

**SRA Subdivision Rules and Regulations for the  
Mixed Use Development District and Open Space District**

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## **ARTICLE I – GENERAL**

### **1.1 Authority**

- A. These Subdivision Rules and Regulations for the Naval Air Station (NAS) South Weymouth Mixed Use Development District (MUDD) and Open Space District, hereinafter the “Regulations,” shall be known and may be cited as the Subdivision Rules and Regulations of the Mixed Use Development District (MUDD) and Open Space District.
- B. Under the authority vested in the Southfield Redevelopment Authority (the “Authority”) under Chapter 73 of the Acts of 2025 adopted by the Massachusetts General Court (the "Enabling Legislation", and as may be amended), the Authority hereby (i) acknowledges that the Authority shall, among its other functions, serve the role of a planning board established under M.G.L. Chapter 41, Section 81N; (ii) accepts the provisions of the Subdivision Control Law, M.G.L. Chapter 41, Section 81K to 81GG inclusive (the "Subdivision Control Law"); (iii) confirms that the provisions of the Subdivision Control Law shall be in effect in NAS South Weymouth; and (iv) adopts these Regulations governing the subdivision of land in NAS South Weymouth.
- C. The provisions in these Regulations shall apply to the Mixed Use Development District and Open Space District as shown on the South Weymouth Naval Air Station Zoning District Map, Exhibit A, dated May 23, 2023. The Authority, acting in the capacity of a planning board, shall administer these Regulations in lieu of the planning boards of Abington, Rockland and Weymouth (the “Towns”).
- D. The Authority, acting in the capacity of a planning board shall maintain full authority to administer these Regulations in accordance with the Enabling Legislation and M.G.L. Chapter 41, Sections 81A and 81N, except as otherwise provided herein.

### **1.2 Purpose**

These Regulations are adopted for the purpose of protecting the safety, convenience and welfare of the inhabitants and the environment of NAS South Weymouth by regulating the laying out and construction of ways in subdivisions providing access to the several lots therein, and ensuring sanitary conditions in subdivisions, parks and open areas. The administrative powers of the Authority under these Regulations will facilitate uniform redevelopment policies for NAS South Weymouth and shall be exercised with due regard for:

- Providing adequate access to all lots in a subdivision by ways that will be safe and convenient for travel;
- Lessening congestion to such ways and in the adjacent public ways;
- Reducing danger of life and limb in the operation of motor vehicles and for pedestrians and bikers;
- Securing safety in the case of fire, flood, panic, and other emergencies;
- Ensuring compliance with the By-Laws;
- Securing adequate provision for water, sewerage, drainage, underground utility services, fire, police and other similar municipal equipment, and street lighting, landscaping and other requirements where necessary in a subdivision;
- Coordinating the ways in a subdivision with each other and with the public ways in NAS South Weymouth, with the ways in neighboring subdivisions located in NAS South Weymouth and

- with the public ways adjacent to NAS South Weymouth; and
- Encouraging the use of low impact development techniques where appropriate to promote groundwater recharge and minimize detrimental impacts of stormwater runoff and drainage resulting from the creation of a subdivision.

### **1.3 Intent**

It is the intent of the Subdivision Control Law (under which these Regulations are adopted) that any subdivision plan filed with the Authority shall receive the approval of the Authority if said plan conforms to the recommendation of the Board of Health, or board or officer having like powers and duties, and to these Regulations and all other applicable laws and regulations.

### **1.4 Reference**

For subdivision matters not covered by these Regulations, the applicable provisions of the Subdivision Control Law and the Enabling Legislation as may be amended shall govern.

### **1.5 Applicability**

These Regulations shall apply in the Mixed Use Development District and Open Space District in lieu of the Existing Subdivision Regulations.

No person shall make a subdivision within the meaning of the Subdivision Control Law of any lot, tract, or parcel of land within the Mixed Use Development District or the Open Space District, or proceed with the construction of ways in a subdivision, or the installation of public utilities in such ways, unless and until a definitive plan of such subdivision has been submitted to and approved by the Authority as hereinafter provided.

In the event of any conflict or inconsistency between the provisions of these Regulations and the Existing Subdivision Regulations, regarding property located within the Mixed Use Development District or Open Space District, the provisions of these Regulations shall prevail.

### **1.6 Procedures**

- A. Meetings of the Subdivision Board shall be held on the dates and times as posted with the Filing Office. Except for executive sessions as provided for in M.G.L Chapter 30A, Sections 18-25 or as provided in the Enabling Legislation, meetings of the Subdivision Board shall be open to the public to attend. Anyone desiring to meet with the Subdivision Board shall do so by appointment except as provided for elsewhere in these Regulations. To secure an appointment, an Applicant shall notify the Subdivision Board in writing by delivery of such notice to the Filing Office, or board or officer having like powers and duties. In such notice, the Applicant shall state his/her name, address and a brief outline of the nature of the business to be discussed with the Subdivision Board.
- B. An Applicant for a subdivision of land, the creation of a new way, or the modification of an existing way shall first meet with the Design Review Committee of the Master Developer and obtain a Design Review Certificate.

- C. Any person attending an advertised public hearing may address the Subdivision Board at the pleasure of the Chairperson without prior notice, and in doing so, shall state his/her name, address and person represented, if any.
- D. All meetings of the Subdivision Board shall be conducted formally under the direction of its chairperson. In the absence of the chairperson, any vice chairperson shall act as chairperson. In the absence of both the chairperson and vice chairperson, any secretary or clerk shall act as chairperson.

### **1.7 Quorum and Voting Procedures**

- A. When the Authority is sitting as the Subdivision Board, five (5) members of the Authority's board shall constitute a quorum and a minimum of four (4) affirmative votes of the quorum shall be required for any action; provided, however, that less than four (4) members of the Authority may vote to adjourn, subject to the meeting being rescheduled as provided herein.
- B. In the event that there is less than a quorum present at any scheduled meeting, the chairperson shall reschedule a meeting as soon as practicable thereafter.
- C. The records of the Subdivision Board shall be maintained in the manner set forth in M.G.L Chapter 30A, Sections 18-25 and/or the Enabling Legislation or any other applicable law or policy of the Authority, and may contain such other matters as the Authority sitting as Subdivision Board at its discretion may deem appropriate.
- D. The Subdivision Board may require any Applicant to produce evidence of ownership, or authority of an agent, representative, or assign.

### **1.8 Effect of Prior Recording of Plans**

The recording of a plan of land in NAS South Weymouth, prior to the effective date of these Regulations, showing the division thereof into existing or proposed lots, sites or other divisions and ways furnishing access thereto, shall not exempt such land from the application and operation of the Subdivision Control Law except as provided in M.G.L. Chapter 41, Section 81FF. A modification of a recorded subdivision plan relating to land within the Mixed Use Development District or the Open Space District shall be governed by these Regulations. A modification of a recorded subdivision plan relating to land outside of the Mixed Use Development District or Open Space District shall be governed by the Subdivision Rules and Regulations in force at the time of its endorsement; provided, however, an Applicant for a subdivision that will connect to a roadway shown on a recorded subdivision plan may elect to utilize these Regulations for such connection subject to receiving a Design Review Certificate prior to making such election.

### **1.9 Definitions**

Capitalized terms not otherwise defined in these Regulations shall have the same meaning as in the By-Laws. The following terms shall have the meanings set forth below:

AASHTO: American Association of State Highway and Transportation Officials.

ADA: Americans with Disabilities Act.

ADT: Average Daily Traffic.

ANR or APPROVAL NOT REQUIRED: A plan of land that does not require approval under the Subdivision Control Law, as provided for in M.G.L. Chapter 41, Section 81P. Also known as "Form A Plan."

APPLICABLE FIRE DEPARTMENT: The Town's designated Fire Chief, as applicable.

APPLICANT: An owner or his/her agent or representatives, or his/her assigns.

AUTHORITY: Southfield Redevelopment Authority.

AWWA: American Waterworks Association.

BOARD OF HEALTH: The Authority acting in its capacity as the Board of Health.

BY-LAWS: The Zoning and Land Use By-Laws for NAS South Weymouth (the "By-Laws").

DESIGN REVIEW CERTIFICATE: A certificate duly approved and executed by the Design Review Committee.

DESIGN REVIEW COMMITTEE: The design review committee as may be designated pursuant to the terms of any recorded Declaration applicable to a portion of NAS South Weymouth, which is governed by these Regulations and in which a subdivision is proposed.

ENABLING LEGISLATION: See Article 1.1B.

EPA: United States Environmental Protection Agency.

EXISTING SUBDIVISION RULES AND REGULATIONS: The Initial NAS South Weymouth Subdivision Rules and Regulations, dated March 5, 2026.

FEMA: Federal Emergency Management Agency.

FILING OFFICE: The main office of the Authority.

FORM A PLAN: See "ANR."

MASSDEP: Massachusetts Department of Environmental Protection.

MASSDOT: Massachusetts Department of Transportation - Highway Division

MATERIAL CHANGE: Any revision or change to a definitive plan that (i) increases the location or width of the streets or ways shown thereon or (ii) increases the land area shown thereon.

MWRA: Massachusetts Water Resources Authority.

NONRESIDENTIAL DEVELOPMENT: Any development, including change of use in an existing building, that is comprised fully or partially of a use that is not intended for habitable living space, or a use accessory thereto.

NPDES: National Pollutant Discharge Elimination System.

REGULATIONS: See Article 1.1A.

RESIDENTIAL DEVELOPMENT: Any development that is not a Nonresidential Development.

SUBDIVISION BOARD: The Authority sitting as the Planning Board or Subdivision Board.

SUBDIVISION CONTROL LAW: Sec Article 1.1B.

### **1.10 Validity**

If, in any respect, any provision of these 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 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 Regulations shall be invalidated, impaired or affected thereby.

## **ARTICLE II - SUBMISSION OF PLANS**

### **2.1 Certification of Plans**

- A. All plans submitted to the Authority shall include a certification as to their conformance with these Regulations and as to the validity of their content, executed by a person registered in the Commonwealth of Massachusetts as a Land Surveyor or Professional Engineer or both.
- B. The classification and precision of surveys shall conform to Class A or better of the most recent Land Court Manual of Instructions, Commonwealth of Massachusetts. It is recommended that all other survey and Definitive Plan preparation, where not herein specified, be guided by the Land Court Manual of Instructions. Plans shall be submitted incorporating the horizontal Massachusetts State Plane coordinate system, mainland zone, referenced to the North American Datum of 1983 (NAD83) and the North American Vertical datum of 1988 (NAVD88). If a utility connection is made off-site to one of the municipal water or sewer systems or to the MWRA using a different vertical data, the plans and reports showing such a connection shall provide the datum conversion information.
- C. An Applicant is encouraged to be represented at any meeting with the Authority by the person responsible for the design of the subdivision and the preparation of the plans.
- D. Whenever any plan is required to be submitted under these Regulations, the Applicant shall also submit an electronic copy of the plan in accordance with Level 3 of the Commonwealth's Standard for Digital Plan Submission to Municipalities (last updated October 2007), as the same may be amended. In addition, whenever any other materials are required to be submitted under these Regulations, the Applicant shall also submit an electronic copy of such materials.

- E. Notwithstanding the above, the Authority or its designee may request extra copies of application materials at any point during the official review period at the expense of the Applicant.
- F. In the event of any conflict or inconsistency between the provisions of these Regulations and Administrative Rules and Regulations of NAS South Weymouth, the provisions of these Regulations shall prevail.

## **2.2. Professional Assistance to the Board**

The Authority reserves the right to engage professional assistance in reviewing any and all plans submitted for its consideration. All costs and fees for such assistance shall be paid by the Applicant in accordance with Article 2.3 of these Regulations.

## **2.3. Fees**

The Authority may charge reasonable fees, in accordance with the Authority's Schedule of Fees, including filing fees, advertising and notification fees, project review fees, professional fees, inspection and/or administrative fees and testing fees.

## **2.4 Plan Believed Not to Require Approval**

Any person who wishes to cause a plan to be recorded in a Registry of Deeds or to be filed with the Land Court a plan of land and who believes that the plan does not require approval under the Subdivision Control Law shall submit the plan according to the following manner. Plans filed in this manner are more commonly referred to as "ANR Plans" or "Form A Plans."

### **A. Submission of Plan**

An Applicant shall submit the following to the Authority:

1. A properly executed Form A (see Appendix C); Form A shall be signed by the owner(s) of all land contained in the lot or lots in question.
2. A copy of any decisions by the Authority, including but not limited to development plan approvals, special permits, site plan approvals and variances, regarding the land or any buildings thereon.
3. Original plan, on material suitable for recording or filing, and two (2) prints of the plan.
4. Proper filing fee as established pursuant to Article 2.3.
5. Necessary evidence to show that the plan does not require approval.
6. A Design Review Certificate.

### **B. Notice**

The Applicant shall give written notice to the Filing Office, on a form approved by the Authority, by hand delivery or by registered mail, postage prepaid. Such notice shall describe the land to which the plan relates sufficiently for identification, and shall state

the date when such plan was submitted to the Authority and the name and address of the owner of such land. If the notice is given by delivery, the clerk of the Filing Office shall, if requested, give a written receipt thereof to the person who delivered such notice. The notice shall be stamped received by the Filing Office within three (3) business days of receipt. For purposes of determining the date by which the Subdivision Board must act on a plan submitted under this Article, as described below, the "date of submission" shall be the date on which all plans and information are deemed complete and accurate as required by these Regulations by the Subdivision Board's agent and the filing fee is paid.

### C. Required Contents

A plan shall be legibly drawn in accordance with the latest rules and regulations of each applicable Registry of Deeds, pertaining to plan size, material, lettering, and related requirements. The plan scale shall preferably be forty (40) feet to the inch or such other scale as the Subdivision Board may accept and shall contain the following:

1. Identification of the plan by name of owner(s) of record and location of the land in question; NAS South Weymouth or applicable Town assessor's map(s) and parcel(s) numbers on which the land is located (if available); the scale, North point and date; and the name, signature, and stamp of the registered land surveyor.
2. Sufficient space for the date and the signature of the clerk or secretary of the Subdivision Board shall be provided.
3. Zoning classification; the location of any and all zoning district boundaries, including all flood zones established by FEMA which may lie within the locus of the plan.
4. In the case of the creation of a new lot, the new lot area and remaining land area and frontage of the land in the ownership of the Applicant shall be shown.
5. The names of abutters adjacent to the land and across adjoining ways as obtained from the Authority's tax list or the Town's tax list.
6. The names and status (private or public) of streets and ways shown on the plan.
7. The location of all existing easements of record as well as existing buildings and the location of septic systems, if any.
8. The location of all brooks as well as all wetland areas as defined by M.G.L. Chapter 131, Section 40, or by the Wetlands Protection Rules and Regulations for NAS South Weymouth.
9. A locus map at the same scale as the Zoning District Map.

### D. Endorsement of Plan not Requiring Approval

If the Subdivision Board determines that the plan does not require approval, it shall, without a public hearing and within twenty-one (21) days of the date of submission, endorse the plan. The Subdivision Board may add to such endorsement a statement of the reason approval is not required. The Authority will return the endorsed plan to the Applicant for recording with a Registry of Deeds or filing with the Land Court. The Authority shall also notify the Filing Office in writing of its action.

### E. Determination that Plan Requires Approval

If the Subdivision Board determines that the plan does require approval under the Subdivision Control Law, it shall, without a public hearing and within twenty-one (21) days of the date of submission, so inform the Applicant in writing and return the plan. The Authority shall notify the Filing Office in writing of its action.

F. Failure to Act

If the Subdivision Board fails to act upon a plan submitted under this Article or fails to notify the Filing Office and the person submitting the plan of its action within twenty-one (21) days after the date of 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 Filing Office shall issue a certificate to the same effect.

G. Determination

1. The Subdivision Board, at a duly called and posted meeting, without a public hearing, shall by a majority vote determine if such plan does not require approval. A determination shall be based on the following criteria:
  - a. The proposed lots shown on the plan shall front on:
    - (i) A public way or a way which the Subdivision Board certifies is maintained and used as a public way;
    - (ii) A way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law; or
    - (iii) A way in existence when the Subdivision Control Law became effective, having, in the opinion of the Subdivision Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land.
  - b. The proposed lots shown on the plan meet the minimum lot frontage requirements as contained in the By-Laws.
  - c. The way on which the proposed lots front shall provide adequate access.
  - d. Each lot shown on a plan shall have practical access from the way to the buildable portion of the lot.
  - e. The division of a tract of land on which two (2) or more buildings were standing on the effective date of these Regulations into separate lots, on each of which one of such building remains standing, shall not constitute a subdivision.
2. A determination regarding a plan submitted for Approval Not Required under the Subdivision Control Law shall be based on the aforementioned criteria. Such endorsement cannot be withheld or granted for any other reason.
3. If, in the course of review, the Subdivision Board determines that one or more of the proposed lots has some zoning deficiency, other than minimum frontage requirements, the Subdivision Board may note along with its endorsement, the phrase “No determination of compliance with zoning conformance has been made or intended by the attached endorsement.”

## 2.5 Preliminary Sketch

- A. Prior to submitting a preliminary plan of a subdivision, an Applicant may submit a preliminary sketch, showing less information than required by a preliminary plan, for an informal review and comments from the Subdivision Board. An Applicant may submit such preliminary sketches in order to obtain the Subdivision Board's comments regarding the overall layout and the location of proposed streets in a future subdivision, thus avoiding the expense and delays necessitated by changes in a definitive plan if submitted without preliminary plan review.
- B. A preliminary sketch will not have the status of a preliminary plan, and the comments or the recommendations of the Subdivision Board shall be conditioned on the extent of information shown on the sketch. As such, review of a preliminary sketch does not afford the Applicant an established period of time for which these Regulations and the By-Laws remain in effect if a preliminary plan or definitive plan is submitted at a later date nor does it guarantee approval of a preliminary plan or definitive plan submitted at a later date.
- C. Review of a preliminary sketch is at the discretion of the Subdivision Board.

## 2.6 Preliminary Subdivision Plan

In the case of a subdivision for Nonresidential Development, the Applicant, before submitting their definitive plan for approval, shall submit to the Subdivision Board and to the Board of Health a preliminary plan and shall give notice of such delivery to the clerk of the Filing Office pursuant to Article 2.6.B below.

In the case of a subdivision for Residential Development, the Applicant, before submitting their definitive plan for approval, may submit to the Subdivision Board and to the Board of Health a preliminary plan and shall give notice of such delivery to the clerk of the Filing Office pursuant to Article 2.6.B below. The submission of such a preliminary plan will enable the Applicant, the Subdivision Board, the Board of Health, and owners of property abutting the subdivision to discuss and clarify the details of such subdivision before a definitive plan is prepared. Therefore, it is strongly recommended that a preliminary plan be filed in each case.

### A. Submission of Plan

An Applicant shall submit a preliminary plan to the Board of Health contemporaneous with such a filing to the Subdivision Board. The submission should include the following items:

1. A copy of the Design Review Certificate.
2. A properly executed Form B (See Appendix C); Form B shall be signed by the owner(s) of all land contained within the proposed subdivision.
3. A sufficient number of prints for use.
4. A copy of any decisions by the Authority, including but not limited to development plan approvals, special permits, site plan approvals and variances, regarding the land or any buildings thereon.
5. Proper filing fee as established pursuant to Article 2.3.

6. A list of the names and addresses of all abutters, as determined from the most recent tax list and certified by the applicable Town with attached Form D (See Appendix C).
7. Addressed and stamped envelopes in a quantity sufficient to deliver a first-class mail notice to each abutter regarding the scheduling of the Subdivision Board's meeting to discuss the preliminary plan.

B. Notice

The Applicant shall give written notice to the Filing Office, on a form approved by the Authority, by hand delivery or by registered mail, postage prepaid, stating the date of submission of the plan to the Subdivision Board and the Board of Health. If the notice is given by delivery, the clerk of the Filing Office shall, if requested, give a written receipt thereof to the person who delivered such notice. The date of the submission shall be the date on which all plans and information are deemed complete and accurate as required by these Regulations by the Subdivision Board's agent and the filing fee is paid. The notice shall be stamped received by the Filing Office within three (3) business days of the date of submission.

C. Preliminary Subdivision Plan Review

1. The Subdivision Board reserves the right to send a copy of a preliminary plan to any board or authority of the Authority, which, in the opinion of the Subdivision Board, may have an interest or some jurisdictional authority in the parcel being subdivided or the use proposed thereon. The Subdivision Board may forward copies of a preliminary plan to said boards or authorities, asking for their review and written comment on the proposed preliminary plan. The remaining sets of the plan shall be retained for the Subdivision Board's use and files. The Subdivision Board shall file the copies of the plan with boards or authorities within fourteen (14) calendar days of submission for their review and written comments. Officials shall comment within fourteen (14) days of receipt. In each referral, the Subdivision Board will assume that the respective officials have no comment if no statement is received within the specified time frame.

D. The Subdivision Board will meet with the Applicant to discuss the proposed plan and any modifications or corrections to the preliminary plan. The preliminary plan shall be drawn at a scale of one inch equals forty (40) feet or such other scale as the Subdivision Board may accept. The preliminary plan shall show sufficient information about the subdivision to form a clear basis for discussion of potential site development problems prior to the preparation of a definitive plan. Such information shall include:

1. A title block containing the name of the subdivision, name and address of the Applicant, record owner(s), engineer, surveyor, the date, and scale and title "Preliminary Plan."
2. North point, legend, the stamp and signature of a registered land surveyor if surveying information is shown and the stamp and signature of registered professional engineer if the plan shows the design of road pavements, water pipes, sewerage or other utilities.
3. Boundary lines of the subdivision with the location and ownership of abutting property (obtained from the Authority or Towns' tax list) and, if registered land, the Land Court case number.

4. Approximate boundary lines of proposed lots, with their approximate areas and dimensions.
5. Zone or district boundary lines established by the By-Laws which divide or bound the area to be subdivided.
6. The existing and proposed lines of streets, ways, easements, and any public areas within the subdivision in a general manner. Any street proposed to be constructed as part of the subdivision shall be designated by the Applicant (in its sole discretion) as an authorized street type as provided in Appendix A, and such streets shall be constructed in accordance with the standard specifications set forth in Appendix A and the corresponding cross sections contained in Appendix B.
7. A schematic representation of the proposed system for water distribution and sewage collection, including the location and size of all existing pipes in or adjacent to the subdivision.
8. A schematic representation of the proposed system of drainage, including existing natural waterways, showing the approximate locations of all inlets, outlets, pipes and drains, and other appurtenances to the proposed drainage system.
9. The proposed locations and depths of other municipal services and utility installations where possible.
10. Major features of the land, including proposed and existing topography in a general manner, footprints of existing buildings and significant structures, and site features such as ledge outcroppings, ditches, bodies of water, streams or other waterways, walls fences, existing casements, delineated wetlands, and predominant vegetation.

#### E. Suggested Additional Contents

An Applicant may submit additional information with a preliminary plan. The following items are not part of the requirements of a preliminary subdivision plan; however, these items are offered as a suggestion for any Applicant who desires a more detailed review.

1. Proposed street names.
2. Additional features of the land, such as vegetated wetlands and bordering vegetative wetland areas, as defined by M.G.L. Chapter 131, Section 40 or by the Wetlands Protection Rules and Regulations of NAS South Weymouth, natural drainage courses, trees over ten (10) inches in diameter measured four (4) feet above the ground diameter at breast height, and wooded areas which exist on or near the site at the time of survey.
2. The Subdivision Board may also visit and inspect the property proposed for subdivision under the provisions of M.G.L. Chapter 41, Section 81CC.
3. The Subdivision Board will notify the Applicant as well as all abutters (as provided by the Applicant in the submission of the preliminary plan) by first class mail of the date, time and place at which the Subdivision Board will discuss the preliminary plan.
4. Aerial photographs.
5. Location of any flood zones established by FEMA which may lie within the locus of the plan.
6. Drainage calculations in a suitable form along with amplifying plans outlining drainage areas within and affecting the subdivision.
7. A list of all other local, state and federal permits required, giving the status of each at the time of filing.

F. Decision

1. Within forty-five (45) days after submission of a preliminary plan, the Subdivision Board shall notify the Applicant and the Filing Office, by certified mail that (a) the plan has been approved, (b) the plan has been approved with modifications suggested by the Subdivision Board or agreed upon by the Applicant, or (c) the plan has been disapproved. In the case of disapproval, the Subdivision Board shall state in detail its reasons therefor.
2. A decision of the Subdivision Board on a preliminary plan shall be valid for a period of seven (7) months from the date of submittal and the version of these Regulations and the By-Laws in effect at the time of submission of the preliminary plan shall govern the definitive subdivision plan evolved from such preliminary plan.

**2.7 Definitive Subdivision Plan**

A definitive plan of a subdivision shall conform substantially to any related preliminary plans as approved but may constitute only that portion which is proposed to be developed at the time.

The version of these Regulations and the By-Laws in effect at the time of the submission of a preliminary plan shall govern the definitive plan if said definitive plan is duly submitted within seven (7) months of the date of the filing of the preliminary plan.

If the preliminary plan has not been submitted, the version of these Regulations and the By-Laws in effect at the time of submission of the definitive plan to the Subdivision Board shall govern the definitive plan until final action has been taken by the Subdivision Board or the time for such action has elapsed.

A. Submission of Plan

An Applicant seeking approval of a definitive plan or revision of a definitive subdivision plan previously approved shall submit the following to the Subdivision Board and the Board of Health:

1. A copy of the Design Review Certificate from the Design Review Committee.
2. A properly executed Form C (See Appendix C); Form C shall be signed by the owner(s) of all land contained within the proposed definitive subdivision, and shall identify all easements, restrictions, and mortgages to which the land within the subdivision is subject and all easements and restrictions appurtenant to such land over the land of others.
3. The original plans and a sufficient number of prints for distribution to other boards and authorities of the Authority, as appropriate.
4. A copy of any decisions by the Authority, including but not limited to development plan approvals, special permits, site plan approvals and variances, regarding the land or any buildings thereon.
5. Proper filing fee as established pursuant to Article 2.3.
6. A list of the names and addresses of all abutters, as determined from the most recent

tax list and certified by the applicable Town with the attached Form D (Sec Appendix C).

7. Addressed and stamped envelopes in a quantity sufficient to deliver first-class mail notice to each abutter regarding the scheduling of the Subdivision Board's meeting to discuss the definitive plan.
8. Copies of the most recent deeds to the properties for which a subdivision is being proposed, certified by the applicable Registry of Deeds.

#### B. Notice

The Applicant shall give written notice to the Filing Office, on a form approved by the Authority, by hand delivery or by registered mail, postage prepaid, stating the date of submission of the plan to the Subdivision Board and the Board of Health. If the notice is given by delivery, the clerk of the Filing Office shall, if requested, give a written receipt thereof to the person who delivered such notice. The date of the submission shall be the date on which all plans and information are deemed complete and accurate as required by these Regulations by the Subdivision Board's agent and the filing fee is paid. The notice shall be stamped received by the Filing Office within three (3) business days of the date of submission.

#### C. Required Contents

The definitive plan shall be prepared by a registered land surveyor or a registered professional engineer and shall comply with the following requirements:

1. All sheets of the definitive plan shall be clearly and legible drawn in accordance with the current rules and regulations of each applicable Registry of Deeds. The plans shall be drawn in waterproof ink, or an ink with equivalent cohesiveness.
2. Plan sizes shall be twenty-four (24) inches by thirty-six (36) inches with three-fourths (3/4) inch border. The minimum letter size on plans presented for recording shall be one-eighth (1/8) inch.
3. Drafting standards shall include the following: dimensions shall be in feet and decimals to the nearest hundredth; bearings in degree, minutes, and seconds; the boundary of the subdivision to be indicated in a solid heavy line; existing topography in dashed lines; proposed topography in solid lines; and, if multiple sheets are used, they shall be accompanied by an index sheet showing the entire subdivision with match lines and with a key plan on each sheet properly oriented and a title block on each sheet properly labeled.
4. A vicinity map shall be drawn at a scale of one inch equals eight hundred (800) feet to show on one sheet all of the proposed subdivision, all other proximately located land of the Applicant and other adjacent properties to the nearest existing street in every direction. Important ground features such as brooks, public areas, lot lines, easements and streets only need be shown in a general manner and labeled. No dimensions need be given except where of specific importance in evaluating the subdivision. The limits of the proposed subdivision shall be indicated by a heavy line or by use of color. Existing and proposed features should be distinguished by different lines, labeling, or other methods.
5. Each sheet of the definitive plan shall contain the following information:
  - a. Subdivision name, boundaries, magnetic North, date of submission (and revision

- dates), legend and scales and suitable space to record the action of the Subdivision Board. A three-and-one-half (3 ½) inch square reserved for Registry of Deeds use and a certification clause signed by the preparer stating that he/she has conformed with the rules and regulations of the applicable Registry of Deeds in preparing the plan shall be provided on all sheets to be recorded.
- b. Name and address of the record owner(s) and Applicant, the stamp and signature of a registered land surveyor, if surveying information is shown, and the stamp and signature of a registered professional engineer, if design of road pavements, water pipes, sewerage and other utilities are shown.
  - c. Suitable space to record the notice of the Subdivision Board covenant and the date thereof as well as the Filing Office certification of no appeal.
  - d. Existing and proposed lines of streets, ways, lots, easements, waterways, and public or common areas within the subdivision. The purpose of all easements should be clearly indicated. Any street proposed to be constructed as part of the subdivision shall be designated by the Applicant (in its sole discretion) as an authorized street type as provided in Appendix A, and such streets shall be constructed in accordance with the standard specifications set forth in Appendix A and the corresponding cross sections contained in Appendix B.
  - e. Location of all permanent monuments properly identified as to whether existing or proposed.
  - f. Location, names, and present width of streets that bound, approach or are within three hundred (300) feet of the subdivision.
  - g. Lengths, radii, bearings and central angles to determine the exact location, direction and length of every street and way line, lot line, easement line and boundary line.
  - h. Zoning classifications, including FEMA floodplain zones. Wetlands as defined by M.G.L. Chapter 131, Section 40 and the Wetlands Protection Rules and Regulations for NAS South Weymouth shall also be shown along with the name of the firm responsible for the delineation of said wetlands and the date of the delineation.
  - i. Watercourses, marshes, ledge outcrops, walls, fences and trees over ten (10) inches in diameter at four (4) feet above grade and other significant natural features.
  - j. Size and location of existing and proposed storm drainage, sanitary sewerage, and water supply systems. Existing and proposed electric, telephone, gas, CATV and other utilities shall also be shown.
6. The following items shall be submitted and must be prepared and/or certified by a registered professional civil engineer.
- a. Soil conditions in a general way, using if desired the U.S. Department of Agriculture Soil Conservation Study for the applicable Town(s) in the applicable County(s).
  - b. Storm drainage system including pipe types and sizes, invert and rim elevations of all catch basins and manholes together with surface elevations of all waterways within the subdivision at one hundred (100) foot intervals and approximate depth of water at these points.
  - c. Location of all the following improvements, as applicable, unless specifically waived in writing by the Subdivision Board: street pavement, street signs,

including, but not limited to, stop, warning, directional, and speed limit signs, all utilities above and below ground, curbs, gutters, storm drainage, public sewerage, monuments, all easements, and fire alarm boxes as well as street trees, sidewalks, trails, and street and trail lights if applicable.

- d. Profiles of the proposed streets and drainage/sewer lines located within the street and if applicable, outside the street within the right of way, or adjacent easement area, indicating the following information:
  - (i) horizontal scale of one inch to forty (40) feet.
  - (ii) A vertical scale of one inch to four (4) feet.
  - (iii) Existing center line in fine dashed line with elevations shown at fifty (50) foot stations.
  - (iv) Proposed center-line grades and elevations, with elevations shown at fifty (50) foot stations, except that in vertical curves, elevations shall be shown at twenty-five (25) foot stations.
  - (v) All existing intersecting walks and driveways shown on both sides.
  - (vi) Rates of gradient along with vertical curve data.
  - (vii) Size and location of existing and proposed water mains and their appurtenances and surface and subsurface drains and their appurtenances.
  - (viii) All existing and proposed municipal services and their appurtenances.
  - (ix) Vertical location of waterlines, drainage lines, sewer lines and other utilities as well as required new waterways. Sizes and types of all pipes shall be shown as well as inverts of all pipes at each manhole or catch basin, together with center-line stations, rim and invert elevations of all catch basins, and manholes; and invert elevations of all cross drains, sanitary sewers, or culverts. Complete profiles shall be included for each proposed main water line, all proposed sewerage system lines and all proposed drainage lines, whether or not within the street layout.
- e. Details of typical catch basins and sewer and drainage manholes.
- f. Three (3) copies of all computations and worksheets originally sealed and endorsed by the registered professional civil engineer, used in designing the storm drainage system.
- g. Any special construction details or detailed drawings or other pertinent information shall be provided that the Subdivision Board may request as is necessary to evaluate the feasibility of the proposed design of the subdivision, including, but not limited to, standard drawings or detail, which should be obtained from the applicable Department of Public Works of the Town where the proposed work is located.
- h. Any special construction features, deviating from or not covered by standard specifications, shall be shown on detail drawings. Such detail drawings may be incorporated as part of a utility plan or profile or may be executed on separate sheet or sheets and shall provide information as to dimensions, locations, inverts, rim elevations, elevations, materials, etc., of the construction details involved. The requirement for detail drawings shall be applicable to, but not limited to, bridges, culverts, structurally stabilized slopes, utility piping encased

in concrete, ditches, and brooks shaped or constructed to a definite cross section, dams and spillways, stormwater management devices, detention basins, steps within the exterior lines of the street, and similar construction features.

- i. Base flood elevation (level of one hundred year flood) data shall be provided for any land being developed within the federal flood insurance district, as shown on the latest FEMA mapping. For subdivisions in an unnumbered "A" Zone, the Applicant shall be responsible for establishing the base flood elevation as required by the latest FEMA regulations.

#### D. Laying Out of Ways in a Subdivision as Public Ways

Approval of a definitive plan by the Authority shall not constitute the laying out or acceptance by the Authority or any Town of any way shown on such plan as a way, or the establishment as a public improvement of any reserved area, work, or improvement in the subdivision shown on the plan. The ways shown on such plan shall not become public ways unless and until laid out and accepted in accordance with applicable law.

#### E. Review by Board of Health

Within forty-five (45) days after the filing of the definitive plan with the Board of Health, the Board of Health shall file with the Filing Office a written report stating its approval or disapproval of said plan. In case of disapproval, it shall make specific findings, the reasons for them, and, where possible, make recommendations for adjustments. Any special conditions imposed by the Board of Health, such as lots which cannot be used for building sites, shall be either inscribed on the plan or contained in a separate document. Failure of the Board of Health to file such report shall be deemed to be an approval of said plan. The Board of Health shall send a copy of such report to the Applicant.

#### F. Definitive Subdivision Plan Review

The Subdivision Board reserves the right to send copies of a definitive plan to any board or authority of the Authority or of any of the Towns for their review and comment. The Subdivision Board may forward copies of a definitive plan to said boards or authorities, asking for their review and written comment on the proposed definitive plan. The Subdivision Board shall file the copies of the plan with other boards or authorities within fourteen (14) calendar days of submission for their review and written comments. Officials shall comment within thirty (30) days of submission. In each referral, the Subdivision Board will assume that the respective officials have no comment if no statement is received within the specified time frame.

#### G. Public Hearing

Before approval, modification and approval, or disapproval of the definitive plan is given, a public hearing shall be held by the Subdivision Board. Notice of such hearing shall be given by the Subdivision Board at the expense of the Applicant in each of two (2) successive weeks by advertisement in a newspaper(s) of general circulation in the Towns as determined by the Authority. The first notice shall be not less than fourteen (14) days before such hearing; the second notice shall be not less than seven (7) days before such hearing. Not less than fourteen (14) days before such hearing, the Subdivision Board shall notify by first-class mail the abutters (as provided by the Applicant in the submission of the definitive plan) to the proposed development.

## H. Performance Guarantee

Before endorsement of approval of a definitive plan, the Subdivision Board shall require the construction of ways and installation of municipal services be secured by either a covenant, as described below, or by one of or a combination of the following methods:

### 1. Covenant

By a covenant, executed and duly recorded by the owner(s) of record in the form of Form E (see Appendix C) stating that ways and services shall be provided to serve any lot before said lot may be built upon it. In such a case, the definitive plan to be recorded shall acknowledge there is a covenant which runs with the land shown on said plan. The covenant will be recorded in each applicable Registry of Deeds or filed with the Land Court at the time the definitive plan is recorded or filed. When the Applicant has completed the required improvements shown on the plans for any lots in a subdivision, the Applicant may request a Certificate of Performance, in the form of Form F (see Appendix C) for said lots. If the improvements have been completed to the satisfaction of the Subdivision Board, the Subdivision Board will then execute and deliver to the Applicant such Certificate of Performance.

### 2. Funds

By a proper bond or a deposit of money or negotiable securities, sufficient in the opinion of the Subdivision Board to secure performance of the construction of ways and installations of municipal services required for lots in the subdivisions shown on the definitive plan. The status of such security will be reviewed at least annually by the Subdivision Board and may be increased to reflect increases in estimated costs for completion of construction.

### 3. Agreement with Mortgagee

By delivery to the Subdivision Board of an agreement, in a form reasonably acceptable to the Authority, executed after the recording of a first mortgage covering the premises shown on the plan or a portion thereof given as security for advances to be made to the Applicant by the lender, which agreement shall be executed by the Applicant and the lender and shall provide for a schedule of disbursements which may be made to the Applicant upon completion of various stages of the work, and shall further provide that in the event the work is not completed within the time set forth by the Applicant, any funds remaining undisbursed shall be available to the Authority for completion.

In the case of Article 2.7.H.2 and Article 2.7.H.3 above, the Subdivision Board's decision shall set forth an appropriate time period to complete the ways and install required public utilities, which may be extended from time to time by the Subdivision Board.

## I. Conveyance of Utilities and Easements

If, following the Applicant's request, the Authority or the Towns choose to accept utilities or easements, the Subdivision Board will not release a surety bond or deposit, or, in the case of

a covenant, issue a Certificate of Performance, until the Applicant has executed an instrument, on a form approved by the Authority or the Towns, transferring to the Authority or the Towns, without cost, valid title free of all liens and encumbrances to all common sewers, storm drains and water mains, the underground electrical distribution system and appurtenances thereto, constructed and installed in the subdivision or portion thereof to be approved, and conveyed to the Authority or the Towns without cost and free of all liens and encumbrances, perpetual rights and easements to construct, inspect, repair, renew, replace, operate and forever maintain the aforesaid underground utilities, with any manholes, pipes, conduits and other appurtenances, and to do all acts incidental thereto, in, through and under the whole of all streets in the subdivision or portion thereof to be approved, and if any such utilities have been constructed and installed in land not within such street, then in, through under and a strip of land extending ten (10) feet in width on each side of the center line of all such sewers and water mains.

#### J. Waivers

Strict compliance with the requirements of these Regulations may be waived when, in the judgment of the Subdivision Board, such action is in the public interest and not inconsistent with the Subdivision Control Law or the Design Review Certificate. All requests for waivers shall be accompanied by a letter signed by the Applicant listing requested waivers from the terms of these Regulations. The letter shall include, for each waiver request an explanation of any public benefit served. The approved definitive plan shall include a sheet listing the waivers requested and approved by the Subdivision Board. If in the public interest, the Subdivision Board may grant waivers not requested by the Applicant.

#### K. Certificate of Approval or Disapproval

1. After the required hearing, the Subdivision Board shall make a determination on the definitive plan within either:
  - a. Ninety (90) days from submission of said definitive plan, in the case of a subdivision for Nonresidential Development or Residential Development where a preliminary plan was submitted and acted upon or where at least forty-five (45) days have elapsed since submission of said preliminary plan, or such further time as may be agreed upon at the written request of the Applicant; or
  - b. One hundred thirty-five (135) days from submission of said definitive plan, in the case of a subdivision for Residential Development where no preliminary plan has been submitted or such further time as may be agreed upon at the written request of the Applicant.

Failure of the Subdivision Board either to take final action or to file with the Filing Office a certificate of such action regarding the definitive plan shall be deemed to be an approval thereof. Notice of any extension of time shall be filed forthwith by the Subdivision Board with the Filing Office.

2. The Subdivision Board may approve, approve with modifications, or disapprove said definitive plan.

3. The action of the Subdivision Board in respect to such plan shall be by vote, copies of which shall be certified and filed with the Filing Office and sent by delivery or registered mail to the Applicant. If the Subdivision Board modifies or disapproves such plan, it shall state in its role the reasons for its actions. Final approval, if granted, shall be endorsed on the original drawing(s) of all of the sheets that constitute the definitive plan by the signature of the members of the Subdivision Board voting for such approval, but not until the statutory twenty (20) day appeal period has elapsed following the filing of the certificate of the action of the Subdivision Board with the Filing Office, and said Filing Office has notified the Subdivision Board that no appeal has been filed. The Subdivision Board will file notice of the action taken with the Filing Office within fourteen (14) days of the vote of the Subdivision Board or by the last day on which action must be taken, whichever occurs first.
4. The Subdivision Board may, as a condition of granting approval, impose reasonable requirements designed to promote the health, convenience, safety, and general welfare of the community. In such event, the Subdivision Board shall endorse 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.

L. Recording an Approved Plan

After the return to the Applicant of the definitive plan, as approved and endorsed, the Applicant shall cause to be recorded at each applicable Registry of Deeds, and in the case of registered land, with the Land Court, said plan with covenant, if any, and shall pay all fees and costs related to recording and filing the plans. After such plans, or modification thereof, are approved by the Subdivision Board it shall be recorded and/or filed within six (6) months, or said approval will no longer be valid. Furthermore, the Applicant shall notify the Subdivision Board of such recording or filing, submitting evidence thereof satisfactory to the Subdivision Board. Upon receipt of notification of recording or filing, the Subdivision Board shall file one print of the definitive subdivision plan with the building inspector of the Town where the proposed work is located. Where approval with covenant is noted thereon, the related building inspector shall issue no permit for the construction of a building on any lot within the subdivision, except upon receipt from the Subdivision Board of (1) a copy of the Certificate of Performance, Form F (see Appendix C) releasing the lot in question, (2) a Design Review Certificate from the Design Review Committee, and (3) a Zoning Compliance Certificate from the Zoning Compliance Officer.

M. Revision of Definitive Plan

No Material Change to a definitive plan can be made without a Design Review Certificate from the Design Review Committee and the prior approval of the Subdivision Board and/or its designee. If the Applicant desires to make such Material Changes, said Applicant shall submit a print of the plan or plans to be revised with a colored representation of the changes said Applicant proposes to make. The Subdivision Board shall hold a public hearing on the requested change to said definitive plan in accordance with Article 2.7.G of these Regulations. The Subdivision Board and/or its designee will consider such change in the

same manner as consideration of the original plan, and approve, disapprove, or modify the requested change. The change as approved shall then be incorporated on the original definitive plan and prints shall be filed as required of the original plan. The modified plan to be filed at the applicable Registry of Deeds shall note that it supersedes a previously approved plan. Notwithstanding the foregoing, any revision or change to a definitive plan which is not a Material Change may be approved by the Land Use Administrator without a public hearing, and, if such revisions or changes are approved, the Applicant shall not be required to file the modified plan at the applicable Registry of Deeds.

## **2.8 Appeal of Decision**

In accordance with M.G.L. Chapter 41, Section 81BB, a determination by the Subdivision Board may be appealed to the Superior Court for the county in which land is situated or to the Land Court.

## **2.9 Acceptance of Streets**

When the Authority or a Town accepts any street in NAS South Weymouth, said acceptance shall be done in accordance with the pertinent provisions of the Massachusetts General Laws, the By-Laws and any other by-laws, rules and regulations adopted by the Authority or the applicable Town.

## **ARTICLE III - INFRASTRUCTURE AND UTILITY PLAN**

### **3.1 General**

Shea Drive, Trotter Road, Patriot Parkway and Bill Delahunt Parkway shall continue to serve as the main connectors to the regional street grid offsite and to the State Highway numbered routes 18, 58, 228 and 3. If future changes are required in any of these existing ways, such changes shall be governed by the Road standards in Appendix A. Refer to Article 1.5 and Article 1.8 for rules applying to existing and future roads.

Ways in residential development shall have 20 to 25 mph design speeds with narrow paved travelled way widths as shown in Appendix A and the typical cross sections in Appendix B. As indicated, the traveled ways in residential areas vary in width, curbing type, and the use of sidewalks and lighting depending upon the density and housing types. The ways and open spaces created as part of any residential subdivision shall incorporate climate resilience by limiting the extent of pavement and planting of trees on lots and in open space. The subdivisions should model existing hydrology to the extent possible with walks, vegetated open channels, and stormwater runoff capture, treatment, recharge or reuse. The goals of each subdivision should be to create a largely walkable/bikeable living community with convenient access to nearby open space and the town center and commuter rail network.

### **3.2 Design Standards**

#### A. Streets

##### 1. Location and Alignment.

- a. All streets in the subdivision shall be designed so that, in the opinion of the Board, they will provide safe vehicular travel. Due consideration shall also be given to the attractiveness of the street layout in order to obtain the maximum livability and amenity of the subdivision.
- b. Streets shall be laid out so as to provide, with existing or proposed streets, free circulation for vehicles, with access to lots so far as possible protected from heavy traffic.
- c. If adjoining property is not subdivided but is, in the opinion of the Board, suitable for ultimate development, provision may be required for proper protection of streets into such property by continuing appropriate streets within the subdivision to the exterior boundary thereof.
- d. Reserve strips prohibiting access to streets or adjoining property shall not be permitted, except where, in the opinion of the Board, such strips shall be in the public interest.
- e. Street jogs with centerline offsets of less than one hundred and twenty-five (125) feet should be avoided.
- f. The minimum centerline radii of curved streets shall be as shown in Table "A" in Appendix A.
- g. Streets shall be laid out so as to intersect as nearly as possible at right angles. No streets shall intersect any other street at less than sixty (60) degrees.

- h. Street lines at all intersections shall be rounded with a curve at each corner having a radius of not less than twenty-five (25) feet. However, when the intersection of two streets varies more than ten (10) degrees from a right angle, the radius of the curve at the acute angle may be less and at the obtuse angle may be greater than twenty-five (25) feet to the extent approved or required by the Subdivision Board. The provisions of this subsection (h) shall not apply to Type 1 or Type 2 Low Density Residential Lanes (as described in Appendix A).
- i. Street lines at intersections of Type 1 or Type 2 Low Density Residential Lanes shall be rounded with a curve at each corner having a radius of not less than ten (10) feet. However, when the intersection of two Low Density Residential Lanes varies more than ten (10) degrees from a right angle, the radius of the curve at the acute angle may be less and at the obtuse angle may be greater than ten (10) feet to the extent approved by the Subdivision Board.
- j. Proposed subdivision streets shall not be located along perimeter boundaries of the subdivision except (1) as necessary to provide access to the existing road system, or (2) if other physical conditions so require in which case perimeter locations shall be limited to the extent so required, or 3) if future plans might utilize such infrastructure.
- k. Streets in the subdivision shall connect to and be accessible from a public way or an existing private way, both of which must be deemed adequate in the opinion of the Subdivision Board to provide access. If the streets in the subdivision require access over a private way, all land within the subdivision shall have appropriate easement rights to the private way.
- l. The Subdivision Board shall be satisfied that adequate access for emergency vehicles is provided to all of the lots in the subdivision.

## 2. Width

The minimum width of street right-of-way shall be as shown in Table “A” of Appendix A.

## 3. Grade

- a. Grades of all streets shall be the reasonable minimum, but shall not be less than shown in Table “A” of Appendix A. Maximum grades shall be as shown in Table “A” of Appendix A.
- b. Leveling area shall be provided having a minimum one percent (1.0%) grade for a distance of twenty-five (25) feet measured from the nearest exterior line of the intersecting street, to the point of curvature.

## 4. Dead-End Streets

- a. Dead-end Residential Streets shall be permitted if not longer than twelve hundred (1200) feet measured along the street centerline from the layout line of the nearest intersecting through-street to the most distant centerline station point of any street.
- b. Dead-end streets over two hundred fifty (250) feet long shall be provided near the closed end with a circular or tear drop shaped turnaround or alternative turnaround including “hammerhead” or “Y-shaped” or “L shaped” designs provided that each leg

of such turnaround be not less than thirty (30) feet in length.

5. Turnarounds

Turnarounds shall be centered on the approaching street or offset to one side of the approaching street. Dead-end streets shall have either those alternative turnarounds identified above or a circular turnaround at their ends meeting the following minimum dimensions:

Right-of-Way Radius: 66'  
Outside Traveled Way Radius: 56'  
Inside Traveled Way Radius: 36'

A dead-end collector or commercial street shall have a circular turnaround meeting the following minimum dimensions:

Right-of-Way Radius: 82'  
Outside Traveled Way Radius: 72'  
Inside Traveled Way Radius: 48'

All circular turnarounds shall have an unpaved, permeable center island that can withstand AASHTO H-20 loading.

The Subdivision Board may consider alternative designs such as tear drop shaped turnarounds provided they meet the minimum dimensions for circular turnarounds. The Board may require the preservation of existing native trees in the center of the island if at all possible, with grading and seeding of grass limited to areas disturbed by the construction of the roadway.

6. Names

Street names shall be in keeping with the character of NAS South Weymouth. Proposed street names shall not duplicate the name of existing public ways or any other way qualified to afford frontage under M.G.L. Chapter 41, Section 81L, which is located in Abington, Rockland or Weymouth. Street sign placement shall be approved by the Subdivision Board.

7. Signs

- a. Street name signs shall be furnished by the Applicant and erected at all street intersections.
- b. Street name sign assemblies shall be post-mounted with at least one assembly at each intersection of streets or roadways. Unless otherwise approved by the Subdivision Board or its designee, posts shall be 2-inch square, painted black. Street name sign assemblies may also include logos and/or headers, painted black to match posts.

- c. Metal street name signs on metal posts are required at each intersection, at any point of street name change and at midpoint in blocks over 2,000 feet in length, in conformance with the standard specifications.
- d. Sign blanks shall be double-faced so as to indicate street names on both sides. Sign blanks should be 0.080-inch thick aluminum blanks with blue reflective panel and white reflective vinyl letters. Lettering shall be composed of initial upper case letters at least six (6) inches in height and lower-case letters at least 4.5 inches in height. Lettering font shall be Highway Series B. Designations such as Street, Road, etc., shall be standard abbreviations as indicated below. If a symbol or letter designation is used, the height and width of the symbol or letter designation shall not exceed the letter height of the sign. The symbol or letter designation should be positioned to the left of the street name. Sign blanks shall have no borders.
- e. Standard abbreviations listed shall be used. Periods, hyphens, commas, and question marks are not to be included on standard faces.

ALLEY	ALLEY
AVENUE	AVE
BOULEVARD	BLVD
CIRCLE	CIR
COURT	CT
DRIVE	DR
EAST	E
GREEN	GREEN
LANE	LN
NORTH	N
NORTHEAST	NE
NORTHWEST	NW
PARKWAY	PKWY
PATH	PATH
PLACE	PL
PLAZA	PLZ
ROAD	RD
SOUTH	S
SOUTHEAST	SE
SOUTHWEST	SW
STREET	ST
WEST	W

- f. Stop signs shall be installed at intersections within the subdivision where required by the Subdivision Board, and at the intersection of the subdivision streets within NAS South Weymouth streets and ways as required by the Subdivision Board after consultation with the police department of the Town in which the street is located. Stop signs shall be installed prior to the occupancy of any building on the street.

B. Easement

A. Utilities

Easements for water mains and storm and sanitary drains across lots or centered on rear or side lot lines shall be provided where necessary and shall be at least fifteen (15) feet wide, or twenty (20) feet if multiple utilities use such easements.

B. Water Course

Where a subdivision is traversed by a water course, drainage way, channel or stream, the Board may require that there be provided a stormwater or drainage easement of adequate width to conform channel or stream, and to provide for construction or other necessary purposes.

C. Slopes

Where roadway slopes extend outside of layout line, the subdivider may be required to provide temporary construction easements to a line five (5) feet beyond the top or toe of the proposed slope.

C. Lots

All lots shown on the plan shall comply with the area, frontage, and all other requirements of the Zoning By-Law.

### 3.3 Construction Standards

A. General

All improvements hereinafter specified shall be constructed or installed by the Applicant in accordance with these Rules and Regulations and in conformity with the approved definitive plan. All necessary material modifications shall be approved by the Board.

In order that a registered professional engineer may properly inspect the work as it progresses, the Applicant or subdivider will keep him informed at all times of the progress of the work as set forth in Certificate of Performance (Form F) of the Appendix, and will provide safe and convenient access to the work area for inspection by a registered professional engineer or by such persons as he may designate for that purpose. No work will be approved that has been covered before such inspection.

B. Streets and Roadways (Reference Table A in Appendix A and Typical Street Sections in Appendix B)

1. The entire area within the exterior lines of all streets in the subdivision shall be cleared of all stumps, brush, roots, boulders, like material and all trees not intended for preservation, followed by the removal of all loam and other yielding material,

then excavated or filled as necessary to the specifications of the Subdivision Board.

2. Roadway shall be constructed for the full length of all streets in the subdivision. The centerline of such roadways shall coincide with the Typical Street Sections in Appendix B unless a variance is specifically authorized by the Subdivision Board. The minimum width of roadways between curb lines shall be as shown in Table “A” in Appendix A.
3. All roadways shall be brought to a finished grade as shown on the profiles of the definitive plan and shall be constructed and provided with a surface, in accordance with the then current standard specifications of the Subdivision Board. Curbing shall be constructed in accordance with the then current standard specifications of the Subdivision Board to protect the adjacent land from erosion by the elements or encroachment by vehicles.
4. All areas between the exterior street lines and the curb lines of the roadways thereon which are not occupied by sidewalks shall be graded and loamed and seeded to a depth of six (6) inches. Where the final grade of the exterior street is above or below the grade of adjacent land, walls or slopes shall be constructed sufficient, in the opinion of the Subdivision Board, to support the street or the adjacent land, as the case may be.
5. All roadways, all areas between exterior street lines and curb lines, and all slopes outside exterior street lines shall be constructed to a finished transverse grade parallel to those shown on the then current standard cross section plan of the Subdivision Board for proposed streets.
6. 5” x 5” reinforced concrete or granite bounds not less than three feet in length, shall be set on the exterior lines at all angle points, at the beginning and end of all curves, and at all intersections. Such bounds shall be set with their tops 0” to 4” above the proposed finished surface grade depending on location.
7. The sidewalk if required, shall be constructed in accordance with these subdivision regulations.
8. Street name signs, designed and installed in accordance with the standards set forth in Section 3.2 above, shall be provided.

### C. Storm Drainage System

#### 1. General Requirements

- a. Control of stormwater runoff shall meet the design criteria as stated in the most recent Massachusetts Department of Environmental Protection’s (MassDEP) Massachusetts Stormwater Handbook (“Stormwater Handbook”) <https://www.mass.gov/guides/massachusetts-stormwater-handbook-and-stormwater-standards> (regardless of the presence or absence of jurisdiction under any other General Laws of the Commonwealth), unless otherwise stated in this Regulation. The design, construction, and maintenance of the Stormwater Management System (SMS) shall be consistent with the following:
  - (i) Discharging untreated runoff directly into rivers, streams, watercourses, or wetlands, is prohibited;
  - (ii) Neighboring properties shall not be used in the Plan unless a recordable easement will be granted for such use, and a copy of the easement or agreement has been submitted to the Board as part of the Plan;
  - (iii) The site shall be graded to the maximum extent practicable as determined by the Subdivision Board so that surface water shall be

- directed into the SMS;
- (iv) Intermittent watercourses such as swales shall be vegetated, unless in the opinion of the Subdivision Board, conditions such as excessive slopes warrant rock swales or other alternative design;
  - (v) Prior to discharging any stormwater runoff from paved surfaces or gravel roads into an SMS, the following conditions must also be met:
    1. The SMS shall be installed according to applicable standards and specifications,
    2. All components of the SMS shall be stabilized; and
    3. All upland areas contributing stormwater runoff to the SMS shall be stabilized (non-erosive), or provisions shall be in place to control the sediment and runoff from unstabilized areas;
  - (vi) Stormwater basins with water elevations equal to or deeper than four (4) feet shall be provided with a minimum ten-foot-wide safety bench. The safety bench does not need to extend around the entire basin but should provide sufficient access for maintenance and emergencies.

## 2. Design Requirements

- a. The control of stormwater runoff shall meet the design requirements of the Massachusetts Stormwater Handbook with the following exceptions and additions:
  - i. Rate of Runoff:
    1. The post-development peak rate of runoff for each design storm shall not exceed the pre-development rates for the same storm.
  - ii. Volume Control:
    1. The Applicant shall implement, where feasible, Best Management Practices (BMPs) to promote groundwater infiltration and reduce proposed development peak runoff volume to the maximum extent feasible.
    2. When using infiltration to control volume, basin sizing shall be determined utilizing the static method as described in the Stormwater Handbook (Volume 3, Chapter 1, page 17). Only non-infiltrating basins shall be located on Hydrologic Group D soils.
- b. Design Point: Applicants must calculate runoff rates from pre-existing and post-development conditions. Measurement of peak discharge rates is calculated at a design point, typically the lowest point of discharge at the downgradient property boundary. The topography of the site may require evaluation at more than one design point, if flow leaves the property in more than one direction. An applicant may demonstrate that a feature beyond the property boundary (e.g. culvert) is more appropriate as a design point. For each pre-development design point there shall be a corresponding post-development design point.
- c. Design Storms: Use the storm events as required by the Massachusetts Stormwater Regulations and U.S. Environmental Protection Agency National Pollutant Discharge Elimination System (US-EPA, NPDES) Permit. Drainage calculations shall be submitted for the 2-, 10-, 25-, and 100-year 24-hour frequency storms using NRCS TR-55 or TR-20, as appropriate, unless otherwise approved by the Subdivision Board. The design engineer shall use the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 with the following rainfall values:

<b>Storm Event (years)</b>	<b>Storm Duration (hours)</b>	<b>Precipitation Depth (inches)</b>
2	24	3.4
10	24	5.1
25	24	6.2
100	24	7.9

- d. SMS outlets: Where the SMS outlets into a public way, the Subdivision Board may require off-site improvements or mitigation to control stormwater entering the public way from the subdivision.
- e. Catch Basins: Adequate disposal of surface water shall be provided. For Residential and Collector Streets, catch basins shall be built in conformity with current specifications of the applicable Town on both sides of the roadway on continuous grades such that surface water will not need to run along the edge of pavement for a distance of not more than four hundred (400) feet, at low point and sags in the roadway, and near the corners of the roadways at intersecting streets.
- f. Sizing: Piping systems and swales shall be designed on a minimum basis of the 25-year storm, with appropriate overflow provisions to accommodate the 100-year by-pass flow. Proper connections shall be made with any existing drains in adjacent streets or easements.
- g. Basin Location: Detention or retention basins, sedimentation basins, and their discharge areas shall be located not less than fifty (50) feet from the nearest property line separating the subdivision from the properties of abutting landowners located outside the Mixed Use Development District. Swales, ditches and culverts shall be located not less than ten (10) feet from the nearest property line separating the subdivision from the properties of abutting landowners.

**D. Water System**

- 1. All water mains installed in ways created under these Subdivision Rules and Regulations located in the Town of Weymouth shall conform to the design and construction standards of the Weymouth Department of Public Works (DPW). All piping, valves, fittings, and hydrants shall meet the material specifications of the Weymouth DPW and be suitable for operating processes within the Weymouth High Service Zone.
- 2. All water mains installed in ways created under these Subdivision Rules and Regulations located in the Towns of Abington and Rockland shall conform to the design and construction standards of the Abington Rockland Joint Water Works (ARJWW). All piping, valves, fittings, and hydrants shall meet the material specifications of the ARJWW.

**E. Sewerage System**

All sewers and appurtenances installed in ways created under these Subdivision Rules and Regulations shall conform to the design and construction standards of the applicable Town in which such sewers are installed. All piping, manholes, other structures, frames, covers, and

steps shall meet the material specifications of the applicable Town. Sewer tightness and allowable infiltration rates shall meet the specifications of the applicable Town. Pumping stations and equipment shall also meet the materials specifications of the applicable Town .

F. Private (Non-Municipal) Utilities

All natural gas, electric, and telecommunications systems shall be installed below grade and if installed by the Applicant shall meet all of the design and construction standards of the Utility.

G. Street Lighting

Lighting installed in ways shall be adequate for vehicular and pedestrian safety. Lighting shall include lower standard heights and hooded fixtures to prevent light encroachment.

H. Landscaping

The Applicant shall provide a one-year guarantee for all installed trees, shrubs and ground cover planted in accordance with the plans approved by the Subdivision Board for a period commencing after the completion and final acceptance of the work.

I. Irrigation

If applicable, the Applicant shall warrant the entire irrigation system, both parts and labor, for a period of one year from the date of final acceptance by the Authority or the Towns. As part of the one-year warranty, the Applicant shall perform the first year-end winterization and spring start-up for the irrigation system.

**ARTICLE IV - INSPECTION**

**4.1 General Inspection Requirements**

- A. The Subdivision Board or its representative may inspect all site development activities subject to these Regulations, including erosion and sediment control devices and facilities while a development site subject to these Regulations is under construction. When facilities are not constructed according to approved plans, the Subdivision Board or its designee has the explicit authority to compel compliance with the approved plan and the objectives and standards of this Regulation.
- B. All precautions should be taken by the Applicant and his/her contractors and subcontractors to observe Massachusetts safety requirements. The Subdivision Board, or its designated agent, is to report all unsafe activities in preparation of the subdivision to the Subdivision Board.
- C. The Subdivision Board assumes no responsibility for construction site safety, which shall remain the liability of the Applicant and his/her contractors and subcontractors.

- D. Development sites subject to these Regulations that involve land-disturbance of less than one (1) acre, when not a part of a larger plan of common development, do not require the submission of an erosion and sediment control plan; however, such sites are subject to spot-inspection and site investigation by the Subdivision Board to determine that requirements of these Regulation are being met.
- E. During the construction stage of any new roadway and associated work, the Applicant or his/her agent must notify the Subdivision Board and the applicable Director of Public Works in advance of starting the following phases of construction:
1. Pre-construction conference shall be held to review procedures, identify responsibilities and obtain listing of responsible individuals' names and phone numbers for emergencies, maintenance and protection of traffic, erosion and drainage controls, bonding, any previous Authority or Town approval requirements and outline inspection procedures.
  2. After all clearing, stumping and grubbing and prior to placement of any fill material or subbase gravel. Approval to proceed will not be given until the road segment is cleared of all slash, stumps, substandard soil (peat, etc.) and other debris which may affect the structural integrity of the road. A similar inspection shall be performed prior to issuance of approval to backfill of any drainage, water, sewer or utility trench. Offset stakes shall be set under the direction of a Registered Land Surveyor at fifty (50) foot intervals and at each sewerage and drainage structure and at each hydrant, to indicate the location and the exact amount of cut, fill, or grade.
  3. After placement of approved subbase material and prior to placement of crushed gravel. The Applicant shall make available a static 10-ton roller for this inspection to proof roll the subgrade prior to continuing with the next stages of construction. Any nonsuitable/unstable subgrade areas shall be marked for removal and replaced with stable material. Re-inspection will be required in these areas. Sufficient grade stakes shall be available to the agent so that the profile can be checked.
  4. After placement of approved crushed gravel material and prior to placement of bituminous asphalt binder course. Prior to backfill of any drainage, water, sewer or utility trenched within the right-of-way, written approval shall be obtained from an agent or designee of the Subdivision Board or the applicable Director of Public Works.
  5. During the placement of asphalt materials. Certification by the asphalt supplier may be required, to verify that the materials and gradation conforms to MassDOT Standards. Prior to final inspection, the Applicant's engineer shall provide the site grading plan documenting the intended site final grades. An agent or designee of the Subdivision Board or the applicable Director of Public Works shall inspect for defects of the improvements.
  6. After project completion and prior to a written request to the Authority or the Towns for acceptance of the roadway and its improvements, a punch list of deficiencies shall be prepared by the Subdivision Board or other town agent for review with the owner

before the Authority or the Towns will entertain acceptance of the road.

7. On newly constructed roadways an inspection shall be made (and written approval provided) by a designee of the Subdivision Board or the applicable Director of Public Works prior to allowing the wearing course to be placed. A tack coat of bituminous asphalt shall be placed over the binder course of pavement prior to placement of the wearing course.

#### **4.2 Work Notification and Inspections**

- A. The applicable Wiring Inspector of the Town where the proposed work is located shall be notified prior to the installation of any telephone, electric, and other utility wires.
- B. All Dig Safe mark-outs for water, sewerage, and drainage infrastructure shall be performed by the Department of Public Works (or related department) of the Town where the proposed work is located.
- C. The Subdivision Board and the applicable Director of Public Works shall be notified a minimum of three (3) working days prior to work requiring inspection.

#### **4.3 Testing**

The Applicant shall provide for compaction testing of each twelve (12) inch lift of fill, base and subbase materials. No further work shall proceed unless and until all inspections and test results pertaining to completed work are deemed satisfactory.

#### **4.4 General Inspection Procedures**

Inspection and enforcement actions shall include the following:

- A. A copy of the approved erosion and sediment control plan shall be maintained on site or in a location easily accessible by the contractor and the inspector for the Subdivision Board or the applicable Director of Public Works.
- B. On developing areas with disturbed areas in excess of one (1) acre, the Applicant may request that the applicable inspector of the Town where the proposed work is located inspect work completed at all the stages of construction specified below to ensure compliance with the approved erosion and sediment control plan, the grading or building permit, and these Regulations:
  1. Upon completion of installation of perimeter erosion and sediment controls, prior to proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until initial approval by the applicable inspector of the Town where the proposed work is located is made; and
  2. Upon final stabilization before removal of sediment controls.
- C. Every active site having a designed erosion and sediment control plan may be inspected for compliance with the plan at a frequency to be determined by the Subdivision Board.

- D. Inspectors should prepare written reports after every inspection.
- E. The inspection report should describe:
  - 1. The date and location of the site inspection;
  - 2. Whether or not the approved plan has been properly implemented and maintained;
  - 3. Any practice deficiencies or erosion and sediment control plan deficiencies; and the agreed upon type(s) of corrective action necessary to rectify any identified deficiencies;
  - 4. If a violation exists, the type of enforcement action taken; and
  - 5. The Applicant or an authorized representative of Applicant shall sign and receive a copy of the report before the inspector leaves the site.
- F. The applicable inspector of the Town where the proposed work is located shall notify the on-site personnel or the Applicant when deficiencies are observed, describing the nature of the deficiency, the agreed upon corrective action and the time period in which to have the deficiency corrected.
- G. If after a reasonable amount of time for voluntary compliance, the corrective actions are not undertaken to the satisfaction of the Subdivision Board, the Subdivision Board may issue a Notice of Violation and proceed with other enforcement remedies as provided by these Regulations.
- H. Where the violations and/or deficiencies represent an immediate and substantial threat to the public health, safety or welfare, the Subdivision Board or its designee may immediately proceed with enforcement remedies as provided by these Regulations.
- I. Failure to comply with the inspection procedure may necessitate removal of improvements at the expense of the Applicant or rescission of the approval of the plan in accordance with M.G.L. Chapter 41, Section 81W.

#### **4.5 Final Inspection and Certification**

- A. Upon completion of the improvements, the applicable Director of Public Works, or its authorized agent, shall file with the Subdivision Board a statement either certifying that the improvements have been completed in the specified manner or listing the defects in those improvements.
- B. Upon completion of the improvements, the Applicant shall file with the Subdivision Board a statement stipulating that all improvements are complete, are constructed in compliance with these Regulations, are free of defects, and are free and clear of any encumbrance or lien.
- C. Within forty-five (45) days after site final stabilization has been achieved, the Applicant shall file a Notice with the Subdivision Board that site activities are complete.

#### **4.6 As-Built Plans**

- A. Before the Board will release a surety bond or deposit, or in the case of a Covenant,

issue a Certificate of Performance (Form F), the Applicant shall provide at no cost to the Authority and the town an as-built plan showing the following:

1. Street lines and grades.
2. Lot frontages dimensions.
3. Bearings of lot lines which intersect with street lines.
4. Street Names and widths.
5. Location of all items located within the Right-of-Way including driveways.
6. Property address and assessor lots for each parcel, if available.
7. Horizontal and vertical location of storm drainage system, sanitary, water, electrical, telephone, gas, cable, and other utilities. This shall include service connections from the main to the street line or to the limit of easements if applicable.
8. Sewer connections shall be measured from the center of the nearest manhole.
9. Size, material, and type of pipe; length between manholes, catch basins; invert and surface elevation at each structure; and slope of pipe between each two (2) adjacent structures (All structures shall be numbered on the profile in accordance with the Definitive Plan).
10. Location and identification of all signs.
11. All stream crossings and outlets, with elevations of the stream bed and mean high water level.
12. Water stops and gate valves shall be located.
13. Location of edge of traveled ways.
14. Locations and type of monuments.
15. Subdivision name and file number.
16. Book and page of recorded subdivision plan and easements.
17. Certification by an engineer and/or land surveyor that the locations and elevations shown on the plan represent the locations as constructed.
18. Easements with bearings and distances.

**Appendix A: Table A Standard Specifications**

	<b>Minimum Grade</b>	<b>Maximum Grade</b>	<b>Minimum C/L Radius</b>	<b>Min. Traveled Way Width</b>	<b>Min. R.O.W. Width</b>
<b>Higher Density Residential Streets</b>	1.00%	6.00%	300 FT.	22 FT.	70 FT.
<b>Higher Density Residential (Green Streets)*</b>	1.00%	6.00%	300 FT.	20 FT.	70 FT.
<b>Mid Density Residential Streets</b>	1.00%	10.00%	100 FT.	20 FT.	65 FT.
<b>Low Density Residential Streets</b>	0.50%	10.00%	80 FT.	20 FT.	40 FT.
<b>Low Density Residential Lanes – Type 1</b>	0.50%	10.00%	80 FT.	18 FT.	30 FT.
<b>Low Density Residential Lanes – Type 2</b>	0.50%	10.00%	80 FT.	18 FT.	20 FT.
<b>Memorial Grove Avenue</b>	1.00%	6.00%	100 FT.	22 FT.	56 FT.
<b>Commercial Collector Road</b>	1.00%	6.00%	100 FT.	22 FT.	52 FT.

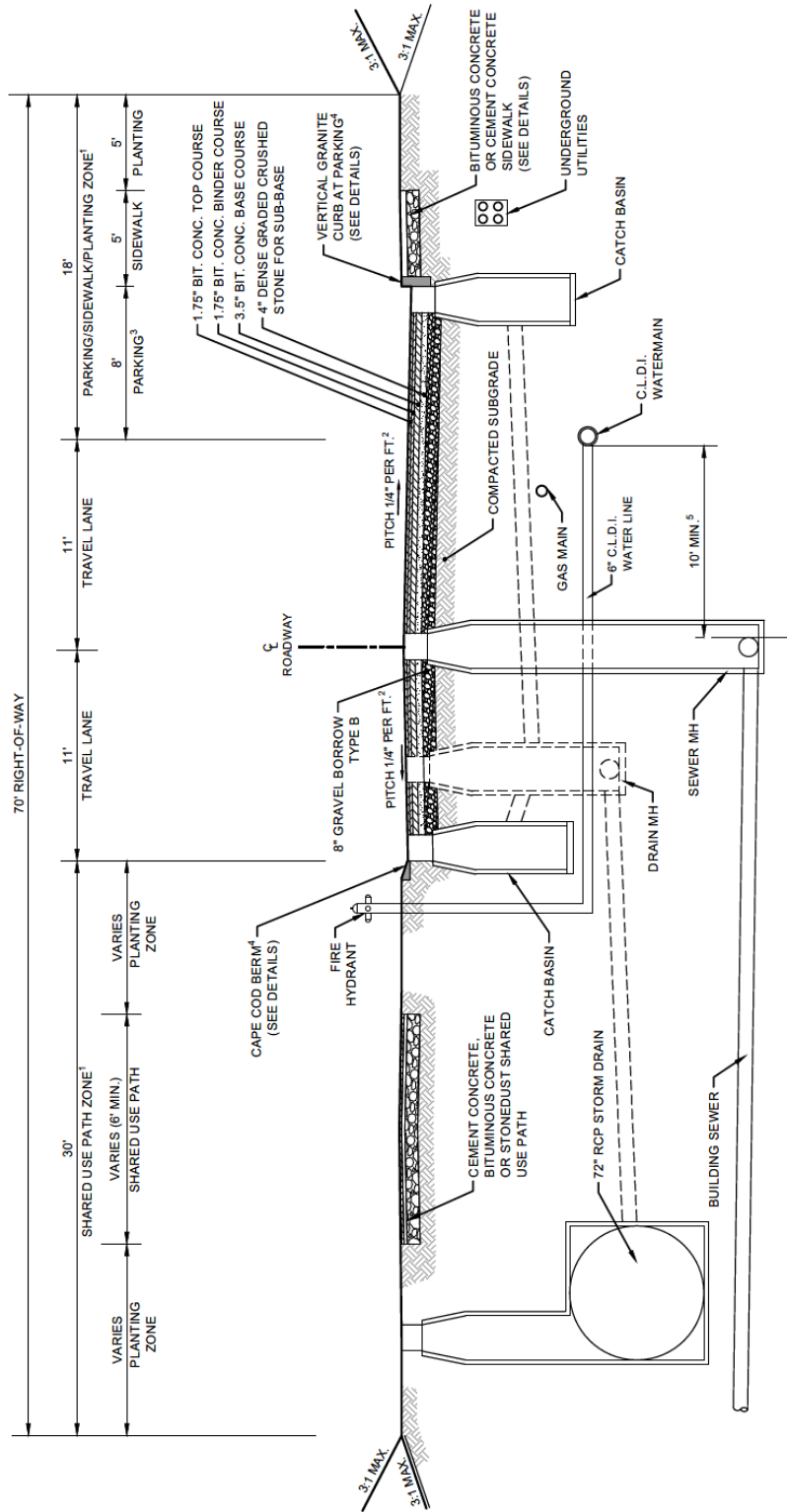
\*For Higher Density Residential Green Streets, two (2) 10-foot-wide travel lanes may be provided, each with a 2-foot wide gravel shoulder along both edges of the travel lanes and center planted median.

**NOTES**

- A. Unless otherwise specified, all the work and the materials used in the work to be done shall conform to the most recent requirements of the “Commonwealth of Massachusetts Department of Transportation Standard Specifications for Highways and Bridges.”
- B. Unless otherwise specified, construction standards shall conform to the most current revisions as published by the Massachusetts Department of Transportation.
- C. Wherever in the documents referred to in paragraphs A. and B. above, the following terms, or pronouns in place of them used, the intent and meaning shall be interpreted by substitution as follows:

“Commonwealth”	Authority or applicable Director of Public Works
“Department”	Subdivision Board or applicable Director of Public Works
“Engineer”	Subdivision Board or applicable Director of Public Works

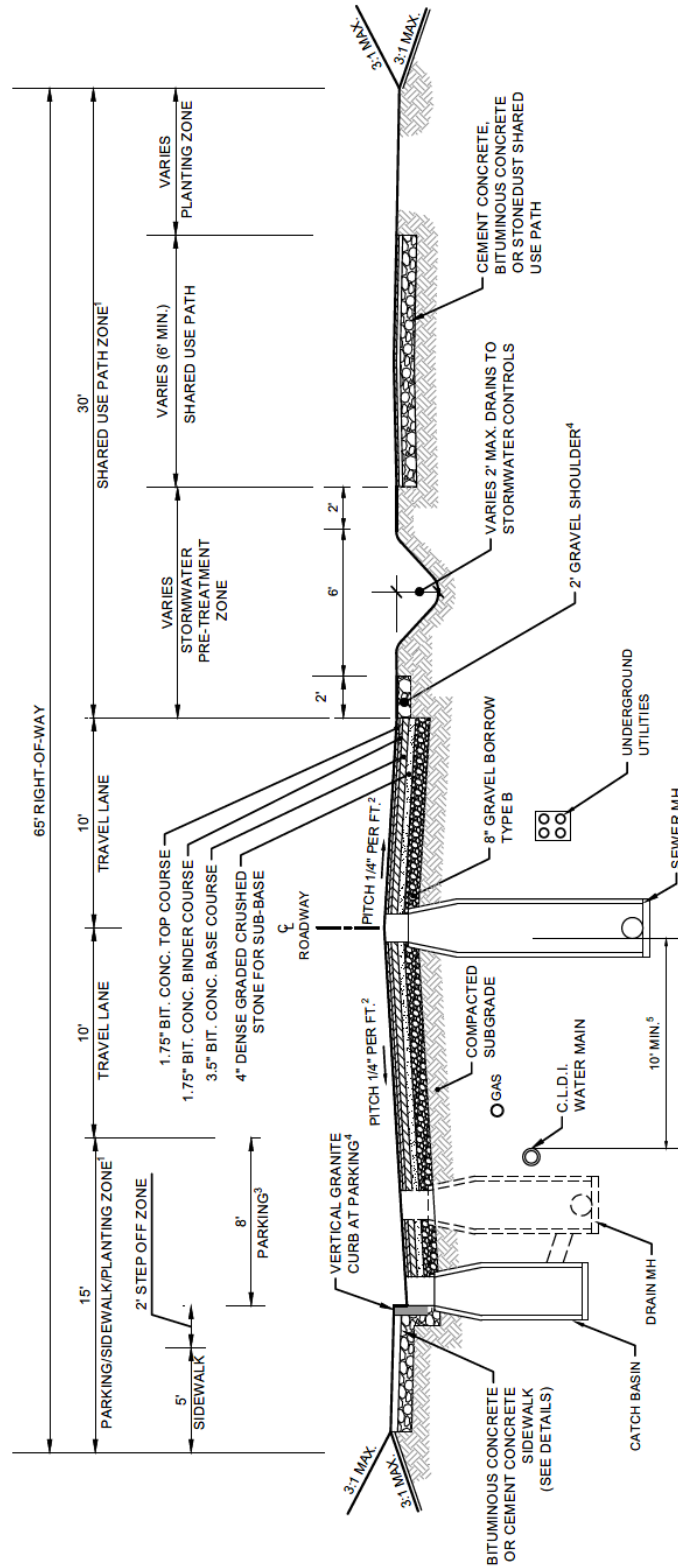
***Appendix B: Typical Road Cross Sections and Construction Details***



- NOTES:
1. 30 FOOT WIDE SHARED USE PATH ZONE AND 18 FOOT WIDE PARKING/SIDEWALK/PLANTING ZONE MAY BE LOCATED ON EITHER SIDE OF THE STREET.
  2. ROADWAY CROSS SLOPE DIRECTION MAY VARY BASED ON FINAL GRADING DESIGN.
  3. ON STREET PARKING MAY BE PARALLEL OR HEAD IN SPACES. LOCATION OF ON STREET PARKING MAY VARY BASED ON FINAL DESIGN.
  4. 2 FOOT WIDE GRAVEL SHOULDER SHALL BE PROVIDED WHEN NO CURB IS PROVIDED. VERTICAL GRANITE CURB, PRECAST CONCRETE CURB OR CAPE COD BERM SHALL BE PROVIDED FOR GUTTER FLOW CONDITIONS.
  5. LOCATION OF UTILITIES MAY VARY ON FINAL DESIGN. WATER AND SEWER SHALL HAVE A MINIMUM 10 FOOT HORIZONTAL SEPARATION.

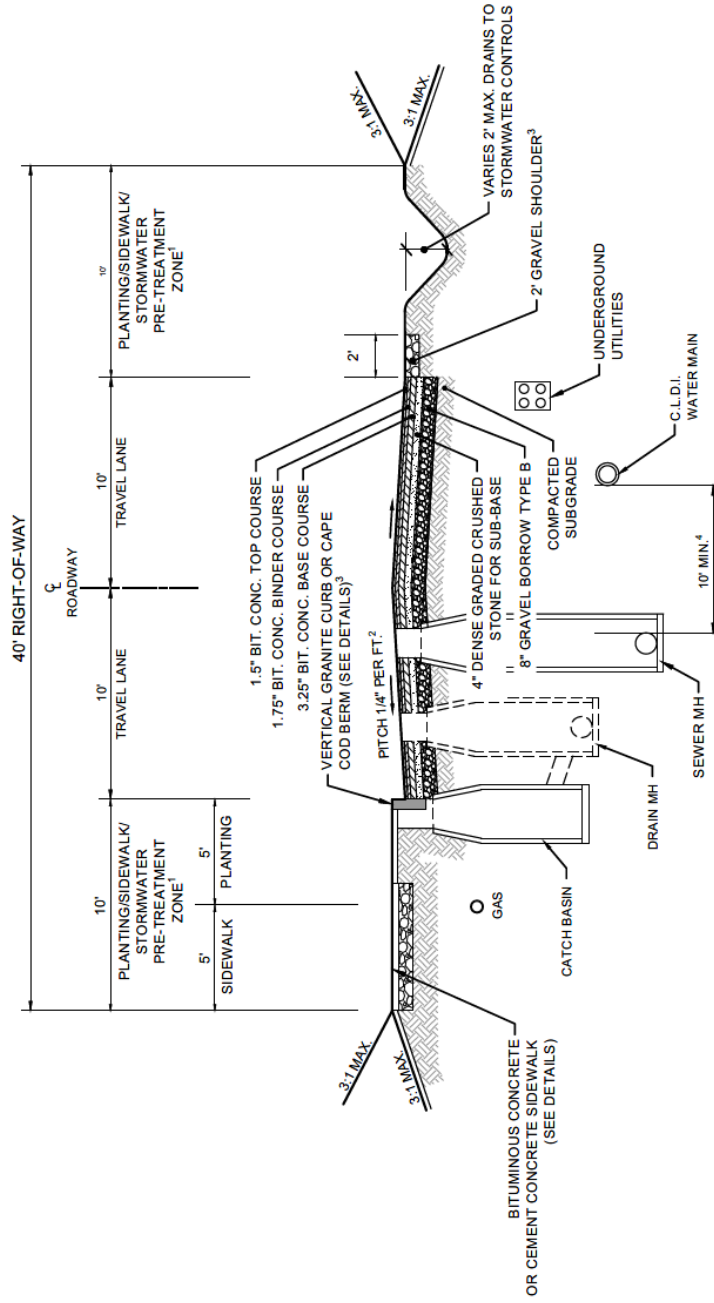
HIGHER DENSITY RESIDENTIAL  
N.T.S.





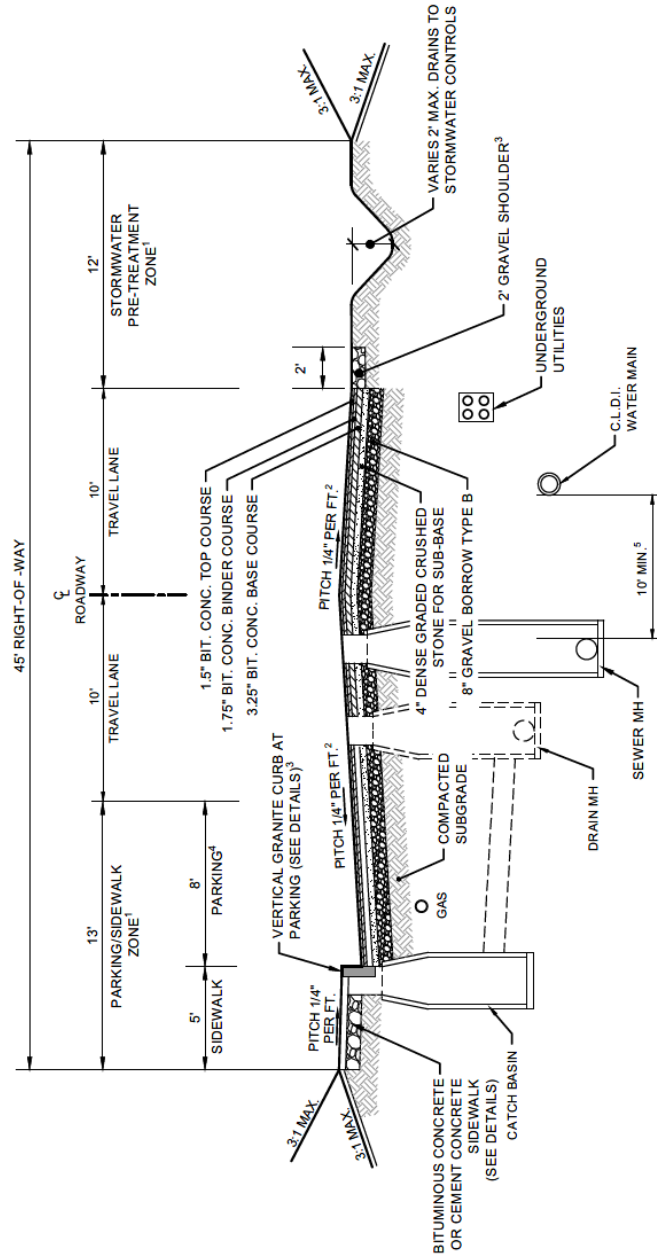
- NOTES:
1. 30 FOOT WIDE SHARED USE PATH ZONE AND 15 FOOT WIDE PARKING/SIDEWALK/PLANTING ZONE MAY BE LOCATED ON EITHER SIDE OF THE STREET.
  2. ROADWAY CROSS SLOPE DIRECTION MAY VARY BASED ON FINAL GRADING DESIGN.
  3. ON STREET PARKING MAY BE PARALLEL OR HEAD IN SPACES. LOCATION OF ON STREET PARKING MAY VARY BASED ON FINAL DESIGN.
  4. 2 FOOT WIDE GRAVEL SHOULDER SHALL BE PROVIDED WHEN NO CURB IS PROVIDED. VERTICAL GRANITE CURB, PRECAST CONCRETE CURB OR CAPE COD BERM SHALL BE PROVIDED FOR GUTTER FLOW CONDITIONS.
  5. LOCATION OF UTILITIES MAY VARY ON FINAL DESIGN. WATER AND SEWER SHALL HAVE A MINIMUM 10 FOOT HORIZONTAL SEPARATION.

MID DENSITY RESIDENTIAL  
N.T.S.



- NOTES:
1. 10 FOOT WIDE PLANTING/SIDEWALK/STORMWATER PRE-TREATMENT ZONE MAY CONSIST OF 10 FOOT WIDE PLANTING/STORMWATER PRE-TREATMENT ZONE OR 5 FOOT WIDE PLANTING ZONE WITH 5 FOOT WIDE SIDEWALK AND MAY BE LOCATED ON EITHER SIDE OF THE STREET.
  2. ROADWAY CROSS SLOPE DIRECTION MAY VARY BASED ON FINAL GRADING DESIGN.
  3. 2 FOOT WIDE GRAVEL SHOULDER SHALL BE PROVIDED WHEN NO CURB IS PROVIDED. VERTICAL GRANITE CURB, PRECAST CONCRETE CURB OR CAPE COD BERM SHALL BE PROVIDED FOR GUTTER FLOW CONDITIONS.
  4. LOCATION OF UTILITIES MAY VARY ON FINAL DESIGN, WATER AND SEWER SHALL HAVE A MINIMUM 10 FOOT HORIZONTAL SEPARATION.

LOW DENSITY RESIDENTIAL  
N.T.S.

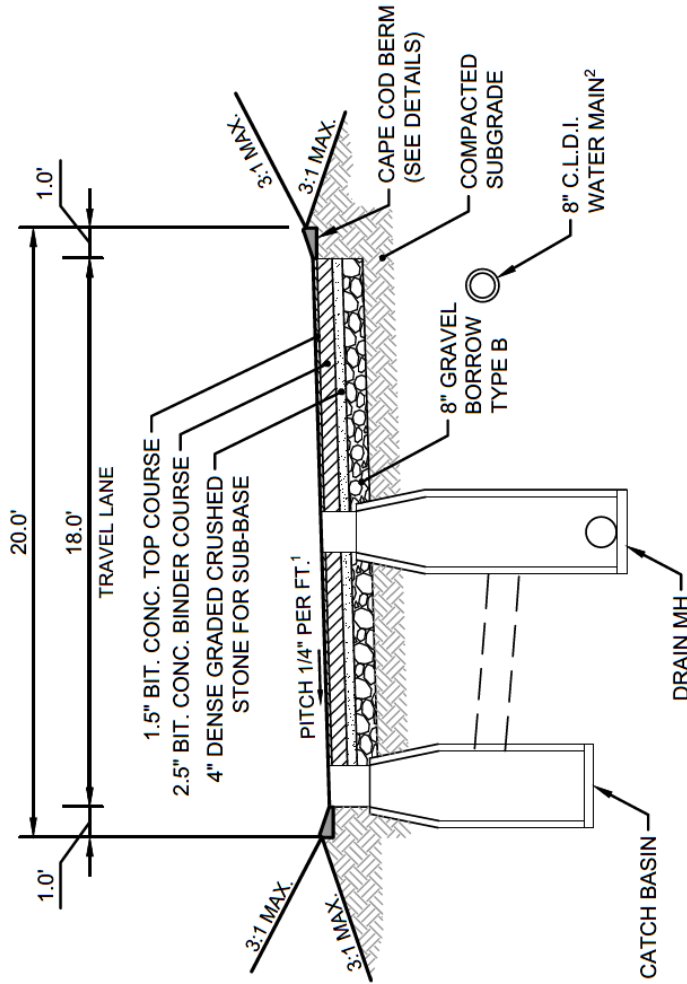


NOTES:

1. PARKING/SIDEWALK AND STORMWATER PRE-TREATMENT ZONES MAY BE LOCATED ON EITHER SIDE OF THE STREET.
2. ROADWAY CROSS SLOPE DIRECTION MAY VARY BASED ON FINAL GRADING DESIGN.
3. 2 FOOT WIDE GRAVEL SHOULDER SHALL BE PROVIDED WHEN NO CURB IS PROVIDED. VERTICAL GRANITE CURB, PRECAST CONCRETE CURB OR CAPE COD BERM SHALL BE PROVIDED FOR GUTTER FLOW CONDITIONS.
4. LOCATION OF ON STREET PARKING MAY VARY BASED ON FINAL DESIGN.
5. LOCATION OF UTILITIES MAY VARY ON FINAL DESIGN, WATER AND SEWER SHALL HAVE A MINIMUM 10 FOOT HORIZONTAL SEPARATION.

LOW DENSITY RESIDENTIAL  
N.T.S.

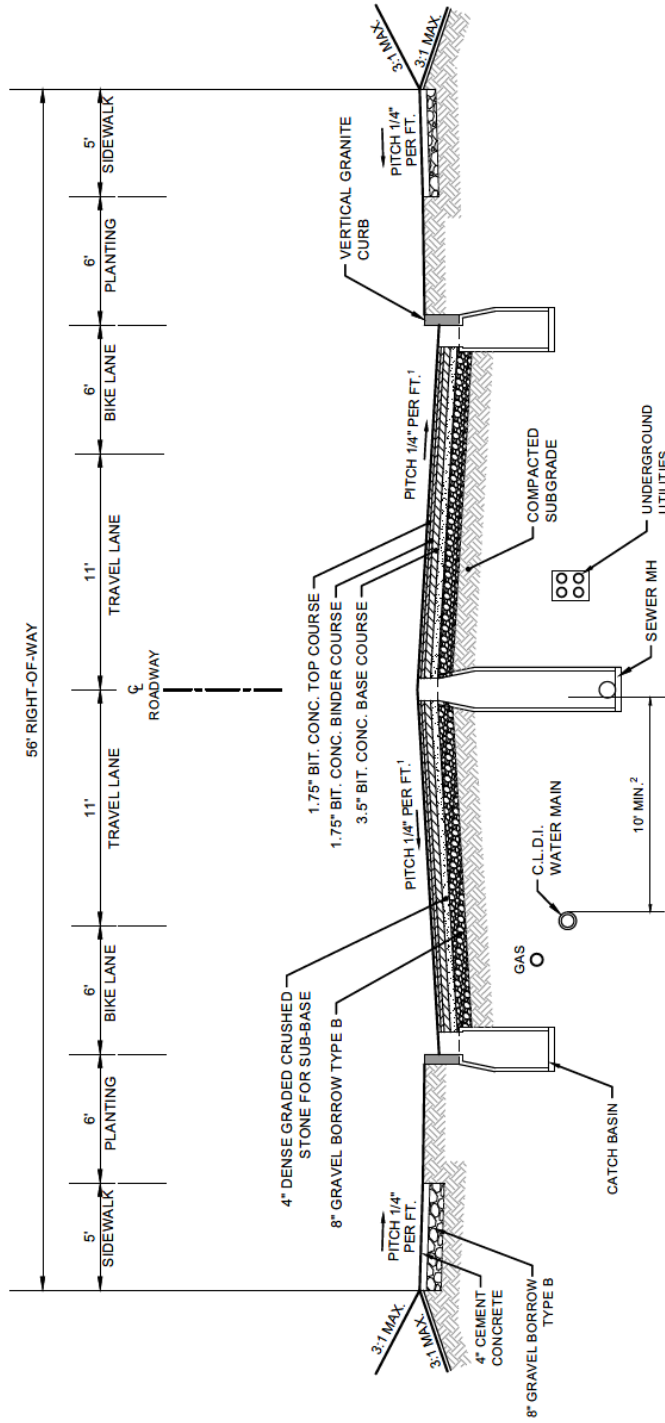




NOTES:

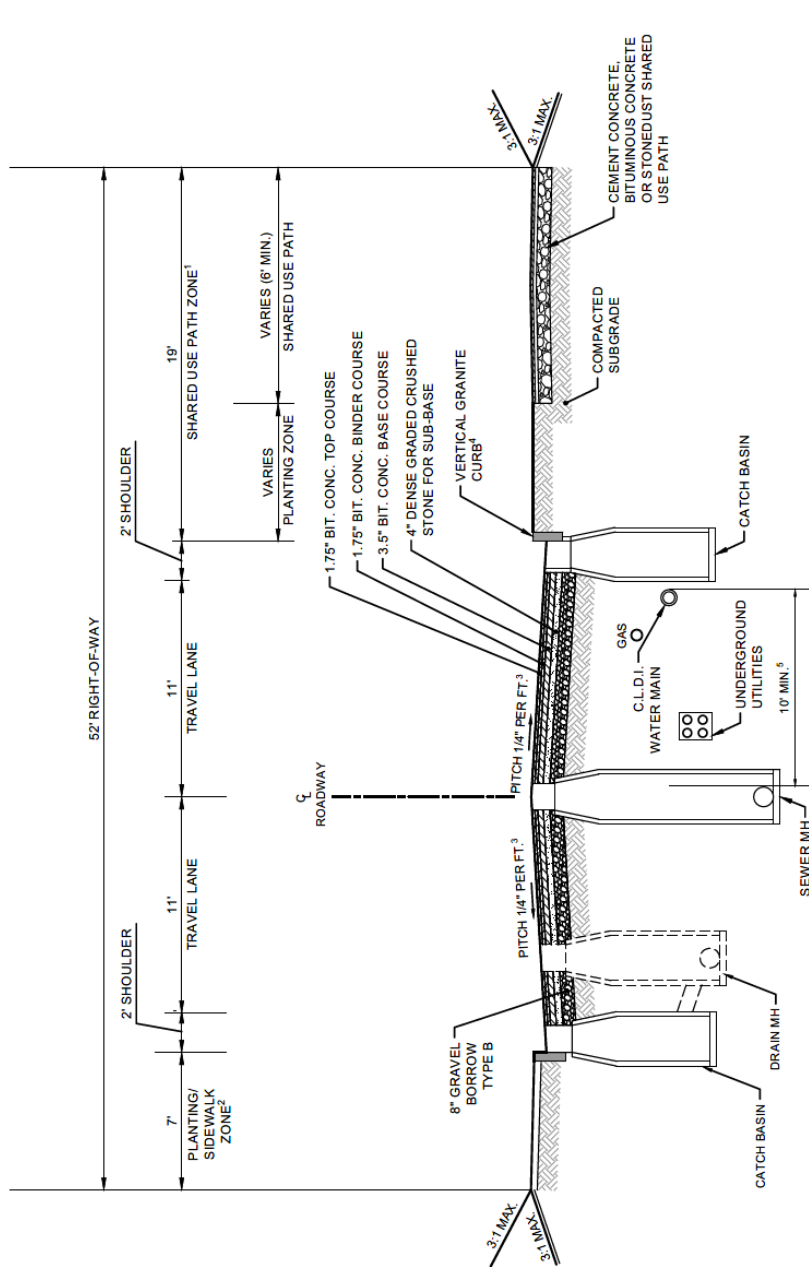
1. ROADWAY CROSS SLOPE DIRECTION MAY VARY BASED ON FINAL GRADING DESIGN.
2. LOCATION OF UTILITIES MAY VARY ON FINAL DESIGN, WATER AND SEWER SHALL HAVE A MINIMUM 10 FOOT HORIZONTAL SEPARATION.

RESIDENTIAL LANE - TYPE 2  
N.T.S.



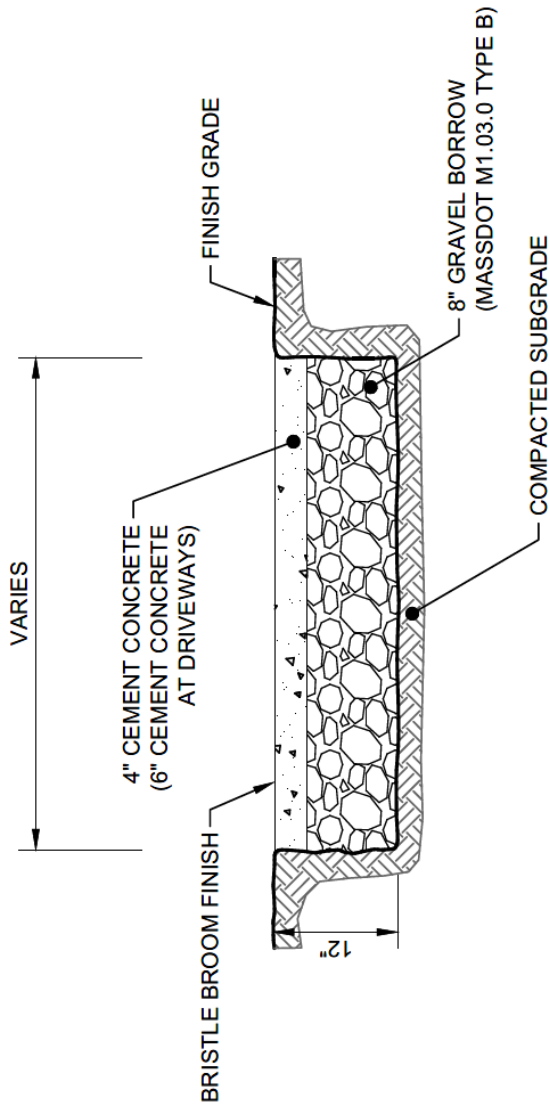
- NOTES:**
1. ROADWAY CROSS SLOPE DIRECTION MAY VARY BASED ON FINAL GRADING DESIGN.
  2. LOCATION OF UTILITIES MAY VARY ON FINAL DESIGN, WATER AND SEWER SHALL HAVE A MINIMUM 10 FOOT HORIZONTAL SEPARATION.

**MEMORIAL GROVE AVENUE**  
N.T.S.



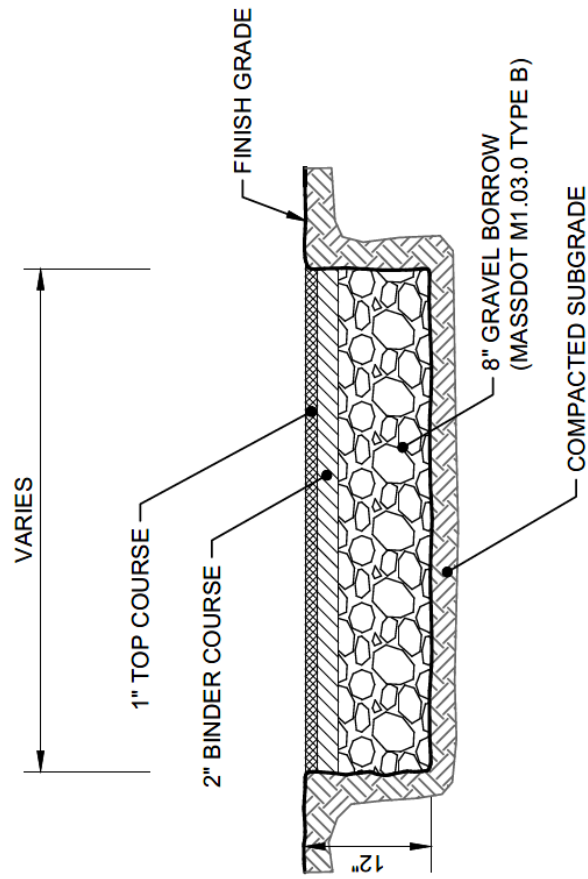
- NOTES:
1. SHARED USE PATH ZONE MAY BE LOCATED ON EITHER SIDE OF THE STREET.
  2. SIDEWALK/PLANTING ZONE MAY BE LOCATED ON EITHER SIDE OF THE STREET.
  3. ROADWAY CROSS SLOPE DIRECTION MAY VARY BASED ON FINAL GRADING DESIGN.
  4. VERTICAL GRANITE CURB, PRECAST CONCRETE CURB OR CAPE COD BERM SHALL BE PROVIDED FOR GUTTER FLOW CONDITIONS.
  5. LOCATION OF UTILITIES MAY VARY ON FINAL DESIGN, WATER AND SEWER SHALL HAVE A MINIMUM 10 FOOT HORIZONTAL SEPARATION.

COMMERCIAL COLLECTOR ROAD  
N.T.S.



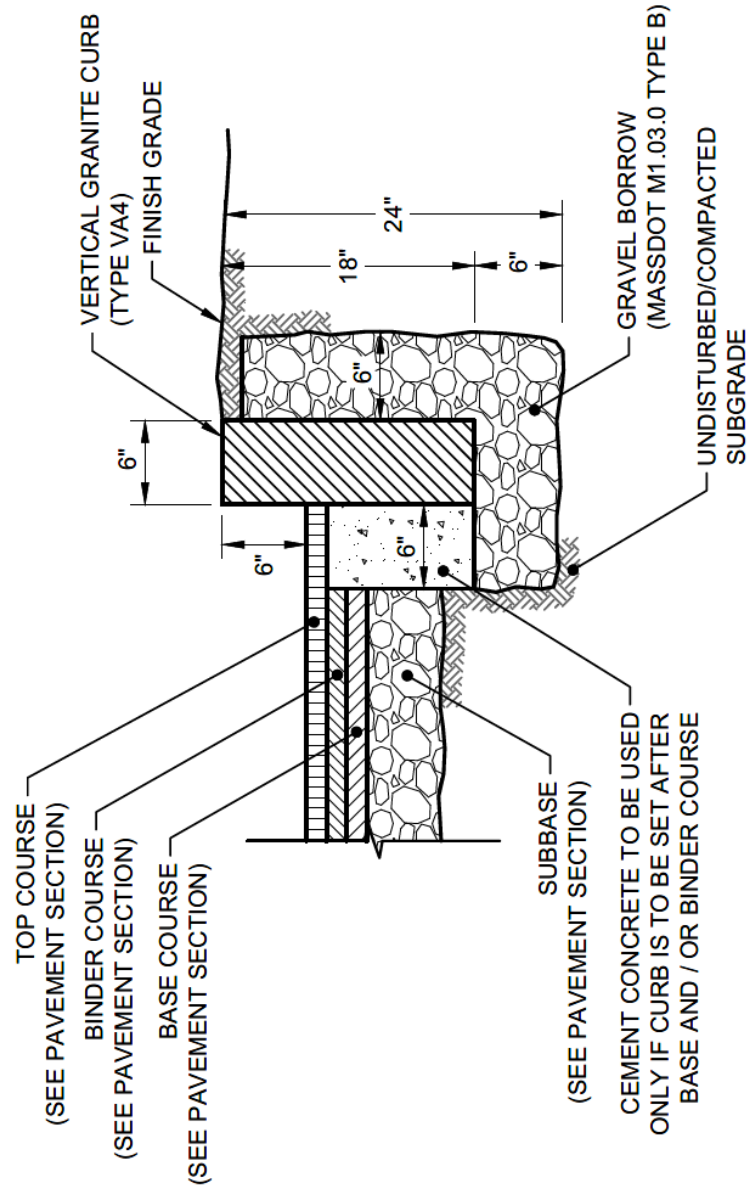
NOTE:  
IN AREAS THAT SIDEWALK ABUTS ROAD OR PARKING LOT CURBING  
SIDEWALK CROSS SLOPE TO BE DIRECTED TO CURB LINE. 1.5% MAXIMUM  
UNLESS SHOWN OTHERWISE.

CEMENT CONCRETE SIDEWALK  
N.T.S.



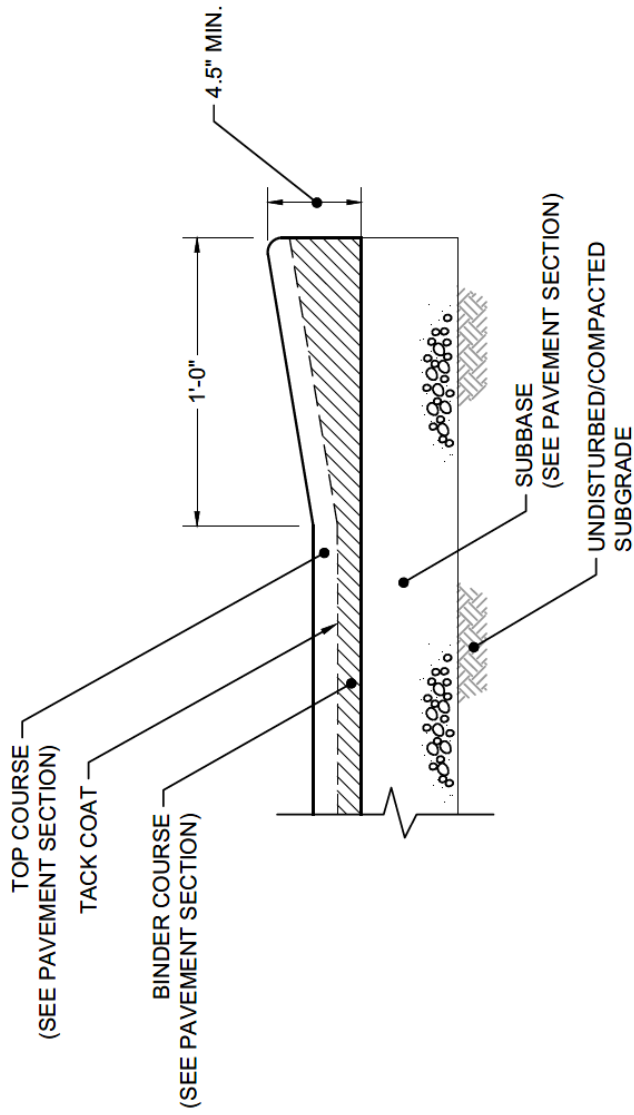
NOTE:  
IN AREAS THAT SIDEWALK ABUTS ROAD OR PARKING LOT CURBING  
SIDEWALK CROSS SLOPE TO BE DIRECTED TO CURB LINE. 1.5% MAXIMUM  
UNLESS SHOWN OTHERWISE.

BITUMINOUS CONCRETE SIDEWALK  
N.T.S.



VERTICAL GRANITE CURB  
N.T.S.





CAPE COD BERM  
N.T.S.

***Appendix C: Subdivision Forms***

**Form A**  
**Application for Endorsement of Plan for which Approval is Not Required**

To the Subdivision Board

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required.

1. The undersigned believes that such approval is not required because the division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage required by the Zoning and Land Use By-Laws for NAS South Weymouth and is on either:

a public way, namely, \_\_\_\_\_, or a way, namely, \_\_\_\_\_, which the Town Clerk certifies is maintained and used as a public way; or

a way, namely, \_\_\_\_\_, shown on a plan therefore approved and endorsed in accordance with the Subdivision Control Law; or

a way, namely, \_\_\_\_\_, in existence when the Subdivision Control Law became effective, having, in the opinion of the Subdivision Board sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land.

2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s) (use this if 1. above does not apply:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The Owner's title to the land is derived under deed from \_\_\_\_\_ dated \_\_\_\_\_ and \_\_\_\_\_ recorded in [Norfolk/ Plymouth] County Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_ or Land Court Certificate of Title No. \_\_\_\_\_ registered in [Norfolk/ Plymouth] County District Book \_\_\_\_\_, Page \_\_\_\_\_

Assessors Map \_\_\_\_\_ Lot Number \_\_\_\_\_

Applicant's Name (printed): \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Phone No. \_\_\_\_\_

Applicant's E-mail \_\_\_\_\_

Owner's Signature and Address if not the Applicant

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Received by Filing Office:

Date:

Time:

Signature:

Received by the Subdivision Board

Date:

Time:

Signature:

**Form B**  
**Application for Approval of a Preliminary Plan**

To the Subdivision Board

The undersigned, being the Applicant as defined under M.G.L. Chapter 41, Section 81 L, hereby submits the accompanying plan, entitled \_\_\_\_\_

By \_\_\_\_\_ Dated \_\_\_\_\_

as a Preliminary Subdivision Plan in accordance with the Subdivision Rules and Regulations for NAS South Weymouth and makes applications to the Board for approval of said plan:

Being land bounded and described as follows:

\_\_\_\_\_  
\_\_\_\_\_

The undersigned's title to said land is derived from \_\_\_\_\_

by deed dated \_\_\_\_\_ and recorded in the [Norfolk / Plymouth] County Registry of Deeds, Book No. \_\_\_\_\_ Page No. \_\_\_\_\_ or [Norfolk / Plymouth] County Registry District of the Land Court. Certificate of Title No. \_\_\_\_\_ Book No. \_\_\_\_\_ Page No. \_\_\_\_\_

Assessors Map \_\_\_\_\_ Lot Number \_\_\_\_\_

Applicant's Name (printed): \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Phone No. \_\_\_\_\_

Applicant's E-mail \_\_\_\_\_

Owner's Signature and Address if not the Applicant

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Received by Filing Office:

Date:

Time:

Signature:

Received by the Subdivision Board

Date:

Time:

Signature:

**Form C**  
**Application for Approval of a Definitive Plan**

To the Subdivision Board

The undersigned, being the Applicant as defined under M.G.L. Chapter 41, Section SIL, hereby submits the accompanying plan, entitled

\_\_\_\_\_

By \_\_\_\_\_, Dated \_\_\_\_\_

As a Definitive Subdivision Plan in accordance with the Subdivision Rules and Regulations for NAS South Weymouth and makes applications to the Board for approval of said plan:

Being land bounded and described as follows:

\_\_\_\_\_

The undersigned's title to said land is derived from \_\_\_\_\_

by deed dated \_\_\_\_\_ and recorded in the [Norfolk / Plymouth] County Registry of Deeds, Book No. \_\_\_\_\_  
Page No. \_\_\_\_\_ or [Norfolk / Plymouth] County Registry District of the Land Court. Certificate of Title  
No. \_\_\_\_\_ Book No. \_\_\_\_\_  
Page No. \_\_\_\_\_

Assessors Map \_\_\_\_\_ Lot Number \_\_\_\_\_

Applicant's Name (printed: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Applicant's Phone No. \_\_\_\_\_

Applicant's E-mail \_\_\_\_\_

Owner's Signature and Address if not the Applicant

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Received by Filing Office:

Date:

Time:

Signature:

Received by the Subdivision Board

Date:

Time:

Signature:

**Form D**  
**Certified List of Abutters**

To the Subdivision Board

The undersigned, being an applicant for approval of a [preliminary][definitive] plan of a proposed subdivision entitled

\_\_\_\_\_

submits the following list of the names and addresses of the adjoining owners and the abutters to the adjoining owners, including owners of land separated from the subdivision only by a street.

Signature of Applicant

\_\_\_\_\_  
\_\_\_\_\_

Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date

\_\_\_\_\_

To the Subdivision Board

This is to certify that at the time of the last assessment for taxation made by the Town of \_\_\_\_\_ the names and addresses of the parties assessed as adjoining owners to the parcel of land referenced above are accurate except where noted on the following list.

Assessor

\_\_\_\_\_



**Form E  
Covenant**

Know all men by these presents that whereas the undersigned has submitted an application dated \_\_\_\_\_ to the \_\_\_\_\_

Subdivision Board

For approval of a Definitive Plan of a certain subdivision entitled \_\_\_\_\_

and dated \_\_\_\_\_, \_\_\_\_\_ and has requested the Subdivision Board to approve such plan without requiring a performance bond.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH that in consideration of the Subdivision Board approving said plan without requiring a performance bond, the undersigned covenants and agrees with the Authority as follows:

1. The undersigned will not sell any lot in the subdivision or erect or place any permanent building on any such lot until the construction of ways and services necessary to serve adequately such lot has been completed in the manner specified in the aforesaid application, and in accordance with the covenants, conditions, agreements, terms, and provisions thereof, without the posting of surety in accordance with M.G.L. Chapter 41, Section 81U and the Subdivision Rules and Regulations for NAS South Weymouth, sufficient in the opinion of the Subdivision Board to secure performance of the construction of ways and the installation of services required for lots in the subdivision.
2. This agreement shall be binding upon the executors, administrators, devisees, heirs, successors, and assigns of the undersigned.

It is the intention of the undersigned and it is hereby understood and agreed that this agreement shall constitute a covenant running with the land included in the aforesaid subdivision and shall operate as restrictions upon said land.

It is understood and agreed that lots within the subdivision shall, respectively, be released from the foregoing conditions upon either the recording of a Certificate of Performance executed by a majority of said Subdivision Board or by the posting of surety in accordance with M.G.L. Chapter 41, Section 81U and the Subdivision Rules and Regulations for NAS South Weymouth, sufficient in the opinion of the Subdivision Board to secure performance of the construction of ways and the installation of services required for lots in the subdivision.

- 3. The undersigned represents and covenants that the undersigned is the owner (if there is more than one owner, all must sign) in fee simple of all the land included in the aforesaid subdivision and that there are no mortgages of record or otherwise on any of said land, except such as are described below and subordinated to this agreement, and the present holders of said mortgages has assented to this agreement.

IN WITNESS WHEREOF the undersigned, Applicant as aforesaid, has executed this agreement under seal this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

OWNER(S) IF NOT APPLICANT

_____	_____
_____	_____
_____	_____
_____	_____

Description of Mortgages

(Give complete names and Registry of Deeds reference):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Assents of Mortgagees:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, SS |

On this \_\_\_\_ day of \_\_\_\_\_ before me, the undersigned notary public, personally appeared \_\_\_\_\_ proved to me through satisfactory evidence of identification, which was \_\_\_\_\_ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

\_\_\_\_\_

\_\_\_\_\_

Notary Public

My Commission Expires

**Form F**  
**Certificate of Performance**

The undersigned, being [a majority] [the required number of members] of the Subdivision Board hereby certify that:

The requirements for the construction of ways and public services called for by the Covenant

Dated \_\_\_\_\_, 2 \_\_\_\_\_, and recorded in District Deeds, Book \_\_\_\_\_

Page \_\_\_\_\_ (or registered in \_\_\_\_\_ Land Registry District as Document No. \_\_\_\_\_ and  
noted on Certificate of Title No. \_\_\_\_\_ in Registration Book \_\_\_\_\_, Page \_\_\_\_\_ has been  
[Completed / Partially Completed], to the satisfaction of the Subdivision Board to adequately serve the enumerated  
lots shown on Plan entitled

\_\_\_\_\_

Recorded by the Book \_\_\_\_\_, Plan \_\_\_\_\_, (or registered in said Land Registry District, Plan Book  
\_\_\_\_\_, Plan \_\_\_\_\_ and said lots are hereby released from the restrictions as to sale and building  
specified thereon.

Lots designated on said Plan as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Executed as a scaled instrument this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Authority \_\_\_\_\_

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, ss |

On this \_\_\_\_ day of \_\_\_\_\_ before me, the undersigned notary public, personally appeared \_\_\_\_\_ proved to me through satisfactory evidence of identification, which was \_\_\_\_\_ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

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Notary Public

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My Commission Expires