesirable material below such subgrade shall be replaced with a bank-run gravel (per M1.03.0, type b) and rolled with a two (2) ton roller or equivalent. Unless the applicant elects to install cement concrete sidewalks (built according to specifications of the Massachusetts Highway Department Section 701) the excavated area shall be filled with at least nine inches (9") of processed gravel (per M2.01.7 and Section 402) containing some binding material and compressed and rolled to a surface slope of one and one half percent (1.5%). Sidewalks shall then be paved to a compacted thickness of three inches (3") with Class I bituminous concrete pavement (per Sections 701 and M3.11.0), applied in two (2), one and a half inch (1 1/2") completed courses.

3. A minimum of one (1) sidewalk shall be constructed in all subdivisions. Sidewalks shall be constructed on both

SECTION VI

sides of the roadway in a commercial subdivision, on a collector street or if in a congested area at the Planning Board's discretion.

4. A sidewalk shall extend around the entire outside of a cul-de-sac "bulb" and terminate with a handicap ramp.

K. LIGHT STANDARDS

Poles, lights and fixtures for street lighting shall be required by the Planning Board. These shall be of size and spacing as approved by the Department of Public Works and the Edison Power Company subject to final approval of the Planning Board (see Appendix E, "Street Light Detail"). As a minimum street lights are required at every intersection, outside of curves and at the end of cul-de-sacs. Streets shall be lit at the expense of the applicant from the time of installation until such time as the road or roads are accepted as public ways.

L. PLANTING STRIPS

1. Planting strips shall be provided on each side of the roadway, between the curb/berm and property line or between curb/berm and sidewalk, where sidewalks are required.

2. The finished grade of such planting strips shall be one and one half percent (1.5%) sloping toward the roadway. Where unusual physical land characteristics or topographic conditions exist, the Board may approve the construction of a planting strip at a slope greater than one and one half percent (1.5%), provided the finished slope will not project above or below a plane sloped two horizontal to one vertical upward or downward from the back edge of the berm/curb.

3. No obstruction shall be placed or retained within the planting strip so as to be closer than three feet (3') from the edge of the roadway.

4. Planting strips shall consist of six inches (6") of bank run gravel (M1.03.0 type a, 6" largest dimension) place under six inches (6") of good quality loam, screened, raked and rolled with at least a one hundred (100) pound roller to grade. The loam shall be limed and fertilized with a starter fertilizer (analysis ratio 3:1:1 or 2:1:1), seeded with lawn grass seed applied in sufficient quantity to assure complete coverage and

SECTION VI

rolled when the loam is moist. The lawn grass seed mixture shall consist of at least sixty percent (60%) of permanent seed species. Adequate watering shall be provided. Seeding is to be done from the last week in August up until the first penetrating frost; or in early spring but not earlier than the last traces of frost disappear and not later than mid May. Well established growth (>80%) must be established prior to surety release and/or Town acceptance.

M. SIDE SLOPES

1. The area beyond the right of way in the back of the sidewalk or where no sidewalk is constructed, in back of the required planting strip, shall be formed, graded, and loamed to a point where it coincides with the finished grade of abutting lots in such a manner that no portion thereof within the right-of-way lines of the street will project above a plane sloped two horizontal to one vertical from the edge of the sidewalk or grass lot, or be below a plane sloped two horizontal to one vertical downward.

2. The top six inches (6") of side slopes shall consist of good quality loam (per M1.05.0), screened, raked and rolled with at least a one hundred (100) pound roller to grade. The loam shall be limed and fertilized with a starter fertilizer (analysis ratio 3:1:1 or 2:1:1), and seeded with lawn grass seed applied in sufficient quantity to assure adequate coverage and rolled when the loam is moist. The lawn grass seed mixture shall consist of at least sixty percent (60%) permanent seed species. Adequate watering shall be provided. Seeding is to be done from the last week in August up until the first penetrating frost; or in early spring but not earlier than the last trace of frost disappears and not later than mid May. Well established growth (>80%) must be established prior to surety release and/or Town acceptance.

N. STREET NAME SIGNS

1. Street name signs shall be of a design acceptable to the Board and the Public Works Department (See Appendix E, "Street Sign Detail") and shall contain the names of both intersecting streets.

2. At least two street name signs diagonally opposite each other shall be erected at each street intersection

SECTION VI

with no portion of the sign projecting to within two feet (2') from the inside curb edge. Except that at each "T" intersection only one street name sign shall be required.

O. MONUMENTS AND MARKERS

1. Reinforced Concrete monuments three feet (3') in length dressed to six inches (6") at the top with a three eighths inch (3/8") drill hole in the center, and not less than six inches (6") square at the bottom shall be set to finish grade as shown on plans.

2. No permanent monuments shall be installed until all construction which could destroy or disturb the monuments is completed.

3. Monuments shall be installed at all street intersections, at all points of change in direction or curvature of streets and at other points as shown on the definitive plan and where, in the opinion of the Board (Town Line, etc.), permanent monuments are necessary.

4. A "Concrete Monument Detail" per Appendix E shall be included on the plans.

5. All monuments must be visible, intact and properly set (not loose or leaning) prior to a request being submitted for final release of performance guarantee.

P. FIRE ALARMS

Fire alarm boxes must be provided on light standard or separate poles, placed, installed, and wired under the direct supervision of the Chief of the Town of Stoughton Fire Department, at the expense of the applicant who must make all necessary arrangements with the Fire Department for this installation. Fire alarm locations and specification must be shown on the plans and approved by the Fire Department.

Q. EASEMENTS

1. Where single utilities cross lots or are centered on rear or side lot lines, easements shall be provided for a width of at least thirty feet (30'). Each additional utility line within the same easement shall increase the easement width by ten feet (10').

2. Where a subdivision is traversed by a water course,

SECTION VI

drainage way, channel or stream, the Planning Board shall require a storm water easement or drainage right of way of adequate width to conform substantially to the lines of such water course, drainage way, channel or stream and to provide for construction, maintenance or other necessary purposes.

3. Easements will be provided over all infrastructure and drainage ways to a width acceptable to the Planning Board that insures the Town the ability to maintain said infrastructure and ways for perpetuity. Proper access by heavy equipment and machinery will also be ensured by means of proper grading within the easements.

4. "Gravel Access Roads" meeting Section VI, Part C, Subsection 2, paragraph m,4.), shall be supplied over and within all easements as determined by the Planning Board.

5. All easements shall be labeled "UTILITY EASEMENTS" and/or "UTILITY AND HIGHWAY EASEMENTS". The Planning Board reserves the right to require different types of easements as it sees fit.

6. Easements shall be required to be wider than thirty (30') if the infrastructure within is deeper than ten feet (10'). For every 2' in depth greater than 10', the easement shall be 5' wider.

7. Temporary construction easements must be supplied around the entirety of all the proposed roads to ensure the proper construction of sideslopes beyond the right of way even after the sale of lots.

The following note shall be added to the "lotting" plans:

"The Temporary construction easement shall be in effect until such time as the Town of Stoughton accepts the way(s) as public way(s)."

8. An easement shall be supplied to the United States Postal Service (if required by the Postal Service) on one of the subdivision lots, to be used for the placement, access and maintenance of a "cluster box unit" ("CBU"). The easement will be of whatever size required by the Postal Service. CBU's and their easements are not allowed to be located within any right-of-way (existing or proposed), not in any conflict with any utilities or their easements and shall be located a sufficient distance (as determined by the Planning Board) from any

SECTION VI

intersection so that no vehicles waiting to access the CBU shall interfere with the operational safety of the intersection.

9. If in the event any cul-de-sacs are proposed to extend to the subdivision boundary and there is a potential that the cul-de-sac may be extended in the future, then a "Temporary Highway and Utility Easement" shall be supplied around the cul-de-sac "bulb" and the following note shall be added to the "lotting" plans:

"In the event that roads____and____respectively are extended into the adjoining properties, the Temporary Highway and Utility Easements will be discontinued per M.G.L. Chapter 41, Section 81Q, all pavement removed, regraded as necessary and replaced with 6" of loam, seeded and any existing driveways extended to the new traveled way to the satisfaction of the Planning Board and any other regulatory authorities. The applicant proposing to extend roads____and____shall be responsible for all required engineering, construction, permitting, etc. and all related costs related thereto, to the satisfaction of the Planning Board and any other regulatory authorities."

R. OPEN SPACE

The Board may require the plan to show a park or parks, suitably located for playground or recreational purposes or for the providing of light and air. For each single family detached dwelling, an area of two thousand five hundred (2500) square feet shall be reserved for the park or parks. However, the area of each park shall be, at a minimum, equal to one (1) buildable lot, as required by the Town of Stoughton Zoning By-Law, for the zone where the subdivision is taking place. Each area reserved for such purpose shall be of suitable area, dimensions, topography, and natural character for the purpose of a park and/or playground. The area or areas shall be so located as to serve adequately all parts of the subdivision as approved by the Board. The Board may require that the area or areas reserved shall be located and laid out so as to be used in conjunction with similar areas of adjoining subdivisions or probable subdivisions. The Board shall, by appropriate endorsement on the plan, require that no building be erected upon such park or parks without its approval for a period of three (3) years. If the Town desires to retain this open space, the Town must offer just compensation to the subdivider within this three (3) year period as provided in

SECTION VI

MGL Chapter 41 Section 81Q. Where the proposed subdivision is to be of twenty (20) single family dwelling units or more, the Board may require site plans with details to indicate the layout, equipment to be furnished, landscaping, drainage, walks, and similar features.

S. PROTECTION OF NATURAL FEATURES

1.

1. Every effort shall be made to preserve natural features except where dwellings, driveways, and roadways are to be constructed. Any cutting, thinning or other disturbance to trees twelve inches (12") or over in diameter, measured four feet (4') above finished ground level (dbh), located within the minimum front setback distance (as indicated in the Town of Stoughton Zoning By-Law) may be prohibited by the Planning Board. Existing trees to be retained shall be marked in the field to avoid accidental damage. Grade within the drip line of such trees shall not be changed more than six inches (6"), and not less than twenty-five percent (25%) of that area shall be retained within four inches (4") of present grade. Tree wells shall be installed for suitable grading around trees. Tree wells shall be of such design to meet the standards as set forth in the Tree Experts Manual or equal publication.

2. Cuts and fills shall be kept to a minimum (as determined by the Planning Board).

3. No erosion shall be allowed that violates a Wetlands Protection Act Order of Conditions or causes any erosion of or deposition of eroded materials onto any abutter (including the Town).

T. TREES

1. Deciduous street trees (species to be submitted and approved of by the Planning Board) shall be planted on each side of each street in a subdivision, except where the Definitive Plan shows trees to be retained which are healthy and adequate. Such trees shall be located five feet (5') outside of the right-of-way, two trees per forty foot (40') intervals (one tree every twenty feet (20'); alternating sides of street), and shall be at least twelve feet (12') in height, two and one half inches (2 1/2") in caliper measured four feet (4') above the approved grade, and shall be planted each in at least one-half cubic yard of topsoil unless otherwise required by the Planning Board (See Appendix E, "Tree Planting and

SECTION VI

Staking" Detail).

2. The developer shall plant other trees as needed to provide at least one(1) area of shade to each lot.

3. All deciduous street trees shall be clear of any branches from the approved grade level to a point seven feet (7') above ground level. Trees shall be the equivalent of well-rooted nursery-grown, stock free of injury, harmful insects, and diseases. They shall be well branched, and the branching structure shall be sound.

4. Trees shall be one of the following species, unless an alternative is specifically approved by the Board:

Large Trees

- Red Maple(Acer rubrum)
- Sugar Maple(Acer saccharum)
- Red or Green Ash(Fraxinus pennsylvanica)
- London Plane Tree(Platanus X acerifolia) (non-native)
- Scarlet Oak(Quercus coccinea)
- Black Oak(Quercus velutina)
- Chestnut Oak(Quercus prinus)
- Quercus Rubra(Red Oak)
- American Beech(Fagus grandifolia) (gets very large)

Small to Medium Trees

- Butternut(Juglans cinerea)
- American Basswood(Tilia americana)
- Littleleaf Linden(Tilia cordata)
- Hackberry(Celtis occidentalis)
- American Hornbeam(Carpinus caroliniana)
- Crabapple, var. Profusion(Malus/Pyrus spp.var.)
- Bradford Pear(Pyrus communis var.)
- Striped Maple(Acer pensylvanicum)
- Quercus Palustris(Pin Oak)

5. The developer will be liable for all trees so planted as to their erectness and good health until such time as the road or roads are accepted as public ways.

6. The Planning Board reserves the right to require a seventy five foot 75' "No Clearing Zone" and/or an evergreen tree buffer (per Planning Board specifications) between the new subdivision and any abutters.

SECTION VI

U. CLEANING UP

The entire project area must be cleaned up prior to final bond release and street acceptance(s) as public way(s) so as to leave a neat and orderly appearance free from debris and other objectionable materials. All catchbasins and drainage facilities shall be properly cleaned out to the satisfaction of the Board.

V. AS-BUILT PLANS (Street Acceptance)

As-built plans showing the location, grades, and other significant information regarding utilities shall be prepared by the applicant's professional land surveyor and turned over to the Planning Board prior to the final approval of the improvements and release of security as hereinafter provided. This will be done by submitting Mylar(s) and computer disk(s) of the subdivision's metes and bounds as prepared in accordance with the Rules and Regulations of the Registers of Deeds, Chapter 36, Section 13A and this section. Additionally, a surveyor's certificate signed and sealed by a registered professional land surveyor in the Commonwealth of Massachusetts must be furnished to the Planning Board. The certificate shall state that all bounds have been set in accordance with the subdivision plan filed and recorded at the Registry of Deeds. Also included will be the plan number, year, plan book and page of the recorded plan.

The subdivider shall file with the Planning Board an As-built plan on mylar, two sepia prints, twelve (12) blueline prints and on a computer disk compatible with Auto Cad, Version 12 of the completed street or streets, utilities and easements together with proper legal descriptions for initiating an article in the Town Warrant pursuant to the acceptance of the ways by the Town Meeting and shall grant a deed to the Town of the streets, utilities and easements, as contained in the plan said deed to be recorded by the Town upon acceptance of the streets by the Town Meeting:

1. The As-built plan will meet the following criteria:

- a. Scale one inch (1") equals forty feet (40')
- b. 24" x 36" sheets
- c. Index plan at one inch (1") equals one hundred feet (100') or otherwise approved by the Board.
- d. A signature block for the Planning Board to sign when the road is acceptable to recommend acceptance as a public way.
- e. Professional Land Surveyor's stamp and signature

SECTION VI

- f. Lot numbers
- g. Name of subdivision
- h. Name of street(s)
- i. Date
- j. Name of owner
- k. Name of subdivider
- l. Name of design engineer
- m. North point and reference
- n. Bench marks (USGS Datum)
- o. Locus map (1"=600')
- p. Intersecting boundary lines of abutting land
- q. All necessary bearings, lengths of lines and radii, tangents, arc lengths, and central angles of curves of all street lines, boundary lines, and areas needed to adequately described but not limited to the following:
 - 1. Streets
 - 2. Ways
 - 3. Easements
 - 4. Common or public areas
- r. Sufficient data to determine the locations, elevation, direction and length of:
 - 1. Streets
 - 2. Ways
 - 3. Boundary lines
 - 4. Pavement and right of way widths
 - 5. Location of permanent monuments
 - a. A minimum of three of the permanent concrete monuments shall have their North American Datum (NAD83) horizontal datum coordinates and United States Geological Survey (USGS) vertical datum coordinates shown on the final As-built. The Planning Board or their designee shall determine which three monuments are chosen. More monuments may be chosen if deemed necessary by the Board or their designee.
 - 6. Location and names of streets intersecting the subject area
- s. The following shall be accurately located by survey on the plan (station and offset where appropriate):
 - 1. Storm drains and all appurtenances

SECTION VI

2. Water mains and all appurtances
3. Sewer mains and all appurtances
4. Other underground and above ground utilities (electric, telephone, gas, etc.) And all appurtances.
5. Hydrants
6. Water services, gate valves and sewer services including ties to buildings and other permanent structures.
7. Street signs
8. Headwalls
9. Wheelchair ramps
10. Guardrails
11. Curbing and or berms
12. Edge of pavements

t. Sizes and material type of the following:

1. Storm drains
2. Water mains
3. Sewer mains
4. Gas mains

u. Sidewalks and driveways

v. U.S.G.S. elevation datum

If the approved subdivision used a different datum then the conversion shall also be supplied.

w. U.S.G.S. bench marks

x. Original datum bench mark described

y. Rates of gradients for drainage and sewer mains.

z. Roadway centerline stationed

aa. Offsite easements shown and completely described.

bb. The As-built profiles should meet the following requirements:

1. Horizontal scale: 1" = 40'
- Vertical scale: 1" = 4'
2. Center line grades-heavy line
3. Grade elevations at 50' stations
4. Locations of the following (station and offsets as appropriate):

- a. Storm drains and all appurtances
- b. sewer mains and all appurtances
- c. headwalls

5. Sizes and material type of the following:

- a. storm drains

SECTION VI

b. sewer mains

6. Rims and inverts of the following:

a. storm drains

b. sewer mains

7. U.S.G.S. elevation datum

8. Rates of gradients for drainage and sewer mains

9. Off street easements shown with all utilities

cc. 3 1/2" x 3 1/2" registry block

dd. Ownership of abutting lots

ee. Lot lines within 100' of the street right of way and or easements.

ff. The As-built plan must be recordable at the Registry of Deeds or Land Court as applicable as a street acceptance plan.

gg. Board of Selectmen acceptance signature block.

hh. A monument certification stating:

"I certify that the monuments are set as shown on this plan".

Professional Land Surveyor

Date

ii. A registry certification block stating:

"I certify that these plans are prepared in accordance with the Rules and Regulations of the Register of Deeds."

Professional Land Surveyor

Date

2. A Utility As-built Plan will be supplied by the applicant (six(6) contact prints), reviewed and approved of by the Planning Board before any bituminous concrete is installed. If any construction modifications are required they also will be performed, a revised utility As-built submitted, reviewed and approved by the Planning board prior to any bituminous concrete being

SECTION VI

installed. The Utility As-built Plan must meet all applicable criteria of paragraph 1 above. All applicants must plan ahead sufficiently to allow adequate time for Planning Board review and approval.

W. FENCING

Fencing shall be required in subdivisions abutting limited access highways, expressways, or other limited access roads. Fencing shall be required along water courses or at any other area that may present a hazard.

X. POLLUTION CONTROL

In order to control dust, odor, noise, etc. accompanying the installation of ways, utilities, and drainage, the applicant shall control such pollution on the entire site in conformance with the most current, amended regulations for such control, as adapted by the Commonwealth of Massachusetts Department of Environmental Protection Air Quality Control.

Y. FLOOD HAZARD AVOIDANCE

Any subdivision located in any part within the Flood Hazard, Wetlands, and Watershed Districts established under the Zoning By-Law shall comply with the following:

1. Subdivision design shall be consistent with the need to minimize flood damage within the flood-prone area, through use of clustering, open space reservation, street profile design, drainage and utility design.
2. All public utilities and facilities, such as the street, sewer, gas, electrical, and water systems shall be located and constructed to minimize or eliminate flood damage.
3. Drainage systems shall be designed in consideration of possible flooding up to the one hundred (100) year flood elevations as contained in the Town of Stoughton Zoning By-Law, Section III E, Flood Hazard, Wetlands, and Watershed Districts and the FIRM maps, whichever is higher.

Z. GUARDRAIL

Guardrails shall be required as warranted by the Massachusetts Highway Department's Highway Design Manual, July 1989, as amended, or as required by the Board.

SECTION VI

Guardrail shall be supplied per Section 600 of the Standard Specifications. Steel Beam Highway Guard-Type SS with wood posts are required. A suitable detail shall be supplied on the plans including appropriate end treatments.

AA. RESUBDIVISION

Resubdivision of all or part of the land covered by an existing plan shall be governed by the regulations then in force. Such resubdivision shall show clearly the areas being replatted and the reference number(s) of all previous plans of these same areas, together with filing dates. Plans shall clearly indicate previously existing lot lines by heavy dashed lines. These lines shall be clearly identified with proper notations.

SECTION VII
ADMINISTRATION

A. INSPECTION

1. The Board shall require that inspection as hereinafter described be made by the Board or its authorized agent. The inspection of the work shall not relieve the applicant of any of his obligations to fulfill the requirements of this section or any part of the construction specifications.

2. The applicant shall be responsible to see that there are sufficient stakes, grades, batterboards, and/or other control points established and used in construction so that the Planning Board agent may easily determine whether or not the plans and specifications are being followed in the construction. No underground construction shall be covered unless it has been inspected in accordance with these regulations and if such work has been obscured or covered to any extent, such construction shall not be approved until uncovered or otherwise brought into full view.

3. At the points hereinafter indicated the construction of required streets and other improvements shall be inspected:

a. Following completion of clearing, topsoil and other unsuitable material removal there shall be inspected.

b. The installation of drainage shall be inspected prior to any backfilling of trenches or other covering of structures.

c. The installation of public water improvements shall be inspected prior to any backfilling of trenches or other covering of structures.

d. The installation of public sewer improvements shall be inspected prior to any backfilling of trenches or other covering of structures.

e. The installation of private on-lot sewerage or water system shall be inspected by the Board of Health or designee from the Engineering Department.

f. The roadway subgrade shall be inspected prior to further roadway construction.

g. Following the construction of each of the roadway sub-base layer(s), the roadway again shall be inspected as hereinafter provided.

h. During installation of the roadway pavement and any shoulders, curbing, sidewalks, and planting, the improvements shall (again) be inspected.

i. Following the completion of all items of work, a final inspection of the entire section of construction including monuments at required points shall be made.

4. Approval of the work completed, to the satisfaction of the Board, including approval of materials used, for each of the inspected items must be granted prior to the continuance of subsequent work activities.

5. Inspection shall be requested by the applicant at least twenty-four (24) hours in advance by notice to the Board or its authorized agent. Inspection of pavement application shall be coordinated with the Engineering Department at least forty-eight (48) hours in advance.

6. A deposit of one thousand dollars (\$1,000.00) plus five dollars (\$5.00) per linear foot of roadway (center line measurement) shall be posted in advance of any construction activity in the subdivision. These funds are to be used as compensation for site visits, meetings attended and administrative responsibilities tended to, by the Planning Board's authorized agent. Said funds are to be held in a special account by the Treasurer and disbursed under the direction of the Planning Board to its authorized agent as provided by Chapter 593, Acts of 1989, pursuant to MGL Chapter 44, Section 53G. Unexpended funds will be returned to the owner upon satisfactory completion of the project; conversely, should the funds prove to be insufficient, the owner will be required to supplement the account with additional deposits.

B. VARIATION

Strict compliance with the requirements of these rules and regulations may be waived when, in the judgment of the Board, such action is in the public interest and not inconsistent with the Subdivision Control Law.

SECTION VII

C. VALIDITY

The invalidity of any of the foregoing rules, regulations, and requirements shall not affect the validity of the remainder.

D. AGENDA

1. All requests to be heard at Planning Board meetings shall be submitted in writing no later than 12:00 noon, no less than seven (7) days prior to the scheduled meeting.
2. A written request for reduction of bond, surety or lot release shall be filed at the Planning Board Office 21 (twenty-one) days prior to the regularly scheduled meeting of the Planning Board.

SECTION VIII

EFFECTIVE DATE AND REPEALER

EFFECTIVE DATE

These rules and regulations shall be effective on and after the

2/17/99.
(DATE)

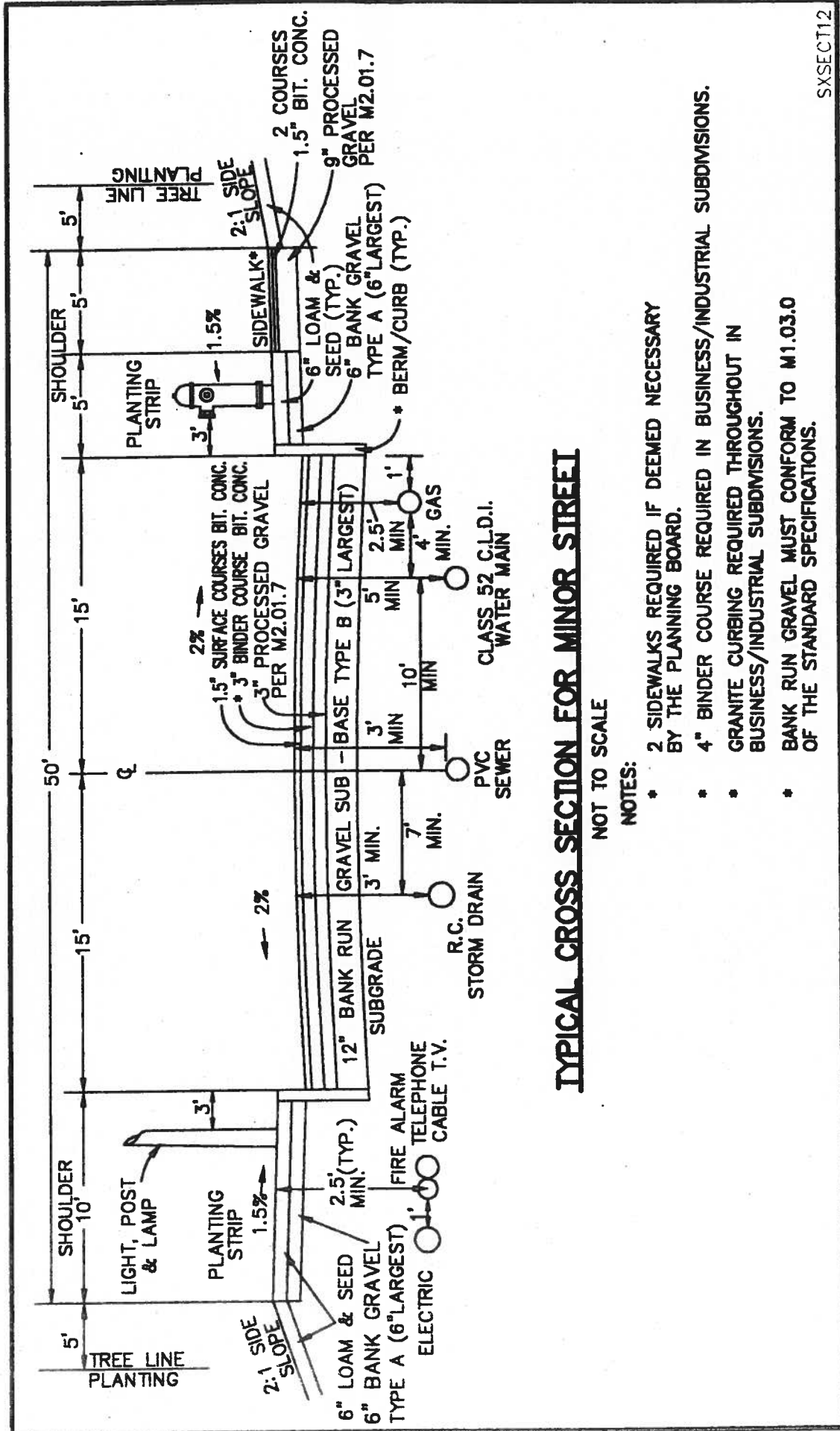
REPEALER

Any previous Rules and Regulations governing the Subdivision of Land in the Town of Stoughton as adopted by the Stoughton Planning Board, including those adopted June 17, 1970; February 23, 1984; September 24, 1992 and all amendments thereto, are repealed in whole 2/17/99.
(DATE)

APPENDIX A

STOUGHTON
STANDARD
DETAILS

ROAD
CROSS—SECTIONS

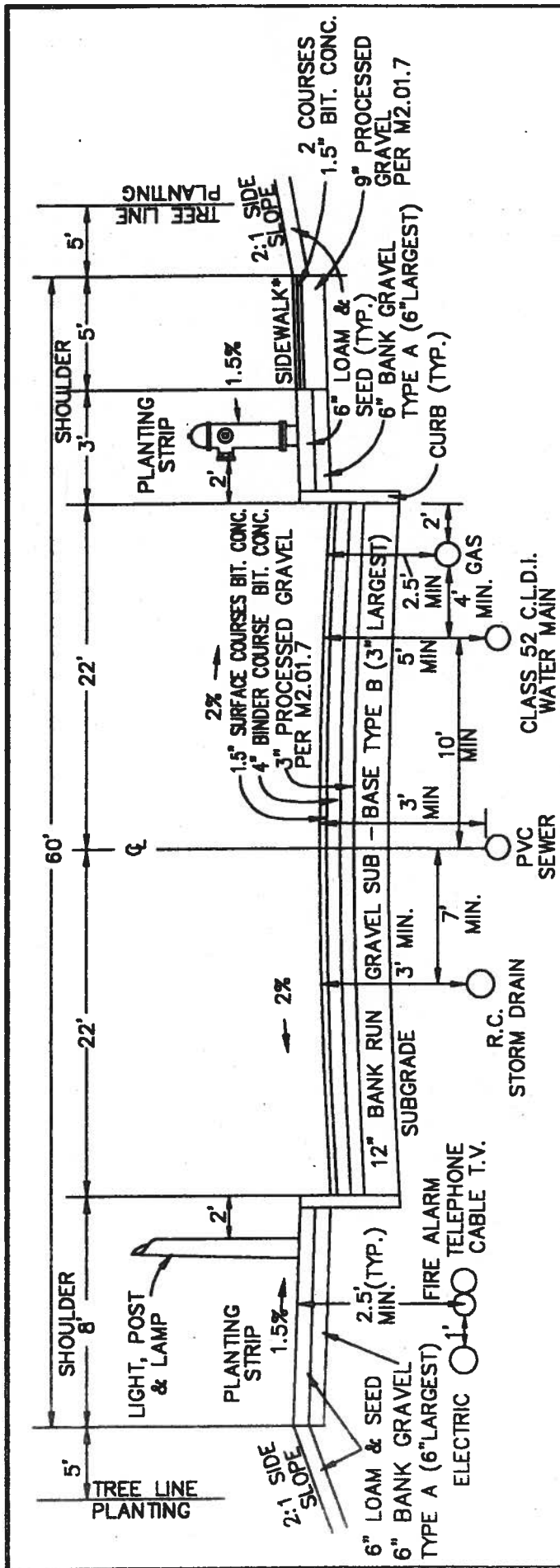


TYPICAL CROSS SECTION FOR MINOR STREET

NOT TO SCALE

NOTES:

- * 2 SIDEWALKS REQUIRED IF DEEMED NECESSARY BY THE PLANNING BOARD.
- * 4" BINDER COURSE REQUIRED IN BUSINESS/INDUSTRIAL SUBDIVISIONS.
- * GRANITE CURBING REQUIRED THROUGHOUT IN BUSINESS/INDUSTRIAL SUBDIVISIONS.
- * BANK RUN GRAVEL MUST CONFORM TO M1.03.0 OF THE STANDARD SPECIFICATIONS.

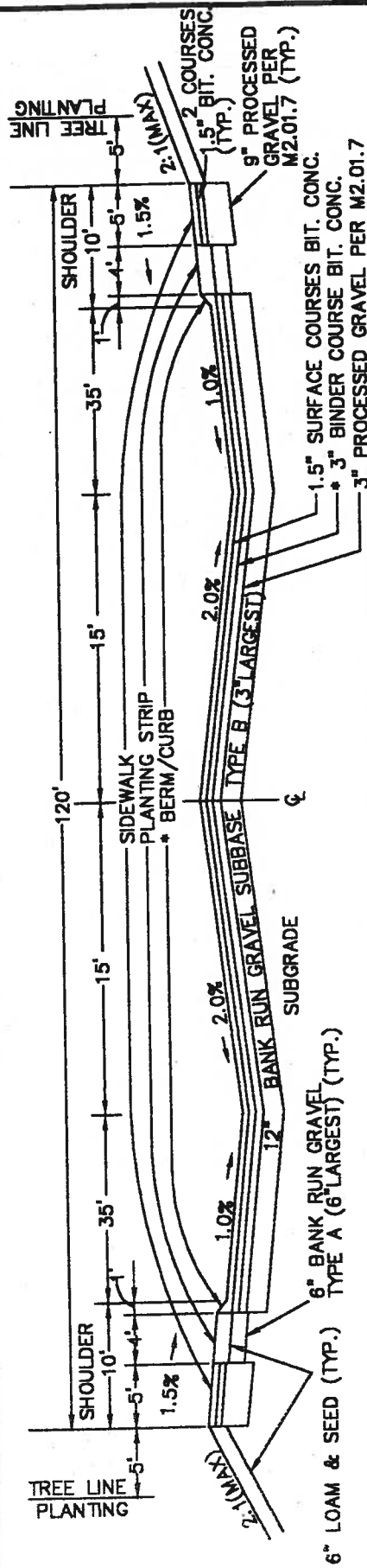


TYPICAL CROSS SECTION FOR COLLECTOR STREET

NOT TO SCALE

NOTES:

- * 2 SIDEWALKS REQUIRED IF DEEMED NECESSARY BY THE PLANNING BOARD.
- * BANK RUN GRAVEL MUST CONFORM TO M1.03.0 OF THE STANDARD SPECIFICATIONS



TYPICAL CUL-DE-SAC SECTION

NOT TO SCALE

NOTES:

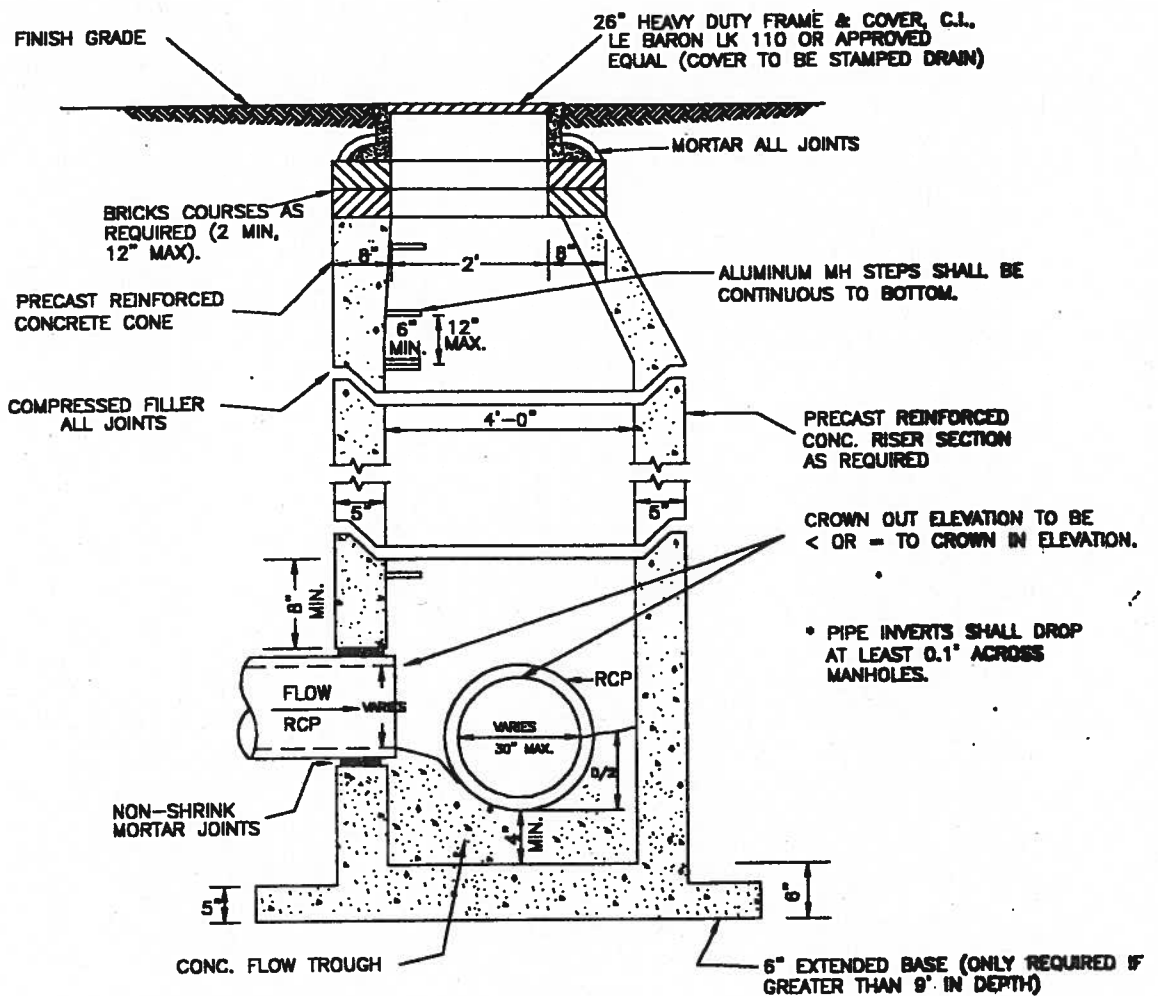
- * 4" BINDER COURSE REQUIRED IN BUSINESS/INDUSTRIAL SUBDIVISIONS.
- * GRANITE CURBING REQUIRED THROUGHOUT IN BUSINESS/INDUSTRIAL SUBDIVISIONS.
- * BANK RUN GRAVEL MUST CONFORM TO M1.03.0 OF THE STANDARD SPECIFICATIONS.

SCULX

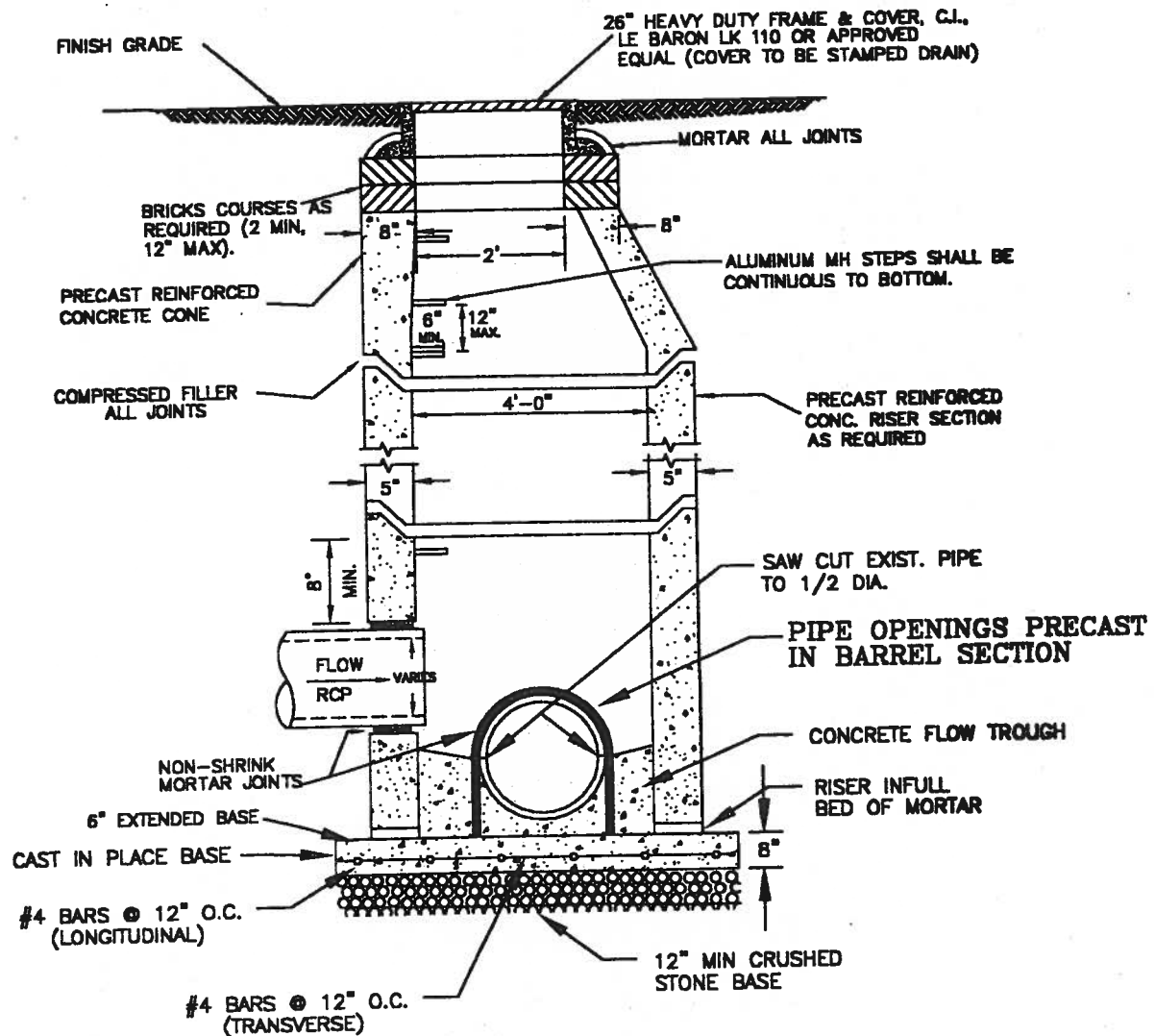
APPENDIX B

STOUGHTON
STANDARD
DETAILS

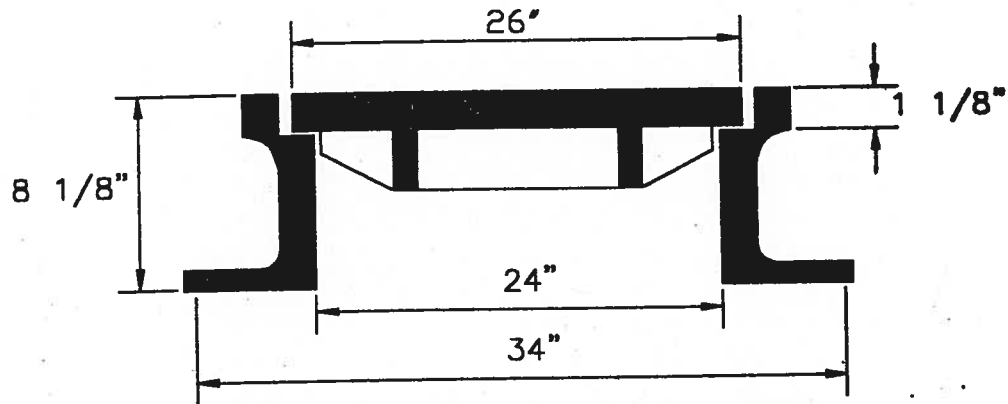
DRAIN



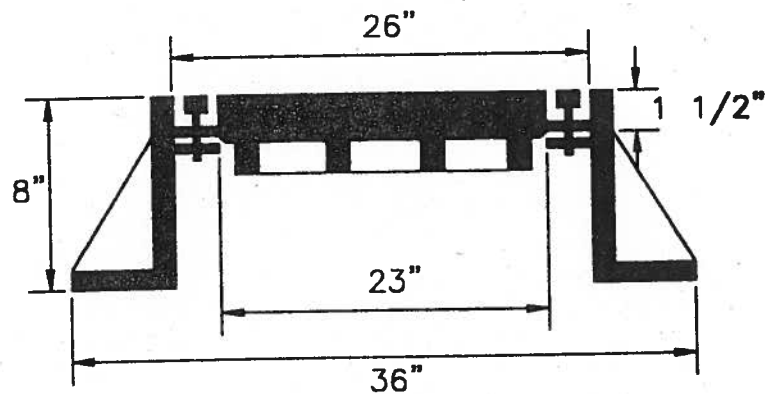
TYPICAL PRECAST CONCRETE DRAIN MANHOLE
(NOT TO SCALE)



**TYPICAL PRECAST SADDLE
 DRAIN MANHOLE
 (NOT TO SCALE)**



STOUGHTON STANDARD MANHOLE FRAME,
AND COVER MIN. WT. 475 LB. CLEARLY
MARKED (DRAIN) ON COVER.
LEBARON LK 110 OR APPROVED EQUAL

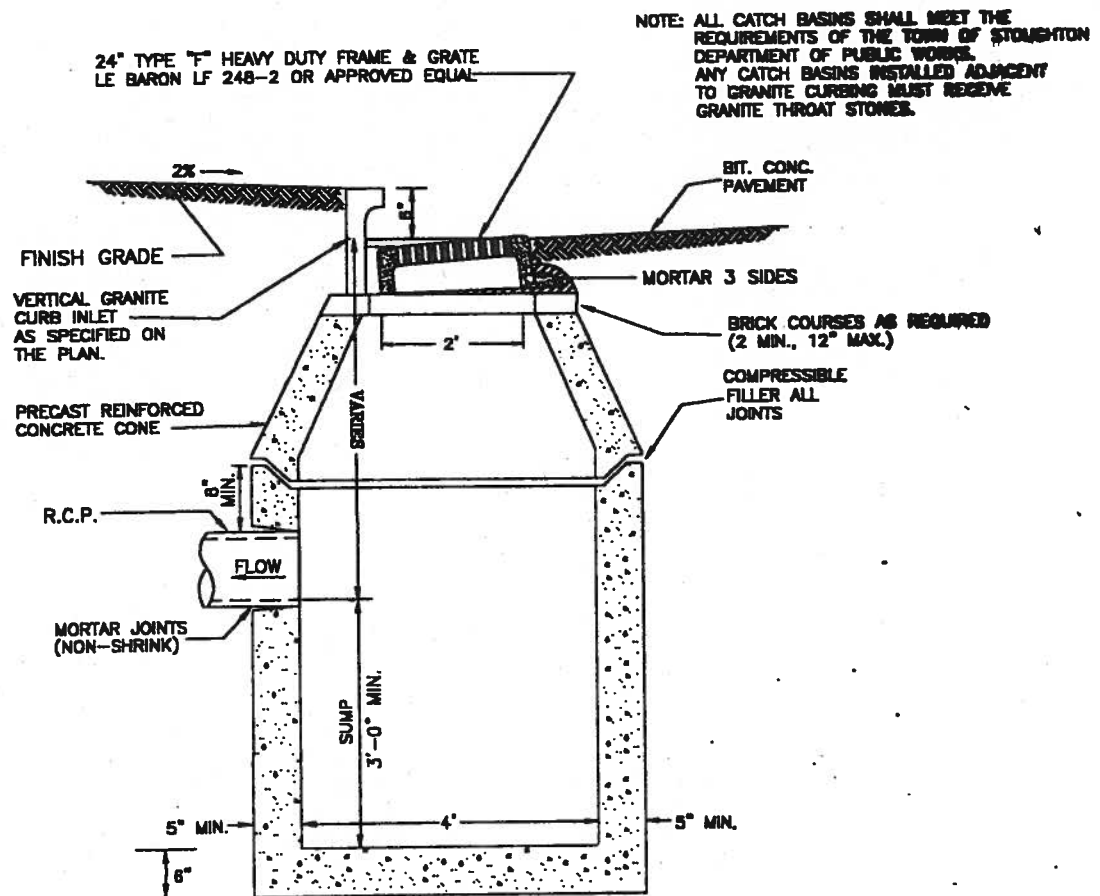


STOUGHTON STANDARD BOLTED MANHOLE
FRAME & COVER MIN. WT. 475 LB. AND
CLEARLY MARKED (DRAIN) ON COVER.
(USE ON ALL OFF-ROAD INSTALLATIONS)
LEBARON LCB 268-1 OR APPROVED EQUAL.

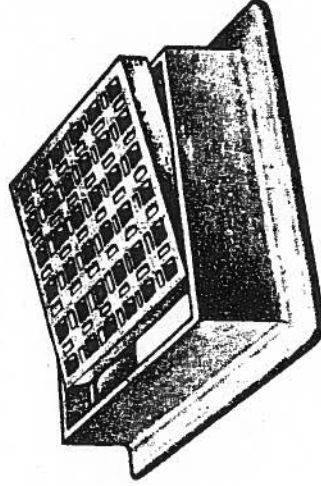
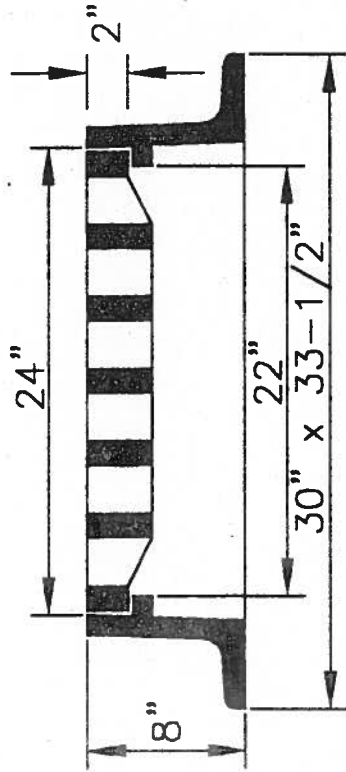
STANDARD DRAIN MANHOLE FRAMES & COVERS

(NOT TO SCALE)

SDRING



TYPICAL PRECAST CONCRETE CATCH BASIN
(NOT TO SCALE)

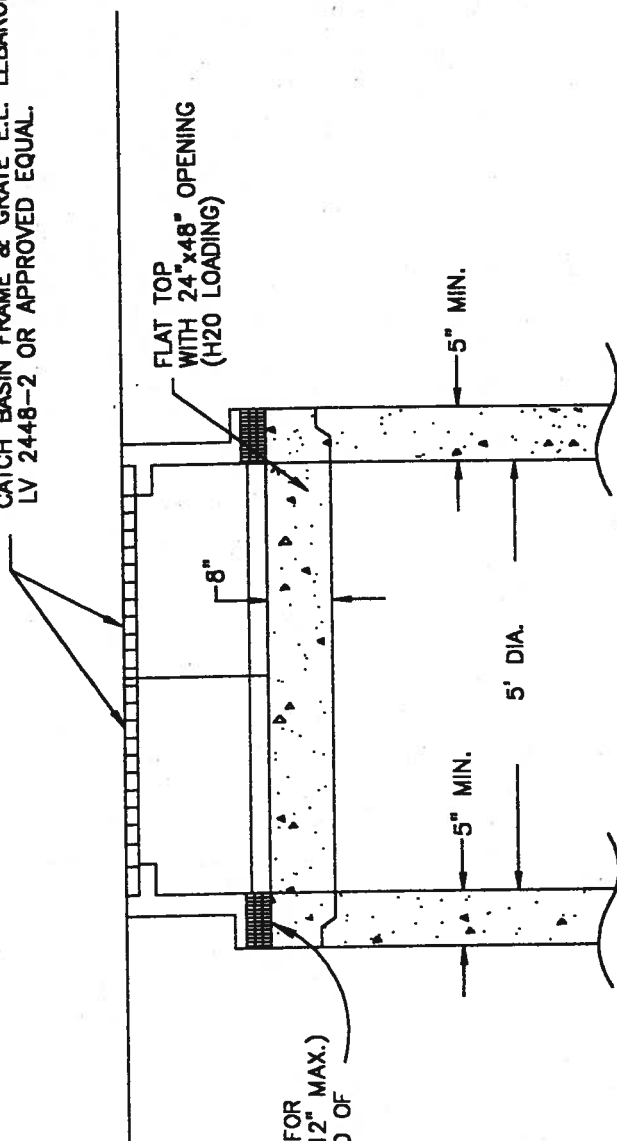


* 3 OR 4 FLANGE FRAME AS REQUIRED

STOUGHTON STANDARD CATCH BASIN FRAME & GRATE
LEBARON TYPE LF 248-2 480 LB. OR APPROVED EQUAL
 (NOT TO SCALE)

SGRATE

STANDARD 3 OR 4 FLANGE (AS REQUIRED)
CATCH BASIN FRAME & GRATE E.L. LEBARON
LV 2448-2 OR APPROVED EQUAL.

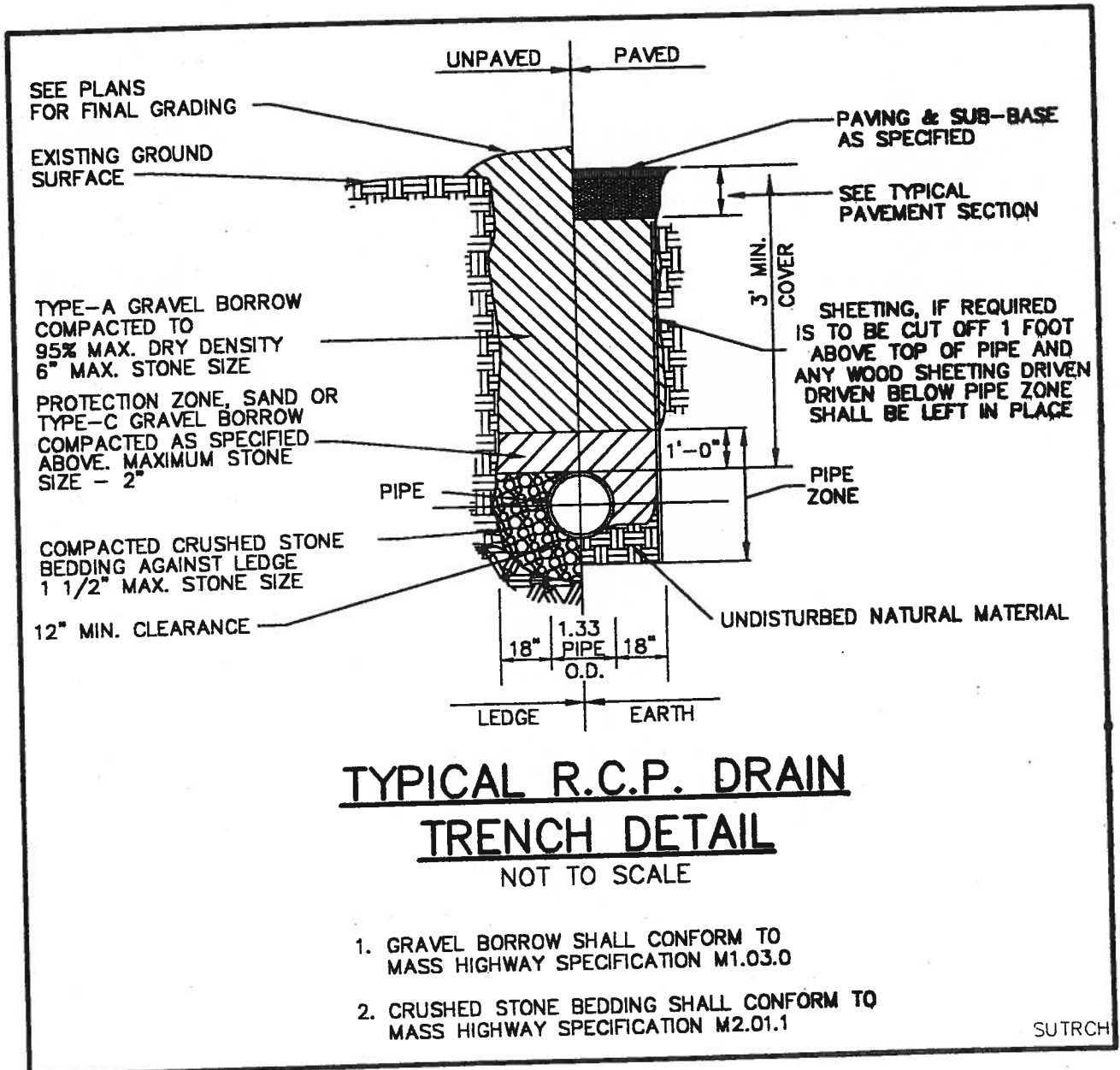


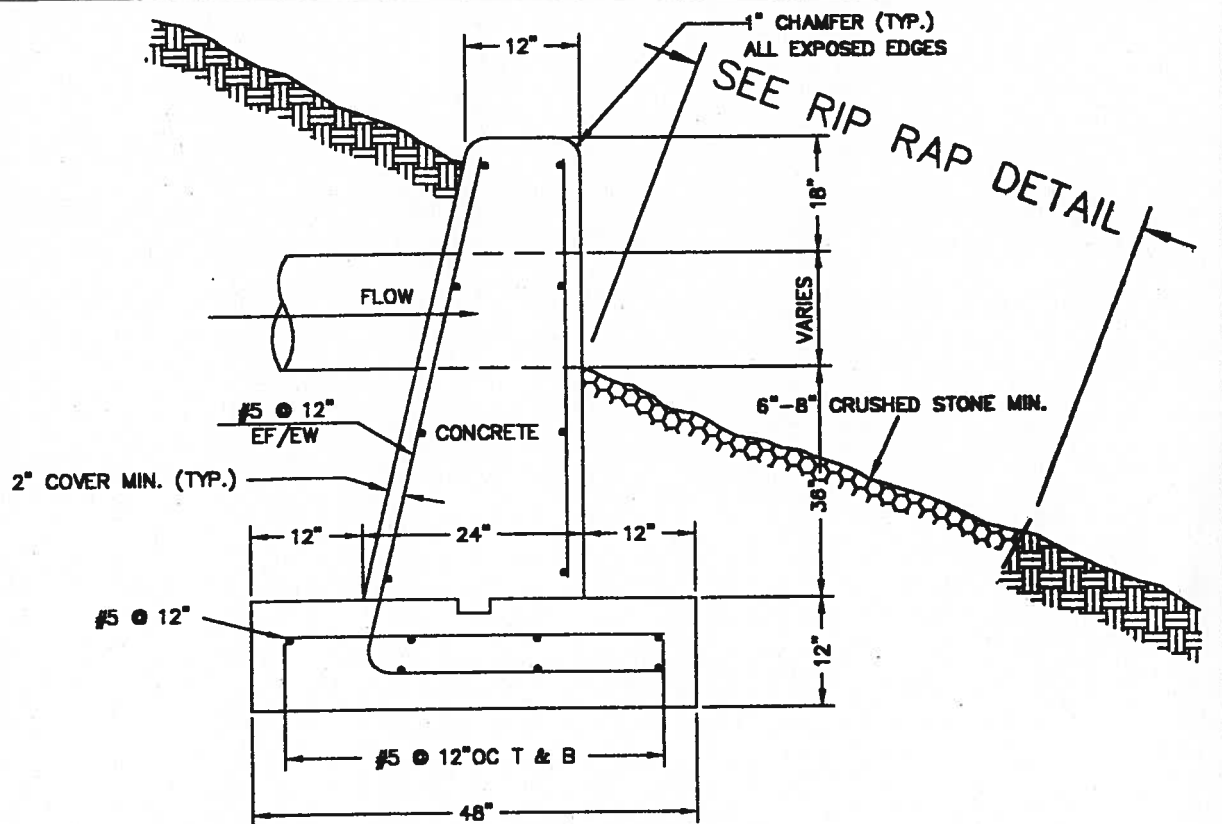
BRICK COURSES AS REQUIRED FOR
GRADE ADJUSTMENTS (2 MIN. 12" MAX.)
FRAME TO BE SET IN FULL BED OF
MORTAR.

5' DIAMETER CATCH BASIN
BARREL & BASE SECTION
PER "TYPICAL PRECAST
CONCRETE CATCHBASIN" DETAIL

DOUBLE GRATE CATCH BASIN

NOT TO SCALE



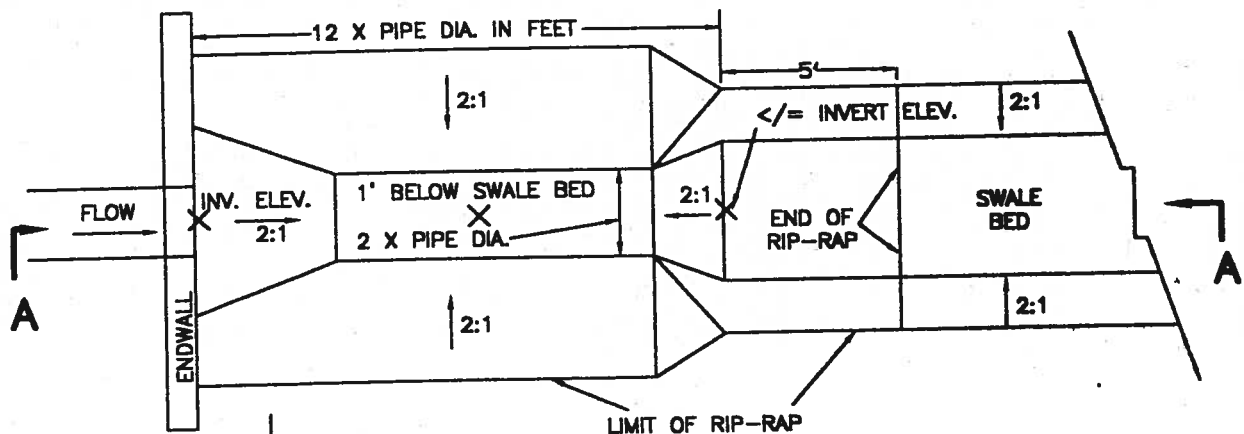


MATERIAL: 4000 PSI
CAST-IN-PLACE CONCRETE

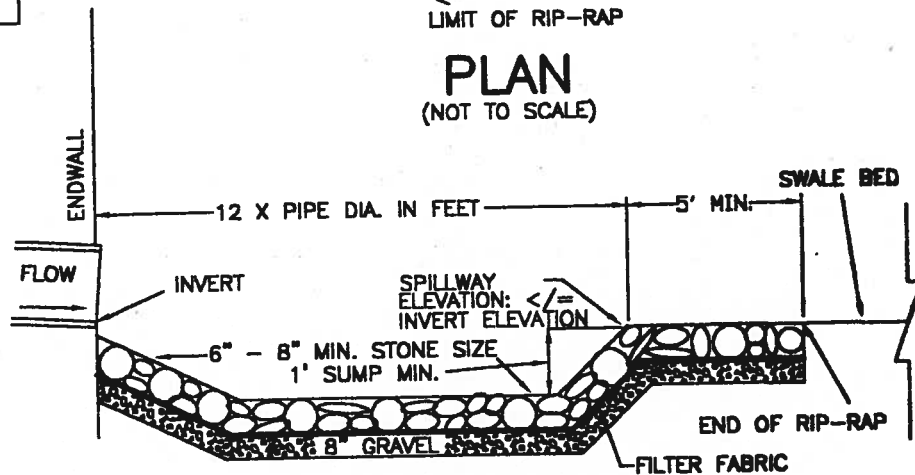
LENGTH OF ENDWALLS						
DIA	12"	15"	18"	24"	30"	36"
L	7'-6"	8'-9"	10'-0"	12'-6"	15'-0"	17'-6"

TYPICAL ENDWALL
(NOT TO SCALE)

SENDW



PLAN
(NOT TO SCALE)



SECTION A - A
(NOT TO SCALE)

RIP RAP DETAIL

(NOT TO SCALE)

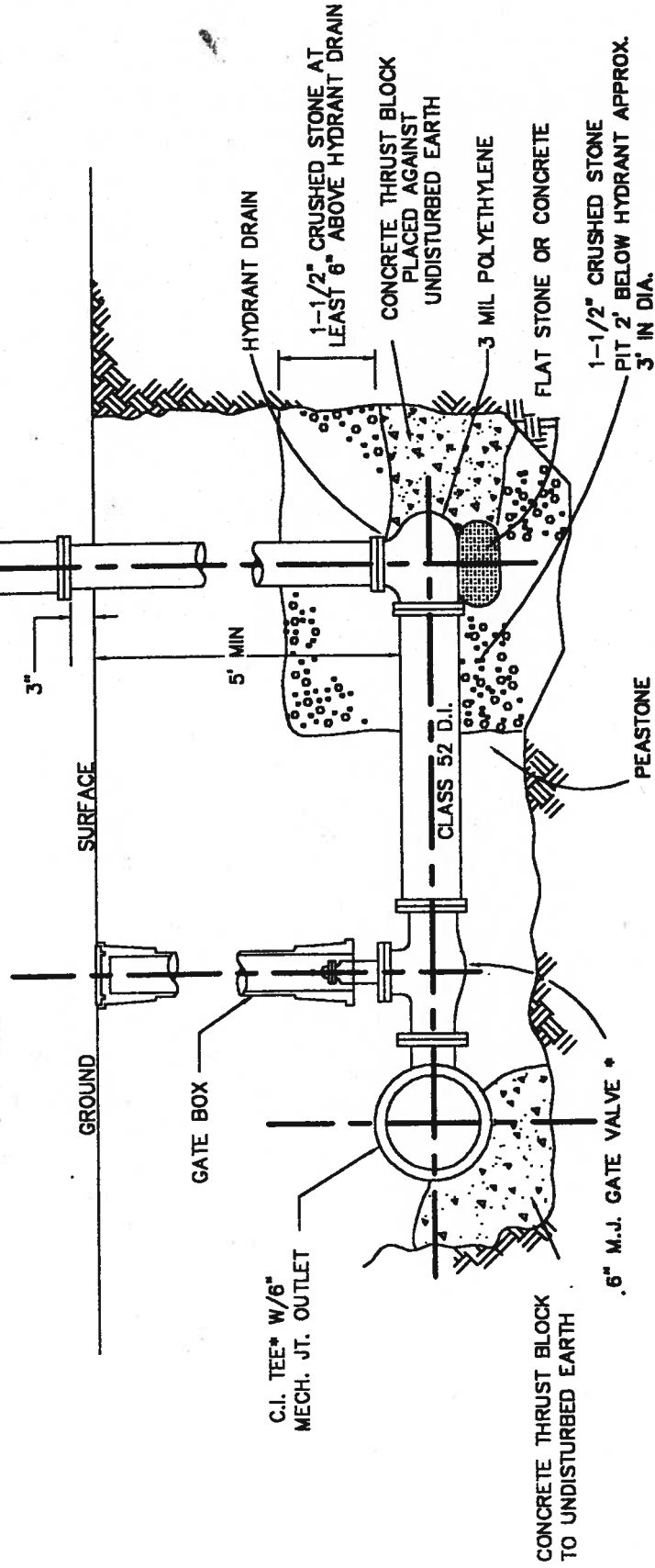
APPENDIX C

STOUGHTON STANDARD DETAILS

WATER

STOUGHTON STANDARD HYDRANT, ALL FITTINGS AND APPURTENANCES SHALL MEET THE LATEST STANDARDS FOR DUCTILE IRON, CEMENT LINED WATER PIPES & SPECIAL CASTINGS AS ADOPTED BY THE AMERICAN WATER WORKS ASSOC.

AMERICAN-DARLING
MOD. B62B OR MOD. B50
SMITH MOD. H205
ALL WITH LARGE OPERATING
NUTS.

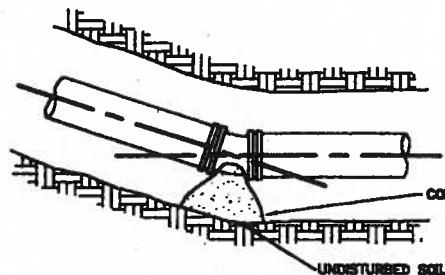


* ALL VALVES AND FITTINGS ARE TO BE MECHANICAL JOINTS

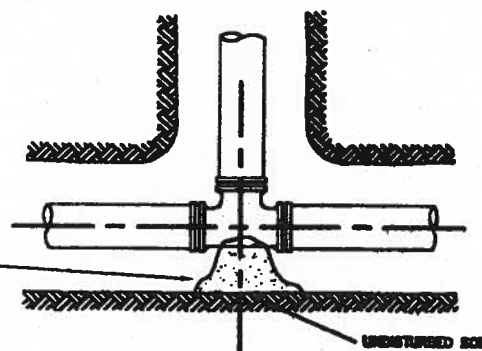
STANDARD HYDRANT DETAIL

(NOT TO SCALE)

SHYDRNT

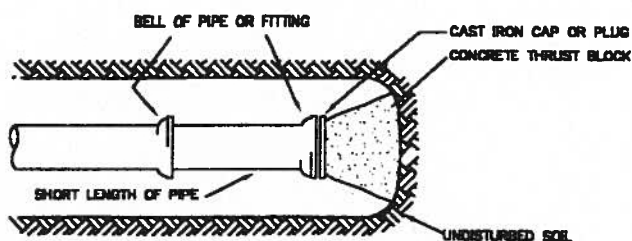


PLAN HORIZONTAL BEND



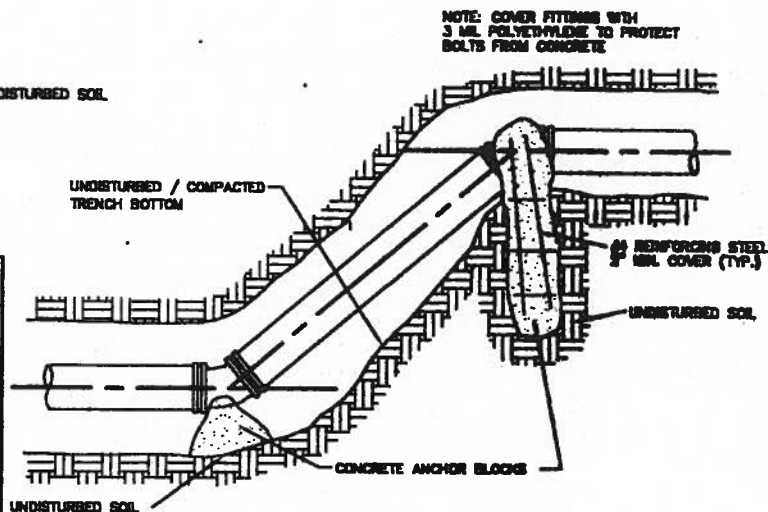
PLAN TEE

NOTE: COVER MECHANICAL JOINTS WITH 3 MIL POLYETHYLENE TO PROTECT BOLTS FROM CONCRETE THRUST BLOCK



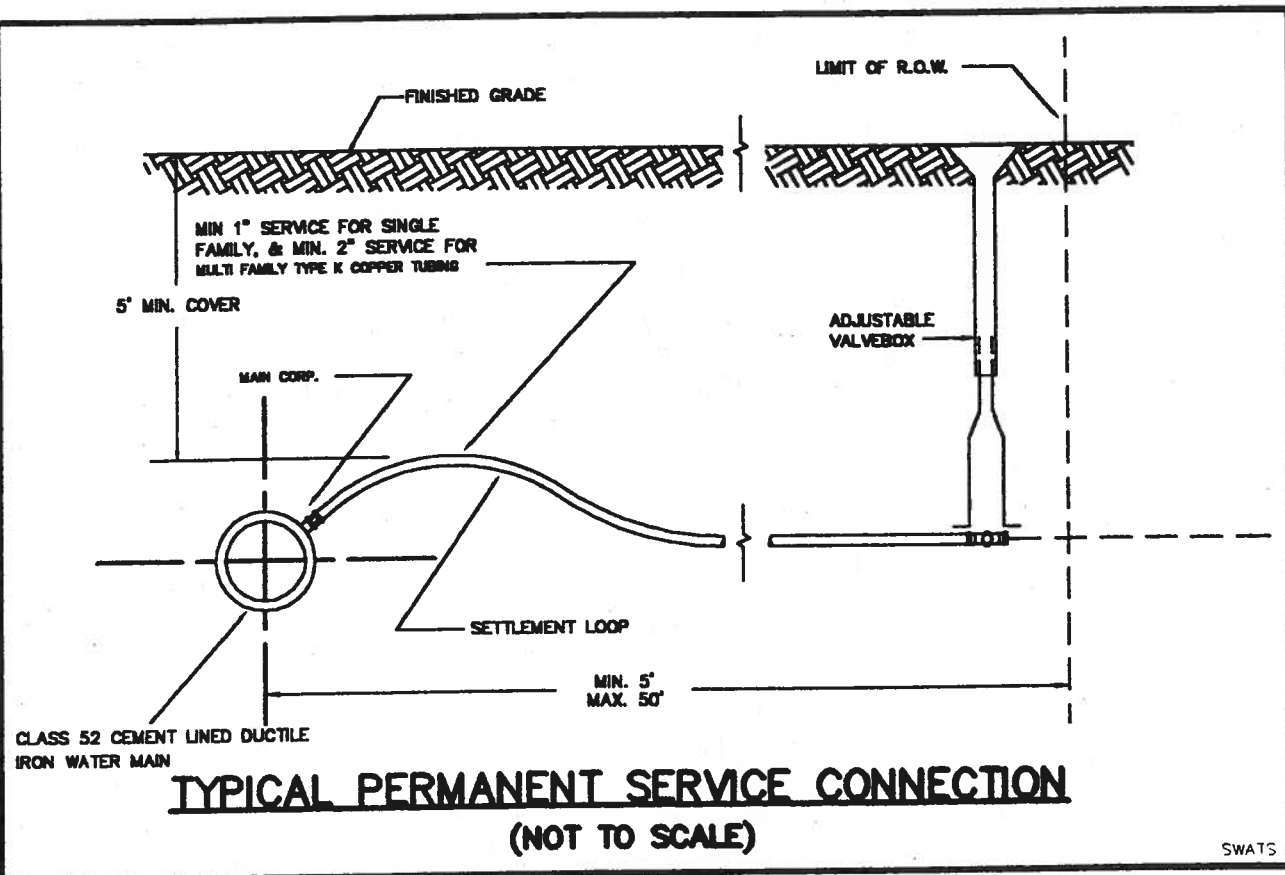
PLAN PLUG END OF LINE

THRUST BLOCK REQUIREMENTS	
FITTING	MIN BEARING AREA (SF)
8" X 1/8 BEND	12
12" X 8" TEE	12
10" X 8" TEE	10
8" X 8" TEE	9
8" X 6" TEE	5
8" CAP / PLUG	12
12" X 8" REDUCER	8
10" X 8" REDUCER	6
8" X 6" REDUCER	4
8" 22 1/2" & 45° BENDS	8
ALL TEES AND VALVES	10
HYDRANTS	9

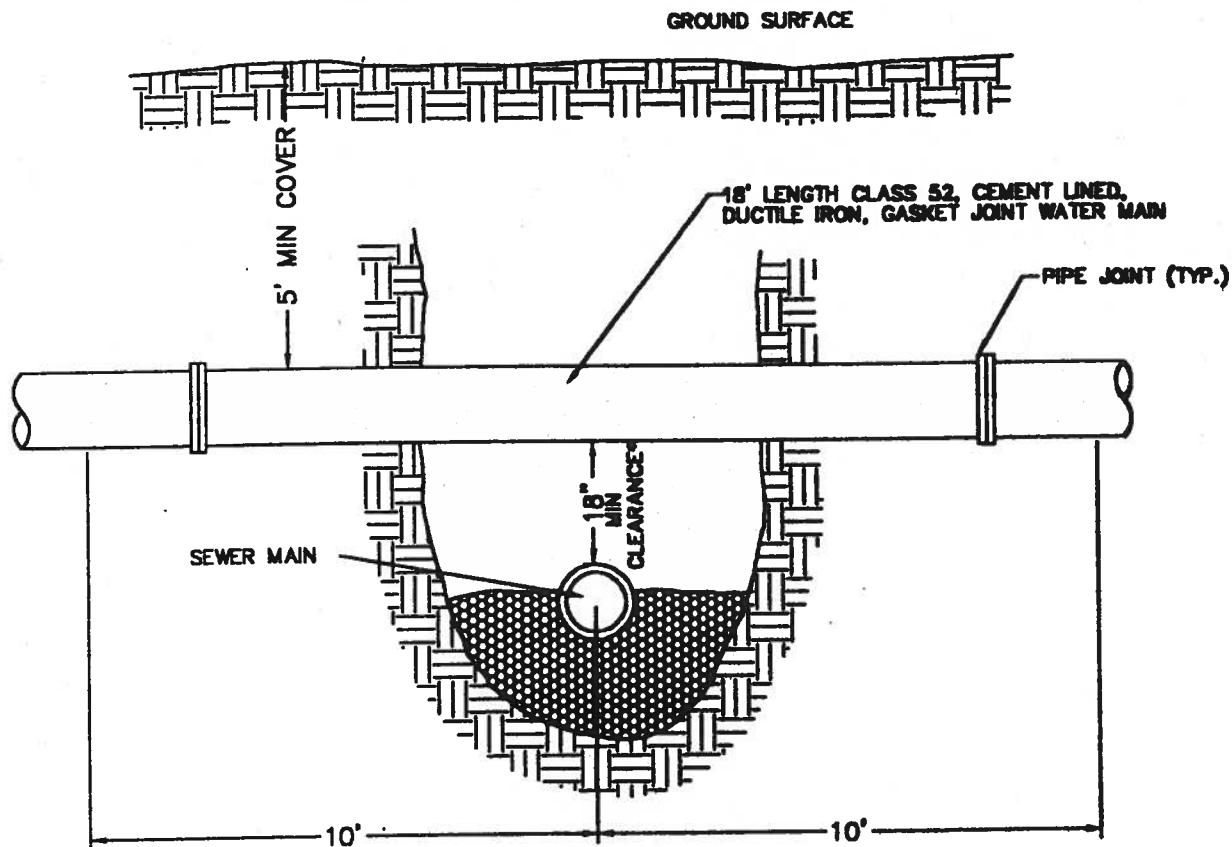


ELEVATION - VERTICAL BENDS

ANCHORAGE DETAILS (NOT TO SCALE)



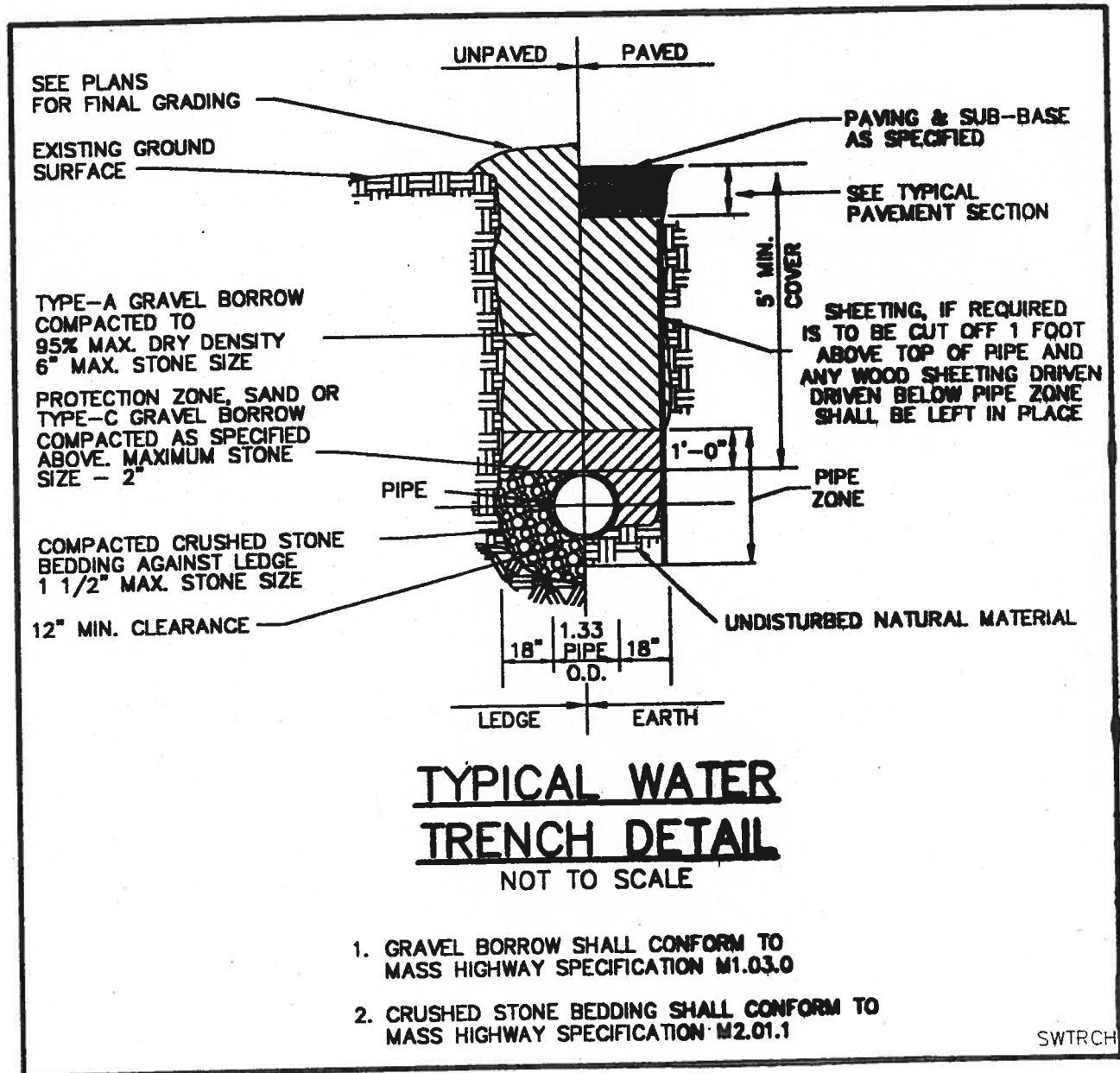
SWATS



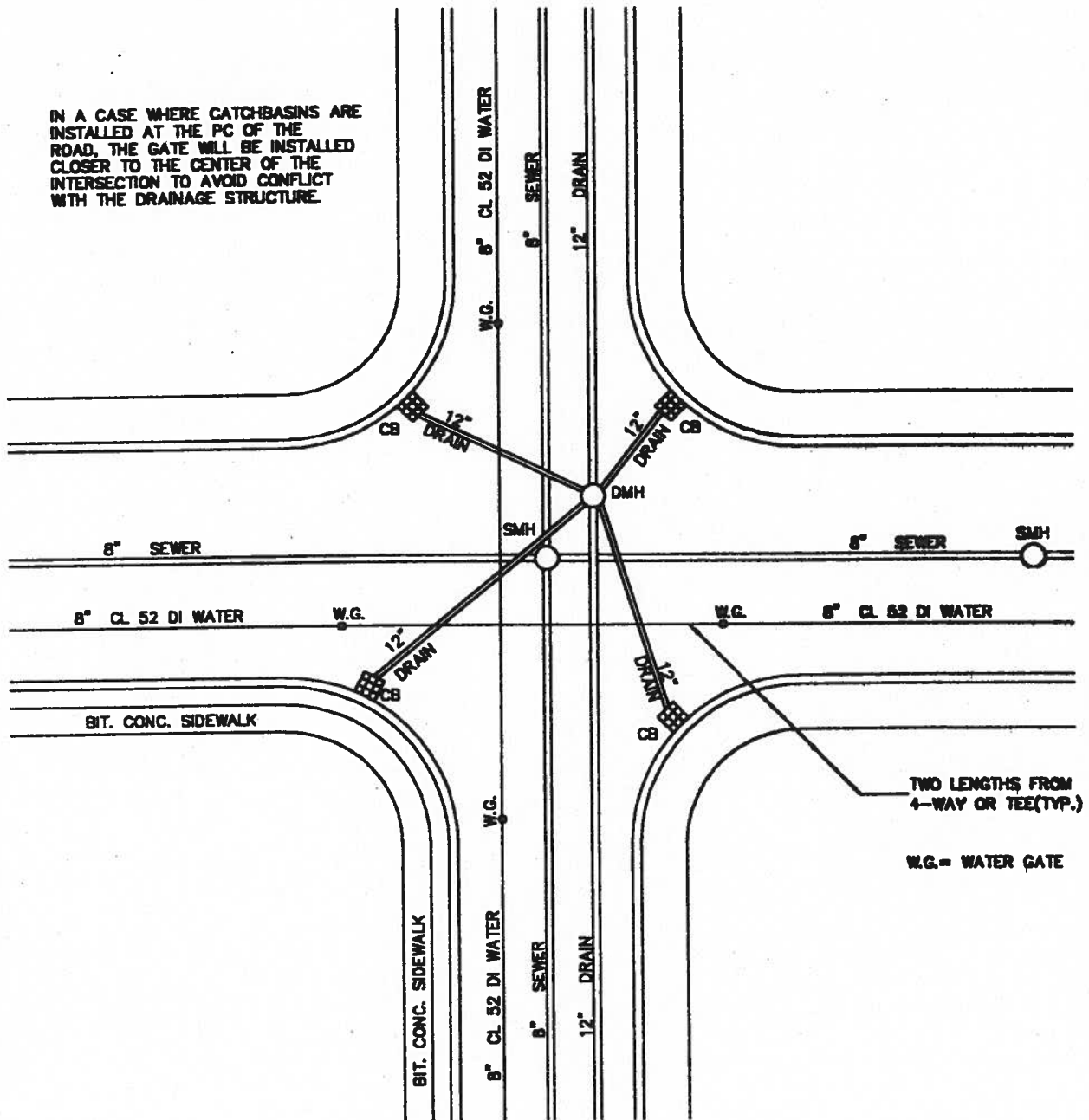
TYPICAL WATER CROSSING

* WHEN THE CROSSING AS SHOWN IS LESS THAN 18" VERTICAL CLEARANCE THE SEWER MAIN OR SERVICE MUST BE ENCASED 10' ON BOTH SIDES OF CROSSING WITH 6" OF 3000 PSI CONCRETE IF THE SEWER MAIN OR SERVICE CROSSES ABOVE THE WATERMAIN OR SERVICE TOTAL ENCASEMENT, BOTH SIDES OF THE CROSSING IS REQUIRED, REGARDLESS OF SEPARATION.

SSWXING



IN A CASE WHERE CATCHBASINS ARE
INSTALLED AT THE PC OF THE
ROAD, THE GATE WILL BE INSTALLED
CLOSER TO THE CENTER OF THE
INTERSECTION TO AVOID CONFLICT
WITH THE DRAINAGE STRUCTURE.



TYPICAL WATER GATE LOCATIONS AT INTERSECTION

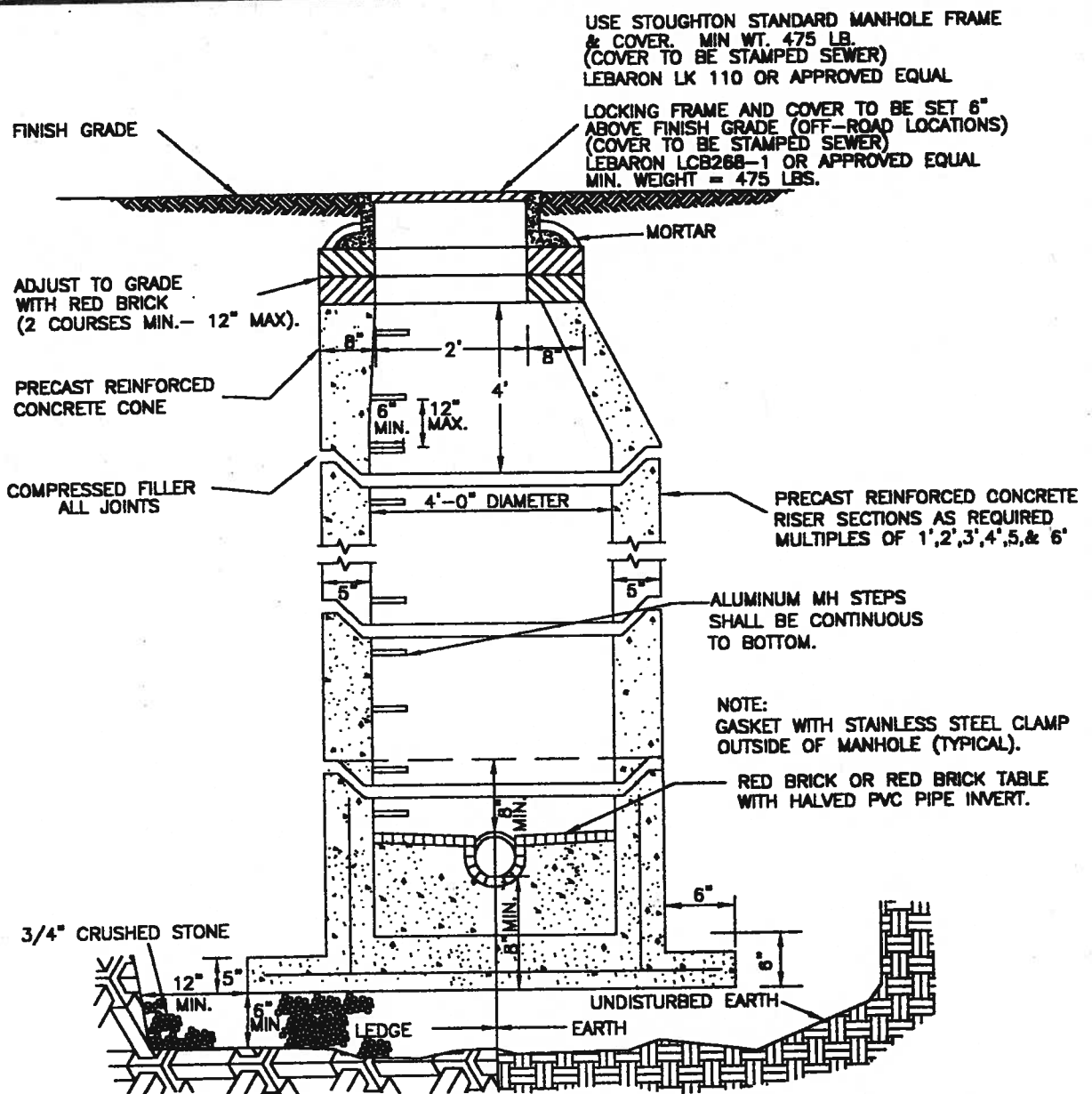
NOT TO SCALE

SWGINT

APPENDIX D

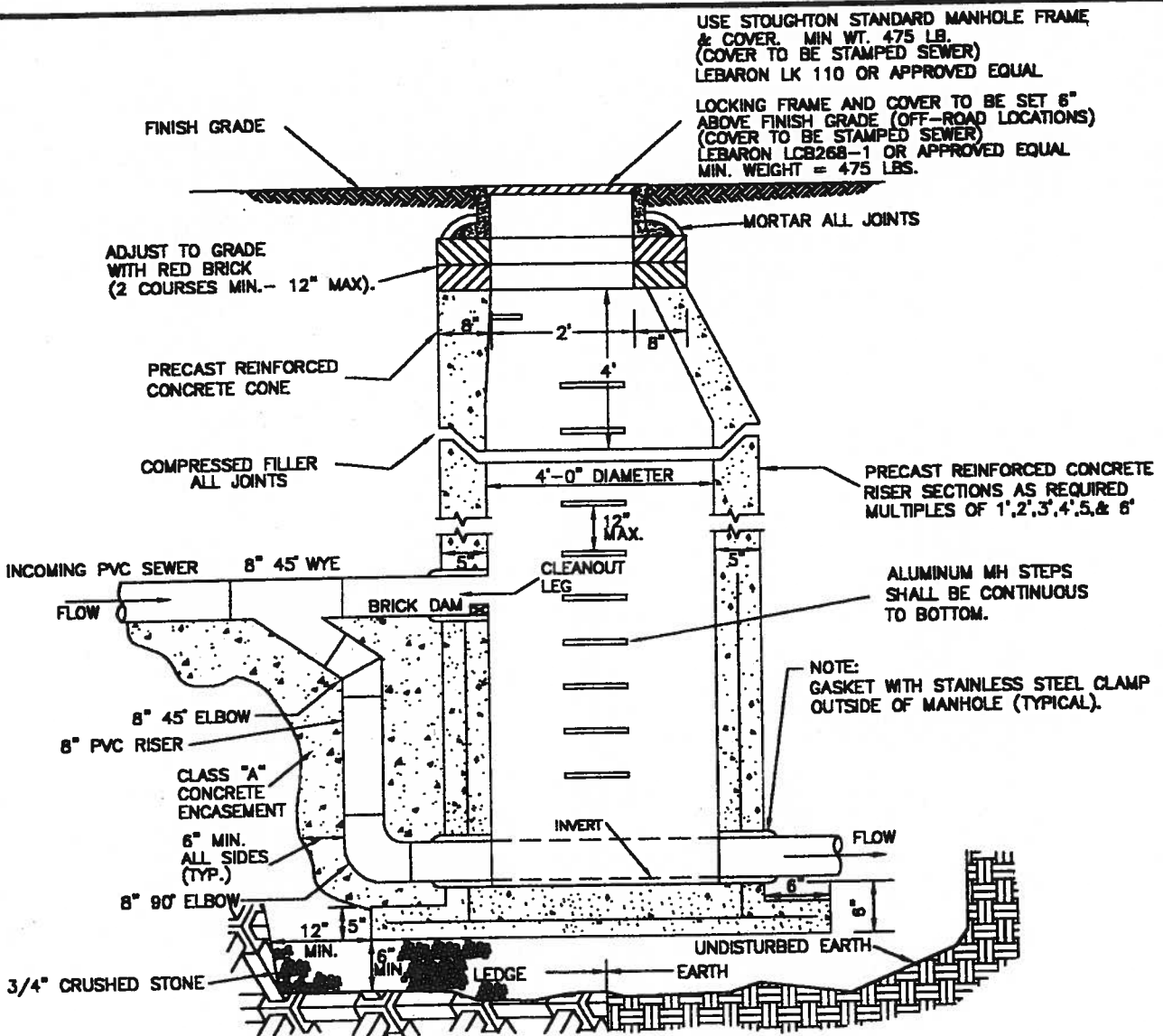
STOUGHTON
STANDARD
DETAILS

SEWER



TYPICAL PRECAST CONCRETE SEWER MANHOLE

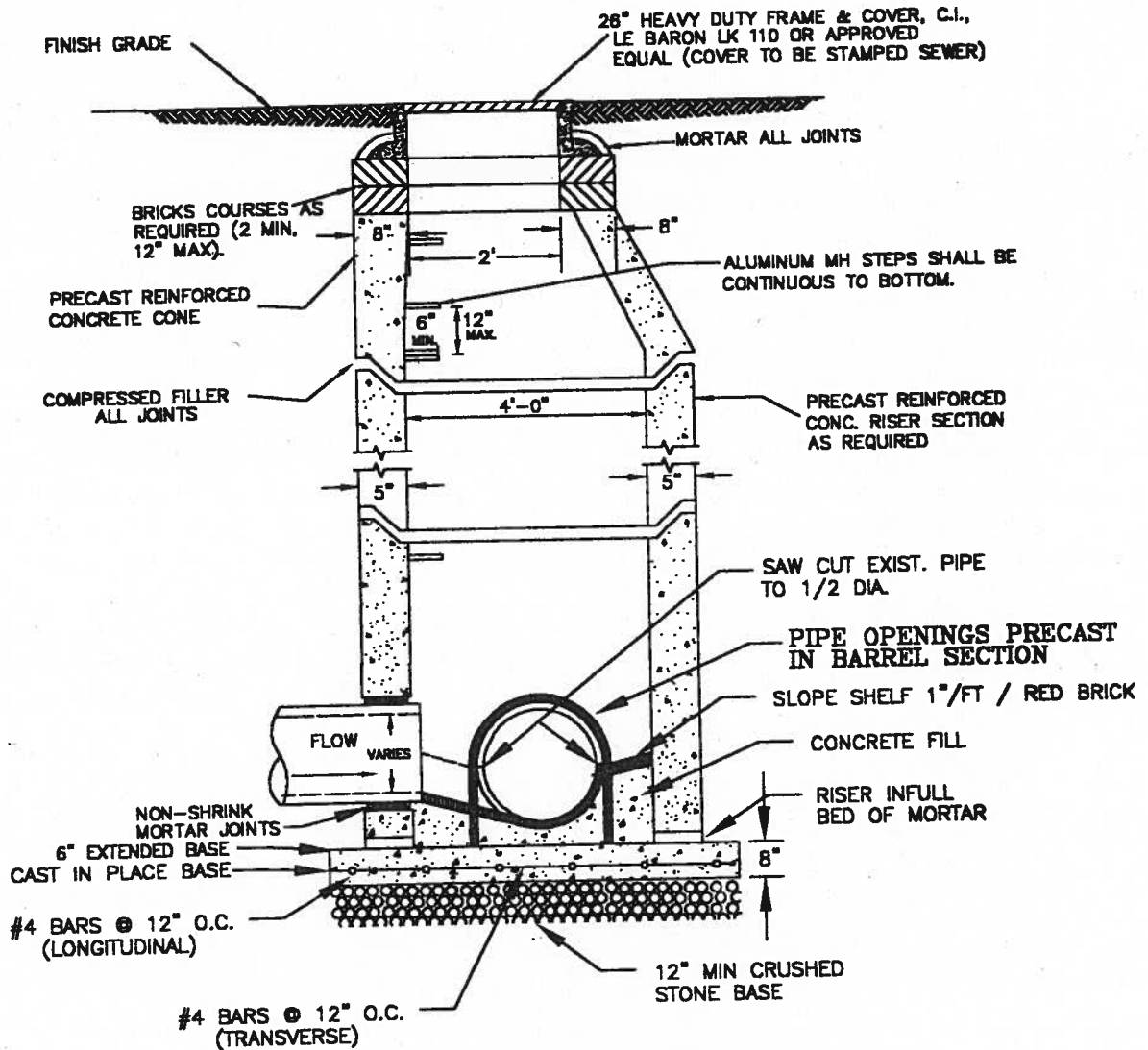
(NOT TO SCALE)



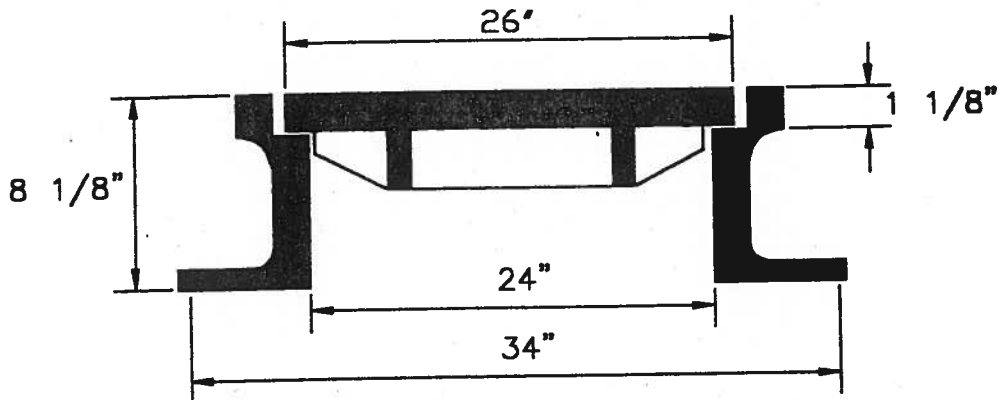
TYPICAL OUTSIDE DROP MANHOLE CONNECTION

(NOT TO SCALE)

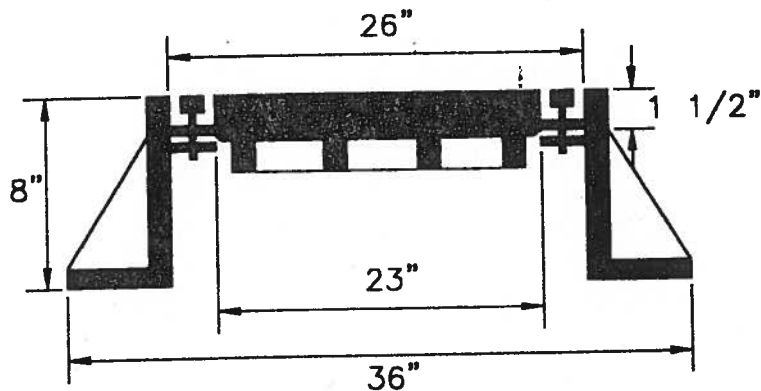
SRDSMH



**TYPICAL PRECAST SADDLE
SEWER MANHOLE
(NOT TO SCALE)**



STOUGHTON STANDARD MANHOLE FRAME,
AND COVER MIN. WT. 475 LB. CLEARLY
MARKED (SEWER) ON COVER.
LEBARON LK 110 OR APPROVED EQUAL

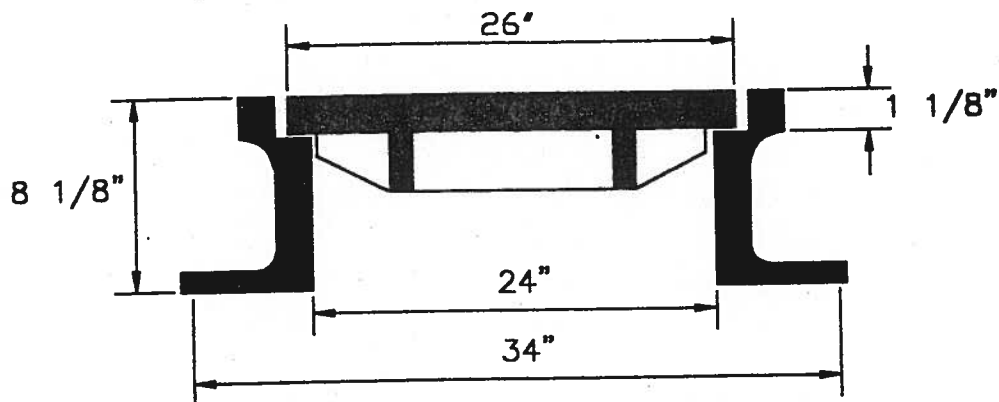


STOUGHTON STANDARD BOLTED MANHOLE
FRAME & COVER MIN. WT. 475 LB. AND
CLEARLY MARKED (SEWER) ON COVER.
(USE ON ALL OFF-ROAD INSTALLATIONS)
LEBARON LCB 268-1 OR APPROVED EQUAL.

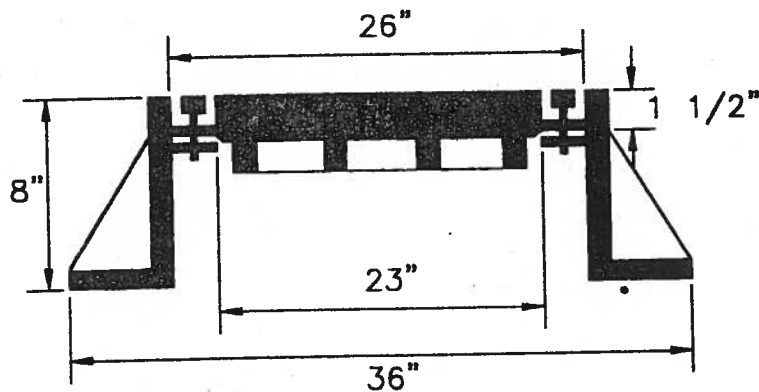
STANDARD SEWER MANHOLE FRAMES & COVERS

(NOT TO SCALE)

SSRING



STOUGHTON STANDARD MANHOLE FRAME,
AND COVER MIN. WT. 475 LB. CLEARLY
MARKED (SEWER) ON COVER.
LEBARON LK 110 OR APPROVED EQUAL

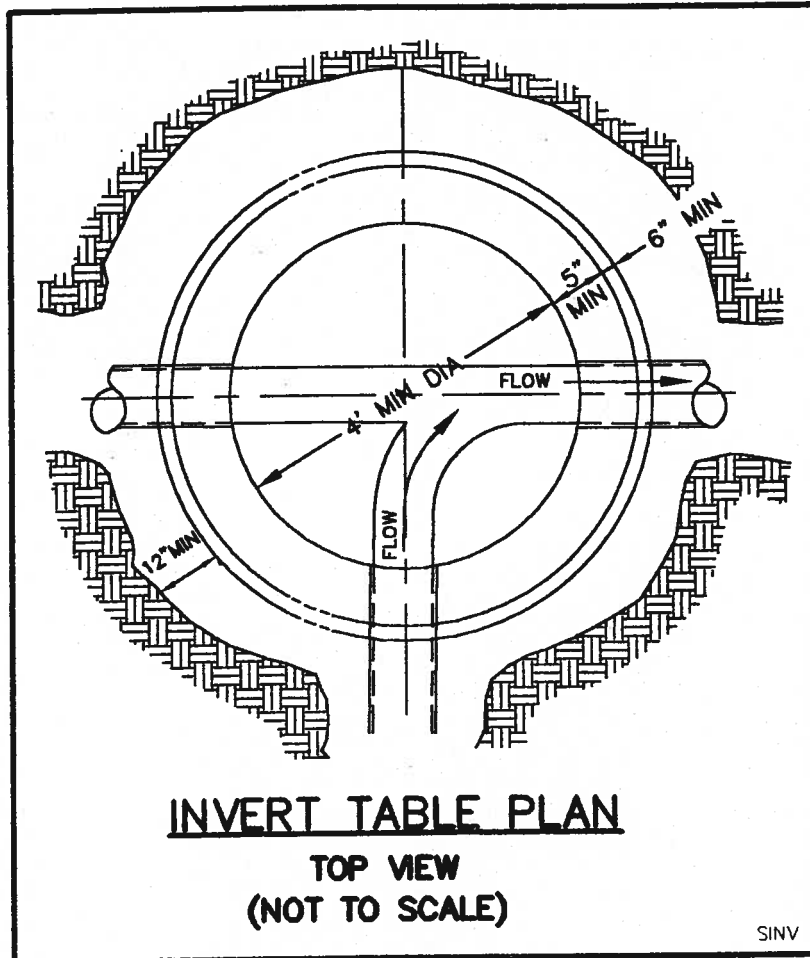


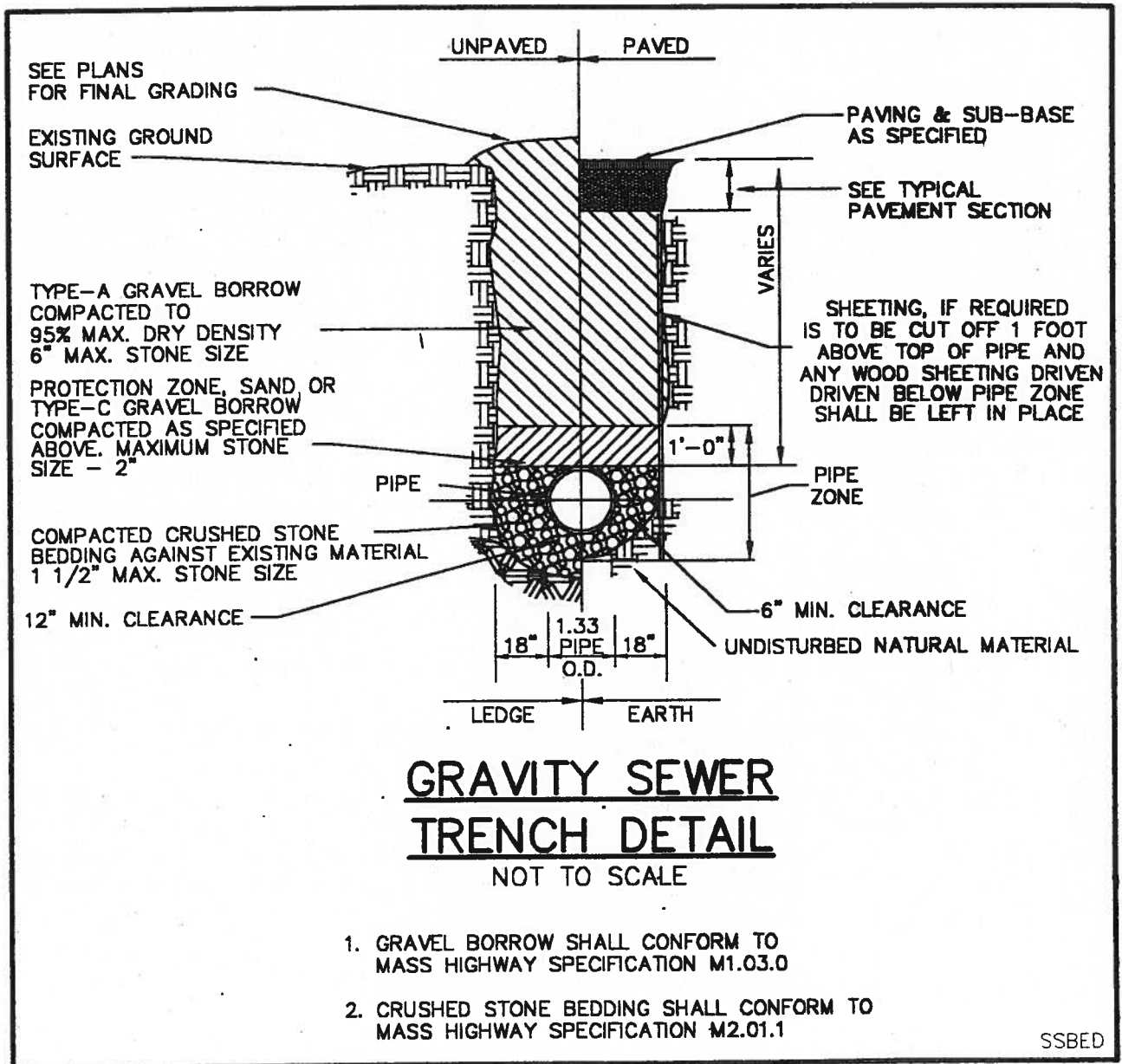
STOUGHTON STANDARD BOLTED MANHOLE
FRAME & COVER MIN. WT. 475 LB. AND
CLEARLY MARKED (SEWER) ON COVER.
(USE ON ALL OFF-ROAD INSTALLATIONS)
LEBARON LCB 268-1 OR APPROVED EQUAL.

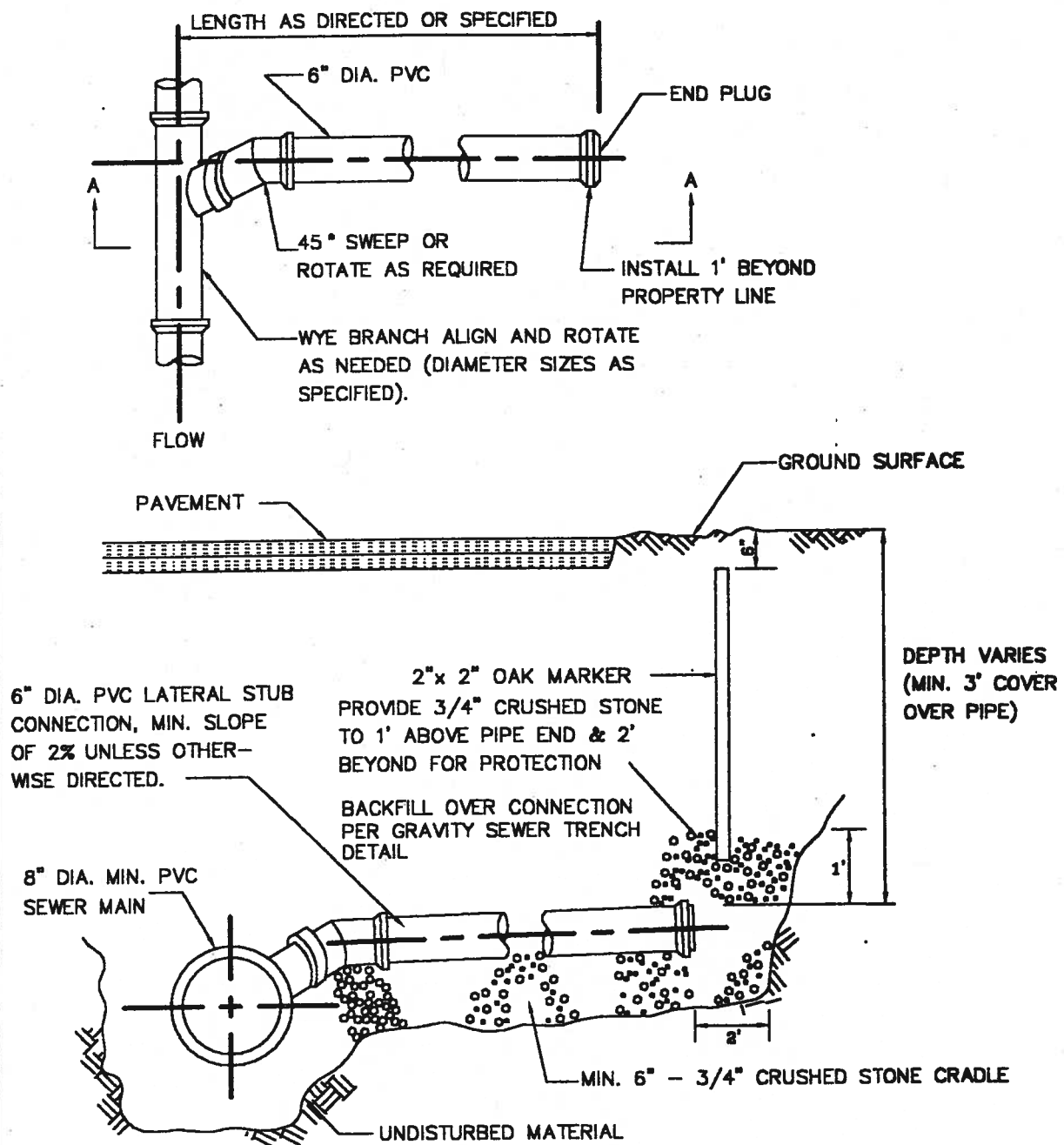
STANDARD SEWER MANHOLE FRAMES & COVERS

(NOT TO SCALE)

SSRING







SECTION A-A

TYPICAL LATERAL STUB CONNECTION

(NOT TO SCALE)

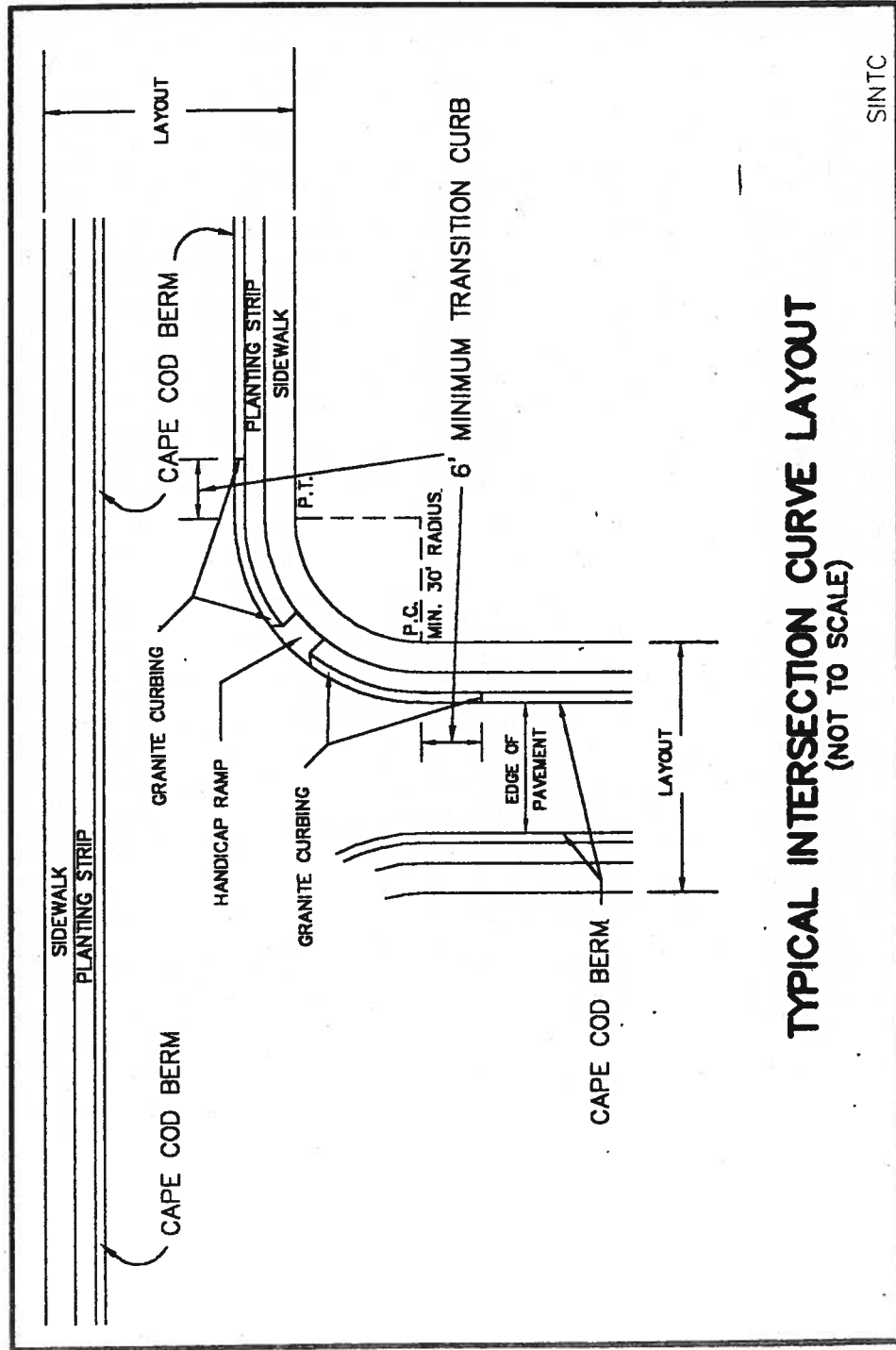
LATERAL CONNECTION MANHOLE

WHERE REQUIRED, A MANHOLE TO BE CONSTRUCTED ON A LATERAL CONNECTION. THIS MANHOLE SHALL CONFORM TO THE SAME STANDARDS AS THE MAIN SEWER MANHOLES.
(SEE SEWER MANHOLE DETAILS.)

APPENDIX E

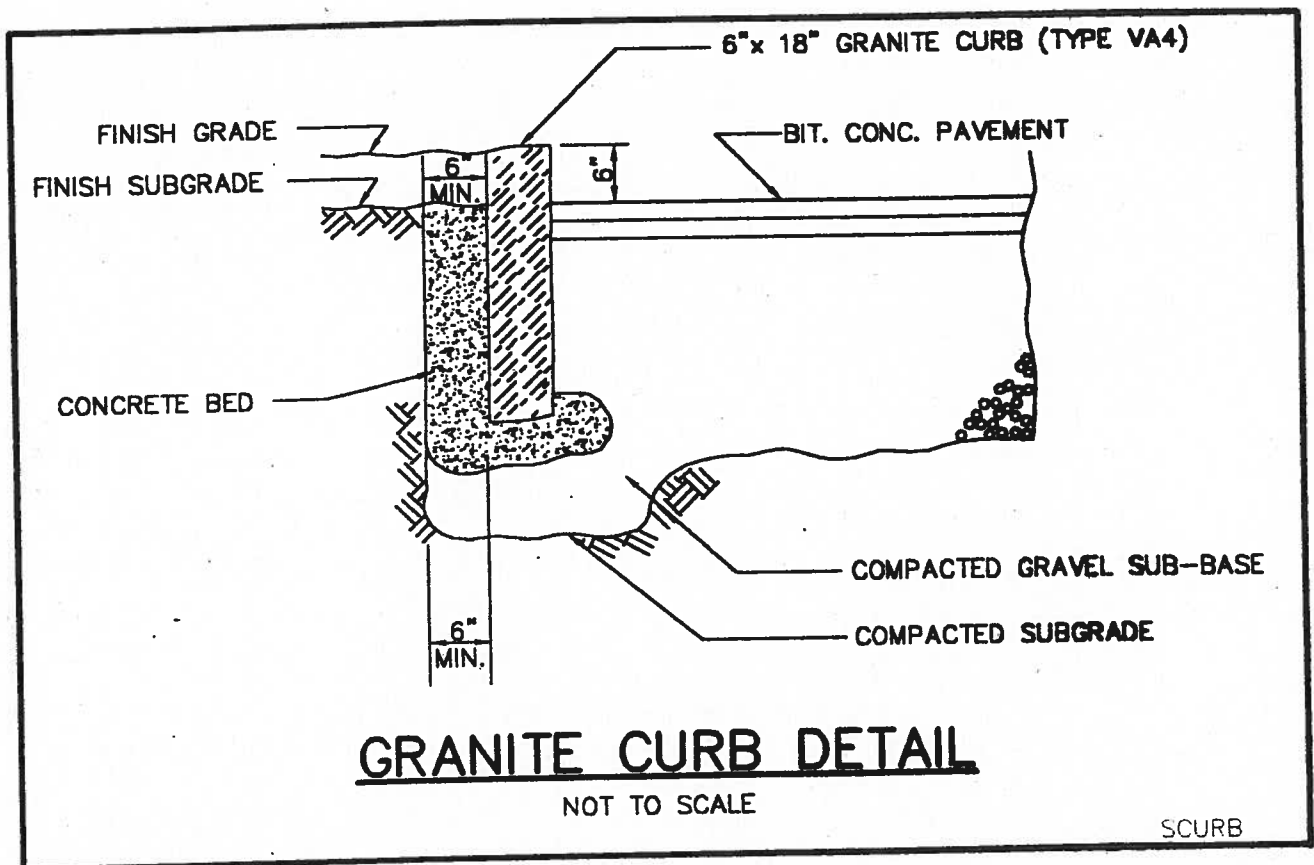
STOUGHTON
STANDARD
DETAILS

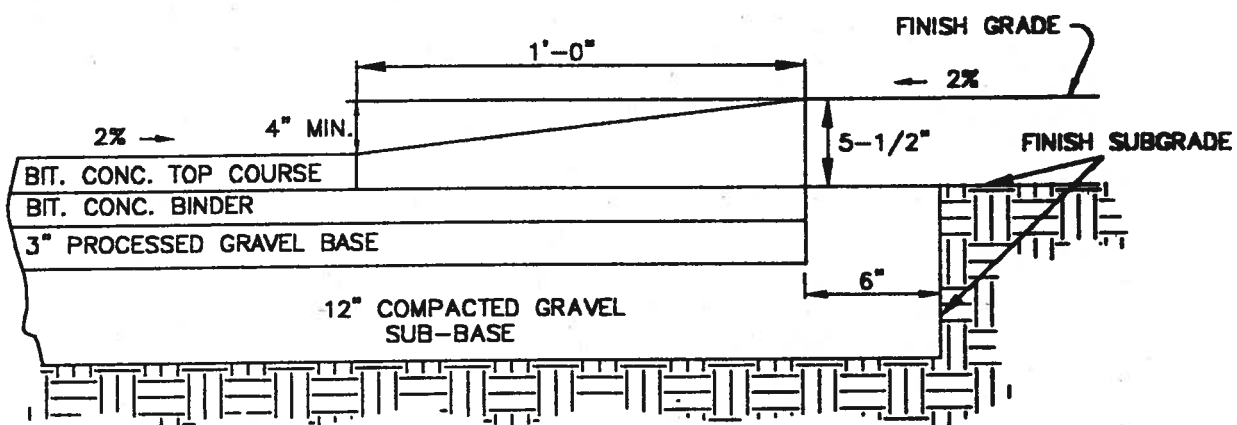
MISCELLANEOUS



TYPICAL INTERSECTION CURVE LAYOUT
 (NOT TO SCALE)

SINTC

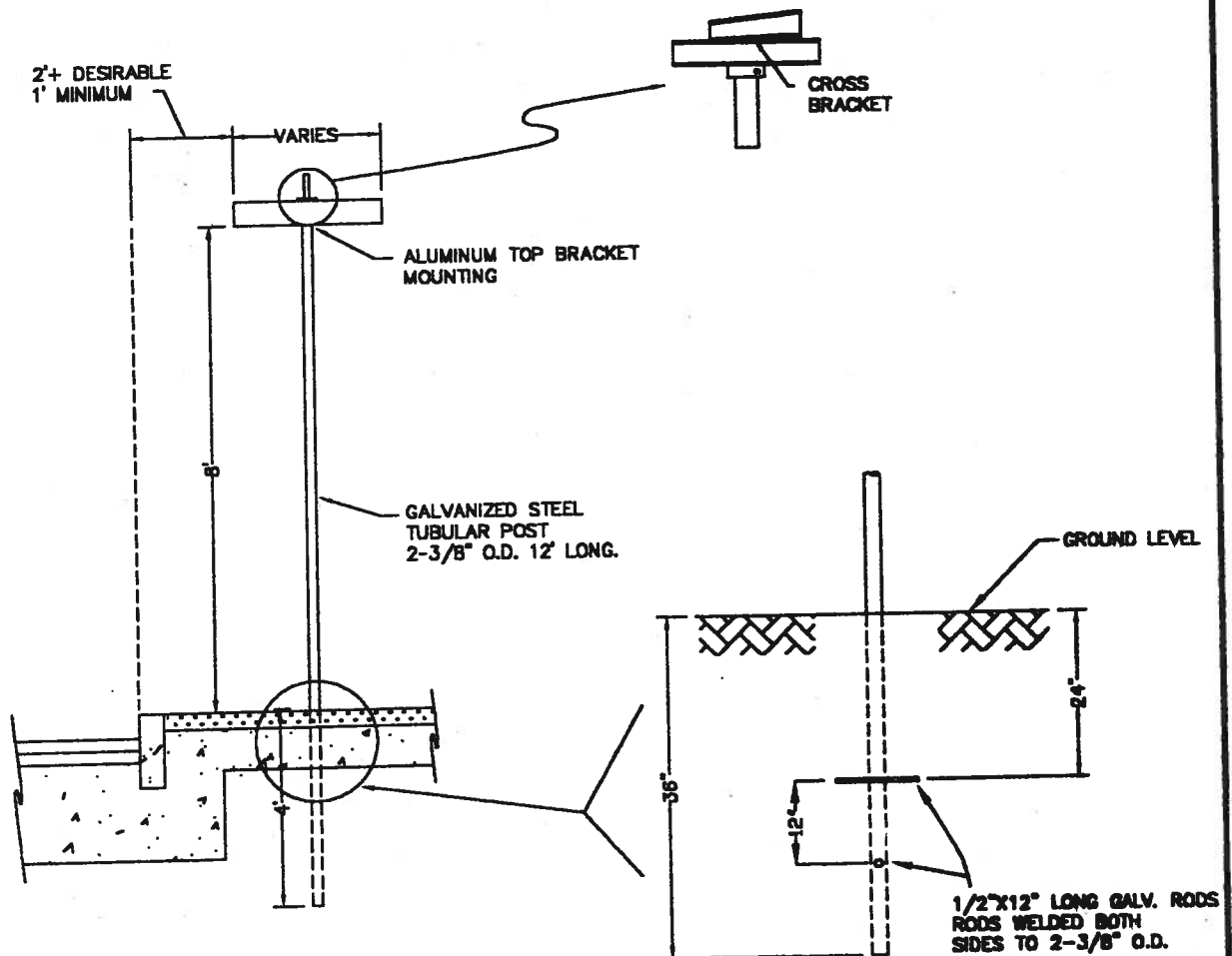




CAPE COD BERM
(NOT TO SCALE)

SCBERM

STREET SIGN DETAIL



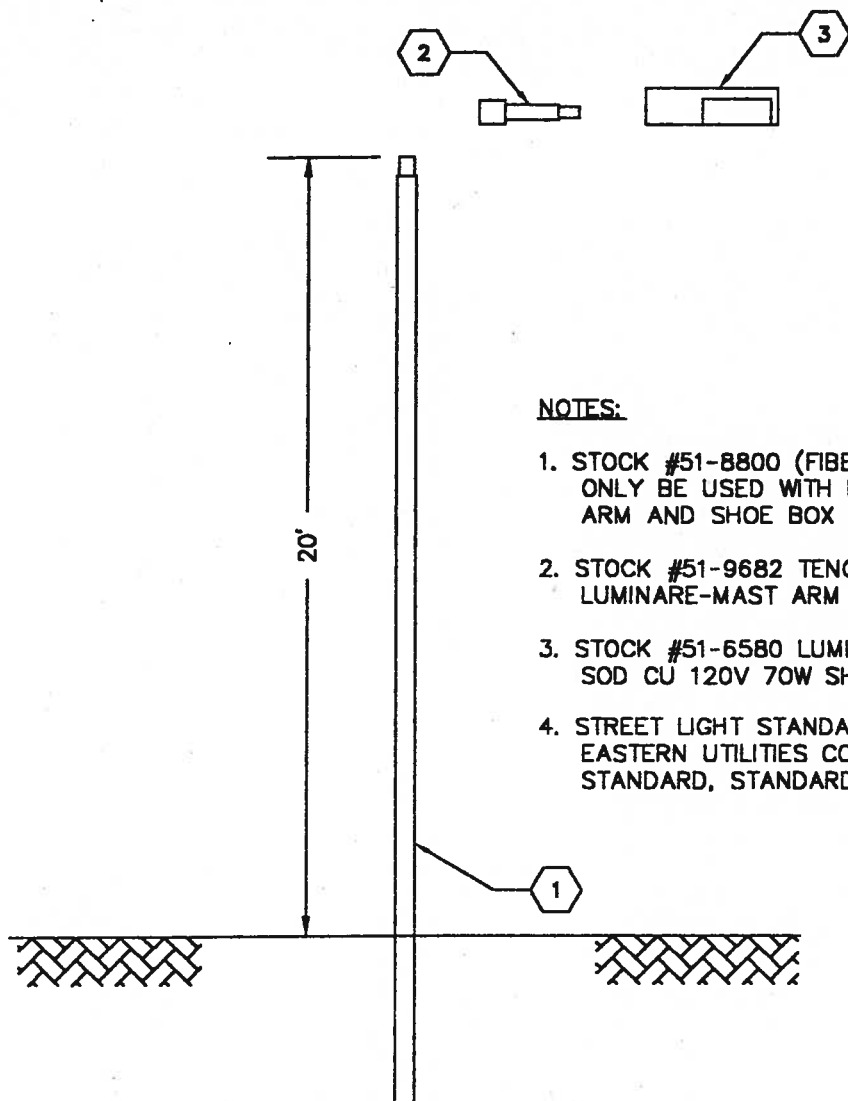
NOTES:

1. MIN. .091 GA. EXTRUDED ALUMINUM SIGN BLADE W/HIGH INTENSITY SHEETING (GREEN BACKGROUND AND SILVER COPY.)
2. EACH SIGN SHALL HAVE LEGEND ON BOTH SIDES.
3. POSTS SHALL HAVE A MIN. .64" WALL THICKNESS AND A MIN. WEIGHT OF 1.64 LBS./FT.

4. STREET SIGNS ARE REQUIRED TO BE INSTALLED BY THE DEVELOPER, FOLLOWING THE INSTALLATION OF THE BASE COURSE OF THE ROADWAY.

5. ALL SIGNS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL ALL WAYS ARE ACCEPTED BY THE TOWN.

SSIGN



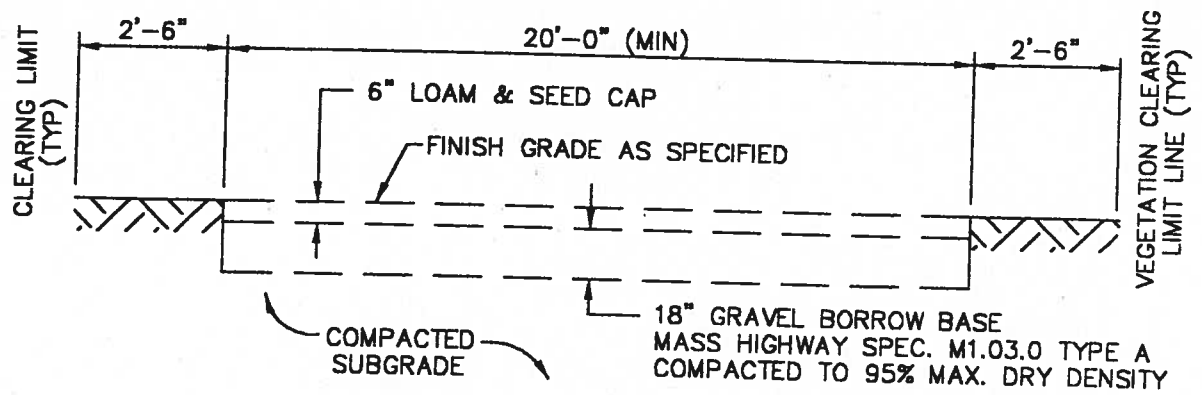
NOTES:

1. STOCK #51-8800 (FIBERGLASS POLE) SHOULD ONLY BE USED WITH ITEMS 2 & 3 (TENON ARM AND SHOE BOX FIXTURE).
2. STOCK #51-9682 TENON, POST TOP LUMINARE-MAST ARM MT FPR
3. STOCK #51-6580 LUMINARE, ROADWAY SOD CU 120V 70W SHBOX.
4. STREET LIGHT STANDARD TAKEN FROM EASTERN UTILITIES CONSTRUCTION STANDARD, STANDARD #6400, ISSUE DATE, 7/90

STREET LIGHT DETAIL

(NOT TO SCALE)

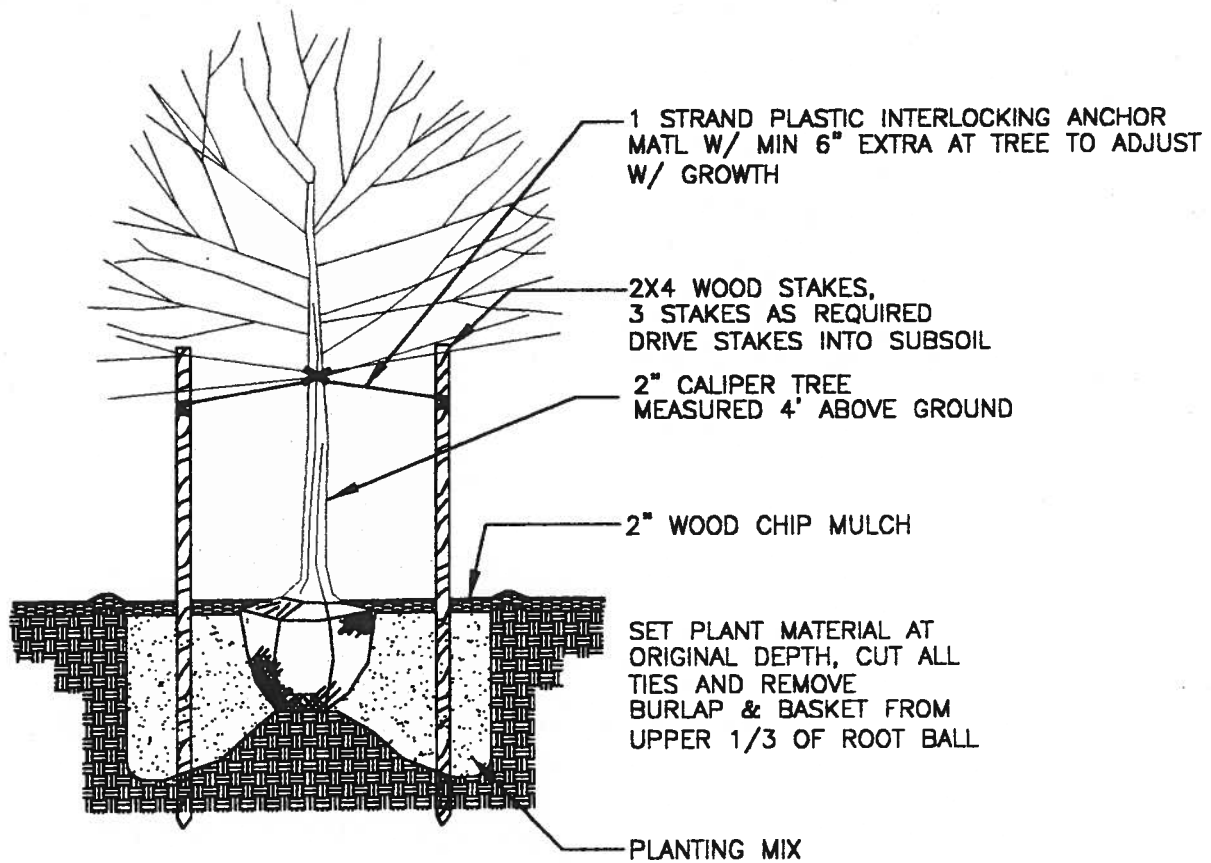
SLIGHT



GRAVEL ACCESS ROAD SECTION

NOT TO SCALE

SGAR



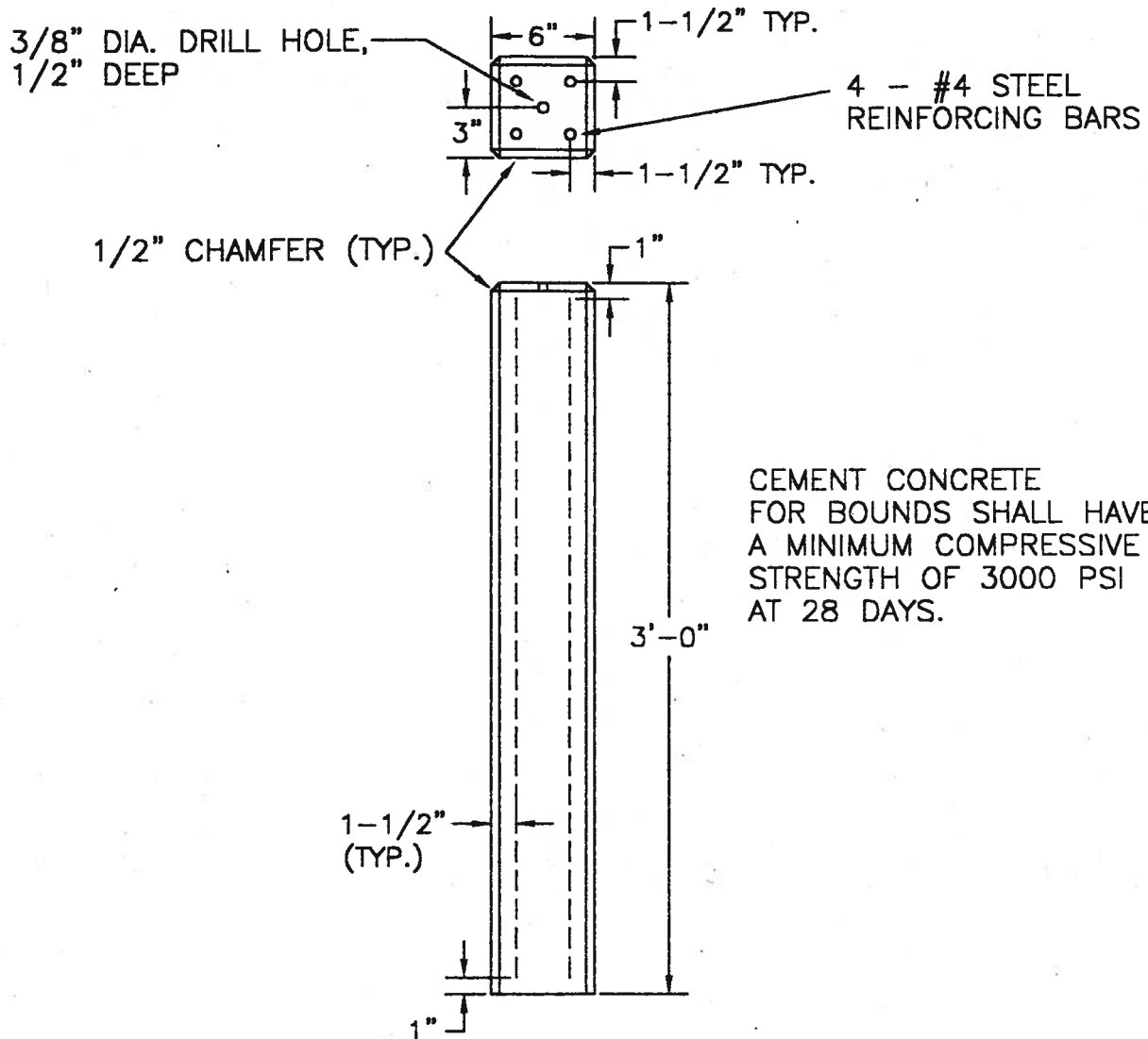
TREE PLANTING & STAKING

NOT TO SCALE

NOTES:

1. TREE SPACING SHALL BE TWO TREES PER 40' INTERVALS (ONE TREE EVERY 20'); STAGGERED ALTERNATING SIDES OF STREET). EXISTING TREES TO BE PRESERVED, IF REQUIRED BY THE PLANNING BOARD.
2. STREET TREE SPECIE (DECIDUOUS REQUIRED) SHALL BE APPROVED BY THE PLANNING BOARD PRIOR TO INSTALLATION.
3. PLANTING OPERATIONS SHALL BE IN ACCORDANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS STANDARDS & SPECIFICATIONS LATEST EDITION.

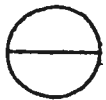
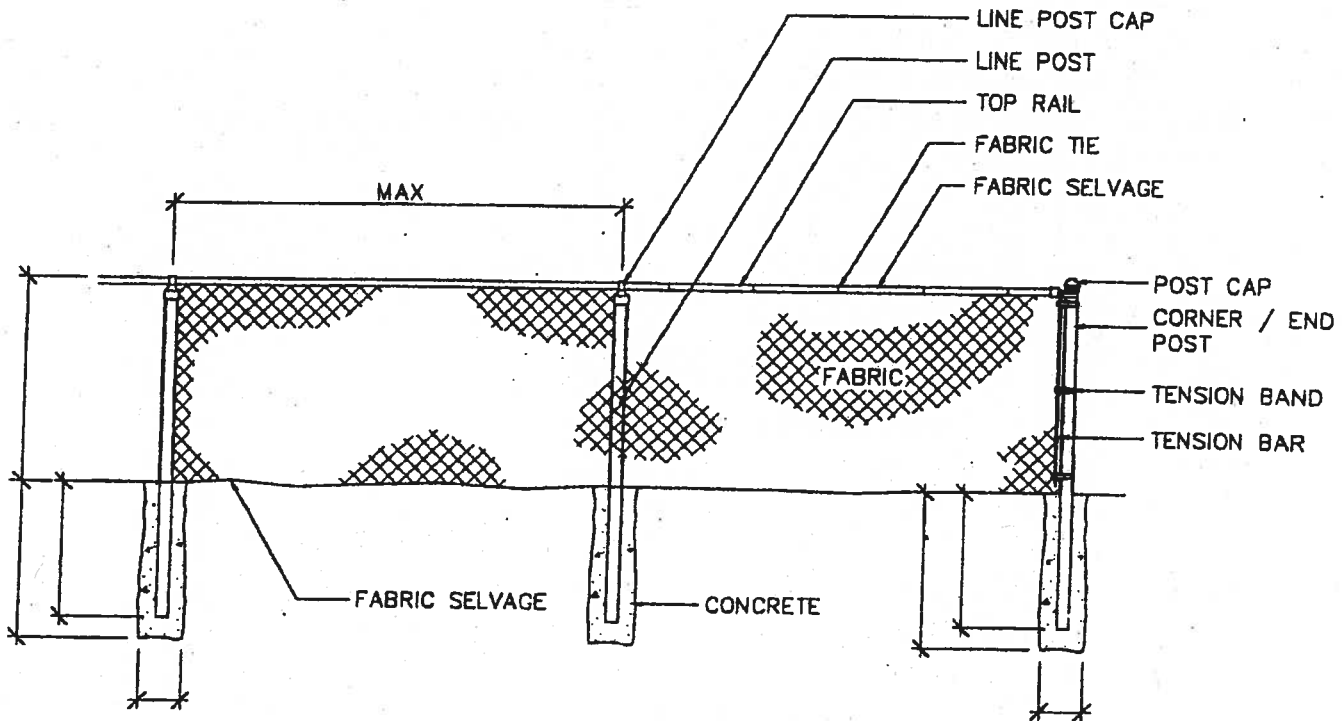
STP



CONCRETE MONUMENT DETAIL

(NOT TO SCALE)

SMNMT



4'-5' CHAIN LINK FENCING DETAIL

STYLE : TOP RAIL (CL-01)

NOTES:

THE GREATER THE POTENTIAL FOR FROZEN GROUND THE LESS CONCRETE FOOTINGS ARE USED. IT IS POSSIBLE TO GET THE SAME STRENGTH BY DRIVING THE POSTS DEEPER (USUALLY 3 - 6 FEET) (TYPICAL FOR ALL FENCE POSTS)

APPENDIX F

STOUGHTON
STANDARD
FORMS

FORM A

APPLICATION FOR ENDORSEMENT
OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File properly completed and executed forms, plans, fees, etc. with the Planning Board and the Town Clerk in accordance with the requirements of Sections III and IV of these regulations.

Stoughton, Mass. _____, _____

To the Planning Board:

The undersigned believing that the accompanying plan of his property in the Town of Stoughton does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of
Owner _____

Address _____

Phone # _____ Fax # _____

2. Name of
Applicant _____

Address _____

Phone # _____ Fax # _____

3. Name of
Engineer or Surveyor _____

Address _____

Phone # _____ Fax # _____

4. Deed or Property recorded in _____ registry,

Book _____ Page _____

5. Location and Description of Property:

Signature of Owner_____

Address_____

FORM B

APPLICATION FOR APPROVAL
OF PRELIMINARY PLAN

File properly completed and executed forms, plans, fees etc. with the Planning Board, Board of Health, Police Chief, Fire Chief, Public Works Superintendent, Stoughton Post Office, abutting Towns (if applicable) and the Town Clerk in accordance with the requirements of Sections III, IV and V of these regulations.

Stoughton, Mass. _____, _____

To the Planning Board:

The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Stoughton for approval as a subdivision in accordance with the Subdivision Control Law and the Town of Stoughton Land Subdivision Regulations.

1. Name of
Owner _____

Address _____

Phone # _____ Fax # _____

2. Name of
Applicant _____

Address _____

Phone # _____ Fax # _____

3. Name of
Engineer _____

Address _____

Phone # _____ Fax # _____

4. Name of
Surveyor_____

Address_____

Phone #_____Fax #_____

5. Deed or Property recorded in_____Registry,
Book _____Page_____

6. Location and Description of Property:

Signature of Owner_____

Address_____

FORM C

APPLICATION FOR APPROVAL
OF DEFINITIVE PLAN

File properly completed and executed forms, plans, fees, etc. with the Planning Board, Board of Health, Police Chief, Fire Chief, Superintendent of Public Works, Conservation Commission, Board of Selectmen, Stoughton Post Office, and any abutting Towns (if applicable), the Town Clerk, in accordance with the requirements of Sections III, IV, and V of these regulations.

Stoughton, Mass. _____, _____

To the Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Stoughton for approval as a subdivision under the requirements of the Subdivision Control Law and the Town of Stoughton Land Subdivision Regulations.

1. Name of
Owner _____

Address _____

Phone _____ Fax _____

2. Name of
Applicant _____

Address _____

Phone _____ Fax _____

3. Name of
Engineer _____

Address _____

Phone _____ Fax _____

4. Name of
Surveyor _____

Address _____

Phone _____ Fax _____

5. Deed or Property recorded in _____ Registry,
Book _____ Page _____

6. Location and Description of Property:

The following are all the mortgages and other liens or encumbrances on the whole or part of the above described property:

(list mortgages, etc. here)

The undersigned hereby covenants and agrees with the Town of Stoughton upon approval of the Definitive Plan:

1. To completely construct the ways, install all of the municipal service complete all other improvements (including loaming and seeding) as shown on approved plans, satisfy all of the conditions of approval, and satisfy all requirements of the Town of Stoughton Land Subdivision Regulations within years from the date of the Planning Board approving the subdivision.

2. At the laying out and acceptance of said ways, all municipal services within the ways and easements will become the property of the Town of Stoughton at no cost to said Town, unless otherwise agreed upon.

This agreement shall be binding upon the heirs, executors, administrators successors and assignees of the undersigned.

Signature of Record Owner _____

Address _____

FORM D

CERTIFIED LIST OF ABUTTERS

Name and Address of
Owner _____

Name and Address of
Applicant _____

Name and Location of Subdivision _____

(Provide a rough sketch of land described in this petition, and write against boundary lines the name of adjoining owners in their relative positions. Also indicate the address of each abutter on the sketch or in a separate list. Include owners of land separated from the subdivision only by a street.)

Planning Board
Stoughton, Massachusetts

This is to certify that at the time of the last assessment for taxation made by the Town of Stoughton, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown above were as above written, except as follows:

Assessor

FORM E

SUBDIVISION BOND

KNOW ALL MEN BY THESE PRESENT, That We, _____ and _____ of _____ St., _____, MA as Principals and _____ Company, a corporation organized and existing under the laws of the State of _____ and having a usual place of business in _____, MA as Surety, stand held and firmly bound unto the Town of Stoughton, MA as Obligee, in the full and just sum of _____ and _____/100 dollars (_____), lawful money of the United States, to the payment of which, well and truly to be made, we hereby bind ourselves, our respective heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Whereas, the Principals have received a Certificate of Approval from the Obligee acting by and through its Planning Board for the subdivision of land shown on a plan entitled _____ by _____ dated, _____ revised through _____ owned by said Principals on land located at _____ showing _____ proposed lots, and land located at _____

Whereas, such Certificate of Approval is conditioned on certain covenants, agreements, terms and provisions contained in the following, each of which being included herein by reference as fully and to the extent as if written at length herein:

1. Application Approval Definitive Plan (Form C) dated _____;
2. The Subdivision Control Law and the Planning Boards Rules and Regulations governing this subdivision dated _____;
3. Conditions included in the Certificate of Approval issued by the Planning Board and dated _____; and
4. The Definitive Plan as qualified by the Certificate of Approval as recorded in the Registry of Deeds in book: _____ Page: _____.
5. (List any additional plans and documents here).

Now Therefore, The Condition of This Obligation is such that if the Principals shall keep and perform all of the obligations, covenants, promises and conditions imposed upon them as aforesaid on or before _____ or such later date as may be specified by a vote of the Town of Stoughton Planning Board with the written concurrence of the Principals and Surety, then this obligation shall be null and void; otherwise to remain in full force and virtue to secure the Performance Agreement. The Surety hereby acknowledges for good consideration received, that the Planning Board shall have the right to enforce the terms of this bond.

Provided, However, that said Principals may elect to cancel this surety bond upon their presentation of alternative security acceptable to Obligee as provided in M.G.L., Chapter 41, Section 81-U.

In Witness Whereof we have hereunto set our respective hands and seals this
_____ day of _____, _____.

PRINCIPALS:

SURETY:

For Service of Process:

NOTE: ORIGINAL SURETY POWER OF ATTORNEY MUST BE ATTACHED.

FORM F
COVENANT

DATE _____,
Stoughton, Massachusetts

KNOW ALL MEN by these presents that the undersigned has submitted an application dated _____, to the Stoughton Planning Board for approval of a definitive plan of a subdivision of land entitled _____, plan by: _____, dated _____ revised through _____, land owned by: _____, address: _____, land located: _____, and showing _____ proposed lots. The undersigned has requested the Planning Board to approve such plan without requiring a performance bond.

IN CONSIDERATION of said Planning Board of Stoughton in the County of Norfolk approving said plan without requiring a performance bond, the undersigned hereby covenants and agrees with the inhabitants of the Town of Stoughton as follows:

1. That the undersigned is the owner* in fee simple absolute of all the land included in the subdivision and that there are no mortgages of record or otherwise on any of the land, except for those described below, and that the present holders of said mortgages have assented to this contract prior to its execution by the undersigned.

*If there is more than one owner, all must sign. Applicant may be an owner or his agent or representative, or his assigns, but the owner of record must sign the covenant.

2. That the undersigned will not sell or convey any lot in the subdivision or erect or place any permanent building on any lot until the construction of ways and installation of municipal services necessary to adequately serve such lot has been completed in accordance with the covenants conditions, agreements, terms and provisions as specified in the following:

a. The Application for Approval of Definitive Plan (Form C).

b. The Subdivision Control Law and the Planning Board's Rules and Regulations governing this subdivision, dated _____.

c. The certificate of approval and the conditions of approval specified therein, issued by the Planning Board, dated _____.

d. The definitive plan as approved and as qualified by the certificate of approval.

e. Other document(s) specifying construction to be completed, namely:
(List other plans and documents here).

However, a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell or convey any lot, subject only to that portion of this covenant which provides that no lot be sold or conveyed or shall be built upon until ways and services have been provided to serve such lot.

3. That this covenant shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the undersigned and shall constitute a covenant running with the land included in the subdivision and shall operate as restrictions upon the land.

4. That particular lots within the subdivision shall be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of the Planning Board and enumerating the specific lots to be released; and

5. That nothing herein shall be deemed to prohibit a conveyance by a single deed subject to this covenant, of either that entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board.

6. That the undersigned agrees to record this covenant with the Norfolk County Registry of Deeds, forthwith, or to pay the necessary recording fee to the said Planning Board in the event the Planning Board shall record this agreement forthwith. Reference to this covenant shall be entered upon the definitive subdivision plan, The plan shall not be endorsed by the Planning Board as approved until evidence has been provided to the Planning Board that the covenant has been duly executed and recorded with the Registry of Deeds.

7. A deed of any part of the subdivision in violation of the covenant shall be voidable by the grantee prior to the release of the covenant, but not later than three (3) years from the date of such deed as provided in Section 81-U, Chapter 41, M.G.L.

8. That this covenant shall be executed before endorsement of approval of the definitive plan by the Planning Board and shall take effect upon the endorsement of approval.

9. Upon final completion of the construction of ways and installation of municipal services as specified herein, on or before four (4) years from date of approval the Planning Board shall release this covenant by an appropriate instrument, duly acknowledged. Failure to complete construction and installation within the time specified herein or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, shall result in automatic rescission of the approval of the plan. Upon performance of this covenant with respect to any lot, the Planning Board may release such lot from this covenant by an appropriate instrument duly recorded.

10. Nothing herein shall prohibit the applicant from varying the method of securing the construction of ways and installation of municipal services from time to time or from securing by one, or in part by one and in part by another of the methods described in M.G.L., Chapter 41, Section 81-U, as long as such security is sufficient in the opinion of the Planning Board to secure performance of the construction and installation; and

11. All utilities and base course of the roadways shall be installed as shown on the approved plan prior to the issuance of any occupancy permits. The final paved wearing course must be installed within two (2) years of the base course unless an extension is granted by the Planning Board;

12. The Planning Board reserves the right to bill the owner for repairs deemed necessary by the Board (after a two week notification to the owner) posing an imminent threat to public safety or threatening the equity previously assessed in the subdivision.

13. The Owner shall keep perpetual rights and easements in all ways and easements shown on the approved plans until such time as said way(s) are laid out and accepted by the Town. In connection with construction and slope easements, the right to enter upon the easement areas, grade the easement areas and repair and maintain the grade of the easement areas shall be maintained by the owner. In connection with said utility easements, the rights to install structures, flow road drainage, sewerage, water supply, etc. in, under, over and through the utility easement, to maintain and store water in the easement area and to enter, construct, reconstruct, maintain and repair ditches, pipes, culverts, detention facilities, retention facilities, pump stations, structures, force mains and any other utility facilities within the easement area shall be maintained by the owner. In connection with the way(s), the rights for all purposes for which public ways are used in the Town of Stoughton shall be maintained by the owner.

14. That the Planning Board has the authority to use surety posted for the subdivision for the following additional purposes other than just for completion of subdivision.

a. To perform emergency work (after a two week notification to the owner) to ensure public health and safety (street patching, slope stabilization, drainage work, etc.) or threatening the equity previously assessed in the subdivision.

b. To install plow berms and any other necessary winterization as required if not completed by the owner by November 15th of that year.

c. To pay electrical bills and additional charges if the owner fails to keep the street lights lit after initial installation.

d. To satisfy the conditions of approval if the owner fails to after a 30 day notice.

15. The owner of the subdivision must obtain ALL required construction permits (i.e. order of conditions from the Stoughton Conservation Commission, curb cut permit, street opening permit, sewer extension permits and water connection permit from the Dept of Environmental Protection, Board of Selectmen, and Dept of Public Works as required) prior to any subdivision work being performed on the site.

16. Reference must be made to the Temporary Street Construction Easement in every deed that transfers title for any lot within the subdivision until such time that the Town of Stoughton accepts the way(s) as public way(s).

17. The owner of the subdivision agrees to completely construct the ways, install all of the municipal services and complete all other improvements (including loaming and seeding) as shown on the approved plans, satisfy all of the conditions of approval, and satisfy all requirements of the Town of Stoughton Land Subdivision Regulations within 4 years from the date the Planning Board approves the subdivision unless an extension is granted by the Planning Board.

18. The owner shall be responsible for the following until the subdivision road(s) are accepted by the Town:

1. The street(s) shall be lit at the expense of the owner beginning when the binder course of asphalt is installed.. ,
 2. All street sign(s) shall be installed and maintained beginning when the binder course of asphalt is installed.
 3. All street trees planted as to their erectness and good health.
 4. The maintenance of the shoulders, grass strips and side slopes, in their entirety.
 5. Snow removal and de-icing of the subdivision to the satisfaction of the Planning Board from the time the first occupancy permit is issued.
 6. Shall be responsible for maintaining the subdivision in a safe condition.
19. The applicant must submit the mylars, linens, surety (covenant, etc.), to the Board for endorsement and after endorsement, record them all with the Registry of Deeds or Land Court within 90 days after notice of the approval is filed with the Town Clerk or else the approval is automatically rescinded unless an extension is granted by the Planning Board.
20. A utility As-built be performed and approved of by the Planning Board prior to the installation of the binder course of asphalt.
21. All ways and easements shown on the approved plans shall be left unobstructed in any way from the time the binder course of asphalt is installed on the ways. This provision includes the full width of said ways and easements.
22. All ways shown on the approved plans shall be maintained from the time the binder course of asphalt is installed in a condition that allows any vehicle (automobile, fire apparatus etc.)to safely utilize said way in a manner that the purposes for which public ways are used in the Town of Stoughton.
23. All easements shown on the plans shall be maintained from the time the utility is installed within the easement in a condition that safely allows maintenance equipment access.

EXECUTED as a scaled instrument this _____ Day of _____, _____.

By: _____ Owner

Stoughton Planning Board

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss. _____, _____.

Then personally appeared _____ and acknowledged the foregoing instrument to be _____ free act and deed before me.

Notary Public _____

My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss. _____, _____.

Then personally appeared _____ one of the above-named members of the Planning Board of the Town of Stoughton, MA, and acknowledged the foregoing instrument to be the free act and deed of said Planning Board, before me.

Notary Public _____

My Commission Expires:

FORM G

LOT RELEASE

_____,
The undersigned, being a majority of the Planning Board of the Town of
Stoughton, Massachusetts, hereby certify that the requirements for work on the
ground called for by the Covenant dated _____, and recorded in
Norfolk Registry of Deeds Book _____, Page _____, (or registered in
Norfolk Land Registry District as Document No. _____, and noted on
Certificates on Title No. _____, in Registration Book _____ Page _____
_____) have been completed or other surety posted to the satisfaction of the
Planning Board as to the following enumerated lots shown on Plan Titled _____
_____, recorded with said Deeds, Plan Book _____,
Plan _____, (or registered in said Land Registry District, Plan Book _____,
_____, Plan _____) and said lots are hereby released from restrictions as to
sale and building specified therein.

Lots designated on said Plan as follows:

Majority of Stoughton
Planning Board

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss. _____

Then personally appeared _____ one of the above-named
members of the Planning Board of the Town of Stoughton, Massachusetts, and
acknowledged the foregoing instrument to be the free act and deed of said
Planning Board, before me.

Notary Public

My Commission Expires: _____

FORM H

PERFORMANCE SECURED BY A SURETY COMPANY

Date: _____
Stoughton, Massachusetts

Agreement made this date between the Town of Stoughton, MA acting by and through its Planning Board and _____ hereinafter referred to as "The applicant" of _____ to be secured by a subdivision bond issued by _____ (the "surety") on this date (the "surety bond") a corporation duly organized and existing under the laws of the state of _____ and having a usual place of business at _____ to secure construction of ways and installation of municipal services in the subdivision of land shown on a plan entitled _____ by _____ dated _____, revised through _____ owned by _____ and showing _____ proposed lots.

Know all men by these presents that the applicant and the surety hereby bind and obligate themselves, their, or its executors, administrators, devisees, heirs, successors, and assigns, jointly and severally to the Town of Stoughton, a Massachusetts municipal corporation, acting through its Planning Board, in the sum of _____ Dollars (\$ _____) secured by said surety bond to secure the above sum of money, said surety bond to be used to insure the performance by the applicant of all covenants, conditions, agreements, terms, and provisions contained in the following:

1. Application for Approval Definitive Plan (Form C), dated _____.
2. The Subdivision Control Law and the Planning Board's Rules and Regulations governing this subdivision and dated _____, and
3. Conditions included in the Certificate of Approval issued by the Planning Board and dated _____ and
4. The Definitive Plan as qualified by the Certificate of Approval as recorded in the Norfolk Registry of Deeds as Plan _____ of _____ Plan Book _____ and
5. (List any additional plans and documents here.)

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations, or has elected to provide another method of securing performance as provided in M.G.L. Chapter 41, Section 81-U.

Upon completion by the applicant of all obligations as specified herein, on or before _____ or such later date as may be specified by vote of Planning Board with a written concurrence of the applicant and the surety, the interest of the Town of Stoughton, MA in such surety bond shall be released, the surety bond shall be returned to the surety, and this agreement shall become void. In the event the applicant should fail to complete the construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, this agreement may be enforced, in whole or in part, by the Planning Board for the benefit of the Town of Stoughton, MA to the extent of the reasonable cost to the Town of Stoughton, MA of completing such construction or installation as specified in this agreement. Any unused portion of the surety bond will be released and the unused portion of the surety bond will be returned to the surety upon completion of the work by said Town of Stoughton, MA; and the Town of Stoughton, MA acting by and through it's Planning Board has agreed to accept said surety bond in the amount specified in this agreement as security for the performance of the project as aforesaid.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

In Witness Whereof we have hereunto set our hands and seals this _____ day of _____

Applicant

Signatures of a majority of the Planning Board of the Town of Stoughton

Commonwealth of Massachusetts

Norfolk County,

Date: _____

Then personally appeared _____ one of the above-named members of the Planning Board of Stoughton, Massachusetts, and acknowledged the foregoing instrument to be the free act and deed of said parties before me

Notary Public

My Commission Expires _____

Commonwealth of Massachusetts

Norfolk County,

Date: _____

Then personally appeared _____, the applicant, and acknowledged the foregoing instrument to be the free act and deed of said party before me.

Notary Public

My Commission Expires _____

NOTE: Either a corporation clerk certificate and a corporation president and treasurer certificate or a trustee certificate must be attached if the applicant is either a corporation or trust.

FORM I

PERFORMANCE SECURED
BY DEPOSIT OF MONEY

_____, _____
Stoughton, Massachusetts

AGREEMENT made this date between the Town of Stoughton, MA and _____
(name of applicant), hereinafter referred to as "the applicant" of _____
(address of applicant), to secure construction of ways and installation of municipal services in the
subdivision of land shown on a plan entitled _____
(name of subdivision), by: _____ (name of designer),
dated: _____ revised through _____ owned by: _____
(name of owner), address: _____ (address of owner),
land located: _____ (street address or
other identification of location), and showing _____ (no.) proposed lots.

KNOW ALL MEN by these presents that the applicant hereby binds and obligates himself, his or
its _____, _____, executors, administrators, devisees, heirs,
successors and assigns to the Town of Stoughton, a Massachusetts municipal corporation, acting
through its Planning Board in the sum of _____ dollars, and has
secured this obligation by depositing with the Treasurer of said Town of Stoughton, a deposit of
money in the above sum to be deposited in a subdivision escrow account in the name of the Town
of Stoughton. The deposit of money is to be used to insure the performance by the applicant of
all covenants, conditions, agreements, terms and provisions contained in the following:

1. Application for approval Definitive Plan (Form C), dated: _____.
2. The Subdivision Control Law and the Planning Board's Rules and Regulations
governing this subdivision and dated: _____ (date of subdivision
rules and regulations which govern plan).
3. Conditions included in the Certificate of Approval issued by the Planning Board and
dated: _____
4. The Definitive Plan as qualified by the Certificate of Approval and;
5. Other document(s) specifying construction or installation to be completed, namely
(specify other documents, if any, and list lots secured if only a part of the subdivision is
secured by deposit of money). _____

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations or has elected to provide another method of securing performance as provided in M.G.L., Chapter 41, Section 81-U.

Upon completion by the applicant of all obligations as specified herein, on or before _____ (date construction and installation is to be completed, as specified by the applicant), or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, the deposit of money including all interest accrued thereon shall be returned to the applicant by said Town of Stoughton and this agreement shall become void. In the event the applicant should fail to complete the construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, the deposit of money may be applied in whole, or in part, by the Planning Board for the benefit of the Town of Stoughton to the extent of the reasonable cost to the Town of completing such construction or installation as specified in this agreement. Any unused money and the interest accrued on the deposit of money will be returned to the applicant upon completion of the work by said Town and the Town of Stoughton acting by and through its Planning Board hereby agrees to accept the aforesaid deposit of money in the amount specified in this agreement as security for the performance of the project as aforesaid.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

IN WITNESS WHEREOF we have hereunto set our hands and seals this _____ day of _____.

Signatures of a majority of the Planning
Board of the Town of Stoughton

Signature of Applicant

COMMONWEALTH OF MASSACHUSETTS

Norfolk County

_____.

Then personally appeared _____ one of the above named members of the Planning Board of Stoughton, Massachusetts and the applicant and acknowledged the foregoing instrument to be the free act and deed of said parties before me.

Notary Public

My Commission Expires: _____

Note: A corporation clerk certificate and a corporation president and treasurer certificate must be attached for the bank and the applicant or a trustee certificate if the applicant is a trust.

FORM J

PERFORMANCE SECURED BY

BANK PASSBOOK

Stoughton, Massachusetts

AGREEMENT made this date between the Town of Stoughton, MA and _____
(name of applicant), hereinafter referred to as "the applicant" of _____
(address of applicant), to secure construction of ways and installation of municipal services in the
subdivision of land shown on a plan entitled _____
(name of subdivision), by: _____ (name of designer),
dated: _____ revised through _____ owned by: _____
(name of owner), address: _____ (address of owner),
land located: _____ (street address or
other identification of location), and showing _____ (no.) proposed lots.

KNOW ALL MEN by these presents that the applicant hereby binds and obligates himself, his or
its executors, administrators, devisees, heirs, successors and assigns to the Town of Stoughton, a
Massachusetts municipal corporation, acting through its Planning Board in the sum of _____
dollars, and has secured this obligation by depositing with the Treasurer
of said Town of Stoughton, a deposit of money for the above sum represented by Bank Passbook
No. _____ with an order drawn on the _____ (name
of Bank), Bank of _____ (address
of Bank), payable to the order of the Planning Board of the Town of Stoughton, said sum to be
used to insure the performance by the applicant of all covenants, conditions, agreements, terms
and provisions contained in the following:

1. Application for Approval Definitive Plan (Form C), dated: _____.
2. The Subdivision Control Law and the Planning Board's Rules and Regulations
governing this subdivision and dated: _____ (date of subdivision
rules and regulations which govern plan).
3. Conditions included in the Certificate of Approval issued by the Planning Board and
dated: _____.
4. The Definitive Plan as qualified by the Certificate of Approval and;

5. Other document(s) specifying construction or installation to be completed, namely (specify other documents, if any, and list lots secured if only a part of the subdivision is secured by deposit of money). _____

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations, or has elected to provide another method of securing performance as provided in M.G.L., Chapter 41, Section 81-U.

Upon completion by the applicant of all obligations as specified herein, on or before _____ (date construction and installation is to be completed, as specified by the applicant), or such later date as may be specified by vote of the Planning Board with the written concurrence of the applicant and the bank, the bank passbook shall be returned to the applicant by said Town of Stoughton and this agreement shall become void. In the event the applicant should fail to complete the construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, the funds on deposit in the account represented by the aforesaid bank passbook and order drawn thereon may be applied in whole, or in part, by the Planning Board for the benefit of the Town of Stoughton to the extent of the reasonable cost to the Town of completing such construction or installation as specified in this agreement. Any unused funds and the bank passbook will be returned to the applicant upon completion of the work by said Town.

The Town of Stoughton acting by and through its Planning Board hereby agrees to accept the aforesaid bank passbook and order drawn thereon as security for the performance of this project; and

The _____ Bank of _____ hereby agrees not to release any funds from the account represented by the aforesaid bank passbook or otherwise amend or make a change to the aforesaid bank passbook or to the order drawn thereon without written agreement by the Planning Board.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

IN WITNESS WHEREOF we have hereunto set our hands and seals this _____ day
of _____.

Signatures of a majority of the Planning
Board of the Town of Stoughton

Signature of Applicant

Signature of authorized representative of the
_____ Bank.

COMMONWEALTH OF MASSACHUSETTS

Norfolk County

Date: _____

Then personally appeared _____ one of the above named
members of the Planning Board of Stoughton, Massachusetts, and acknowledged the foregoing
instrument to be the free act and deed of said parties before me.

Notary Public

My Commission Expires: _____

COMMONWEALTH OF MASSACHUSETTS

Norfolk County

Date: _____, _____

Then personally appeared _____, the applicant, and
acknowledged the foregoing instrument to be the free act and deed of said party before me.

Notary Public

My Commission Expires: _____

COMMONWEALTH OF MASSACHUSETTS

Norfolk County

Date: _____, _____

Then personally appeared _____, the authorized representative
of the _____ Bank and acknowledged the foregoing instrument
to be the free act and deed of said party before me.

Notary Public

My Commission Expires: _____

**Note: A corporation clerk certificate and a corporation president and treasurer certificate
must be attached for the bank and the applicant or a trustee certificate if the applicant is a
trust.**

FORM K

CERTIFICATE

I, _____, Clerk of the _____ (name of corporation), hereby certify that I am the duly elected Clerk of the Corporation, and that the following officers are the present duly elected President and Treasurer of the Corporation:

President: _____
Name

Treasurer: _____
Name

A TRUE COPY: _____

ATTEST: _____

DATED: _____
Clerk

FORM L
CERTIFICATE

I, _____, Clerk of the _____ (name of corporation), hereby certify that I am the duly elected Clerk of the Corporation, and that at a duly constituted meeting of the Board of Directors on _____ (date), it was unanimously

VOTED: That _____ (name), _____ (office) of the Corporation, be, and he/she hereby is authorized and empowered to execute and deliver _____ (describe nature of document being executed).

I further certify that _____ (name) is the duly elected _____ (office) of the Corporation.

DATED: _____
Clerk

I, _____, Clerk of the _____ (name of corporation), further certify that the vote referenced above is still in effect as of the date of this agreement.

FORM M

TRUSTEE CERTIFICATE

I, _____, Trustee of _____ Trust, dated _____,
and recorded at the Norfolk County Registry of Deeds, Book _____ Page _____, in
accordance with the provisions of _____ do certify as follows:

1. I am the sole Trustee of said Trust;
2. Said Trust is in full force and effect; said Trust has not been altered or amended.
3. Pursuant to _____ thereof, I have been directed in my capacity as Trustee to
execute any and all documents, as may be necessary or expedient in connection with
entering into a Property Surety Agreement with the Town of Stoughton, MA and acquire
and issue to said Town a Subdivision Bond.

Signed under the pains and penalties of perjury,
WITNESS my hand and seal this _____ day of _____.

Trustee

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

_____, _____
(Date)

Then personally appeared the above named _____ who identified himself as such,
and acknowledged the foregoing instrument to be the free act and deed of the _____
Trust, before me.

Notary Public

My Commission Expires: _____