

**RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
TOWN OF PRINCETON, MASSACHUSETTS**

(Adopted under the Subdivision Control Law Section 81-K to 81-GG inclusive, Chapter 41, G.L.)

PURPOSE

These subdivision regulations are adopted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the Town of Princeton by "regulating the laying out and construction of ways in subdivisions providing access to the several lots therein, but which have not become public ways, and ensuring sanitary conditions in subdivisions and in proper cases parks and open areas. The powers of the Planning Board and of the Board of Appeals under the subdivision control law shall be exercised with due regard for the provision of adequate access to all of the lots in a subdivision by ways that will be safe and convenient for travel; for lessening congestion in such ways and in the adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles; for securing safety in the case of fire, flood, panic and other emergencies; for insuring compliance with the applicable zoning...bylaw; 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 the Town and with the ways in neighboring subdivisions. It is the intent of the subdivision control law (under which these regulations are adopted) that any subdivision plan filed with the Planning Board shall receive the approval of such board if said plan conforms to the recommendation of the Board of Health and to the reasonable rules and regulations of the Planning Board pertaining to subdivisions of land; provided, however, that such board may, when appropriate, waive, as provided or in Section 81-R, such portions of the rules and regulations as is deemed advisable". (Section 81-M of Chapter 41, G.L.)

SECTION I. - Authority

Under the authority vested in the Planning Board of the Town of Princeton by Section 81-Q of Chapter 41 of the General Laws, said Board hereby adopts these rules and regulations governing the subdivision of land in the Town of Princeton. These regulations shall be effective when approved by the Board and filed with Register of Deeds and the Recorder of Land Court, and when effective shall supersede and replace any and all subdivision regulations theretofore in effect in the Town.

SECTION II. - General

A. Definitions

APPLICANT. A Person (as hereinafter defined) who applies for approval of a plan of a Subdivision or a Person who applies under Section II B or III A - C. "Applicant" shall include an Owner, or his agent or representative, or his assigns.

BUILDING INSPECTOR. The Building Inspector for the Town of Princeton shall mean the Board of Selectmen acting as Building Inspector, or its designee.

BOARD. The Planning Board of the Town of Princeton.

CERTIFIED BY. "Certified by (or endorsed by) The Planning Board" as applied to a plan or other instrument required or authorized by the Subdivision Control Law to be recorded, shall mean bearing a certification or endorsement signed by a majority of the members of The Board, or by its chairman or clerk or any other person authorized by it to certify or endorse its approval or other action and named in a written statement to the Register of Deeds and recorder of the Land Court, signed by a majority of the Board.

DEFINITIVE PLAN. The plan of a Subdivision as submitted with appropriate application to the Board for approval by the Planning Board and such plan when approved and recorded; all as distinguished from a Preliminary Plan.

DEVELOPER. A person who develops a Subdivision under a plan of a Subdivision approved under Section III of these Rules and Regulations.

GENERAL LAWS. (abbreviated G.L.) The General Laws of Massachusetts. In case of a rearrangement of the General Laws, any citation of particular sections of the General Laws shall be applicable to the corresponding sections in the new codification.

LOT. An area of land in one (1) -ownership, with definite boundaries and used, or available for use, as the site of one (1) or more buildings.

MUNICIPAL SERVICES. Sewers, water drains, water pipes, gas pipes, electrical lines, telephone lines, fire alarm system, cablevision or similar systems, and their respective appurtenances.

OWNER. As applied to real estate, the person holding the fee simple title to a parcel, tract or lot of land.

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

PLANNING BOARD. "Planning Board" shall mean the officially constituted Planning Board of the Town of Princeton.

PRELIMINARY PLAN. A plan of a proposed Subdivision or a re-subdivision of land prepared in accord with Section III to facilitate proper preparation of a Definitive Plan.

RECORDED. "Recorded"; shall mean recorded in the Worcester County, Worcester District Registry of Deeds except that as affecting registered land, it shall mean filed with the Assistant Recorder of the Worcester County, Worcester District Land Court or the Recorder of the Land Court in Boston.

REGISTRY OF DEEDS. Registry of Deeds shall mean the Worcester County Worcester District Registry of-Deeds, and, when appropriate, shall include the Worcester County Worcester District Land Court or the Land Court in Boston.

ROADWAY. That portion of a way which is designed and constructed for vehicular travel.

STREET, MAJOR. (1) A street which, in the opinion of the Board is being used or will be used as a traveled way within the Town of Princeton and which will carry a heavy volume of traffic, generally over fifteen hundred (1500) vehicles per day. (1) For purposes of determining street type the Planning Board shall calculate ten (10) trips per day for a single family dwelling or each unit in a duplex residence and six (6) trips per day for each townhouse or unit in an apartment or multi-family structure.

STREET, MINOR. (1) A street which, in the opinion of the Board is being used, or will be used primarily to provide access to abutting lots and which will not be used for through traffic.

STREET, SECONDARY. (1) A street intercepting one (1) or more Minor Streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic, generally, over four hundred (400) vehicles per day from such Minor Street(s) to a Major Street or community facility, and normally including a principal entrance to a large Subdivision or group of Subdivisions, and any principal circulation street within such Subdivisions.

SUBDIVISION. "Subdivision" shall mean the division of a tract of land into two (2) or more lots and shall include a re-subdivision and, when appropriate to the context, shall relate to the process of subdivision or 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 a frontage on (a) a public way, or a way which the Town Clerk of the Town of Princeton certifies is maintained and used as 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 Town, having in the opinion of the

Planning Board, sufficient width, a 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 severed 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 the zoning bylaw for the erection of a building on such lot. 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 Town into separate lots on each of which one (1) of such buildings remains standing, shall not constitute a subdivision.

SUBDIVISION CONTROL. The power of regulating the Subdivision of land granted by the Subdivision Control Law, Chapter 41, Section 81K through 81 GG inclusive, as hereinafter amended.

TOWN. Town of Princeton. (1) For purposes of determining street type the Planning Board shall calculate ten (10) trips per day for a single family dwelling or each unit in a duplex residence and six (6) trips per day for each townhouse or unit in an apartment or multi-family structure.

B. Approved Plan Required

No Person shall make a Subdivision of any land within the Town, or proceed with the improvement for sale of Lots in a Subdivision, or the construction of ways, or preparation therefore or the installation of Municipal Services therein, unless and until a Definitive Plan of such Subdivision has been submitted and approved by the Planning Board as hereinafter provided.

C. Source of Information Required

In those cases in which the land shown on the plan is abutted by land of an Owner not the Owner of the land as shown, the Board may require a statement from the Person who prepared the plan as to the source or sources of the information about the location of boundaries. A separate form for such statement will be furnished by the Board, see Form D - Designer's Certificate (Appendix D).

D. More Than One Dwelling on a Lot

Not more than one building designed or available for use for dwelling purposes 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 Planning Board. Such consent may be conditional upon the providing of adequate ways furnishing access to each such building in the same manner as otherwise required for Lots within a Subdivision.

E. Fee

All expenses for advertising, engineering, legal, professional planning review, inspection of plans and construction, recording and filing of documents and all other expenses in connection with a Subdivision shall be borne by the Applicant; in no case shall the fee be less than one dollar (\$1.00) per one thousand (1,000) square feet of land or fraction - thereof shown on a Definitive Plan.

SECTION III - Procedure for the Submission and Approval of Plans

A. Plan Believed Not to Require Approval

1. Submission of Plan

Any person who wishes to cause to be Recorded in the Registry of Deeds or to be filed with the Land Court a plan of land and who believes that his plan does not require approval under the Subdivision Control Law may at a posted meeting of the Planning Board submit his plan and Three (3) contact prints and three (3) copies of a properly executed Form A (see Appendix A) to the Planning Board accompanied by the necessary evidence to show that the plan does not require approval. Said Person shall file, by delivery or registered mail, postage prepaid, a notice with the Town Clerk stating the date of submission for such determination accompanied by a copy of said application and describing the land to which the plan relates sufficiently for identification. If the notice is given by delivery, the Town Clerk shall, if requested, give a written receipt therefore.

Said plan shall be prepared and signed by a professional engineer and/or land surveyor registered in Massachusetts and shall be the dimensions of twenty-four inches by thirty-six inches (24" x 36") and shall contain the following information:

- a. Identification of the plan by name of Owner of Record and location of the land in question.
- b. Date, scale and north point.
- c. The statement "Approval Under Subdivision Control Law Not Required" and sufficient space for the date and the signatures of all five (5) members of the Board.
- d. Zoning classification and location of any Zoning District Boundaries that may lie within the locus of the plan.
- e. In the case of the creation of a new lot, the remaining land area, and frontage of the land in the ownership of the Applicant shall be shown. Land area shall be shown in square feet and acres.
- f. Wetlands and flood hazard areas shall be shown on the plan, if known. If not known, an approximation of their location shall be shown.
- g. Notice of any decisions by the Zoning Board of Appeals, including but not limited to variances and exceptions, regarding the land or any buildings thereon.

- h. Names of abutters from latest available Assessors' records, unless the Applicant shall have more recent knowledge of such abutters.
- i. At least three (3) property line monuments shall be shown on the plan. Distance to the nearest road or to other permanent monument shall be shown.
- j. Location of all existing buildings, including setback and side and rear yard dimensions and location of any existing wells, water supplies or sanitary systems.
- k. Locus drawing showing location of site relative to a larger section of town.
- l. Any lot created that does not meet current zoning minimum requirements or is not intended as a building lot shall be labeled "Not a Building Lot".
- m. All easements and rights-of-way on the lot shall be defined and clearly marked.
- n. Include the following statement: "Planning Board endorsement should not be construed as either an endorsement or an approval of zoning requirements."

2. Endorsement of Plan Not Requiring Approval

If the Planning Board determines that the plan does not require approval, it shall forthwith, without a public hearing, endorse the plan as not requiring approval under the Subdivision Control Law. One member of the Board may be authorized to endorse such plans in the name of the Board.

3. Determination That Plan Requires Approval

If the Planning Board determines that the plan does require approval under the Subdivision Control Law, it shall, within twenty one (21) days of the submission of plan, so inform the Applicant in writing and return the plan. The Planning Board shall also notify the Town Clerk in writing of its action.

4. Failure of Board to Act

If the Planning Board fails to act upon a plan submitted under this section or notify the Town Clerk and the Person submitting the plan of its action within twenty one (21) days after its submission, it shall be deemed to have determined that approval under the Subdivision Control Law is not required, and it shall forthwith make such endorsement on said plan, and on its failure to do so forthwith, the Town Clerk shall issue a certificate to the same effect.

B. Preliminary Plan

1. General

The submission of a Preliminary Plan will enable the Applicant, the Planning Board, Board of Health, the Highway Department, the Police Department, the Fire Department and other Town agencies and Owners of property abutting the Subdivision to discuss and clarify the details of such Subdivision before a Definitive Plan is prepared. It is strongly recommended that a Preliminary Plan be filed in each case. If one is filed, applicant shall file with the Planning Board at a posted meeting seven (7) copies of plan and three (3) copies of a properly executed Form B - Application for Approval of Preliminary Plan - (Appendix B). Applicant shall also file, by delivery or registered mail, postage prepaid, a notice with the Town Clerk stating the date of submission or approval of the Preliminary Plan accompanied by a copy of said application. If the notice is given by delivery, the Town Clerk shall, if requested, give a written receipt therefore. The Planning Board shall distribute copies of the plan as indicated on Form M – Control Form (Appendix M).

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

2. Purpose and Intent

The purpose of the Preliminary Plan is to assist the Planning Board, other Town agencies, and the Applicant of a proposed subdivision in the laying out and construction of ways to provide adequate access to all of the lots in the subdivision by ways that will be safe and convenient for travel; lessen congestion in such ways and in the adjacent public ways; reduce danger to life and limb in the operation of motor vehicles; secure safety in the case of fire, flood, panic and other emergencies; insure compliance with the applicable zoning by-laws; secure 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 the subdivision; and for coordinating the ways in the subdivision with each other and with the public ways in the town and in neighboring subdivisions.

The purpose of the Four-Step Design Process and the Design Standards are to achieve the above and the following:

- a. Greater creativity in the design of residential developments;
- b. The preservation of open space, agricultural land, forestry land, wildlife habitat, other natural resources including aquifers, water-bodies and wetlands, and historical and archeological resources in a manner that is consistent with Princeton's rural character;
- c. Less visual sprawl and a more aesthetic form of development that conforms to existing topography and natural features;

- d. Minimize the total amount of disturbance on the site;
- e. The construction and maintenance of housing, streets, utilities, and public services in a more economical and efficient manner.

3. Pre-Application Conference

The applicant is very strongly encouraged to request a pre-application review at a regular business meeting of the Planning Board before any site clearing or land disturbance has been started. If one is requested, the Planning Board is encouraged to invite the Conservation Commission, Board of Health, and Open Space Committee. The purpose of a pre-application review is to minimize the applicant's costs of engineering and other technical experts, and to commence negotiations with the Planning Board at the earliest possible stage in the development. At the pre-application review, the applicant may outline the proposed subdivision of land, seek preliminary feedback from the Planning Board and/or its technical experts, and set a timetable for submittal of a formal application.

4. Design Process and Standards

The Preliminary Plan is a concept drawing of a proposed subdivision of land that should address the general features of the land, give approximate configurations of the lots, open space, and roadways. The concept drawing should incorporate the following Four-Step Design Process and the Design Standards when determining a proposed design for the development.

Applicants of proposed subdivisions of six (6) lots or greater are required to demonstrate to the Planning Board that the following Design Process was performed by a certified Landscape Architect, or by a multi-disciplinary team of which one member is a certified Landscape Architect, and considered in determining the layout of proposed streets, house lots, and open space as shown on the proposed plan.

Applicants of proposed subdivisions of five (5) lots or less, the following Design Process is intended as a guideline to be considered in determining the layout of proposed streets, house lots, and open space as shown on the proposed plan. Although intended as a guideline, adequate justification should be provided to the Planning Board if varying from the guideline.

- a. **Design Process**. The applicant should consider the following Design Process in determining the layout of proposed streets, house lots, and open space as shown on the site plan.
 - 1. *Step One: Identifying Conservation Areas*. Identify preservation land by two steps. First, Primary Conservation Areas (such as wetlands, streams, and floodplains regulated by state or federal law) and Secondary Conservation Areas (including unprotected elements of the natural landscape such as steep

slopes, mature woodlands, prime farmland, meadows, wildlife habitats and cultural features such as historic and archeological sites, stonewalls, and scenic views) should be identified and delineated. Second, the Potentially Developable Area will be identified and delineated. To the maximum extent feasible, the Potentially Developable Area should consist of land outside identified Primary and Secondary Conservation Areas.

2. *Step Two: Locating House Sites*. Locate the approximate sites of individual houses within the Potentially Developable Area and include the delineation of private yards and shared amenities, so as to reflect an integrated community, conceptually consistency with a cluster-type of development pattern, to the maximum extent feasible within zoning regulation.
 3. *Step Three: Aligning the Streets and Trails*. Align streets in order to access the house lots. If any new trails are created, they should be laid out to create internal and external connections to existing and/or potential future streets, sidewalks, and trails.
 4. *Step Four: Lot Lines*. Draw in the lot lines.
- b. **Design Standards**. The following Generic and Site Specific Design Standards apply to all subdivisions of land and should govern the development and design process:
1. *Generic Design Standards*
 - (1) The landscape should be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal. Any grade changes should replicate the topography of the site as much as possible. The orientation of individual building sites should be such as to maintain maximum natural topography and cover. Topography, tree cover, and natural drainage ways should be treated as fixed determinants of road and lot configuration rather than as malleable elements that can be changed to follow a preferred development scheme.
 - (2) Streets should be designed and located in such a manner as to maintain and preserve natural topography, significant landmarks, and trees; to minimize cut and fill; and to preserve and enhance views and vistas on or off the subject parcel.
 - (3) The development should be related harmoniously to the terrain and the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. Proposed buildings should be related to their surroundings.

- (4) Open space (landscaped or natural) should be retained, to the greatest extent possible, to add to the scenic beauty of the area for the benefit of residents and persons passing the site or overlooking it from nearby properties.
- (5) The removal or disruption of historic, traditional or significant landscape features, uses, structures, or architectural elements should be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

2. *Site Specific Design Standards*

- (1) Buffer Areas. A buffer area sufficient to obscure view should be provided at the following locations: (a) along existing public ways; (b) bordering certain resource areas on or adjacent to the tract such as agricultural or recreational fields; and (c) along the perimeter of the property where it abuts occupied properties and the dwellings are visible. Driveways necessary for access and egress to and from the tract may cross such buffer areas. Vegetation in this buffer area should not be disturbed, destroyed or removed, except as necessary for normal maintenance of structures and landscapes approved as part of the project.
- (2) Drainage. “Soft” (non-structural) storm water management techniques (such as swales) and other drainage techniques that reduce impervious surface and enable natural infiltration should be used where appropriate.
- (3) Common/Shared Driveways. Common or shared driveways are encouraged to minimize street cuts.
- (4) On-site Pedestrian and Bicycle Circulation. Proposed walkways and bicycle paths should be provided to link residences, recreation facilities (including parkland and open space) and adjacent land uses where appropriate.
- (5) Disturbed Areas. Disturbed areas should be returned to a natural-looking vegetative state as much as possible. A disturbed area is any land not left in its natural vegetated state.
- (6) Screening and Landscaping. All disturbed areas and structural surface storm water management facilities should be addressed by a conceptual landscape plan. The landscape plan should minimize the visual impact of the disturbed area or facility.

5. Contents

The Preliminary Plan should be drawn on paper with the dimensions of twenty-four inches by thirty-six inches (24" x 36") and using a scale of forty feet (40') to the inch. The plan shall be designated as "Preliminary" and, to form a clear basis for discussion of the details of the Subdivision and for preparation of the Definitive Plan, the plan should contain the following:

- a. The Subdivision name, if any, boundaries, north point, date, scale, legend and title "Preliminary Plan".
- b. The name and address of the record Owner of the land and the Applicant and the name and address of the designer (certified Landscape Architect, if required), engineer or surveyor who made the plan, which shall appear in the lower right hand corner.
- c. The names of all abutters, as determined from the latest available with Assessors' records.
- d. The existing and proposed lines of streets, ways, easements and any public or common areas within the Subdivision, in a general manner.
- e. Major features of the land such as existing walls, fences, monuments, buildings, wooded areas and meadows, outcroppings, ditches, natural waterways and wetlands, in a general manner.
- f. The proposed system of sewage disposal, water installation, drainage, and existing natural waterways, in a general manner.
- g. The approximate boundary lines of proposed lots, with approximate areas and dimensions.
- h. The names, approximate location and widths of adjacent streets, or streets approaching or within reasonable proximity of the Subdivision, as determined by the Planning Board.
- i. The topography of the land with a ten foot (10') contour interval based on the U.S.G.S. map. Water bodies and their elevations shall be shown, with the date of measurements.
- j. The proposed names of the proposed streets and a number on each lot on each proposed street.
- k. The profiles of existing grades and approximate proposed finished grades of the roadway, and drain and sewer utilities.
- l. Area of adjoining land and water of the Applicant not presently being subdivided.

- m. The Zoning classification of land shown on the plan and the location of any Zoning District Boundaries that may lie within the locus of the plan.

6. Approval or Disapproval

Within forty five (45) days after submission, the Board shall notify by certified mail Applicant and the Town Clerk either that the Preliminary Plan is approved, approved with modifications, or disapproved. The Board may give such Preliminary Plan approval, with or without modification after the Board's review with the Board of Health, Conservation Commission, Highway Department, Police Department and Fire Department. Such approval does not constitute approval of the Subdivision but facilitates the preparation of the Definitive Plan and the securing of final approval thereof. One (1) copy of the Preliminary Plan will be returned to the applicant. In the event of disapproval, the Planning Board shall state in detail reasons for its disapproval.

C. Definitive Plan

1. General

A Definitive Plan shall be filed at a posted meeting of the Planning Board, or by registered mail to the Planning Board in care of the Town Clerk. All items required paragraphs 1.a, 1.b and 3 of this section and the minimum filing fee (see Section II.E) shall be submitted for a Definitive Plan to be "duly submitted" in accord with the Laws. (See Form M - Control Form in the Appendix for distribution of plans by the Planning Board). Any person who submits a Definitive Plan to the Planning Board for approval shall file with the Planning Board the following:

- a. An original drawing of the Definitive Plan and nine (9) contact prints thereof; dark line on white background. The original drawing and one (1) print will be returned after approval or disapproval.
- b. Three (3) copies of a properly executed application Form C - Application for Approval of a Definitive Plan (see Appendix) including such proof as the Board may require that the Owner is the true record Owner of the premises and a covenant by the Applicant to complete the ways and install the public utilities in the Subdivision; Form D - Designer's Certificate (see Appendix); and two (2) copies of a Certified List of Abutters Form E (see Appendix).

Approval of all plans shall be upon the condition that all ways shown thereon and Municipal Services required by the Board shall be completed and installed within the time so specified. The Board may decline to approve any plan unless the Applicant agrees to complete the ways shown thereon and install the public utilities aforesaid within two years of the date of approval. If the ways in any Subdivision are not completed and the Services aforesaid are not installed within the time so agreed to by the Applicant or

required by the Board, no such way shall thereafter be laid out, constructed, completed or opened for public use unless and until a new application is filed with and approved by the Board. Ways or portions thereof and public services not completed within two (2) years from the date of approval by the Board, shall thereafter be completed in accordance with the then in-force construction standards of the Planning Board.

The Applicant shall also file, by delivery or registered mail, postage prepaid, a the Town Clerk stating the date of submission for such approval and enclosing a copy of the completed Form C - Application for Approval of Definitive Plan (Appendix C). If notice is given by delivery, the Town Clerk shall, if requested, give a written receipt therefore.

2. Design Standards

In designing subdivisions, all developers are requested to utilize design principles that reflect and enhance the rural and natural character of Princeton. Low-impact development standards are strongly encouraged. Working with the natural contours of the land and maintaining natural landscape features should be a primary design consideration. The Board will be receptive to requests to waive or compromise many of the general design requirements where a lower-impact effective option is available and would enhance the aesthetic and scenic nature of the planned subdivision and the surrounding community.

3. Contents

The Definitive Plan shall be prepared and signed by a professional engineer and/or surveyor registered in Massachusetts and shall be clearly and legibly drawn in black ink. The plan shall be at a scale of one inch (1") equals forty feet (40'), or such other scale as the Planning Board may accept to show details clearly and adequately, and shall include plans and profiles of each individual street at a one inch (1") equals forty feet (40') horizontal and one inch (1") equals four feet (4') vertical. All elevations shall refer to U.S.G.S. Datum. Sheet sizes shall be twenty-four by thirty-six inches (24" x 36") including a three-quarter inch (3/4") border. All shall be accompanied by an index sheet at a scale of one inch (1") equals four hundred feet (400') showing the entire Subdivision and adjacent streets and dimensions of the lots and streets and lot numbers. The Definitive Plan shall contain the following information:

- a. A title, appearing in the lower right-hand corner of the plan, showing the name of the Subdivision, if any; the date; scale; the names and addresses of the Applicant, and the names of the designer, engineer, and surveyor who made the plan.
- b. North point, benchmarks, and boundaries of the Subdivision.
- c. Location and ownership of abutting property as determined from the last assessment list including all abutting land owned by the Applicant n

presently being subdivided. See Form E - Certified List of Abutters (see Appendix).

d. Lines of existing and proposed streets, ways, Lots, Lot numbers or other designation of each Lot, 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. The names of new streets shall not duplicate nor bear phonetic resemblance to the names of existing streets within the Town.

e. Major features of the land, such as existing waterways, swamps and water bodies, natural drainage courses, walls, fences, monuments, buildings, large trees (twenty-four inches (24") in a caliper measured dbh above the ground) wooded areas, out-croppings and ditches which exist on or near the site at the time of survey.

f. Sufficient data to determine the location, direction and length of every street and way line, Lot line and boundary line, and to establish these lines on the ground. This shall include the lengths and bearings of all Subdivision Lot lines including Lot frontage on the streets, the boundary lines of all streets and easements, and the length, radii, tangents, and central angles of all curves in Lot lines and street lines. All angle points and intersections of tangents along the street lines, shall be shown. Areas of Lots and Lot numbers and frontage on public ways as described in Section 81-L of Chapter 41-G.L. under the definition of "Subdivision".

g. Sufficient data to enable the Board to relate the proposed plan to any contiguous land owned by the applicant. Such data shall include the lines of proposed ways and lots, approximate grade and other information requested by the Board relating to contiguous land owned by the Applicant.

h. Location of all permanent monuments properly identified as to construction type and as to whether existing or proposed.

i. Location, names and present widths of streets or private ways bounding, approaching or within reasonable proximity of the Subdivision as determined by the Planning Board, showing both Roadway widths and rights-of-way widths, if possible.

j. Indication of all easements, covenants or restrictions applying to the land and their purposes, including any decision on appeal or any variance or exceptions made by the Zoning Board of Appeals applicable to the Subdivision of the land or any buildings thereon.

k. If the property that comprises the Subdivision or any part of boundary thereof has been examined, approved, and confirmed by the Massachusetts Land Court, such information shall be noted on the plat 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 Applicant.

l. Suitable space to record the action of the Planning Board and the signatures of the five (5) members of the Planning Board, and of the (3) members of the Board of Health.

(Items m through t may be submitted on the same sheet as the Definitive Plan, or on sheets.)

m. Existing profiles on the exterior lines drawn in fine black line, dotted for left and dashed for right side, and proposed profile on the finished center-line drawn in fine black solid line of proposed streets at a horizontal scale of one inch (1") equals forty feet (40') and vertical scale of one inch (1") equals four feet (4') or such other scale acceptable to the Planning Board. At least two (2) bench marks are to be shown on plans and profiles, and grade elevations at every fifty foot (50') station except in vertical curves which shall be at every twenty five (25') foot station. All existing and proposed intersections and sidewalks shall be shown with all proposed grade elevations calculated. Elevations are to be referred to as either mean sea level or zero equals mean low water as established by the Coast and Geodetic Survey. Gradient shall be shown by figures in percent.

n. Existing and proposed topography at two feet (2') contour intervals and by symbol the highest known highwater mark from adjacent bodies of water or wetlands of the last five (5) years. There shall also be indicated by differentiating symbols the contour line four feet (4") above said highwater mark.

o. Size and location of existing and proposed water supply mains and their appurtenances and/or sewage disposal systems, storm drains and their appurtenances, and easements pertinent thereto, and dimensions of gutters, including data on boring and percolation tests made, and method of carrying water to the nearest watercourse or easements for drainage as needed, whether or not within the Subdivision.

If surface water drains will discharge onto adjacent existing streets or onto adjacent properties not owned by the Applicant, he shall clearly indicate what course the discharge will take, and shall present to the Board evidence from the Owner of adjacent property that such discharge is satisfactory and permitted by public or private ownership of adjacent street or property.

p. A map defining all drainage areas tributary to all systems shown on the plan and calculations prepared by a Registered Engineer to substantiate proposed drain pipe sizes. The rational formula shall be used, as described in Seelye's Design Data Book for Civil Engineers, Revised 3rd Edition, page 18-02.

q. Location and species of proposed street trees and location of trees to be retained with trunks over six inches (6") in diameter, measured dbh above the finished ground level, located outside of the street right-of-way line of existing or proposed streets not closer than five feet (5') or more than ten feet (10') from said right-of-way line.

r. Cross sections typical of each street, roadway and sidewalk to be constructed.

s. Location of proposed street lights and sidewalks.

t. In tabular form as follows for each sheet of the Subdivision plan as submitted.

1. The total area which is being subdivided on each sheet.
2. The total number and area of Lots included on each sheet.
3. The total of areas dedicated for street purposes, drainage, sewer or utility easements on each sheet.
4. The total of areas reserved for parks, schools, and other public use on each sheet.

4. Conformance to Preliminary Plan

If a Preliminary Plan was submitted and acted upon by the Planning Board, the Definitive Plan shall conform substantially to the approved Preliminary Plan.

5. Adequate Access from Public Way

The Planning Board shall consider the adequacy of all public ways providing access to the proposed subdivision. Where the physical condition or width of a public way from which the subdivision has its access is considered by the Board to be inadequate to carry the traffic expected to be generated by such subdivision, the Board may require the Applicant to make physical improvements to and within such public way to the same standards required within the subdivision. All costs of any widening or construction shall be borne by the Applicant.

6. Review by Board of Health and Conservation Commission as to Suitability of Land.

At the time of filing of the Definitive Plan, the Applicant shall also file with Health two (2) contact prints of the Definitive Plan, dark line on white background, together with such information in the nature of percolation tests and deep test the Board of Health may require and shall follow the procedures outlined on Schedule C, "Board of Health Review." The Board of Health shall report to the Planning Board in writing approval or disapproval of said plan. If the Board of Health disapproves it shall make specific findings as to which, if any, of the Lots shown on such plan be used for building sites without injury to the public health, and include such findings and the reasons therefore in such report, and, where possible, shall make recommendations for the adjustment thereof. Every Lot shall be provided with a sewerage system or sewer connection satisfactory to the Board of Health.

Applicant shall also file with the Conservation Commission a statement in writing concerning the application of the Wetland Protection Act to the proposed project, including specific reference to any proposed activity which will affect any inland marsh, meadow or swamp.

7. Review by Other Town Officials

The Secretary of the Planning Board will transmit copies of the Definitive Plan to Officials other than the Board of Health as follows:

One (1) copy each to the Town Clerk, Town Counsel, the Board of Selectmen, the Highway Superintendent the Fire Department, the Police Department and the Conservation Commission.

Before the Definitive Plan is approved, the Planning Board will request written statements from the above Officials with regard to the proposed improvements in the following respect:

- a. Town Counsel as to the form of easements, covenants and performance guarantees.
- b. The Board of Selectmen as to requirements for Building Permits under Section 81-Y of Chapter 41.
- c. The Highway Department as to the design of the street system, location of easements, monuments, drainage system and water system, if any.
- d. The Fire Department as to location of rural hydrants, water holes and alarm system, if any.
- e. The Police Department as to street safety.

f. The Conservation Commission as to matters involving the Wetlands Protection Act.

8. Soil Survey and Percolation Tests

Where appropriate the Planning Board may require, at the expense of the Applicant, soil surveys, and/or test boring to establish the suitability of the land for the proposed storm drainage system and proposed street construction. Such soil surveys and tests must be filed with all plans for non-residential Subdivisions or multi-family residences.

9. Public Hearing

Before taking any action to approve, modify and approve or disapprove a Definitive Plan, the Planning Board shall hold a hearing as provided by Section 81-T of Chapter 41 of the General Laws at which parties in interest shall have an opportunity to be heard, in person or by agent or attorney. Notice of the time and place of such hearing and of the subject matter, sufficient for identification, shall be published in a newspaper of general circulation in the Town once in each of two (2) successive weeks, the first publication to be not less than fourteen (14) days before the date of the hearing, and by mailing a copy of such advertisement to the Applicant and to all Owners of land abutting the land shown on the plan and shown on the most recent tax list.

10. Planning Board Procedure

The procedure that the Planning Board will follow with regards to approval, disapproval or modification of the Definitive Plan submitted by the Applicant will be that as set forth in Chapter 41, Section 81-U of the General Laws, as amended. In summary, the Board, after receiving the final plan and profiles, will review the same to determine whether they are in compliance with its adopted Rules and Regulations and the Zoning Bylaw.

Before final approval of the plan the Applicant shall comply with all Regulations and the Board may, as a condition of granting consent under Section 81-Y of Chapter 41 of the General Laws, impose reasonable conditions designed to promote the health, convenience, safety and general welfare of the community and to benefit the Town. In such event the Board shall enforce such conditions on the plan to which they relate, or set forth a separate instrument attached thereto, to which reference is made on such plan and which shall for the purpose of the Subdivision Control Law be deemed to be a part of the plan. Before final approval, all necessary permits under Chapter 131 of the General Laws and from the Massachusetts Department of Public Works shall be obtained.

11. Compliance with Zoning

Before final approval of the plan the Applicant shall establish that the Lots in the Definitive Plan are in conformity with the Princeton Zoning Bylaw, and failure of the Lots so to comply will be adequate grounds for disapproval of the Definitive Plan. See Chapter 41, Section 81-Of the General Laws, and amendments thereto.

12. Certificate of Approval

The action of the Planning 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 by registered mail, postage prepaid, return receipt requested. If the Planning Board modifies or disapproves such plan, it shall state in its vote the reasons for its action and shall rescind such disapproval when the plan has been amended to conform to the rules, regulations and recommendations of the Planning Board and the Board of Health. Final approval, if granted, shall be subject to the construction specifications contained herein and shall be endorsed on the original drawings of the Definitive Plan by the signatures of a majority of the Planning Board after the Town Clerk has notified the Planning Board that no notice of appeal has been filed with his office. After the Definitive Plan has been approved and endorsed, the Planning Board shall return the original to the Applicant.

The Planning Board may extend the sixty (60) day period permitted by statute between submission of a Definitive Plan and action thereon upon written request of the Applicant.

Approval of the Definitive Plan does not constitute the laying out or acceptance by the Town of streets within a Subdivision.

Within ten (10) days of the recording of the approved Definitive Plan and covenant, if any, at the Registry of Deeds, the Applicant shall notify the Board in writing presenting evidence of the recording of the plan and the covenant, nine (9) copies of the approved and recorded Definitive Plan and a Certificate of Title duly searched and executed by an attorney or title company stating that the title to the premises shown on said plan and appurtenances thereto is in the Applicant and specifying any encumbrances to which it is subject. Upon receipt of such notification the Planning Board shall file one (1) copy of the approved and recorded Definitive Plan each with the Board of Health, the Highway Superintendent, Town Clerk, Board of selectmen, Board of Assessors, Police Department, Fire Department and Conservation Commissions.

13. Performance Guarantee

Before endorsement of the Board's approval of a Definitive Plan of the Subdivision, the Applicant shall agree to complete the required improvements specified in Section V for any Lots in a Subdivision, such construction and installation to be secured by one, or in part by one and in part by the other, of the following methods which may from time to time be varied by the Applicant and acknowledged by the Planning Board in writing.

a. Approval with Bonds, Surety or Passbook

The Applicant shall either file a performance bond, a deposit of money, negotiable securities or a bank passbook, in a amount determined by the Planning Board to be sufficient to cover the cost of all or any part of the improvements specified in Section V not covered by a covenant under "b" hereof. Such bond security or passbook, if filed or deposited, shall be

accompanied by an appropriate and properly executed agreement prepared in the manner of Form F, G and H or such other form as the Board may require, and approved as to form and manner of execution by the Town Counsel and as to sureties by the Town Treasurer and shall be contingent on the completion of such improvements within two (2) years of the date of the approval of the Definitive Plan. (See Appendix f, G. and H)

b. Approval with Covenant

The Applicant shall file a Form I, Approval with Covenant Contract, (Appendix I) or such other form of covenant as the Planning Board requires and approved as to form and manner of execution by the Town Counsel, properly executed and executed and duly recorded in the Registry of Deeds by the Owner of record, running with the land, whereby such ways and Municipal Services as specified in Section V, not covered by bond or deposit under "a" hereof, shall be provided to any Lot before such Lot may be built upon or conveyed, other than by mortgage deed.

14. Reduction of Bond Surety

The penal sum of any such bond, or the amount of any deposit held under clause "1 0a" above, may, from time to time, be reduced by the Planning Board and the obligations of the parties thereto released by said Board in whole or in part. If release is by reason of covenant, a new plan of the portion to be subject to the covenant may be required by the Board.

15. Release of Performance Guarantee

Upon the completion of improvements required under Section V, security for the performance of which was given by bond, deposit or covenant, or upon the performance of any covenant with respect to any Lot, the Developer may send by registered mail to the Clerk and the Planning Board a written statement that the said construction or installation in connection with which such bond, deposit or covenant has been completed in accordance with the requirements contained under Section V, such statement to contain the address of the Applicant. If the Planning Board determines that said construction or installation has been completed, it shall notify the Town Treasurer on a properly executed Release Form, Form ' (Appendix J). However, ten percent (10%) of the value of the bond shall be held by the Town for the maintenance of ways and Municipal Services for eighteen (18) months after completion of construction and installation or until the streets are accepted by the Town, which ever comes first, after which date the Town shall return the remainder of the bond to the Applicant.

The Planning Board shall request from the Highway Department, approximately sixty (60) days before the expiration of the eighteen (18) months, an inspection of said street or way or portion thereof to determine whether or not defects have developed therein, and determine whether or not it should recommend to the Board of Selectmen the laying out

of said street or way or portion thereof as a public way. If the recommendation is in the affirmative, the Board shall so advise the Board of Selectmen forthwith, including in such recommendation, notification that the eighteen (18) months for which the Developer is responsible for maintenance of said way or portion thereof will expire on a certain date and said way may be laid out as a public way. Upon the expiration of the period for which the Developer is responsible for maintenance of said way, and if said Developer has complied with all the requirements of the Planning Board Rules and Regulations as set forth in an inspection report of said way and the Board has recommended to the Board of Selectmen that said way should be laid out as a public way, any moneys held by said Board for the maintenance of said way shall be returned forthwith to the Developer.

Prior to releasing the Town's interest in a performance bond or deposit or releasing the covenant, all inspections called for by Section VI.D shall have been satisfactorily completed and the Planning Board shall receive from the following Town Officials written statements of approval. If fifteen (15) days shall elapse after the request for said approval without action by the below officials, approval by them shall be deemed granted.

- a. From the Highway Superintendent as to construction of all ways and sidewalks, installation of monuments, street signs, traffic signs, lane pavements, lights, gutters and curbs, required grading and drainage, planting and seeding and water system, if any.
- b. From the Board of Health as to the installation of sewage disposal facilities if applicable, and adequate lot drainage.
- c. From the Fire Department as to the installation of a fire alarm system, or water supply, if applicable.
- d. From the Conservation Commission as to compliance with the Wetlands Protection Act.

If the Planning Board determines that said construction or installation has not been completed, it shall specify to the Developer, in writing, by registered mail, the details wherein said construction and installation shall have failed to comply with requirements contained under Section V. Upon failure of the Planning Board to act on such application for release within forty-five (45) days after the receipt of the application by the Town Clerk and the Planning Board, all obligations under the bond shall cease and terminate by operation of law, and 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 deposit or release of the covenant as aforesaid, the Town Clerk shall issue a certificate to such effect, duly acknowledged, which may be recorded.

SECTION IV. DESIGN STANDARDS

A. Streets

1. Location

- a. All streets in the Subdivision shall be designed so that, in the opinion of the Planning Board, they will provide safe vehicular travel and an attractive street layout in order to obtain the maximum safety and amenity for future residents of the Subdivision, and they shall be in accord with the Rules and Regulations of the Planning Board.
- b. The proposed streets shall conform in location, so far as practicable, to any existing plans of the Planning Board, to the master Plan or parts thereof adopted by the Planning Board, and where required by the Planning Board, to the existing street system.
- c. Provision satisfactory to the Planning Board shall be made for the proper projection of streets, or for access to adjoining property, whether or not subdivided.
- d. Reserve strips prohibiting access to streets or adjoining property shall not be permitted, except where, in the opinion of the Planning Board, such strips shall be in the public interest.

2. Alignment

- a. Street jogs with centerline offsets of less than one hundred and twenty-five (125') shall be avoided.
- b. The minimum centerline radii of curved streets shall be as follows:

Minor Streets one hundred and fifty feet (150')
Secondary Streets two hundred and fifty feet (250')
Major Streets four hundred feet (400')
- c. A tangent at least one hundred and fifty feet (150') in length shall separate all reverse curves on Major and Secondary Streets except where at least one (1) radius is five hundred feet (500') or more.

d. Streets shall be laid out so as to intersect as nearly as possible at right angles. No street shall intersect any other street at less than sixty degrees (60°).

e. Property lines at street intersection shall be rounded or cut back to provide for a radius of not less than thirty feet (30'). However, when the intersection of two (2) streets varies more than ten (10) degrees from a right angle, the radius of the curve at the obtuse angle may be less and of the acute angle may be greater than thirty feet (30') to the extent approved or required by the Planning Board.

f. Streets shall be laid out so as to intersect at intervals in a range of six hundred feet (600') to twelve hundred feet (1200') in length, unless otherwise specified by the Planning Board. In special instances the Planning Board may approve an easement for a future street, in lieu of actual construction of a cross street.

3. Width

a. The minimum width of right-of-way shall be as follows:

(1) Minor and Secondary Streets: fifty feet (50') and in an area which in the opinion of the Planning Board is high density or an area of high intensity use sixty (60') feet for a secondary Street.

(2) Major Streets and such Secondary Streets, which in the judgment of the Planning Board may in the future be changed in character to become a Major Street: sixty (60') in a low density area and ninety (90") feet in an area which in the opinion of the Planning Board is a high density or high intensity area.

b. When a Minor Street will provide the only access for Lots fronting on a length in excess of five hundred feet (500') or where, on a Major Street, potential volume warrants, the Planning Board may require a greater right-of-way than that specified above and may require construction of a divided Roadway.

4. Grade

a. The centerline grade for any street shall not be less than one percent (1.0%).

b. The maximum centerline grade for streets shall be as follows:

	Low Density Area*	High Intensity Area*
Minor Street	twelve percent (12%)	five percent (5%)
Secondary Street	seven percent (7%)	five percent (5%)
Major Street	five percent (5%)	five percent (5%)

* As determined by the Planning Board on the basis of density and type of development proposed and amount and composition of expected traffic.

c. Where changes in grade exceed one percent (1%), vertical curves, as required by the Board will be provided; and where a grade is five percent (5%) or greater within one hundred and fifty feet (150') of the intersection of street right-of way lines, there shall be provided in a residential Subdivision a leveling area of at least seventy-five feet (75'), with a maximum grade of three percent (3%), and in all other Subdivisions, a leveling area of at least two hundred feet (200'), with a maximum grade of two percent (2%), and at all other intersections there shall be a leveling area of at least fifty feet (50').

5. Dead-end Streets

a. For the purposes of this section, 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 five hundred (500') feet unless in the opinion of the Board, a greater length is necessitated by topography or other local conditions.

b. Dead-end streets shall be provided at the closed end with a turn-around having an outside roadway diameter of at least one hundred feet (100'), and a property line diameter of at least one hundred and twenty feet (120'). unless otherwise specified by the Planning Board. The Planning Board may, at its option require a minimum outside roadway diameter of one hundred forty feet (140'), a

property line diameter of one hundred sixty feet (160'), and the placement of a circular landscaped island with minimum radius of twenty feet (20') at the center of the turn around, if the dead-end street is not intended to connect with another street at some future point in time. The Board may require a roadway easement from end of the cul-de-sac to adjacent property.

B. Curb Cuts

1. Driveways in a residential Subdivision shall be at least ten feet wide and have a curb return at the roadway of two feet (2') in radius, and shall have an opening of at least sixteen feet (16') at the gutter line. In a non-residential subdivision, driveways shall be at least twenty-five feet (25') wide and have a curb return at the roadway of three feet (3') in radius, and shall have an opening of at least thirty-six feet (36') at the gutter line.
2. Where rolled curbs or no curbs exist, the driveway flare should have a three foot (3') radius. Driveway cuts shall not be within sixty-five feet (65') of the intersection of the center line of intersecting streets.
3. If driveways slope from the edge of the street right-of-way to the edge of the pavement, there will be a grade of not less than one percent (1%) but not more than eight percent (8%), but the grade between the sidewalk and the right-of-way shall be only as shown on the cross-sections, Schedules A and B.

C. Easements

1. Where utilities cross lots easements shall be provided of at least twenty feet (20') wide and where utilities are centered on rear or side lot lines, easements shall be provided of a width of at least twenty feet (20') wide.
2. Where a Subdivision is traversed by a water course, drainage way, channel or stream, the Planning Board shall require a storm water easement or drainage right-of-way of adequate width and proper side slope to conform substantially to the lines of such water course, drainage way, channel or stream and to provide for construction or other necessary purposes.
3. Access easements to park and conservation land shall be provided, if required by the Planning Board.

D. Open Space

Before approval of a plan the Planning Board may also, in proper cases, require the plan to show a park or parks, suitably located for playground or recreation purposes or for providing light and air. The park or parks shall not be unreasonable in area in relation to the land being subdivided and to the prospective uses of such land and shall be at least equal to one (1) acre of land for each twenty (20) dwelling units or fraction thereof shown on the plan. The Planning Board may 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 years. Pedestrian ways, bike ways, or bridle paths of not less than fifteen feet (15') in width may be requested where deemed desirable to provide circulation or access to schools, playgrounds, parks, shops, transportation, open spaces and/or community facilities. Each area reserved for such purpose shall be of suitable area, dimensions, topography and natural character for the purposes 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 Planning Board. The Planning 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 of probable Subdivisions. Any land so reserved shall be graded to dispose properly of surface water and shall be left in condition for the purpose intended, as required by the Planning Board. Land acquired in this manner shall be compensated as provided in Section 81Q of Chapter 41 of the General Laws.

E. Protection of Natural Features

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

F. Lot Drainage

Lots shall be prepared and graded in such a manner that development of one shall not cause detrimental drainage on another; if provision is necessary to carry drainage to or across a Lot, an easement or drainage right-of-way of minimum width of twenty feet (20') and proper side slope shall be provided. Storm drainage shall be designed in accord with the specifications of the Planning Board. Where required by the Planning Board or the Board of Health, the Applicant shall furnish evidence to either Board as to any Lot or Lots that adequate provision has been made for the proper drainage of surface and underground waters from such Lot or Lots.

G. Rural Hydrants

Compliance with the requirements of Portable and Manual Fire Control Equipment, Volume 8 National Fire Protection Association (NFPA) 1969, No. 25, Water Supply Systems for Rural Fire Protection, and the requirements of the Princeton Fire Department shall be satisfied. For a Subdivision containing ten (10) building Lots or more, the construction of a forty thousand (40,000) gallon capacity static or residual supply shall be

required, except whenever a suitable natural source, as determined by the Princeton Fire Department, may exist within one thousand five hundred (1,500) feet of the Subdivision, this requirement may be waived.

H. Sidewalks, Grass Plots, Trees

See Cross Sections in Schedules A and B.

I. Utilities

All utilities shall be placed underground at the time of initial construction.

J. Fire Alarm System

One (1) fire alarm box shall be provided for each one-thousand (1000) linear feet or fraction thereof of street within the Subdivision. Exact location of boxes shall be specified by the Princeton Fire Department and indicated on the plan. The circuit shall be installed so that it may be connected with a circuit on a Town way adjoining the Subdivision. See Section V, Paragraph K and section 81 Q of Chapter 41 of the General Laws.

SECTION V. REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION

A. General

1. It is the intent that no street or way through private property shall be accepted by the Town unless the same be previously constructed and completed in accordance with the Standard Cross Section (see Schedules A & B), Street Layout Plan, Profile and the following specifications.
2. 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, Department of Public Works, Standard Specifications for Highway, Bridge and Waterways 1967 Edition", as amended, hereinafter referred to as the Standard Specifications, and to the Special Provisions included hereinafter. Appropriate illustrations are found in "Commonwealth of Massachusetts, Department of Public Works, Construction Manual Part 3, 1966 as amended".
3. Supplementing the aforesaid Standard Specifications, certain specifications or special provisions shall apply particularly to the work to be done thereunder. References in the following specifications, unless otherwise stated, are to the aforesaid Standard Specifications, amendments or addenda. These specifications and special provisions shall take precedence and shall govern when they are stricter.
4. To facilitate reference, each paragraph in these specifications where appropriate is noted with the paragraph number of the particular section as contained in the Standard Specifications.
5. Wherever in the Standard Specifications or other contractual documents, the following terms, or pronouns in place of them are used, the intent and meaning shall be interpreted by substitution as follows:

"Commonwealth"	Town of Princeton
"Department"	Highway Department Town of Princeton
"Engineer"	Town of Princeton acting directly or through an authorized representative.

6. The extent of work required is as shown upon approved plans, and is in compliance with the Standard Cross Section Plans. Stakes shall be set which will indicate the exact amount of cut or fill.

7. As each construction operation is completed, it shall be approved by the inspecting authority specified in Section VI.D. prior to starting work on the succeeding operation.

8 .At the time the street or way or portion thereof is ready for acceptance, to facilitate acceptance by the Town of Princeton, the Developer shall have prepared and certified by a Registered Land Surveyor a "Plan of Acceptance" drawn with India ink on tracing cloth (size sixteen inches by twenty-one inches (16" x 21") showing widths, lengths, bearings of all boundary lines of streets and easements and radii, tangents and central angles of all curves in street lines. It shall show that all stone bounds have been set.

A blank space four inches by eight inches (4" x 8") shall be provided on the lower right hand corner on the plan for a title block to be filled in by the Developer. The Surveyor shall place a certification on the plan stating "The street (or way or portion thereof is laid out and the bound have been set as shown on this plan" which shall be dated, signed and the surveyor's stamp affixed thereon. The plan shall be submitted to the Board of Selectmen.

9. The Developer shall have the original plans and profiles that were submitted to the Planning Board and that are on file in the Planning Board office, corrected and certified by his Engineer to show the actual as built locations and grades of all utilities and roadway profile and any changes authorized by the Planning Board.

B. Street and Roadway

1. The roadway shall be graded and prepared for pavement as follows:

a. 101 Clearing and grubbing of the entire area of such street or way shall be performed to remove all stumps, all trees not intended for preservation, brush, roots, boulders and like material which may exist upon the surface. Areas outside of the paved portion of the roadway shall be left undisturbed to the extent possible. Where slopes greater than two to one are created, alternative embankment retention is preferred to grading.

b. 120 Roadway earth excavation shall remove all materials encountered down to the true surface of the subgrade, or to suitable material in areas where unsuitable material exists, in preparation for foundation of roadway, sidewalks,

driveway and berms. Approved materials obtained from the excavation may be used in fills as required if, in the opinion of the Highway Department they are suitable.

c. 150 The Developer shall obtain additional material from other sources to be approved by the Highway Department when in the opinion of the Highway Department suitable material is not available within the limits of the highway location to form the subgrade or subbase.

d. 170 The subgrade surface shall be prepared true to the lines, grades and cross-sections given and properly rolled. All soft or spongy material below the subgrade surface shall be removed to a depth determined by the Highway Department and the space thus made shall be filled with special gravel borrow, containing no stones over six inches (6") in their largest diameter.

e. 401 Gravel sub-base or foundation containing no stones having any dimensions greater than six (6) inches shall be spread on the surface of the sub-grade to a minimum depth of twelve (12) inches for Minor and Secondary Streets and fifteen (15) inches for Major Street and all streets in non-residential Subdivisions, in conformity with requirements of Section M1.03.0 Type a of the Standard Specifications for furnishing gravel borrow.

f. 401.60 Final grading, rolling and finishing including the shaping, trimming, rolling and finishing of the surface of the sub-base prior to application of gravel for surfacing of the roadway and base courses for walks or loam for berms shall be in accordance with this section and as directed by the Highway Department.

At the conclusion of this step the Roadway shall be staked in all locations where permanent monuments are to be installed as provided in Subsection H - Monuments of these Rules and Regulations.

2 . Roadways shall be constructed for the full length of all streets within the Subdivision and shall have the same curb radius required in Section IV A.2. above. The center line of all Roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Planning Board. The minimum and maximum widths of Roadway pavements shall be as follows:

Minor Streets	Twenty-six feet (26') Minimum
Secondary Streets	Thirty feet (30') Minimum, except in a residential Subdivision in which the average lot size is two (2) acres or more the Roadway pavement width may be reduced to twenty-six feet (26') by the Planning Board. Forty feet (40') Maximum
Major Streets and all streets in a Subdivision other than a residential subdivision	Thirty-six feet (36') Minimum, except in a residential Subdivision in which the average lot size is two (2) acres or more, the Roadway pavement width may be reduced to thirty feet (30') by the Planning Board. Forty-eight feet (48') Maximum, width may be raised by the Planning Board as needed to accommodate a median strip.

3 . 460 The wearing surfaces of roadways shall be of Class I Bituminous Concrete Pavement, Type 1-1. This type of pavement shall be composed of mineral aggregate, mineral filler and bituminous material, plant mixed and laid hot. The pavement shall be constructed in two equal courses with a final pavement depth after rolling of three (3") inches upon the prepared surface and in conformity with lines, grades and typical cross-section shown on plans. Material and construction methods shall conform to all other requirements of Section 460 of the Standards Specifications except that no such construction shall be undertaken before March thirtieth (30th) of any year nor after November first (1st) of any year without written permission of the Planning board or authorized representative. Pavement thickness shall be a minimum of four inches (4") on roadways subject to heavy traffic such as in non-residential Subdivisions or Major Streets of residential Subdivisions.

4. 685 Embankments outside the right-of-way shall be evenly graded and pitched at a slope of not greater than two (2) horizontal to one (1) vertical in fill. Where cuts are made in ledge, other slopes may be determined with the approval of the Planning Board. Where terrain necessitates greater slopes, retaining walls, terracing, fencing, or rip-rap may be used either alone or in combination to provide safety and freedom from maintenance, but must be done in accordance with plans filed with and approved by the Planning Board. Whenever embankments are built in such a way as to require approval by the Planning Board, the Developer must furnish to the Town duly recorded access easements free of encumbrances for maintenance of the slopes, terraces or retaining walls. All such slopes shall be grassed in accordance with the specifications for the area between the roadway and sidewalk or roadway and boundary of the right-of-way.

C. Utilities

Water mains, wells and their appurtenances shall be installed in accordance with the following rules and regulations in order to supply each Lot with an adequate water supply approved by the Board of Health for domestic use and the Fire Department for fire protection.

1 . 140 Excavation for structures including foundations for drains, sewers and water pipes, water supply and rural hydrants, if any, walls and other structures shall be made to the depth as indicated on the Definitive Plan or established by the Highway Department. Rock excavation designated as Class B, encountered in trench excavation shall be removed as directed by the said Department.

2. 200 All drain, sewer, gas and water pipes, underground utilities, and other structures shall be installed upon the completion of Roadway subgrade and before the placing of the sub-base, gravel base course, sidewalks or pavement.

3 . Where adjacent property is not subdivided or where all the property of the Developer is not being subdivided at the same time, provision shall be made for the extension of the utility system by continuing the mains the full length of streets and to the exterior limits of the Subdivision, at such grade and size which will, in the opinion of the Planning Board, permit their proper extension at a later date.

4. Storm Sewers

a. General

200,220,230 Adequate disposal of surface and sub-surface water shall be provided and pipes, manholes and catch basins shall be provided according to the sizes and depths as indicated on the plans and in conformity with the requirements of Sections 200, 220, 230 of the Standard Specifications and paragraphs bed following, and shall be built on both sides of the roadway at intervals not to exceed three hundred feet (300'), unless otherwise approved by the Planning Board, and at such other places as deemed necessary by the Planning Board to assure the unimpeded flow of all natural watercourses, to assure adequate drainage of all low points and to provide proper runoff of storm water. In no instances shall catch basins be located along a driveway cut.

The standard depth of catch basins shall be two feet six inches (2'6"") below the invert of lowest drain. Manholes shall be constructed to the required depth at each junction point and as shown on the plan. Pipe culvert and pipe drain shall be in conformity with the requirements of Section 230 for installation of pipes.

Cement concrete pipe and reinforced concrete pipe used on all cross drains under pavements shall be installed according to the size as shown on the plans.

b. Design

All drains shall be at least twelve inches (12") in diameter

The laterals to single catch basins shall be no less than ten inches (10").

Sizes of all drains shall be such as to meet standard design methods for runoff and storm drain design.

Minimum cover- three feet (3').

All lines shall be straight between manholes both as to line and grade.

Catch basins space nominally at three hundred feet (300') except on approval of the Highway Department.

Maximum spacing for manholes - three hundred feet (300')

.

All storm drains shall be reinforced concrete. Laterals for catch basin connections may be plain concrete, non-reinforced.

c. Materials

Pipe Culvert Sections and Conduit

Non-reinforced concrete pipe shall conform to the requirements of Section M5.02.0 of the Standard Specifications. Reinforced Concrete Pipe

Reinforced concrete pipe shall conform to the requirements of Section M5.02.1 of the Standard Specifications. Pipe shall have rubber gasket joints.

All pipes shall be subject to inspection at the site of the work by the Highway Department. The purpose of the inspection shall be to cull and reject pipes which, independent of the physical tests, fail to conform to the above specification in the particulars of dimensions, mixing, molding, honeycomb, crack spells, fractures or position of reinforcement.

Manholes and Catch Basins

Catch basins and manholes shall be constructed of cement block masonry or precast units.

Cement concrete blocks shall conform to the requirements of Section M4.05.1 of the Standard Specifications. Precast concrete sections shall conform to Section M4.02.14 of the Standard Specifications.

Mortar

Mortar used in the structure shall be composed of one (1) part Portland cement to two (2) parts sand to which a small amount of hydrated lime, not to exceed ten percent (10%) by volume of the cement used shall be added.

The sand used shall be washed, cleaned, screened, sharp sand well graded as to different sizes and with no grain larger than will pass No. 4 sieve. It shall be free from vegetable matter, loam, organic or other material of such nature or of such quantity as to render it unacceptable to the Highway Department.

Mortar shall be mixed only in such quantity as may be required for immediate use and shall be used before the initial set has taken place. Mortar shall not be retained for more than one and one-half hours and shall be constantly worked over with hoe or shovel until used. Prepared mortar shall not be allowed to stand in the beds during the noon hour or overnight. It must be mixed in exact proportions specified herein and approximate measurements of quantities will not be permitted.

Castings:

All castings for frames, covers, gratings, shall be in conformity with the dimensions shown on the standard drawings, a part of these specifications, and shall conform to M8.03.0 of the Standard Specifications.

Castings shall be sound, true to form and size, free from pouring faults, cracks, cold-shuts, blow-holes and other defects. The casting shall be boldly filleted at angles.

Castings shall be painted with one shop coat of a suitable bituminous paint without tackiness or any tendency to scale off.

Frames and covers as related to each other shall be machined to insure true bearing surfaces.

The minimum weights of castings shall be as follows unless otherwise directed or specified:

Manholes -

Heavy cover twenty-six inch (26') 185 Ibs.
minimum diameter

Frame for above 265 Ibs. minimum

Catch Basins-

Twenty-four inch (24") square 215 Ibs.
minimum grate

Frame for above 295 Ibs. minimum

Frame for above with curb inlet 265 Ibs.
minimum

d. Construction Methods

Pipe

Before any pipe is placed in a newly constructed ill the Developer shall, as directed, place the filling two feet (2') above the top of pipe. A trench shall then be excavated for the placing of the pipe.

Pipe shall be laid to conform accurately to the line and grade indicated on the Definitive plan. All cement concrete pipe and reinforced concrete pipe and fittings shall be bedded in pea gravel, screened gravel or sand having no stones larger than three quarter of an inch (3/4"). This gravel shall be six inches (6") in depth beneath the barrel of the pipe and shall be sufficient in amount to fill the space up to the quarter point of all concrete pipe. The size and quality of the pea gravel, screened gravel or sand to be used for bedding the pipe shall be subject to approval by the appropriate Town authority for all locations.

If any cross pipes, conduits, drains or other unforeseen obstacles are encountered in the excavation, the grade of the bottom of the trench shall be raised or lowered during the excavation operation, as directed by the Highway Department.

The pipe shall be laid to the lines and grades indicated on the Definitive Plan. The bell end shall be toward rising grade and each section of pipe shall have a firm bearing throughout its length. Nothing but selected fine material or gravel free from large stones shall be placed around and under pipe.

Where rock in either ledge or boulder formation is encountered, it shall be removed below grade so that no part of any rock remaining in the trench shall come within six inches (6") of any portion of the pipe. In designated areas as directed by the Highway Department, subdrains may be required. Provisions for subdrains shall be indicated on the respective plans, shall be a minimum of eight inches (8") in diameter, and shall conform to Section 260 of the Standard Specifications.

The joints of cement concrete or reinforced concrete pipe shall have rubber gasket joints. Gaskets and jointing materials shall be placed in accordance with the recommendation of the particular manufacturer in regard to the use of lubricants, cements, adhesives, and other special installation requirements. In designated sections as directed by the Highway Department, certain joints may be left open to allow for entrance of underground water into the pipe line.

Backfilling

The trenches and other excavations shall be backfilled, unless otherwise directed by the Highway Department after inspection by the Highway Department, as soon as the laying of the pipe or the completion of other structures will permit. The space between the pipe and the sides of the trench shall be packed full by hand shovel with selected earth, thoroughly tamped and brought up evenly on both sides of the trench to a point not less than twelve inches (12") above the top of the pipe, in layers not exceeding six inches (6") in thickness, thoroughly consolidated in such a manner as will bring no unbalanced pressure on the pipe. No mud or similar material and no rock shall be placed within twelve inches (12") of the top of the pipe.

No rock larger than four inches (4") will be permitted in backfilling until there is a least two feet (2') of suitable earth fill over the pipe and no rock fragment weighing more than fifty pounds (50) will be used for refilling trenches,. In depositing rock, care shall be taken that no injury is caused to the pipe or other structures. All voids in rock backfill must be completely filled with earth. Selected gravel shall be used in all trenches and other excavation above the road subgrade and not less that twelve inches (12") from the finish grade.

Any pipe showing settlement after laying or which is not in true alignment, before final acceptance of the work shall be taken up and relaid by the Developer.

Catch Basins and Manholes

Catch basins and manholes shall be constructed to the lines and grades as shown on the Definitive Plan, to the dimensions as shown on the standard drawings, a part of these specifications, and in accordance with these specifications.

The concrete blocks shall be well soaked in water before laying. All joints shall be thoroughly flushed full of mortar and no joint on the face shall be greater than one half (1/2) of an inch. After the concrete blocks are laid, the joints shall be neatly pointed on the inside.

As concrete block walls are laid up the outside of the structure shall be finished smooth and the joints flushed full

with mortar. No structure shall be backfilled until this mortar has completely set up.

Frame casings for catch basins and manholes shall be set in full mortar beds true to the lines and grades as directed.

There shall be a channel passing through the manhole bottom which corresponds in shape with the lower half of the pipe. Where there is no change in direction at the manhole of the drains, the pipe may be used as the channel. Where there is a change in direction at the manhole of the drain, the channel shall be shaped. The use of pipe fittings in these cases is prohibited. The entire area of the bottom within the manhole shall slope so that it drains toward the flowing-through channel.

Suitable materials obtained from the excavation or from borrow shall be placed between the outside of the structure and the limits of the excavation, uniformly distributed in successive layers not exceeding six inches (6") in depth and thoroughly compacted. Each layer, if dry shall be moistened and then compacted by tamping with mechanical rammers. Compacting by hand tamping with iron tampers having a tamping face not exceeding twenty-five (25) square inches or by puddling may be allowed, but only after permission has been given by the Highway Department.

If directed, the entire material for backfilling shall consist of gravel.

The bottoms of all catch basins shall be at least thirty inches (30") below the invert of the outlet pipe.

5. Sanitary Sewers

a. General

On-site sewage disposal facilities shall be installed and constructed in conformity with the rules, regulations and requirements of the Board of Health. On-site septic tanks and leaching fields may be located in either the front or rear yard of the building(s) served, with the front yard preferred. Due consideration should be given to surface and subsurface soil conditions, drainage and topography in the location of such on-site facilities.

Community type systems shall be subject to the Standards of the Massachusetts Department of Public Health. The locations of sewers shall be noted on the Definitive Plan prior to recording.

6. Water

a. General

(1)Private on-lot water systems shall be located a minimum of fifty feet

(50') from a septic tank, a minimum of one hundred feet (100') from a leaching field, seepage pit or cesspool and ten feet (10') from durably constructed building sewer. Such systems shall be constructed in accordance with U.S. Department of Health, Education and Welfare, Public Health Service, Manual of Individual Water Supply Systems, P.H.S. Publication No. 24, revised 1962, Washington, G.P.O., 1963. They shall also conform to Massachusetts Department of Public Health regulations and the regulations the regulations of the Princeton Board of Health.

Community-type systems or the joint use of wells shall be subject to the standards of the Massachusetts Department of Public Health and the location shall be noted on the Definitive Plan prior to recording.

b. Design:

In general, all water mains shall be sized to adequately deliver both maximum daily consumption and fire flow requirements. In sizing mains, due consideration shall be given to the location of the mains in regard to the distribution system so that pressure losses are held to a minimum. The minimum size for any main shall be eight inches (8"), however, the sizes of all water mains shall meet with the approval of the Princeton Board of Health and Fire Department.

7. Other Utilities (See also Schedules and B)

a. Gas mains may be installed if gas connection is available.

b. Telephone lines shall be installed in underground conduits in conformity with Section 390 of the Standard Specifications. Electric lines shall be installed underground in accord with the regulations of the Princeton Municipal Light Department. The Planning Board may permit transformers, switches and other such equipment to be placed on the ground in approved locations.

c. See Paragraph J for specifications for street lights.

D. Sidewalks

1 . Sidewalks shall be constructed within the Subdivision, separated from the pavement area by a seeded strip, as provided in subsection F.

2. The sidewalk shall extend the full length of each side of the street and shall be a minimum width of four feet (4').

3. 700 Bituminous concrete sidewalks, having a minimum thickness of two and one half inches (2 1/2 ") after compression, shall be constructed on an eight inch (8') gravel foundation to the required lines and grades in accordance with these specifications.

4 . 700 If concrete sidewalks are desired, they shall be constructed as directed by the Highway Superintendent in conformity with this section of the Standard Specifications".

E. Curbs and Berms

1 . Bituminous concrete berms and curbs of six inches (6") in height shall be provided along each side of the roadway except that granite curbs of the same height and of type VA 4 (Subsection M9.04) shall be provided:

a. At intersections along the roadway the distance of the arcs of the curves plus a straight section at each end of eight feet (8'), and

b. On the inner side of all curves with a radius less than two hundred and fifty feet (250').

F. Grass Plots

- 1 . A grass plot shall be provided on each side of each roadway between the pavement and sidewalk areas, and shall occupy all the remaining area.
2. The slope of the grass plot shall be as shown on the profiles and Standard Cross Sections Schedules A and B.
3. Street light stanchions and street lights shall, and street shade trees may, be located in the grass plot, but shall not be nearer than twenty five feet (25') from the intersection of two (2) streets, measured from the intersection of the tangents of the intersecting street curb lines.

G. Trees

- 1 . Street trees of a species approved by the Tree Warden shall be planted on each side of each street in a Subdivision, except where the Definitive Plan showed trees to be retained which are healthy and adequate. Such trees shall be located within the right-of-way as shown in the Profile and Standard Cross Sections Schedules A and B at approximately forty foot (40') intervals, and shall be at least twelve feet (12') in height, two inches (2") in caliper measured dbh above the approved grade, and shall be planted each in at least one-half (1/2) cubic yard of topsoil, unless otherwise required by the Tree Warden.
- 2 . All deciduous street trees shall be clear of any branches from the approved grade level to a point seven feet (7') above ground level.
- 3 . The Developer will be liable for all trees so planted as to their erectness and good health for eighteen (18) months after planting.
- 4 . All cut bankings must be planted with a low growing shrub and wood chipped to a minimum depth of six inches (6") or seeded with a deep rooted perennial grass to prevent erosion. All roadside development materials shall conform to Section M6 of the Standard Specifications.

H. Monuments

- 1 . Granite monuments shall be installed on street lines at all points of curvature, and at all points of change in direction.
- 2 . Monuments shall be installed at each point where the lot line intersects the street right-of-way, and at any other points where, in the opinion of the Planning Board, permanent monuments are necessary, and at all other points where there is a change in direction of a lot line, there shall be a wrought iron rod.

3 . Monuments shall be a standard, permanent granite or reinforced concrete marker of not less than five feet (5') in length and not less than six inches (6") in width and breadth and shall have a three-eighth inch (3/8") drill hole in the center of the top surface. Said monuments shall be installed at the time of final grading with the top flush with the top final graded surface. A circular lead plug shall be cast in the top of the Round and an escutcheon pin- drive into the plug at the desired point, or a drill hole cast in the center of the Round and the Round set in the point.

4. Wrought iron rods shall be used as required in paragraph 3 and may be used when the points fall on exposed ledge, and the use of such a rod is directed by the Highway Department. The rod shall be one and one quarter inch (1-1/4") in diameter and split for a distance of two inches (2") from the bottom. A steel wedge shall be placed in the split. A one and one-half inch (1 1/2") hole shall be drilled to a depth of eight inches (8"), and a wrought iron rod and steel wedge as specified above shall be placed in the drill hole. The rod shall be driven upon the wedge until the rod is solidly wedged into the hole. The rod shall then be firmly grouted with a cement grout composed of equal parts of fine sand and cement.

5 . The placement and accurate location of these markers shall be certified by a registered land surveyor and properly located on the street acceptance plans.

I. Street Signs and Names

1. Street signs shall be installed at each intersection to conform to the standard established by the Board of Selectmen.

2 . Street names shall be approved by the Planning Board to prevent duplication and to provide names in keeping with the character of the Town. (See also Section III, C2d).

3 . From the time of rough grading until such time as each street is accepted by the Town as a public way, the sign posts at the intersection of such street with any other street shall have affixed thereto a sign designating such street as a private way.

J. Street Lights

1 . Street lights shall be installed to conform to the type and style in general use in the Town of Princeton unless otherwise specified by the Planning Board.

2 . Street light stanchions shall be located at such intervals as required by the Planning Board in the rear grass plot, as provided in Section F, and shall be installed in accord with the procedure required by the Princeton Planning Board.

K. Fire Alarm System

The fire alarm system shall be installed accordance with the specifications of the Princeton Fire Department. See Section IV.Paragraph J.

L. Maintenance of Improvements

For the purpose of protecting the safety, convenience and welfare of the Town's inhabitants; 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 reducing the danger to life and limb in the operation of motor vehicles; for securing safety in the case of fire, flood, panic and other emergencies; under the authority of Chapter 41, Section 81M of the General Laws as amended, the Developer or his successor shall provide for the proper maintenance and repair of improvements under this section of the Rules and Regulations - during the construction and for the period of eighteen (18) months after the completion of the construction of said improvements or until the Town votes to accept such improvements, whichever comes first.

SECTION VI - Administration

A. Variation

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

B . Reference

For matters not covered by these rules and regulations, reference is made to Section 81-k to 81-GG, inclusive, of Chapter 41 of the General Laws.

C. Building Permit

1. No building shall be erected within a subdivision without written permission from the Planning Board by Release Form J (Appendix J).
2. The Building Inspector shall not issue any permit for the erection of a building until he is first satisfied that the Lot on which the building is to be erected is not within a Subdivision or that a way furnishing the access to such Lot as required by the Subdivision Control Law under Chapter 41 Section 81-Y of the General Laws as amended and that any condition endorsed thereon limiting the right to erect or maintain buildings on such Lot have been satisfied or waived by the Board, and in the event that more than one building for dwelling purposes be erected or placed or converted to use as such on any Lot, that the Building Inspector is satisfied that consent has been obtained from the Board in accord with Section IID of these Rules and Regulations, Chapter 41 Section 81-Q, and amendments thereto.
3. No building permit shall be issued until the conditions set forth by Chapter 40, Section 54 of the General Laws pertaining to water supply have been complied with.

D. Inspections

- 1 . Inspections shall be arranged by the Developer with the Planning Board for that purpose prior to the construction of streets and the installation of utilities and during construction as specified herein at each significant construction stage.
2. Inspection shall be requested in writing at least forty-eight hours in advance of each inspection to the Planning Board.

3. Inspection shall be for the following:
- a. Satisfactory excavating by the Highway Department.
 - b. Satisfactory laying of water and sewer mains, hydrants and related equipment by the Highway Department.
 - c. Satisfactory installation of surface and subsurface drainage system and related equipment by the Highway Department.
 - d. Satisfactory filling by the Highway Department.
 - e. Satisfactory compacting by the Highway Department.
 - f. Satisfactory installation-of electric lines and related equipment by the Municipal Light Department.
 - g. Satisfactory location of telephone lines and related equipment by the Building Inspector.
 - h. Satisfactory completion of the pavement by the Highway Department.
 - i. Satisfactory placing of curbs and gutters by the Highway Department.
 - j. Satisfactory construction of sidewalks by the Highway Department .
 - k. Satisfactory finish grading of grass plots by the Highway Department.
 - l. Satisfactory installation of monuments by the Highway Department.
 - m. Satisfactory grading of lots by the Building Inspector.
 - n. Satisfactory installation of fire alarm system, if any, by the Princeton Fire Department.
 - o. Satisfactory planting of street trees by the Highway Department.
 - p. Satisfactory final clean-up by the Building Inspector.

q. Satisfactory compliance with the Wetlands Protection Act by the Conservation Commission.

4 . The Planning Board may establish the order of the required inspection and may require satisfactory completion of one step before the Developer proceeds to the next. It may require tests to be done by the Developer as a condition for approval when in the opinion of the Planning Board it is advisable.

5 . The designated inspecting authority shall indicate on Form P. Inspection Form, (Appendix P), Provided by the Planning Board, the date of inspection and the approval and shall file such form with the Planning Board.

6. Failure to comply with the inspection procedure may necessitate removal of improvements at the expense of the Developer or rescission of the approval of the plan in accord with Chapter 41, Section 81-W of the General Laws.

E. Validity

If, in any respect, any provision of these Rules and Regulations, in whole or in part, shall prove to be invalid for any reason, such invalidity shall only affect the part of such provision which shall be invalid and in all other respects these Rules and Regulations shall stand as if such invalid provision had not been made, and they shall fail to the extent, and only to the extent, of such invalid provision, and no other provision of these Rules and Regulations shall be invalidated, impaired or affected thereby.

SECTION VII

Common Driveway Rules & Regulations

1. As used in these Rules and Regulations, the term "Common Driveway" (hereinafter sometimes "CD" shall mean a private way, extending from a public way, and serving as common access to (more than one lot) but not more than eight (8) lots.
2. No Common Driveway providing the sole reasonable access to a lot in a subdivision shall be permitted without approval of the Planning Board, and issuance of a Driveway Opening Permit by the Board of selectmen.
3. Any person desiring Planning Board approval of a Common Driveway shall submit an application with a plan of the proposed Common Driveway (9 copies) to the Planning Board. Said CD plan shall show, among other things, all existing structures, waterways, wetlands and flood hazard areas, boundary lines and areas of existing and proposed lots, drainage calculations, names of abutters, name and address of designer, engineer and surveyor who designed the plan, existing and proposed streets, ways and easements, proposed name of the CD, profiles of existing and finish centerline grades of the CD, major features of the land, proposed fire ponds or hydrants, if any, signs, lighting, sidewalks, and suitable space for Planning Board approval. The Planning Board shall within 75 days after receipt thereof investigate and report its decision to the applicant in writing. Failure of the Planning Board to act within the time prescribed shall be deemed to constitute approval of said CD plan.
4. A CD shall meet the following requirements except as otherwise provided herein:
 - A. Each lot to be served by the CD must meet the requirements of a lot as defined in the Princeton Zoning Bylaws.
 - B. There shall be placed at the end of the CD, where it meets the public way, a permanent marker of stone, concrete or treated wood with a diagram listing the street address assigned by the Building Dept. to each lot served by the CD and stating that the CD is not a public way. Similar markers at each driveway where it intersects the CD.

C. The name of the CD must meet the approval of the Planning Board.

5. Construction of the CD shall meet the following minimum standards:

A. When serving four or less lots:

Place minimum of 12" processed gravel compacted to at least 95% density.

1. Fine grade - 2" and roll.
2. Place, grade and roll 1 1/4 stone over prepared base
3. Penetrate the stone base with liquid asphalt, cover with 3/8" stone and roll.
4. Seal the 3/8" stone with liquid asphalt, cover with 1/4" stone and roll.
5. Pavement shall be a minimum of 18' wide for serving up to 4 lots.
6. Minimum width of 6' shoulders shall be provided on each side of the pavement free from trees and rocks.

B. When a Common Driveway serves 5 to 8 lots, it must meet the above requirements provided that a bituminous concrete surface of the required thickness found in the Princeton Subdivision Rules and Regulations shall be substituted for stone surface with liquid asphalt and the roadway must be 22' wide.

C. No CD shall serve more than 8 lots.

D. All lots served by a CD must meet the following requirements;

1. Maximum length of a Dead End CD shall be 500 feet and shall terminate with a turn-around of a minimum outside diameter of 100 feet.

2. Maximum centerline grade of the CD shall be 10% and maximum of 3% within 75' of the public way.

3. The sidelines of the intersection of the CD and the public way shall have a radius of five (5) feet and the intersection shall be designed so that drainage of water shall not be channeled onto the CD or the public way.

4. No lot shall have less than 50' of frontage on the CD.

6. The Planning Board shall send copies of the CD plan to the Fire Department, Police Department, Conservation Commission, Town Clerk, Town Counsel and the Selectmen and request written statements from each of the above officials with regard to the proposed Common Driveway.

7. A draft document providing for restrictive covenants and easements binding present and future owners of all the lots served by the CD must be submitted for Planning Board approval. If the application is approved, the documents shall be recorded at the Registry of Deeds and shall also be recited in and attached to every deed to every lot served by the CD. Such documents shall include, but are not limited to the following:

A. Specific performance standards for the maintenance of all structures designed to the requirements of a CD Special Permit, including but not limited to: roadway, drainage system, signage and fire pond.

B. Provisions for allocating responsibility by forming a legally formed homeowners association responsible for constructing, maintenance repair, and or reconstruction of the CD roadway, drainage system, signage, fire pond and the funding of these items.

C. Text of proposed easements.

D. No lot for which a Common Driveway furnishes the only reasonable access, shall be released before the Commons Driveway is completed, inspected and released by the Planning Board.

8. All expenses for advertisement, engineering, professional planning review, inspection of plans and construction, recording and filing of

document and all other expenses in connection with obtaining approval of a CD shall be borne by the applicant; in no case shall the fee be less than one dollar (\$1.00) per thousand (1,000) square feet of land or fraction thereof and shall be paid upon submission of CD plan.

9. The Planning Board may waive strict compliance with these Rules and Regulations.

10. No CD may ever be used to satisfy zoning frontage requirements.