

**LAND SUBDIVISION RULES AND REGULATIONS
OF THE PLANNING BOARD
OF THE TOWN OF SHARON, MA**



ADOPTED: FEBRUARY 2014

**IN ACCORDANCE WITH THE GENERAL LAWS OF THE COMMONWEALTH
OF MASSACHUSETTS, CHAPTER 41, SECTION 81-Q, AS AMENDED**

Price \$15.00

Sharon Planning Board
Fee Schedule
for Submissions under the
Rules & Regulations Governing the Subdivision of Land

Effective Date: February 26, 2014

Base Filing Fees

The Base Filing Fee shall include review of the initial submission plus the first review of a revised submission. Base Filing Fees shall be submitted equal to the following:

Non-Subdivision Approval Plans (Form A): \$100.00 per plan + \$100.00 per lot.

Preliminary Plans: \$150.00 per lot + \$.75 (per linear foot of roadway). Note that the filing fee for the preliminary subdivision plan may be subtracted from the filing fee for the definitive subdivision plan.

Definitive Plans: \$2,500.00 base fee + \$550.00 per lot + \$3.00 per linear foot of roadway minus. The filing fee for the preliminary subdivision plan shall be subtracted from the filing fee for the definitive subdivision plan provided that the definitive subdivision plan is filed within 7 months of the filing of the preliminary subdivision plan.

All Plans: Base Filing Fees shall also include payment of a sum equal to the actual fees and expenses of professional consultants engaged by the Board to evaluate and review submissions as set forth above and other expenses including, without limitation recording fees and filing fees for documents, and costs for sampling and/or testing required by the Board. .

Noncompliance Determination Fees

Submissions shall be evaluated to determine compliance with the content requirements of these Rules & Regulations. A Noncompliance Determination Fee of \$500.00 shall be charged for each evaluation of a submission to determine compliance beyond the second evaluation.

Additional Filing Fees

For review of each additional submission beyond the first review of a revised submission, an additional filing fee equal shall be submitted equal to the following:

Non-Subdivision Approval Plans (Form A): \$40.00 per plan + \$40.00 per lot.

Preliminary Plans: \$60.00 per lot + \$.30 (per linear foot of roadway).

Definitive Plans: \$800.00 base fee + \$200.00 per lot + \$1.00 per linear foot of roadway minus.

All Plans: Payment of a sum equal to the actual fees and expenses of professional consultants engaged by the Board to evaluate and review submissions as set forth above and other expenses including, without limitation recording fees and filing fees for documents, and costs for sampling and/or testing required by the Board. .

Construction Inspection Fees

Construction Inspection Fees shall include the following:

Construction Inspection of Approved Definitive Plans: \$2,000.00 base fee + \$500.00 per lot + \$10.00 per linear foot of roadway.

For All Plans: Filing Fees shall also include payment of a sum equal to the actual fees and expenses of professional consultants engaged by the Board to perform inspections of subdivision improvements.

Sample Calculation: An 8-lot definitive subdivision plan with 1,000 feet of roadway

Preliminary Plan Filing Fee: $\$150 \times 8 \text{ Lots} = \$1,200 + (1,000 \text{ ft} \times \$0.75/\text{ft}) = \mathbf{\$1,950.}$

Definitive Plan Filing Fee: $\$2,000 + (\$500 \times 8) + (\$3.00/\text{ft} \times 1,000 \text{ ft}) = \mathbf{\$9,000.}$

Definitive Plan Filing Fee when the definitive subdivision plan is filed within 7 months of the filing of the Preliminary Plan Submission: $\$9,000 - \$1,950 = \mathbf{\$7,050.}$

Sharon Planning Board
Technical Standards
for Submissions under the
Rules & Regulations Governing the Subdivision of Land

Effective Date: February 26, 2014

1.0 Computer File Submissions

1.1 Definitions

ENGINEERING/GIS COMPATIBLE – Computer files that are compatible with the current hardware and software of the Sharon Department of Public Works, Engineering and GIS Division computer system.

1.2 All Computer Files

Operating System – Submitted files shall be Microsoft ® Windows 7 or Windows 8 based and shall be Engineering/GIS Compatible.

Media – Submittals shall be made on a CD, flash drive, memory card (or other media transfer device) that is Engineering/GIS Compatible

1.3 AutoCAD Files

Plan Files shall be submitted in both AutoCAD format (DWG or DXF files) and Portable Document File format (PDF files).

AutoCAD files shall be DWG or DXF files for AutoCAD 2D Land Development Software and shall be Engineering/GIS Compatible.

Layer names, organization, conventions, and layer states shall conform to the requirements of the Engineering/GIS Division.

All AutoCAD computer files shall be purged of unnecessary information such as unused Layers/Levels, Line Types, Blocks, DimStyles, Shapes and Styles, prior to submission to ensure minimal file size.

A text document shall be submitted with each AutoCAD computer file documenting its contents and intended use. Full size and half size plots of each DWG or DXF file shall be provided complying with the requirements of the Rules & Regulations. The plans shall also be accompanied with Meta data stating the origin of all data. The Lot Layout plans shall utilize be tied to the Mass State Plane Coordinates and elevations shall be based on the North American Vertical Datum of 1983 (NAVD 83) in feet meters.

Table of Contents

SECTION 1.0 PURPOSE AND AUTHORITY	1
1.1 Purpose	1
1.2 Authority	1
SECTION 2.0 GENERAL	2
2.1 Definitions	2
2.2 Approved Plan Required	6
2.3 Source of Information Required	6
2.4 More Than One Building for Dwelling Purpose on a Lot	6
2.5 Fees	6
2.5.1 Required Payments	6
2.5.2 Base Filing Fees	6
2.5.3 Compliance Determination Fees	7
2.5.4 Additional Filing Fees	7
2.5.5 Construction Inspection Fees	7
2.6 Zoning and Regulatory Compliance	7
2.7 Professional Consultants	7
2.7.1 General	7
2.7.2 Fees Included	8
2.7.3 Account	8
2.7.4 Restrictions	8
2.7.5 Appeal of Selection	8
SECTION 3.0 PROCEDURE FOR THE SUBMISSION AND APPROVAL OF PLANS	9
3.1 Plan Believed Not To Require Approval (ANR Plan)	9
3.1.1 Submission of Plan	9
3.1.2 Contents	9
3.1.3 Endorsement of Plan Not Requiring Approval	11
3.1.4 Determination That Plan Requires Approval	11
3.1.5 Failure of Board to Act	11
3.1.6 Determination of Frontage	11
3.2 Preliminary Plan	12
3.2.1 Submission of a Preliminary Plan	12
3.2.2 Contents	13
3.2.3 Approval of a Preliminary Plan	15
3.2.4 Disapproval of a Preliminary Plan	15
3.3 DEFINITIVE PLAN	15
3.3.1 Submission of a Definitive Plan	15
3.3.2 Contents	17
3.3.3 Staking	22
3.3.4 Soil and Groundwater Tests	22
3.3.5 Procedure	23
3.3.6 Performance Guarantee	24
3.3.7 Approval or Disapproval	26
3.3.8 Recording	27
3.3.9 Conveyance of Utilities and Easements to the Town	28
3.3.10 Reduction or Release of Performance Guarantee	28
3.3.11 As-Built Plans	29
SECTION 4.0 REQUIREMENTS	30
4.1 General	30
4.1.1 Districts	30
4.1.2 Design Objectives	30
4.1.3 Construction Requirements	31
4.2 Streets and Roadways	33
4.2.1 Location and Street Names	33

4.2.2	Alignment	33
4.2.3	Roadway Section	39
4.2.4	Width	39
4.2.5	Dead-End Streets	39
4.2.6	Grade	41
4.2.7	Earthwork	41
4.2.8	Pavement	43
4.2.9	Street Requirements	44
4.3	Sidewalks, Walkways, Bikeways, and Shared Pathways	46
4.3.1.	Locations	46
4.3.2.	Alignment	47
4.3.3.	Planting Strips and Slopes	47
4.4	Utilities	48
4.4.1	General	48
4.4.2	Water System	48
4.4.3	Electricity and Other Cables	50
4.4.4	Street Lighting System	50
4.4.5	Gas	52
4.5	Stormwater Management	52
4.5.1	General	52
4.5.2	Submissions	53
4.5.3	Standards	54
4.5.4	Geotechnical Testing	56
4.5.5	Hydrologic Analysis	56
4.5.6	Design Storms	58
4.5.7	Design Criteria	59
4.5.8	Mounding	65
4.5.9	Offsite Discharge	65
4.5.10	Lot Drainage	66
4.5.11	Construction	67
4.6	Natural Features	68
4.6.1	Open Space	68
4.6.2	Protection of Natural Features	68
4.6.3	Retained Trees	68
4.6.4	Planted Trees	69
4.6.5	Other Plantings	70
4.6.6	Revegetation	70
4.7	Easements	70
4.7.1	Width	70
4.7.2	Stormwater Easements	70
4.7.3	Access	71
4.7.4	Layout	71
4.7.5	Construction Easements	71
4.8	Other Requirements	71
4.8.1	Monuments	71
4.8.2	Street Signs	71
4.8.3	Walls	72
4.8.4	Cleanup	72
4.8.5	Maintenance of Improvements	72
4.8.6	Flood Hazard Avoidance	73
4.8.7	Maintenance of Improvements	73
SECTION 5.0 ADMINISTRATION		74
5.1	Variation	74
5.2	Reference	74
5.3	Evidence of Filing	74
5.4	Building Permit	74

5.4.1	Release	74
5.4.2	Minimum Standards for Release.....	74
5.4.3	Buildings.....	75
5.4.4	Occupancy	76
5.5	Inspection.....	76
5.5.1	Coordination	76
5.5.2	Notice	76
5.5.3	Order	76
5.5.4	Form	76
5.5.5	Failure to Comply	76
5.6	Validity	76
5.7	Effective Date	77

FORMS

- Form A – Application for Approval of a Plan Believed Not to Require Approval**
- Form B – Application for Approval of a Preliminary Plan**
- Form C – Application for Approval of a Definitive Plan**
- Form C-1 – Certificate of Approval of a Definitive Plan**
- Form C-2 – Certificate of Disapproval of a Definitive Plan**
- Form D – Engineer’s Certificate**
- Form D-1 – Land Surveyor’s Certificate**
- Form E – Certified List of Abutters**
- Form F – Performance Bond – Surety Company**
- Form G – Performance Bond – Secured by Deposit**
- Form H – Covenant**
- Form H-1 – Private Way**
- Form I – Agreement by Applicant as to Public Improvements to be made in Proposed Subdivision**
- Form J – Release Form**
- Form K – Conveyance of Easements and Utilities**
- Form L – Referral Form**
- Form M-1 – Control Form and Preliminary Plan Checklist**
- Form M-2 – Control Form and Definitive Plan Checklist**
- Form N – Legal Notice of Public Hearing**
- Form O – Inspection Form**
- Form P – Scope of Environmental Assessment**
- Form Q – Sharon Planning Board – Plan Delivery Checklist**

**RULES AND REGULATIONS
OF THE
SHARON PLANNING BOARD
GOVERNING THE SUBDIVISION OF LAND
SHARON, MASSACHUSETTS**

**(Adopted under the Subdivision Control Law
MGL Chapter 41, Sections 81-K to 81-GG inclusive)**

SECTION 1.0 PURPOSE AND AUTHORITY

1.1 Purpose

These **Rules and Regulations of the Sharon Planning Board Governing the Subdivision of Land** are adopted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the Town of Sharon by "...regulating the laying out and construction of ways in SUBDIVISIONS providing access to the several lots therein, but which have not become public ways, and ensuring sanitary conditions in SUBDIVISIONS and in proper cases parks and open areas. The powers of the Planning Board and of the Board of Appeal under the SUBDIVISION CONTROL LAW shall be exercised with due regard for the provision of adequate access to all of the lots in a subdivision by ways that will be safe and convenient for travel; for lessening congestion in such ways and in the adjacent public ways; for reducing danger of life and limb in the operation of motor vehicles; for securing safety in the case of fire, flood, panic and other emergencies; for insuring compliance with the Zoning By-Law; for securing adequate provision for water, sewerage, drainage, underground utility services, fire, police and other similar municipal equipment, and street lighting and other requirements where necessary in a subdivision; and for coordinating the ways in a subdivision with each other and with the public ways in the Town and with the ways in neighboring SUBDIVISIONS."

1.2 Authority

Under the authority vested in the Planning Board of the Town of Sharon by Section 81-Q of Chapter 41 of the General Laws, said Board has adopted these **Rules and Regulations of the Sharon Planning Board Governing the Subdivision of Land (RULES & REGULATIONS)**.

SECTION 2.0 GENERAL

2.1 Definitions

APPLICANT – A person (as hereinafter defined) who applies for the approval of a plan of a subdivision or a person who applies under Section 3. "Applicant" shall include an owner, or his agent or representative, or his assigns.

BASE FLOOD ELEVATION – The "Base Flood Elevation" shall be the level of flooding having a one percent (1%) chance of being equaled or exceeded in any given year, as designated on the Federal Emergency Management Agency's "FIRM – Flood Insurance Rate Map, Norfolk County, Massachusetts (All Jurisdictions), Effective Date July 17, 2012," as amended, or, in the absence of such designation, to be determined by the Planning Board based upon the best available information regarding flood hazards, including any available United States Geologic Survey, Soil Conservation Service, and Corps of Engineers studies.

BENCH MARK – A mark made in a durable object of known position and elevation as a reference point.

BIKEWAY – A way designed to be used principally or exclusively by a bicycles or similar non-motorized vehicles.

BOARD – The Planning Board of the Town of Sharon.

BRIDLE PATH – A way designed to be used principally or exclusively for equestrian purposes.

CERTIFIED BY – Certified by (or endorsed by) the Planning Board, as applied to a plan or other instrument required or authorized by the Subdivision Control Law to be RECORDED, shall mean bearing a certification or endorsement signed by a majority of the members of the Planning Board, or by its chairman or clerk or any other person authorized by it to certify or endorse its approval or other action and named in a written statement to the Register of Deeds and Recorder of the Land Court, signed by a majority of the Board. (MGL Ch. 41 §81-L)

CONSERVATION COMMISSION ADMINISTRATOR – The Town employee or consultant authorized by the Conservation Commission to administer and enforce its regulations and provide technical support.

DECISION – A document setting forth the action of the Planning Board and with respect to a Decision for a Definitive Subdivision Plan of Land or Special Permit, a document to be RECORDED in the Registry of Deeds or registered with the Land Court following approval by the Planning Board.

DESIGNER – A Professional Civil Engineer and a Land Surveyor registered to practice in Massachusetts or a person working under the direct supervision of a registered professional engineer or surveyor.

DETENTION/RETENTION BASIN – A stormwater facility designed to detain and/or retain stormwater runoff which shall be defined to include the land lying within a line located twenty five (25) feet beyond the contour of the design elevation of the 100 year frequency storm event. The one hundred (100) foot wetland buffer zone and the one hundred twenty-five (125) foot leaching field setback shall be measured from the contour of the design elevation of the 100 year frequency storm event.

DEVELOP – To construct a street, install utilities, erect a house or other structure, or in any way to improve a lot substantially.

DEVELOPER – A person (as hereinafter defined) who develops a subdivision under a plan of a subdivision approved pursuant to Section 3 of these Rules and Regulations.

EASEMENT – A partial interest in real property acquired by public authority or other person to use or control property for a specified purpose.

ENGINEERING/GIS COMPATIBLE – Computer files that are compatible with current hardware and software of the Sharon Department of Public Works, Engineering and GIS Division computer system in compliance with the “Sharon Planning Board Technical Standards for Submissions under the Rules & Regulations Governing the Subdivision of Land,” on file with the Town Clerk.

FEE SCHEDULE – The “Sharon Planning Board Fee Schedule for Submissions under the Rules & Regulations Governing the Subdivision of Land,” on file with the Town Clerk.

LOT – An area of land in one ownership with definite boundaries used, or available for use, as the site of one or more buildings. (MGL Ch. 41 § 81-L).

LOT AREA – The horizontal area of the lot exclusive of any area in a street or RECORDED way open or proposed to be open to public use. For LOTS created subsequent to April 9, 1979, at least ninety percent (90%) of the lot area required for zoning compliance shall be land other than that under any body of water, including watercourses, or any bog, swamp, wet meadow, or marsh, as defined in Section 40, Chapter 131, General Laws, and implementing Regulations of the Massachusetts Department of Environmental Protection (310 CMR 10.00 et al.). The limits of any vegetated wetlands including all bogs, swamps, meadows and marshes shall be established in the field by a professional wetlands ecologist or botanist conforming to the minimum requirements of 3.3.1.3 and shall be mapped through a field survey of the wetland ecologist's or botanist's markings. See also Section 2412 of the Zoning By-Laws.

MASSACHUSETTS GENERAL LAWS (MGL) – The General Laws of Massachusetts, Tercentennial Edition, and as the same may be amended.

MassDOT – The Massachusetts Department of Transportation formerly Mass Highway or the Massachusetts Highway Department.

MONUMENT – A permanent marker to indicate a boundary.

MUNICIPAL SERVICES – Sanitary sewer, stormdrain, stormwater management, and water distribution systems in Town ownership or which may be conveyed to the Town.

NOT A BUILDABLE LOT – A parcel or contiguous parcels of land that do not comply with Zoning By-Laws for building use or are deemed unbuildable by the Planning Board for other reasons shall be labeled "Not a Buildable Lot."

OWNER – As applied to real estate, the person holding the fee simple title to a parcel, tract or lot of land, as shown by documents registered with the Land Court or instruments RECORDED in the Registry of Deeds.

PERSON – An individual, or two (2) or more individuals or a group or association of individuals, a partnership, trust or corporation having common or undivided interests in a tract of land.

PLAN-PRELIMINARY – A plan of a proposed subdivision or a resubdivision of land as defined in MGL Ch. 41 §81L to facilitate provision of guidance with regard to proper preparation of a definitive plan.

PLAN-DEFINITIVE – The plan of a subdivision as duly submitted with appropriate application to the Board for approval, to be RECORDED in the Registry of Deeds or registered with the Land Court when approved by the Board, and such plan when approved and RECORDED; all as distinguished from a preliminary plan.

PLANNING BOARD AGENT – Town employee or consultant authorized by the Planning Board to review subdivisions and administer and enforce its regulations.

PRIMARY ACCESS ROUTE – A street or system of streets extending from the subdivision entrance to the nearest intersection of two through streets each of which provides access to the general street system of the Town.

PRIVATE SERVICES – Sanitary sewer, stormdrain, stormwater management, water distribution, gas distribution, electrical, telephone, cable, and fire alarm systems in private ownership.

PUBLIC UTILITIES – See MUNICIPAL SERVICES.

RECORDED – Recorded shall mean RECORDED in the Registry of Deeds of Norfolk County, except that, as affecting registered land, it shall mean registered with the Recorder of the Land Court. (MGL Ch. 41 § 81-L).

RULES & REGULATIONS – The **Rules and Regulations of the Sharon Planning Board Governing the Subdivision of Land** adopted pursuant to Massachusetts General Laws Chapter 41, Section 81-Q.

SHARED PATHWAY – A facility accommodating both pedestrians and bicycles or similar non-motorized vehicles.

SIDEWALK – A way within the right-of-way of a street normally parallel to the street, designed for use by pedestrians.

STANDARD SPECIFICATIONS – MassDOT, Massachusetts Department of Transportation, Highway Division, The 1988 Standard Specifications for Highways and Bridges, the 1995 Standard

Specifications for Highways and Bridges (Metric) and the Supplemental Specifications dated June 15, 2012 (combined English and Metric) the Interim Supplemental Specifications (English / Metric Units) dated January 25, 2013 including any revisions or supplements thereto.

STEEP GRADE – Any slope in excess of ten percent (10%).

STREET--COLLECTOR – A street which carries traffic equivalent to that generated by fifty (50) dwelling units or more, or which serves property either used or zoned for commerce or industry.

STREET--LANE – A street which carries traffic equivalent to that generated by twelve (12) or fewer dwelling units, which has no abutting property either used or zoned for commerce or industry, and which is not capable of extensions.

STREET--MINOR – A street which carries traffic equivalent to that generated by more than twelve (12) but fewer than fifty (50) dwelling units, which has no abutting property either used or zoned for commerce or industry, and which is not capable of extension to serve more than fifty (50) dwelling units.

SUBDIVISION – The division of a tract of land into two (2) or more LOTS and shall include re-subdivision, and, when appropriate to the context, shall relate to the process of subdivision or the land or territory subdivided; provided, however, that the division of a tract of land into two (2) or more LOTS shall not be deemed to constitute a subdivision within the meaning of the Subdivision Control Law, if, at the time when it is made, every lot within the tract so divided has frontage on (a) a public way, or a way which the Sharon Town Clerk certifies is maintained and used as a public way, or (b) a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, or (c) a way in existence on February 14, 1954 when the Subdivision Control Law went into effect in the Town of Sharon, having in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon. Such frontage shall be of at least such distance as is then required by the Zoning By-Law for erection of a building on such lot, and if no distance is so required, such frontage shall be of at least twenty (20) feet. Conveyances or other instruments adding to, taking away from, or changing the size and shape of, LOTS in such manner as not to leave any lot so affected without the frontage above set forth, or the division of a tract of land on which two (2) or more buildings were standing on February 14, 1954 when the Subdivision Control Law went into effect in the Town of Sharon, into separate LOTS on each of which one of such buildings remains standing, shall not constitute a subdivision. (MGL Ch. 41 § 81-L).

SUBDIVISION CONTROL – The power of regulating the subdivision of land granted by the Subdivision Control Law.

SUBDIVISION CONTROL LAW – MGL Ch. 41 §§ 81K to 81GG, inclusive.

TOWN – Town of Sharon.

TRAVELED WAY – That portion of a way which is designed and constructed for vehicular travel.

WALKWAY – A way designed for use by pedestrians, not necessarily parallel to a street.

WAY – A way is synonymous with the term road, roadway, street, highway and avenue and shall denote any such line or route for passage whether public or private. The width of a way shall be the width of the strip of land laid out, designated, acquired and/or dedicated for the use of such way. Such width includes the spaces for vehicular travel, SIDEWALKS, edge stone and planting spaces where required.

2.2 Approved Plan Required

No PERSON shall make a SUBDIVISION within the meaning of the SUBDIVISION CONTROL LAW of any land within the TOWN, or proceed with the improvement for sale of LOTS in a SUBDIVISION, or the construction of ways, or preparation therefor or the installation of utilities and MUNICIPAL SERVICES therein, unless and until a DEFINITIVE PLAN of such SUBDIVISION has been submitted and approved by the Board as hereinafter provided.

2.3 Source of Information Required

In those cases in which the land shown on the plan is abutted by land of an owner not the owner of the land as shown, the BOARD may require a statement from the person who prepared the plan as to the source or sources of the information about the location of boundaries. See Form D - Engineer's Certificate.

2.4 More Than One Building for Dwelling Purpose on a Lot

Not more than one building designed or available for use for dwelling purposes shall be erected or placed or converted to use as such on any LOT in a SUBDIVISION, or elsewhere in the TOWN, without the consent of the BOARD. Such consent may be conditional upon the providing of adequate ways furnishing access to each site for such building in the same manner as otherwise required for LOTS within a SUBDIVISION and/or Board of Health and Zoning Board of Appeals approvals.

2.5 Fees

2.5.1 Required Payments

Failure of an APPLICANT to pay the Base Filing Fees, Compliance Determination Fees, Consulting Fees, or Additional Filing Fees shall be sufficient to cause the Planning Board to deny the pending application. Failure of an APPLICANT to pay the Construction Inspection Fees shall be sufficient to cause the Planning Board to issue a Cease and Desist Order, revoke release of LOTS, or after notice and hearing to rescind approval of the Definitive Subdivision Plan.

2.5.2 Base Filing Fees

The base filing fees for Non-Subdivision Approval Plans (Form A Plans), Preliminary Subdivision Plans, and Definitive Subdivision Plans are set forth in the "Sharon Planning Board Fee Schedule for Submissions Under the Rules & Regulations Governing the Subdivision of Land" which is on file with the Town Clerk. The base filing fees shall include the actual fees and expenses of

professional consultants engaged by the BOARD to review submissions as set forth above and other expenses including, without limitation recording fees and filing fees for documents, and costs for sampling and/or testing required by the BOARD. The base filing fee for a preliminary subdivision plan shall be subtracted from the filing fee for a definitive subdivision plan provided that the Definitive Subdivision plan is filed within 7 months of the filing of the preliminary subdivision plan. The Base Filing Fee shall include review of the initial submission plus the first review of a revised submission.

2.5.3 Compliance Determination Fees

Submissions shall be evaluated to determine compliance with the content requirements of these RULES & REGULATIONS. Submissions which do not meet the content requirements of these RULES & REGULATIONS shall not be accepted and shall be returned to the APPLICANT without further review. A fee as set forth in the Fee Schedule for Submissions under the Rules & Regulations Governing the Subdivision of Land” shall be charged for each review of a submission to determine compliance beyond the second review.

2.5.4 Additional Filing Fees

For review of each additional submission beyond the first review of a revised submission, an additional filing fee equal shall be submitted as set forth in the “Sharon Planning Board, Fee Schedule for Submissions Under the Rules & Regulations Governing the Subdivision of Land.”

2.5.5 Construction Inspection Fees

The construction inspection fees for approved Definitive Subdivision Plans are set forth in the “Sharon Planning Board, Fee Schedule for Submissions Under the Rules & Regulations Governing the Subdivision of Land” and shall include the actual fees and expenses of professional consultants engaged by the BOARD to perform inspections of SUBDIVISION improvements. No lot shall be released as provided in Section 3.3.6.1 if there are any outstanding fees or taxes owed to the TOWN by the APPLICANT.

2.6 Zoning and Regulatory Compliance

All SUBDIVISION plans shall comply with the **current** requirements of the General By-Laws and Zoning By-Laws of the Town of Sharon, the Rules and Regulations of the Planning Board, Board of Selectmen, Board of Health, and Conservation Commission, and the standards and requirements of the Public Works, Fire, Highway and Water Departments.

2.7 Professional Consultants

2.7.1 General

In reviewing an application for permit/approval, the BOARD may determine that the assistance of outside professional consultants is warranted due to the size, scale or complexity or environmental impacts of a proposed project, the availability of Town staff, or the nature of the services required. Professional Consultants may include engineers, planners, urban designers, landscape architects, lawyers, and other professionals.

2.7.2 Fees Included

The fees and expenses of professional consultants are included in the fees as set forth in § 2.5 Fees.

2.7.3 Account

Funds received by the BOARD pursuant to this Section shall be deposited with the Town Treasurer who shall establish a special account for this purpose. Expenditures from this special account may be made at the direction of the BOARD without further appropriation. Expenditures from this special account shall be made only in connection with the review of a specific project or projects for which a review fee has been or will be collected from the APPLICANT. Failure of an APPLICANT to pay a review fee shall be addressed as set forth in 2.5.1 Required Payments.

2.7.4 Restrictions

Review fees may only be spent for services rendered in connection with the specific project for which they were collected. Accrued interest may also be spent for this purpose. At the completion of the BOARD'S review of a project, any excess amount in the account, including interest, attributable to a specific project, shall be repaid to the APPLICANT or the APPLICANT's successor in interest. A report of said account shall be made available to the APPLICANT or the APPLICANT's successor in interest upon request. For the purpose of this regulation, any PERSON or entity claiming to be an APPLICANT's successor in interest shall provide the BOARD with documentation establishing such succession in interest.

2.7.5 Appeal of Selection

Any APPLICANT may take an administrative appeal from the selection of the outside consultant to the Board of Selectmen. Such appeal must be taken within ten (10) business days of the decision by the BOARD to so select, and it must be made by certified mail, return receipt requested addressed to the Board of Selectmen, with a copy to the Planning Board. In the event such an appeal is taken, the APPLICANT shall, at the same time, execute and deliver to the Planning Board an offer of extension to the application made under the SUBDIVISION CONTROL LAW for a period of not less than thirty (30) days and subsequent extensions shall be provided such that the time required for action upon an application by the BOARD shall be extended by the duration of the administrative appeal. The grounds for such an appeal shall be limited to claims that the consultant selected has a conflict of interest or does not possess the minimum required qualifications. In the event that no decision is made by the Board of Selectmen within one month following the filing of the appeal, the selection made by the Planning Board shall stand. The minimum qualifications shall consist either of an educational degree in, or related to, the field at issue or three (3) or more years of practice in the field at issue or a related field. The required time limit for action upon an application by the BOARD shall be extended by the duration of the administrative appeal.

SECTION 3.0 PROCEDURE FOR THE SUBMISSION AND APPROVAL OF PLANS

3.1 Plan Believed Not To Require Approval (ANR Plan)

3.1.1 Submission of Plan

Any PERSON who wishes to cause to be RECORDED in the Registry of Deeds or to be filed with the Land Court a plan of land and who believes that his plan does not require approval under the SUBDIVISION CONTROL LAW pursuant to MGL Ch. 41 § 81P may submit the plan and two (2) contact prints thereof and two (2) copies of a properly executed Form A and one copy of the proposed plan in electronic format (as described in Section 3.1.2.14) at a meeting of the Planning Board accompanied by the necessary evidence to show that the plan does not require approval. Said PERSON shall file, by delivery or registered mail, a notice with the Town Clerk stating the date of submission to the BOARD for such determination accompanied by a copy of said application and describing the land to which the plan relates sufficiently or identification. If the notice is given by delivery, the Town Clerk shall, if requested, give a written receipt therefor. Any plan determined to not completely satisfy 3.1.2 Contents shall be deemed not to have been submitted. Such plan shall be returned to the APPLICANT, and a notice of the Planning Board's determination sent to the Town Clerk. When brought into conformity with the requirements of 3.1.2 Contents, such plan may be resubmitted and will be considered without prejudice.

3.1.2 Contents

Said plan shall be legibly drawn in accordance with the rules and regulations of the Registry of Deeds, Chapter 36, Section 13A as amended, pertaining to plan size, material, lettering and related requirements. The plan scale shall be forty (40) feet to the inch or such other scale as the BOARD may accept and contain the following:

3.1.2.1 Identification of the plan by name and address of OWNER of record and name of surveyor and/or professional engineer who prepared the plan, and the name and address of the PERSON for whom the plan has been prepared, location of the land in question, the scale, north point and date.

3.1.2.2 The statement "Approval under Subdivision Control Law Not Required" and sufficient space for the date and the signatures of all members of the BOARD.

3.1.2.3 Provide the zoning classification of land shown on the plan in a table with required and provided dimensions and the location of any zoning district boundaries including any overlay zoning districts, flood hazard risk zones, "Wetland Setback Lines," and any "Well" or "Well Development Area," that is located within or within 100 feet of the locus. DEP designated Zone I and Zone II areas should be shown. The location and area of lands meeting the definition of "Natural Vegetation Area" should be delineated on the plan. A separate worksheet shall be submitted that is sufficient to establish compliance with all relevant requirements of the Zoning By-Laws with respect to Section 2400, Dimensional Regulations, including lot area, lot shape, wetland resources, etc. For LOTS within the Water Resources Protection District, the worksheet shall show the maximum number of bedrooms permitted by 4532(d) of the Zoning By-Laws based upon lot

area and wastewater generation. The worksheet shall show the maximum percent of impervious material coverage for each lot.

3.1.2.4 In the case of the creation of a new lot, the remaining land area and frontage of the land in the ownership of the APPLICANT shall be shown. For parcels in excess of twenty (20) acres, the remaining land may be shown on a map of scale not less than 1" = 200'.

3.1.2.5 Notice of any decisions by the Zoning Board of Appeal, including but not limited to variances and exceptions, regarding the land or any building thereon. If none, so state.

3.1.2.6 Names of abutters from the most recent local tax list unless the APPLICANT has knowledge of any changes subsequent to the latest available Assessor's records.

3.1.2.7 Names and status (private or public) of streets and ways shown on the plan. Also note whether State, County or Town layout.

3.1.2.8 Bearings and distances of all lines of the LOT or LOTS shown on the plan.

3.1.2.9 Location of all existing buildings, including setback distances from front, side and rear yard boundaries.

3.1.2.10 Location of all bounds, brooks, fences, and walls. A locus map at one thousand (1,000) feet to the inch. North orientation of the locus plan to be the same as the 1"=40' plan.

3.1.2.11 Location and area of dry land satisfying lot area requirements (see definition) and one hundred (100) foot and one hundred twenty-five (125) foot setback lines from any wetland on or proximate to the land.

3.1.2.12 A plat of the locus on a copy of a one square mile portion of the Town's Water Distribution Master Plan or submission of a map based upon the Town of Sharon GIS.

3.1.2.13 Wetland boundaries shall be delineated within and within one hundred fifty (150) feet of the locus shall be shown. The APPLICANT shall submit the plan to the Conservation Commission along with an Abbreviated Notice of Resource Area Delineation (ANRAD), a Notice of Intent (NOI), or such other request for confirmation of resource area boundaries as the Conservation Commission may accept, prior to submission to the Planning Board. The APPLICANT shall also revise the wetland delineations as required for consistency with the Conservation Commission's determination prior to submission of the Approval Not Required Plan to the Planning Board. The 21 day approval period will not commence until submittal has been approved by the Conservation Commission and final plans have been submitted to the Town Clerk and the Planning Board.

3.1.2.14 The submission shall include an Engineering/GIS Compatible computer file of the Approval Not Required Plan. A revised computer file shall be submitted simultaneously with each revised plan submission and prior to endorsement. For each submission, the computer file content shall be identical to the final plan content. For each submission, the Town Engineer shall verify receipt of the computer file and compliance with the RULES & REGULATIONS and the "Sharon Planning Board Technical Standards for Submissions under the Rules & Regulations Governing the Subdivision of Land." The Lot Layout plans shall utilize Mass State Plane Coordinates and

elevations shall be based on the North American Vertical Datum of 1988 (NAVD 88) in feet. Full size and half size copies of all plans shall be provided.

3.1.2.15 A plan purpose note must be included describing the reason for the plan. The plan purpose should include a lotting table describing the area of the existing LOT and the area of the LOTS proposed. The lotting table can be combined with the zoning table, if desired.

3.1.3 Endorsement of Plan Not Requiring Approval

If the Board or its authorized agent determines that the plan does not require approval it shall, without a public hearing, endorse the plan within twenty-one (21) days of submission.

The BOARD may add to such endorsement a statement of the reason approval is not required. The original plan shall be returned to the APPLICANT, and the BOARD shall also notify the Town Clerk in writing of its action.

3.1.4 Determination That Plan Requires Approval

If the BOARD determines that the plan does require approval under the SUBDIVISION CONTROL LAW, it shall, within twenty-one (21) days of the submission of the plan, so inform the APPLICANT in writing and return the plan. The BOARD shall also notify the Town Clerk in writing of its action. The 21 day period begins after approval of the plan by the Conservation Commission and submission of a plan with an approved wetland to the Town Clerk and the Planning Board.

3.1.5 Failure of Board to Act

If the BOARD fails to act upon a plan submitted under this Section or fails to notify the Town Clerk and the PERSON submitting the plan of its action within twenty-one (21) days after its submission, it shall be deemed to have determined that approval under the SUBDIVISION CONTROL LAW is not required, and it shall forthwith make such endorsement on said plan, and on its failure to do so forthwith, the Town Clerk shall issue a certificate to the same effect.

3.1.6 Determination of Frontage

In determining whether each and every LOT shown on the plan has adequate frontage, the BOARD will determine first, whether the LOT directly abuts a public or private way; and second, whether the LOT has direct, traversable access from the abutting way.

3.1.6.1 In determining whether an existing private way is adequate to qualify a plan as not constituting a SUBDIVISION, the BOARD shall consider the following:

1. Is the right-of-way at least fifty (50) feet wide and of reasonable horizontal alignment?
2. Does the existing horizontal and vertical alignment of the TRAVELED WAY provide safe visibility?

3. Is the TRAVELED WAY constructed at least eighteen (18) feet wide, with at least eight (8") inches depth of gravel, and with adequate provisions for drainage?
4. Is the surface of the TRAVELED WAY adequate to handle the anticipated traffic?
5. If the road is capable of being extended to serve more than five (5) dwellings, is it surfaced with hot mix asphalt pavement with proper drainage or hot mix asphalt porous pavement at the time of submission of the Approval Not Required Plan?
6. Are PUBLIC UTILITIES available which are adequate for the intended use?
7. Can the APPLICANT access the property through the frontage?

3.1.6.2 In determining whether a WAY has been used and maintained as a public way, the BOARD shall require that written evidence be submitted by the Town Clerk of public maintenance under vote of the TOWN and of continued substantial use by the general public without permission of the landowners for at least twenty (20) years. Sporadic use, use by a few persons, or use by agreement of the abutters shall not suffice.

3.1.6.3 Where direct access to a LOT from the abutting street is not possible due to steep grades, wetlands, watercourses or other physical constructs, the Planning Board shall not consider the LOT as having sufficient frontage and having vital access and therefore the division of land shall require approval under the SUBDIVISION CONTROL LAW.

3.2 Preliminary Plan

3.2.1 Submission of a Preliminary Plan

In the case of a SUBDIVISION showing LOTS in a residential zone, any PERSON, before submitting the DEFINITIVE PLAN for approval, may submit to the Planning Board and to the Board of Health, a PRELIMINARY PLAN, and shall give written notice of such submission to the Town Clerk. In the case of a nonresidential SUBDIVISION, any PERSON before submitting the DEFINITIVE PLAN for approval shall submit to the Planning Board and the Board of Health, a PRELIMINARY PLAN and shall give notice of such submission to the Town Clerk.

The PRELIMINARY PLAN, twelve (12) prints of it and the minimum filing fee (see Section 2.5) shall be filed at a meeting of the Planning Board. The APPLICANT shall also file by delivery or registered mail a notice with the Town Clerk stating the date of submission to the BOARD for such approval of a PRELIMINARY PLAN accompanied by a copy of a properly executed application Form B.

The submission of such a PRELIMINARY PLAN will enable the subdivider, the Planning Board, the Board of Health, the Conservation Commission, the Town Engineer, the Police Department, the Fire Department, and other Town agencies and owners of property abutting the SUBDIVISION to discuss and clarify the details of such SUBDIVISION before a DEFINITIVE PLAN is prepared. Therefore, it is strongly recommended that a PRELIMINARY PLAN be filed in each case. A properly executed Form B - Application for Approval of a PRELIMINARY PLAN; Form D -

Engineer's Certificate and form D-1 - Land Surveyor's Certificate, shall be filed with the PRELIMINARY PLANS submitted to the Planning Board.

At the time of submission of the PRELIMINARY PLAN, the APPLICANT shall deliver copies of the plans to the Planning Board offices with notice to the Town Clerk and to the Planning Board at the first meeting following the filing. Within forty-eight (48) hours of the filing, the plans shall be delivered to the Board of Health, Conservation Commission, Town Engineer, Fire Department, and Police Department. The APPLICANT shall obtain a signature from each department acknowledging receipt of said plans on Form M1 Control Form and PRELIMINARY PLAN Checklist. Acknowledged receipt of such plans does not in and of itself constitute acceptance of such plans for review and approval purposes. Such plans shall be formally accepted for review only following a decision by the BOARD that the submitted plans are administratively complete in accordance with the requirements of this Section and Section 3.2.2 Contents.

Any plan determined to not completely satisfy Section 3.2.2 Contents, shall be deemed not to have been submitted and shall be returned to the APPLICANT, and a notice of the Planning Board's determination shall be filed with the Town Clerk. When brought into conformity with the requirements of Section 3.2.2 Contents, such plan may be resubmitted and will be considered without prejudice.

3.2.2 Contents

The PRELIMINARY PLAN shall be drawn on four (4) mil mylar at a suitable scale, preferably forty (40) feet to the inch. In addition to all other plans, the entire SUBDIVISION shall be shown at as large a scale as possible on a single plan sheet not exceeding forty-two by sixty (42 by 60) inches. The APPLICANT's engineer or surveyor must certify on Form M1 that the submission is complete. The plan shall be designated as a "PRELIMINARY PLAN" and to form a clear basis for discussion of the details of the SUBDIVISION and for preparation of the DEFINITIVE PLAN, the plan shall contain the following:

3.2.2.1 For all SUBDIVISIONS of ten (10) or more LOTS, the BOARD encourages submission of two (2) or more substantially different alternative development plans, one of which shall utilize flexible development.

3.2.2.2 The SUBDIVISION name, if any, boundaries, north point, date, scale, legend and title "Preliminary Plan."

3.2.2.3 The names and addresses of the record OWNER of the land and the subdivider and the name, seal, and addresses of the DESIGNER, engineer and surveyor who made the plan, which shall appear in the lower right hand corner.

3.2.2.4 The names of all abutters, as determined from the most recent local tax list, unless the APPLICANT shall have more recent knowledge of such abutters.

3.2.2.5 The locus of the land shown on the plan with sufficient information to accurately locate the plan.

3.2.2.6 The existing and proposed lines of streets, ways, easements and any public or common areas within the SUBDIVISION, in a general manner.

3.2.2.7 Major features of the land such as existing walls, fences, MONUMENTS, buildings, wooded areas, outcroppings, ditches, swamps, water bodies and natural waterways. The BOARD encourages submission of a copy of the Town's GIS aerial view of the site and surrounding area with wetlands and contours should be submitted with the plans. Location and area of dry land satisfying lot area requirements (see definition).

3.2.2.8 The BOARD encourages submission of a general description of the type of systems of sewage disposal; water installation and surface drainage in a general manner including adjacent existing natural waterways on the plan.

3.2.2.9 The approximate boundary lines of proposed LOTS, with lot numbers, approximate areas and dimensions.

3.2.2.10 The names, approximate location and widths both right-of-way and pavement of adjacent streets, and of streets approaching or within reasonable proximity of the SUBDIVISION.

3.2.2.11 The BOARD encourages submission of topography of the land with a two (2) foot contour interval based on the North American Vertical Datum of 1988 (NAVD 88). Water bodies and their maximum annual elevations shall be shown with the date of measurement.

3.2.2.12 The BOARD encourages submission of soil types based on the May 1966, Sharon report of United States Department of Agriculture, Soil Conservation Service "Soils and Their Interpretations for Various Land Uses."

3.2.2.13 Letter designation of the proposed streets in lieu of names.

3.2.2.14 The BOARD encourages submission of profiles of existing grades and approximate proposed finished grades of the TRAVELED WAY, and drain and sewer utilities, together with a cross-section of any open channel streams. Size and location of retention/detention basins shall be included.

3.2.2.15 Area of contiguous land and water of the APPLICANT not presently being subdivided, with a sketch plan showing a feasible future street layout for such contiguous land, if any.

3.2.2.16 The zoning classification of land shown on the plan and the location of any zoning district boundaries including any overlay zoning districts, flood hazard risk zones, "Wetland Setback Lines," and any "Well" or "Well Development Area," that is located within or within 100 feet of the locus. DEP designated Zone I and Zone II areas should be shown. The location and area of lands meeting the definition of "Natural Vegetation Area" should be delineated on the plan. A separate worksheet shall be submitted that is sufficient to establish compliance with all relevant requirements of the Zoning By-Laws with respect to Section 2400, Dimensional Regulations, including lot area, lot shape, wetland resources, etc. For LOTS within the Water Resources Protection District, the worksheet shall show the maximum number of bedrooms permitted by 4532(d) of the Zoning By-Laws based upon lot area and wastewater generation. The worksheet shall show the maximum percent of impervious material coverage for each LOT.

3.2.2.17 Easements and rights-of-way applicable to the area shown on the plan.

3.2.2.18 The BOARD encourages submission of preliminary findings from the Environmental Assessments as required at 3.3.2.23. The BOARD encourages the submittal of other design alternatives, which may be of value in achieving the best use of land.

3.2.3 Approval of a Preliminary Plan

The BOARD may give such PRELIMINARY PLAN approval, with or without modification or suggestion, after the BOARD's review. Such approval does not constitute approval of the SUBDIVISION but facilitates the preparation of the DEFINITIVE PLAN and seeking approval thereof.

3.2.4 Disapproval of a Preliminary Plan

In the event of disapproval of a PRELIMINARY PLAN, the BOARD shall state the reasons for its disapproval in accord with MGL c. 41 § 81-U.

3.3 DEFINITIVE PLAN

3.3.1 Submission of a Definitive Plan

3.3.1.1 Any PERSON who submits a DEFINITIVE PLAN of subdivision to the BOARD for approval shall file with the BOARD all items required in Subsections 3.3.1 and 3.3.2 of this Section and the minimum filing fee (see § 2.5) for a DEFINITIVE PLAN to be "duly submitted" in accord with these Rules and Regulations and the General Laws of Massachusetts. Such submission shall be made at a meeting of the Planning Board. Original drawings must be submitted.

Acknowledged receipt of such plans does not in and of itself constitute acceptance of such plans for review and approval purposes.

Such plans shall be accepted for the approval process following a decision by the BOARD that the submitted plans are administratively complete in accordance with the requirements of this Section and Section 3.3.2, Contents.

Any plan determined to not completely satisfy the requirements of 3.3.1 shall be deemed not to have been submitted. Such plan shall be returned to the APPLICANT, and a notice of the Planning Board's determination sent to the Town Clerk. The filing fee shall either be returned or retained to be applied to a resubmission, at the APPLICANT's option. When completely satisfying the requirements of 3.3.1, such plan may be resubmitted and will be considered without prejudice.

The APPLICANT shall also file by delivery or registered mail a notice with the Town Clerk stating the date of submission to the BOARD for such approval of a Definitive Plan accompanied by a copy of a properly executed application Form C.

3.3.1.2 An original drawing of the DEFINITIVE PLAN and an electronic version of the Plan (as described in Section 3.3.1.4) and six (6) contact prints thereof, dark line on white background. The original drawings will be returned after approval or disapproval upon request of the APPLICANT.

The APPLICANT shall also provide a completed copy of Form L to the Planning Board demonstrating that other reviewing Town Officials have received the submittal.

Where wetlands are involved on a DEFINITIVE PLAN, the APPLICANT must file his DEFINITIVE PLAN with the Sharon Conservation Commission simultaneously with the filing of the DEFINITIVE PLAN with the Planning Board. A final DECISION by the Planning Board will be forthcoming only after the APPLICANT has obtained a report from the Conservation Commission stating that the basic location of the roadway layout can be built without being in violation of the Wetlands Protection Act (MGL c. 131 §40.)

The plan presented must contain wetlands delineations accepted by the Town's Conservation Commission. Wetland boundaries shall be clearly delineated one hundred fifty (150) feet beyond the property line in question. Any wetland boundaries on abutting properties within one hundred fifty (150) feet of the property line in question shall also be clearly delineated.

Failure to include accepted delineations shall not satisfy the content requirements and the plan shall be deemed not to have been submitted.

3.3.1.3 A properly executed application Form C - Application for Approval of a DEFINITIVE PLAN; Form D - Engineer's Certificate; or Form D-1 - Land Surveyor's Certificate; and Form E - Certified List of Abutters. Approval of all plans shall be upon the condition that all ways shown thereon and PUBLIC UTILITIES required by the Board shall be completed and installed within the time so specified.

3.3.1.4 The DEFINITIVE PLAN shall be prepared by a Project Team which shall include a Massachusetts Civil Professional Engineer (PE) and a Massachusetts Professional Land Surveyor (PLS) and Professional Personnel in other disciplines as specified in applicable sections of these Rules and Regulations. All Professional Personnel shall maintain current registration or certification if available for that discipline in Massachusetts or in lieu thereof shall have a Bachelor's Degree from an accredited university and a minimum of five years of responsible professional experience in the specific discipline. It shall contain the following:

(a) 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 Manual of Instructions. All features of the land required by 3.2.2.7 shall be established by an on-the-ground topographic survey. All field survey and mapping, including fieldwork, shall be performed within eighteen (18) months prior to submission of the DEFINITIVE PLAN. The survey shall locate all features of the land and in addition shall include field location of proposed roadway cross- sections at fifty (50) foot intervals and elsewhere as special conditions warrant. Cross-section data shall include the horizontal and vertical location of points located on the centerline, curb lines, back of sidewalk and edge of right-of-way of all proposed roadways. Horizontal locations shall be based on the Mass State Plane Coordinates and elevations shall be based on the North American Vertical Datum of 1988 (NAVD 88) in feet.

(b) The plan shall be at a scale of one inch equals forty (40) feet or such other scale as the BOARD may accept to show details clearly and adequately.

(c) Sheet sizes shall be twenty-four by thirty-six (24" x 36") inches including a three-quarter (3/4") inch border.

(d) All plans shall be accompanied by plat of the locus and a facsimile of a one square mile section of the current Zoning Map at a scale of one (1") inch equals one thousand (1,000) feet showing the relation of the SUBDIVISION to the highway and major streets in the Town. All definitive submissions must also include a four (4) mil mylar lot layout plan (Scale 1" = 100) suitable for incorporation into the Town's Assessors' Maps. In addition to all other plans, the entire SUBDIVISION shall be shown at as large a scale as possible in a single plan view on a sheet not exceeding forty-two by sixty (42 by 60) inches showing street and lot layout, zoning compliance information, grading, and drainage.

(e) All plans shall be accompanied by a Title Sheet and Key Map.

(f) The title block and signature space shall be drawn as shown on Schedule A.

(g) The plan set shall contain a location plan at a scale of between one inch to one hundred (100) feet and one inch to four hundred (400) feet depending on the size of the SUBDIVISION. The location plan shall show the entire SUBDIVISION layout, adjacent streets, if any, or streets within a reasonable distance, sufficient to identify the location and the access to the land, and shall be shown on the Title Sheet.

(h) A plat of the locus on a facsimile copy of a one mile square portion of the Town's Water Distribution Master Plan from the Sharon GIS Coordinator.

(i) The submission shall include an Engineering/GIS Compatible computer file of the Definitive Subdivision Plan. A revised computer file shall be submitted simultaneously with each plan submission. Prior to endorsement, an updated computer file shall be submitted. For each submission, the computer file content shall be identical to the submitted plan content. For each submission, the Town Engineer shall verify receipt of the computer file and compliance with the RULES & REGULATIONS and the "Sharon Planning Board Technical Standards for Submissions under the Rules & Regulations Governing the Subdivision of Land." The Lot Layout plans shall utilize Mass State Plane Coordinates and elevations shall be based on the North American Vertical Datum of 1988 (NAVD 88) in feet. Full size and half size copies of all plans shall be provided.

3.3.1.5 The APPLICANT shall also file by delivery or registered mail a notice with the Town Clerk stating the date of submission to the BOARD for such approval accompanied by a copy of the completed Form C - Application for Approval of DEFINITIVE PLAN.

3.3.2 Contents

3.3.2.1 The APPLICANT's engineer or surveyor must certify on Form M-2 that the submission is complete. Plans that do not address all checklist items will be returned to the APPLICANT without further review. The APPLICANT may contact the Town Engineer in writing to explain circumstances that prevent addressing all checklist items. The DEFINITIVE PLAN shall contain the following information:

3.3.2.2 For all residential SUBDIVISIONS of ten (10) or more LOTS, two (2) or more substantially different alternative development plans, one of which shall utilize flexible development. The alternative plans shall conform to the content requirements of a PRELIMINARY PLAN as defined in Section 3.2.2 and, in addition, shall demonstrate conformance to Title 5 for the suitability of on-lot septic disposal, and shall also demonstrate conformance with the roadway and utility design requirements of Section 4.0.

3.3.2.3 A title block, appearing in the lower right-hand corner of each sheet showing the name of the SUBDIVISION, if any; the date; scale; north arrow; the names and seals of the DESIGNER, engineer and surveyor who made the plan. See Schedule A.

3.3.2.4 North point on the Mass Plane Coordinate System and benchmarks on the North American Vertical Datum of 1988 (NAVD 88) and the boundaries of the SUBDIVISION indicated by shading.

3.3.2.5 Location and ownership of abutting property as it appears on Form E - Certified List of Abutters unless the APPLICANT shall have more recent knowledge of such abutters, so indicated, including all abutting land owned by the APPLICANT not presently being subdivided and all other land within five hundred (500) feet of the boundaries of the land shown in the SUBDIVISION. Costs incurred by the Planning Board for sending notices to abutters by certified mail shall be borne by the APPLICANT.

3.3.2.6 As a minimum, all features of the land on the locus and within one hundred fifty (150) feet thereof shall be shown based on an actual on-the-ground field survey.

3.3.2.7 Aerial photographs may also be required.

3.3.2.8 Lines of existing and proposed streets, ways, LOTS, lot numbers of each LOT designated numerically in sequence, easements, and public or common areas within the SUBDIVISION.

3.3.2.9 Sufficient data to determine the location, direction and length of every street and way line, lot line and boundary line, and to establish these lines on the ground. This shall include the lengths and bearings of plan and boundary lines of all subdivision lot lines including lot frontage on the streets, of the radii, tangents, and central angles of all curves, in lot lines and street lines. All angle points, or intersections of tangents along the street lines, shall be shown, areas of LOTS with lot numbers and the area and frontage on public ways as set forth in MGL Chapter 41 Section 81-L of adjoining lands of the APPLICANT not included in the SUBDIVISION shall be shown. The engineer or surveyor shall have the mathematical computations available to present to the BOARD (and/or Town Engineer), for a matter of record. It is recommended that traverse computations be placed on a separate or subsequent sheet.

3.3.2.10 Location of all permanent MONUMENTS properly identified as to whether existing or proposed.

3.3.2.11 Location, names and present right-of-way and pavement widths of streets or private ways bounding, approaching or within reasonable proximity of the SUBDIVISION, showing both pavement widths and right-of-way widths.

3.3.2.12 The zoning classification of land shown on the plan and the location of any zoning district boundaries including any overlay zoning districts, flood hazard risk zones, "Wetland Setback Lines," and any "Well" or "Well Development Area," that is located within or within 100 feet of the locus. DEP designated Zone I and Zone II areas should be shown. The location and area of lands meeting the definition of "Natural Vegetation Area" should be delineated on the plan. A separate worksheet shall be submitted that is sufficient to establish compliance with all relevant requirements of the Zoning By-Laws with respect to Section 2400, Dimensional Regulations, including lot area, lot shape, wetland resources, etc. For LOTS within the Water Resources Protection District, the worksheet shall show the maximum number of bedrooms permitted by 4532(d) of the Zoning By-Laws based upon lot area and wastewater generation. The worksheet shall show the maximum percent of impervious material coverage for each LOT.

3.3.2.13 Indication of all existing and proposed easements and rights-of-way applying to the land and their purposes, whether or not within the SUBDIVISION, and any decision on appeal or any variances or exceptions made by the Zoning Board of Appeal applicable to the SUBDIVISION of the land or any buildings thereon.

3.3.2.14 If the property that comprises the SUBDIVISION or any part or boundary thereof has been examined, approved, and confirmed by the Massachusetts Land Court, such information shall be noted on the plan with case numbers and other pertinent reference to Land Court Procedure, and the same requirement shall apply to any adjoining parcels of land of the APPLICANT.

3.3.2.15 Suitable space to record the action of the BOARD and the signatures of all members of the BOARD and all members of the Board of Health, including where appropriate the words "Deeds or easements to be RECORDED herewith" or the words "Covenants to be RECORDED herewith."

3.3.2.16 Separate Plan and Profile Sheets, Contour Plan Sheets, Utility Plan Sheets, Tree Plan Sheets, and Cross Section Plan Sheets shall be provided with content based on the requirements of Sections 3.3.2.17 through 3.3.2.20 shall be submitted on separate sheets of the same scale, location, and orientation as the plan sheet. Each sheet shall bear title block and signature block as required in paragraph 3.3.2.3. Item 3.3.2.5 shall be submitted in text and tabular form.

3.3.2.17 Plan and Profile - Existing profiles of the exterior lines and center-line drawn in fine black line, dot dash for left, dot dot for right side, and dash for center-line, and proposed profile on the finished center-line drawn in fine black solid line of proposed streets at a horizontal scale of one (1") inch equals forty (40) feet and vertical scale of one (1") inch equals four (4) feet, or such other scales acceptable to the BOARD. At least two (2) benchmarks are to be shown on plan profile sheets and grade elevations at every fifty (50) foot station except in vertical curves which shall be at every twenty-five (25) foot station. All existing and proposed intersections and SIDEWALKS, wheelchair ramps, BIKEWAYS and WALKWAYS shall be shown with all proposed grade elevations calculated. Elevations are to be referred to the North American Vertical Datum of 1988 (NAVD 88) Gradients shall be shown by figures expressed in percent.

3.3.2.18 Contour Plan - Existing and proposed topography at two (2) foot contour intervals and by symbols the highest known high water mark to the last five (5) years. There shall also be indicated by differentiating symbols the contour line four (4) feet above said high water mark. All

benchmarks will be noted, as well as items required in Section 3.3.4. It shall be the DESIGNER's responsibility to verify any information from the Town's Topographical Maps and to note any discrepancies on the plan.

3.3.2.19 Utility Plan - Size and location of existing and proposed water supply mains and their appurtenances, hydrants, street lighting and its appurtenances and easements pertinent thereto, and curbs and curb dimensions, including data on borings and soil test pits, and easements for drainage as needed, whether or not within the SUBDIVISION.

3.3.2.20 Tree Plan - For the area within the proposed street right-of-way and ten (10) feet beyond and parallel thereto, show the following superimposed on the contour plan:

(a) Existing trees if having a trunk in excess of six (6) inches in caliper and any additional trees of special importance because of species or distance from other trees, or if field-marked for location by the Planning Board or its agent; in each case, indicating whether such tree is to be retained or removed. Trees that are required to be removed will be replaced according to the provisions of 4.6.4. Replacement trees will be shown on the plan. Any trees in the public right-of-way that require removal must be indicated on the plan. Trees in the public right-of-way cannot be removed without a tree hearing on Scenic Ways.

(b) Plan to show location and species of new trees to be planted to meet the requirements of 4.6.4.

3.3.2.21 Cross-Sections - Typical cross-sections of each street, SIDEWALK, telephone, cable, electric, gas, water supply, TRAVELED WAY, surface water drainage systems and open channel streams.

3.3.2.22 Drainage Calculations - Drainage calculations shall be submitted in a suitable form (see sections 4.5-4.6) along with plans outlining drainage areas within and offsite areas regardless of extent which are located upgradient of the SUBDIVISION.

3.3.2.23 Environmental Assessment - A comparative Environmental Assessment Report (EAR) shall be submitted for any SUBDIVISION creating frontage potentially allowing twenty (20) or more dwelling units or more than five (5) acres of non-residential land. The scope of the EAR, including the nature and extent of alternatives, environmental analysis, components of environmental quality, and composition of the interdisciplinary Project Team shall meet the requirements of 3.3.1.4 and shall be approved by the BOARD in advance on "Form P - Scope of Environmental Assessment."

Alternatives to be developed and evaluated shall include the Proposed Plan (preferred alternative) and may include up to two (2) additional build alternatives including a flexible plan. Environmental baseline conditions (i.e., the No-Build Alternative) shall be established by projecting existing conditions and trends to the analysis year(s). The primary (short/long term) and secondary (short/long term) environmental impacts, the changes in environmental baselines caused by implementation of a build alternative, shall be identified, measured (magnitude), qualified (beneficial or adverse), and classified (significance) for each component of environmental quality in the analysis year(s). The impacts of each build alternative shall be analyzed in equal depth and shall be presented in comparative form. The level of effort expended in the analysis for each component shall be proportional to the significance of the environmental impact. The analysis

shall encompass the components of the Biophysical, Socioeconomic and Cultural environments identified on Form P.

All measures to mitigate adverse impacts shall be identified whether or not the APPLICANT intends to implement them.

The EAR shall be prepared by an experienced interdisciplinary Project Team. The individual responsible for performing each task shall be identified by the Board on Form P and shall meet the minimum qualifications of 3.3.1.4.

The contents of the Environmental Assessment Report (EAR) shall include Summary, Description of Alternatives, Environmental Analysis, Mitigating Measures, and Unavoidable Adverse Impacts.

The EAR shall be distributed by the APPLICANT at the time of submittal of the Definitive Subdivision Plan to the Board (five [5] copies), Town Officials (3.3.5.2), Historical Commission, Sharon Advocate, Patriot Ledger, Public Library, (one [1] copy each), other parties specified on Form P and by public request without charge.

A summary (one [1] page maximum) of the EAR as approved by the BOARD and information on where copies of the EAR may be obtained shall be included in the Notice for the public hearing. The BOARD may require that an EAR supplement be prepared to address issues raised in comments on the EAR.

3.3.2.24 Sedimentation and Erosion Control Plan. A Comprehensive Sedimentation and Erosion Control Plan shall be submitted showing the staging of construction and the measures to limit water borne and wind induced erosion, which shall include quick rooting vegetation, expeditious stabilization of disturbed areas, hay bales, diversions, siltation fences, and sedimentation basins. The predevelopment and construction stage sediment loadings in all water courses shall be calculated using the Universal Soil Loss Equation.

Also refer to Article 38 of the General By-Laws of the Town of Sharon. The Discharges Generated by Construction Activity By-Law requires a comprehensive plan for control of all waste, erosion and dust generated on a construction site. The APPLICANT will need to obtain a “Stormwater Permit” and generate a “Stormwater Pollution Prevention Plan” and hold a public hearing as part of the review process. The Stormwater Permit application is available at the Department of Public Works. The application is only required after approval of the DEFINITIVE PLAN submitted by the APPLICANT.

3.3.2.25 Groundwater Certification. Within the Water Resources Protection District, certification stating the maximum spring high groundwater elevations on each LOT.

3.3.2.26 Traffic Control and Signage Plan. A Traffic Control and Signage Plan shall be provided showing pavement markings, signs and, where appropriate, channelization and traffic signal controls.

3.3.3 Staking

To facilitate review of the DEFINITIVE PLAN by the appropriate authorities, at the time of filing of the DEFINITIVE PLAN, the APPLICANT shall stake the center line of all proposed streets at a minimum of every one hundred (100) feet with the center line stations.

3.3.4 Soil and Groundwater Tests

The BOARD or its agent shall require test pits, borings, permeability tests, and groundwater monitoring wells to establish the suitability of the land for the proposed stormdrain system, proposed street construction and proposed septic systems.

3.3.4.1 Test pits, borings or soundings shall be taken along the center line of each street shown on the plan at intervals of at least every one hundred (100) feet and at locations such as cut sections and areas of questionable foundation material where the subsurface conditions may be, in the opinion of the BOARD or its Agent, factors affecting the quality and service life of the street. Test pits shall be made under the supervision of an Agent of the Planning Board, and shall not be backfilled until the APPLICANT has been notified by the BOARD or its Agent that all necessary inspection and sampling has been completed. Where borings are used, samples shall be taken at five (5) foot intervals and at each change in strata. Soundings shall be taken in areas of unsuitable material for the purpose of determining the hard bottom contours. Test pits and borings, where required, shall extend to a minimum depth of twenty (20) feet below existing grade or fifteen (15) feet below the street profile grade whichever is greater or to bedrock (refusal). The APPLICANT shall indicate on the plan a proposed layout of the subsurface exploration program complete with location, spacing, and type of exploration proposed.

3.3.4.2 Soil and groundwater tests shall be witnessed by the Town Engineer and or the Board of Health Agent and shall be used to determine suitability for septic systems shall include: a test excavation not less than ten (10) feet below finished grade at a frequency of two (2) to be located at least fifty (50) feet apart (or within the proposed septic field area) per every proposed building LOT and three (3) for each proposed stormwater detention basin and infiltration area. The minimum depth to the seasonal high water table, bedrock, and/or impermeable layer should be two (2) feet from the bottom of the basin. The locations of which must be shown on the contour plan, and a report thereon; a percolation test at a frequency of two (2) per every proposed septic area and two permeability tests for each proposed stormwater detention basin. Infiltration areas will require a minimum of two test holes- one on each end of the field and one in the middle for infiltration areas greater than sixty (60) feet in length. The locations of which must be shown on the contour plan, and a report thereon. For septic systems, percolation tests and test holes shall be dug and the test run in accordance with Title 5 of the Commonwealth of Massachusetts State Environmental Code. For stormwater basins and recharge facilities, permeability testing and logs of test pits shall comply with the Massachusetts Stormwater Handbook.

3.3.4.3 All information concerning the test pits, borings or soundings (location, depth, soil strata, depth of water table (determined from mottling or adjusted standing water elevation if no soil mottling is present) shall be submitted to the Board of Health and the Planning Board in a written report to be prepared and signed and sealed by a Massachusetts Registered Professional Engineer (PE) and a Licensed Massachusetts Soil Evaluator License.

3.3.5 Procedure

3.3.5.1 Review by Board of Health as to Suitability of Land – At the time of filing of the DEFINITIVE PLAN, the APPLICANT shall also file with the Board of Health two (2) contact prints of the DEFINITIVE PLAN, dark line on white background, together with the proposed location of each Lot's septic system and such information on the nature of percolation tests and deep test holes as the Board of Health may require. The Board of Health shall within forty-five (45) days after filing of the plan report to the Planning Board in writing its approval or disapproval of said plan. If the Board of Health disapproves said plan, it shall make specific findings as to which, if any, of the LOTS shown on such plan cannot be used for building sites without injury to the public health, and include such specific findings and the reasons therefor in such report, and where possible, shall make recommendations for the adjustments thereof, provided, however, if a municipal sewerage system will service the proposed SUBDIVISION, then failure of the Board of Health to make such a report within forty-five (45) days after the plan is filed with their office shall be deemed approval by such Board. The Board of Health shall send a copy of such report, if any, to the PERSON who submitted said plan. Every LOT so located that it cannot be served by a connection to the municipal sewer system shall be provided with septic tank and drain-field satisfactory to the Board of Health and the Commonwealth of Massachusetts Sanitary Code minimum standards as the Board of Health shall determine. A note shall be added to all plans as follows: 'No dwelling will be constructed on any LOT without first securing from the Board of Health the Disposal Works Construction Permit required by Title 5 of the State Environmental Code.' The approval of a Definitive Subdivision Plan by the Board does not absolve the DEVELOPER of any other requirements of the Board of Health or other Town Boards.

3.3.5.2 Review by Other Town Officials - The APPLICANT will transmit copies of the DEFINITIVE PLAN to Town Officials other than the Board of Health according to Form L and as follows:

Three (3) copies to the Conservation Commission; one copy each to the Town Engineer, the Department of Public Works, the Board of Selectmen, the Police Department and the Fire Department; and also in the case of an industrial SUBDIVISION, to the Economic Development Committee.

Before the DEFINITIVE PLAN is approved, the Board will request written statements from the above officials with regard to the proposed improvements in the following respect:

- (a) Conservation Commission as to potential involvement with MGL Chapter 131 Section 40, and the effects of the SUBDIVISION on streams, wildlife and similar considerations within the scope of the Conservation Commission.
- (b) The Town Engineer as to the design of the street system, location of easements, MONUMENTS, drainage system, water system and, if applicable, a sewage system and their appurtenances, and relationship to existing water and drainage systems.
- (c) Fire Department as to location of hydrants, installation of the alarm system if applicable and emergency access.

(d) Police Department as to street safety, both vehicular and pedestrian, and access for emergency vehicles.

(e) Department of Public Works as to maintaining of streets, drainage systems, sizing and location of the water system, and feasibility of snow removal from SIDEWALKS and TRAVELED WAYS.

3.3.5.3 Public Hearing. Before taking any action to approve, modify and approve or disapprove a DEFINITIVE PLAN, the BOARD shall hold a hearing at which parties in interest shall have an opportunity to be heard, in PERSON or by agent or attorney. Notice of the time and place of such hearing and of the subject matter, sufficient for identification shall be published in a newspaper of general circulation in the Town of Sharon once in each of two (2) successive weeks, the first publication to be not less than fourteen (14) days before the date of the hearing and by mailing a copy of such advertisement to the APPLICANT and to all owners of land abutting the land and all owners of land within five hundred (500) feet of a property line of the land shown on the plan as shown on the most recent tax list. The APPLICANT shall review the form and content of notice and the procedures for notice to the public and shall inform the BOARD of any defects at least five (5) business days before the notice of public hearing is submitted for publication to a newspaper of general circulation and before the notices of public hearing are mailed.

3.3.5.4 Planning Board Procedure. The procedure that the BOARD will follow with regard to approval, disapproval or modification of the DEFINITIVE PLAN submitted by the APPLICANT will be that as set forth in MGL Ch. 41 § 81-U. In summary, the BOARD, after receiving the Plan and profiles, will review the same to determine whether they are in compliance with its adopted Rules and Regulations.

Before approval of the plan, the BOARD shall establish that the street pattern is safe and convenient, that proper provision is made for street extension and that all other purposes of the General Law are met. The BOARD may, as a condition of granting a building permit under Section 81-Y, impose reasonable requirements designed to promote the health, convenience, safety and general welfare of the community and to benefit the TOWN. In such event, the 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.

3.3.6 Performance Guarantee

Before endorsement of its approval of a Definitive Plan, the BOARD requires that the construction of ways and the installation of municipal services shall be secured by one, or in part by one and in part by the other, of the methods set forth in Sections 3.3.6.2(f) through (i), which may from time to time be varied by the APPLICANT with the consent of the BOARD. The instruments of surety as set forth in in Sections 3.3.6.2(f) through (i) shall be subject to approval by the Town Finance Director as to the financial stability of the entity furnishing the instrument of surety.

3.3.6.1 As a condition of plan endorsement, the APPLICANT shall agree as follows:

(a) That the subdivision improvements specified in Section 5.0 shall be completed within four (4) years of the date of such approval; except in the case of any portion of the SUBDIVISION for which a surety company performance bond or a performance bond secured by a deposit of money

or negotiable securities shall have been filed pursuant to Sections 3.3.6.2(f) through (i) then the Subdivision improvements specified in Section 5.0 shall be completed within two (2) years of the date of the performance bond or within four (4) years of the date of the BOARD's approval of the DEFINITIVE PLAN, whichever date shall occur earlier.

(b) That no lot shall be released until the subdivision improvements for the streets which serve the lot have been completed to the satisfaction of the Town Engineer and Building Inspector as follows: the base course of the Hot Mix Asphalt for streets and SIDEWALKS, curbing, planting strips, and all utilities including the water distribution, street lighting, cable, electrical distribution, and gas systems, and the stormwater management systems. The streets which serve the lot shall include all streets from the subdivision entrance past the lot for which release is sought to the nearest intersection or cul-de-sac beyond the lot plus streets included in the PRIMARY ACCESS ROUTE as provided in Section 4.2.10.

(c) That no lot shall be released until the APPLICANT has satisfied all financial obligations to the Town including all outstanding taxes, fees, fines, liens, levies, judgments, and fees and expenses of consultants.

(d) That all of the improvements and the maintenance of said improvements that will be guaranteed by the APPLICANT shall be completed by said APPLICANT.

(e) That the conveyance of lots from the original bond or surety provider/owner to another party shall not alleviate said owner of the full responsibility for completion of infrastructure improvements secured at the time of the original subdivision approval. Furthermore, any conveyance document for any lot must stipulate the owner's right to access and work on property conveyed for the purposes of completing infrastructure secured and approved by the Planning Board. The aforesaid must be included in all Definitive Plan Decisions of approval by the Sharon Planning Board and must be approved in writing by the owner/applicant.

3.3.6.2 Approval with Bonds or Surety. The construction of ways and the installation of municipal services shall be secured by one, or in part by one and in part by the other, of the following:

(f) By a proper bond, sufficient in the opinion of the Planning Board to secure performance of the construction of ways and the installation of MUNICIPAL SERVICES required for LOTS in the SUBDIVISION shown on the plan and maintenance thereof (including a fifty (50) percent maintenance fee for the calculated bond requirement), and the Planning Board may require that the APPLICANT specify the time within which such construction shall be completed.

(g) By a deposit of money or negotiable securities, sufficient in the opinion of the Planning Board to secure performance of the construction of ways and the installation of MUNICIPAL SERVICES required for LOTS in the SUBDIVISION shown on the plan and maintenance thereof, and the Planning Board may require that the APPLICANT specify the time within which such construction shall be completed.

(h) By a covenant, executed and duly RECORDED by the OWNER of record, running with the land, whereby such ways and services and maintenance thereof shall be provided to serve any LOT before such LOT may be built upon or conveyed, other than by mortgage deed; provided, that a

mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding OWNER of such premises or part thereof may sell any such LOT, subject to that portion of the covenant which provides that no LOT shall be built upon until such ways and services have been provided to serve such LOT; and provided, further, that nothing herein shall be deemed to prohibit a conveyance by a single deed, subject to such covenant, of either the entire parcel of land shown on the SUBDIVISION plan or of all LOTS not previously released by the Planning Board. A deed of any part of the SUBDIVISION in violation hereof shall be voidable by the grantee prior to the release of the covenant but not later than three (3) years from the date of such deed.

(i) By delivery to the Planning Board of an agreement 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 the retention by the lender of funds sufficient in the opinion of the Planning Board and otherwise due the APPLICANT, to secure the construction of ways and the installation of MUNICIPAL SERVICES and maintenance thereof. Said agreement shall also 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 for completion.

3.3.6.3 A note shall be added to all plans as follows: "Plans subject to covenants, conditions and restrictions set forth in a covenant(s) dated (blank) to be RECORDED herewith."

3.3.6.4 The Planning Board shall require as a condition for approving a bond or surety under the foregoing subsections that the OWNER or APPLICANT reimburse the Planning Board for attorney's fees incurred by the Planning Board in the course of its determination of whether the bond or surety is acceptable, or any other issue that requires legal interpretations.

3.3.7 Approval or Disapproval

The action of the BOARD in respect to such plan shall be by vote, copies of which shall be filed with the Town Clerk and sent to the APPLICANT. If the BOARD modifies or disapproves such plan, it shall state in its vote the reasons for its action. Failure of the APPLICANT to submit revised plans and other required submittals within six (6) months of approval with modifications shall automatically rescind approval of the plan. The BOARD shall rescind its disapproval if, within six (6) months of such disapproval, the APPLICANT submits revised plans and other required submittals fully conforming to the Rules and Regulations of the BOARD and resolving the specific reasons for disapproval.

Final approval, if granted, shall be endorsed on the original drawing of the DEFINITIVE PLAN by the signatures of a majority of the Planning Board but not until the statutory twenty (20) day appeal period has elapsed following the filing of the BOARD's certificate of approval or disapproval, as the case may be (see Forms C-1 and C-2), with the Town Clerk and said Clerk has notified the BOARD that no appeal has been filed. If appeal has been made, said endorsement shall be made after the entry of a final decree of the court sustaining the approval of such plan. Final approval shall be subject to the construction specifications contained herein and to the rules and

requirements of the Town Engineer and the Board of Health. After the DEFINITIVE PLAN has been approved and endorsed, the BOARD shall return the original to the APPLICANT.

The BOARD may extend the period permitted by statute (ninety days [90] if derived from a PRELIMINARY PLAN; one hundred forty-five days [145] without PRELIMINARY PLAN submission) between submission of a DEFINITIVE PLAN and action thereon upon written request of the APPLICANT.

Approval of the DEFINITIVE PLAN does not constitute the laying out of acceptance by the Town of streets shown on the plan. See Section 3.3.11.

3.3.7.1 Time for Completion

If the ways in any SUBDIVISION are not completed and the utilities aforesaid are not installed within the time so agreed to by the APPLICANT or so required by the BOARD, and such bond may be enforced and any such deposit may be applied by the Planning Board for the benefit of the TOWN. Ways or portions thereof not completed within the time required shall thereafter be completed in accordance with the design and construction standards of the BOARD in effect upon the expiration of such time.

3.3.7.2 Endorsement

The endorsement of the plan approval by the BOARD shall be valid for a period of four (4) years from the date of said endorsement. Prior to the expiration of the four (4) year approval period, the DEVELOPER and/or OWNER shall request in writing to the BOARD an extension of time, if necessary. Failure to request an extension of time prior to the expiration of the four (4) year approval period shall result in the BOARD's notifying the Building Inspector that no additional building permits shall be issued in said development. The request for an extension shall state the reasons for the requested extension and also the length of time requested. Any extension shall not exceed two (2) years.

Additional extensions after the first may be applied for but not until at least ten (10) months have expired on the extension in effect.

At least eight (8) days prior to endorsement, all required covenants shall be provided to the BOARD's agent along with a Designer's certification that title to the premises shown on said plan and appurtenances thereto including any off-site easements and rights-of-way are in the APPLICANT's name and are free of all encumbrances or that the encumbrances set forth will not preclude any required subdivision improvements.

No extensions will be granted that will bring the development beyond its eighth year. Beyond eight (8) years following the date of endorsement of the DEFINITIVE PLAN, any undeveloped areas must conform to the current Zoning By-Laws and the Rules and Regulations.

3.3.8 Recording

The APPLICANT shall submit the Planning Board Decision, the approved DEFINITIVE PLAN, and the Covenant if any, to be RECORDED in the Registry of Deeds or registered with the Land

Court, and shall notify the BOARD in writing presenting evidence of the recording of the plan and the covenant. The APPLICANT shall deliver to the BOARD one copy of the approved and RECORDED DEFINITIVE PLANS, and a copy of an affidavit filed by the OWNER stating that the title to the premises shown on said plan and appurtenances thereto are in the APPLICANT and free of all encumbrances or with encumbrances as set forth.

3.3.9 Conveyance of Utilities and Easements to the Town

Prior to the release by the BOARD of a surety bond or deposit, or, in the case of a covenant, the issuance of a Release Form, the APPLICANT shall execute an instrument, on a Form approved by the BOARD, (see Form K) transferring to the TOWN, without cost, valid unencumbered title to all common sewers, stormdrains, stormwater retention and detention areas, stormwater infiltrators and water mains, and appurtenances thereto, constructed and installed in the SUBDIVISION or portion thereof to be approved, and conveying to the TOWN without cost and free of all liens and encumbrances, perpetual right 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 streets, then in, through and under an easement as shown on the DEFINITIVE PLAN.

3.3.10 Reduction or Release of Performance Guarantee

3.3.10.1 The penal sum of any such bond or the amount of any deposit held under clause paragraph 3.3.6.1, may, from time to time, be reduced by the BOARD and the obligations of the parties thereto released by said Board in whole or part. If release is by reason of covenant, a new plan of the portion to be subject to the covenant may be required by the BOARD

3.3.10.2 The Final Surety held by the BOARD may be released subject to a vote by the Planning Board after the street has been accepted as a public way within the Town of Sharon by Town Meeting.

3.3.10.3 If the BOARD determines that said construction, installation, or filing of "as-built" plans has not been completed, it shall specify to the Town Clerk and to the DEVELOPER, in writing, by registered mail, the details wherein said construction and installation shall have failed to comply with the requirements contained under Section 5.0. Upon failure of the BOARD to act on such application within forty-five (45) days after the receipt of the application by the Town Clerk and the BOARD, all obligations under the bond shall cease and terminate by operation of law, and any deposits shall be returned and any such covenants shall become void.

In the event that said forty-five (45) day period expires without such specification, or without the release and return of the deposit or release of the covenant as aforesaid, the Town Clerk shall issue a certificate to such effect, duly acknowledged, which may be RECORDED.

3.3.10.4 Determination of Completeness

If the BOARD determines that said construction, installation, or filing of "as-built" plans has been completed, it shall notify the Town Treasurer within forty-five (45) days on a properly executed Form J - Release Form, that it releases the interest of the Town in such bond or deposit and that it

shall be returned to the PERSON or PERSONS who furnished same, or, in the case of covenant it shall issue a written release of the covenant on a properly executed Release Form.

3.3.11 As-Built Plans

Prior to the final release, the DEVELOPER shall file with the BOARD an as-built acceptance Plan of completed street or streets. The plan shall show all plans and profiles corrected and certified by the APPLICANT's engineer to be actual as-built locations and profiles of all streets, ways, and utilities, including those installed by others such as power, telephone, and gas. Said plans shall be prepared in a manner suitable for records at the Registry of Deeds and include, at minimum, the following utility information:

1. Location of TRAVELED WAYS, curbs, SIDEWALKS, cul-de-sacs, and street trees.
2. Elevation of finished grade.
3. Location of all water mains, valves, hydrants, services and curb stops.
4. Location of all gas mains and valves and curb stops.
5. Location of underground telephone, CATV and electrical lines.
6. Location of all above ground boxes for cable TV, electricity and telephone.
7. Location of all drainage structures, mains and piping. Location of detention basins with contours and elevations of all pipe, structure and detention/retention basin inverts and overflow elevations. All utilities will be shown in plan view and profile, except CATV, telephone, electricity and gas will be shown in plan view only.
8. Location of all lighting, lighting hand holes and lighting wiring shall be shown in plan view.
9. Location of a survey MONUMENTS.
10. If the presentation requires separation of utilities, the water and drainage should be kept on the same sheet. Whenever possible, all utilities should be shown on the same sheet and at a scale that provides clarity of detail. A scale of one inch equals forty (40) feet horizontal and one inch equals four (4) feet vertical is desired whenever possible.

SECTION 4.0 REQUIREMENTS

4.1 General

4.1.1 Districts

Reference in the following Regulations to "Rural District" shall mean either the Rural-1 or Rural-2 District as established in the then-current Sharon Zoning By-Law. Reference to "Residential District" shall mean all other locations in Sharon.

4.1.2 Design Objectives

Design, including consideration of the resulting locations of building sites, shall:

1. Reduce, to the extent reasonably possible, the following:
 - a. Volume of cut and fill;
 - b. Area over which existing vegetation will be distributed, especially if within two hundred (200) feet of a river, pond, or stream, or having a slope of more than fifteen (15) percent;
 - c. Number of mature trees removed;
 - d. Extent of waterways altered or relocated;
 - e. Visual prominence of man-made elements not necessary for safety or orientation;
 - f. Increase in peak rates of stormwater transport from the site;
 - g. Building site frontages or driveway egresses onto COLLECTOR STREETS;
 - h. Alteration in ground water or surface water levels or chemical constituents, including phosphates and nitrates;
 - i. Disturbance of important wildlife habitats, outstanding botanical features, and scenic or historic environs;
 - j. Soil loss or instability during and after construction.
2. Increase, to the extent reasonably possible, the following:
 - a. Sustainability and sustainable development;
 - b. Vehicular use of COLLECTOR STREETS to avoid traffic on streets providing house frontages;
 - c. Visual prominence of natural features of the landscape;

- d. Legal and physical protection of views from public ways.

4.1.3 Construction Requirements

4.1.3.1 It is the intent that no street or WAY through private property shall be accepted by the TOWN unless the same be previously constructed and completed in accordance with the Standard Cross Section (see Schedules B and C), Street Layout Plan, Profile and the following specifications.

4.1.3.2 No street, way, LOT, utility or other subdivision improvement shall be approved or constructed which is not in conformance in all respects with all provisions of the Sharon Zoning By-Law; nor shall any such subdivision improvement be approved or constructed which causes any existing conforming structure, LOT, use or other element to become non-conforming, nor shall any such subdivision improvement be approved or constructed which increases the non-conformity of any existing non-conforming structure, LOT, use or other element.

4.1.3.3 No street, way, LOT, utility or other subdivision improvement shall be constructed which is not in conformance with all applicable laws, codes, ordinances, permit requirements and regulations of the Town of Sharon including the Shade Tree By-Law, the Scenic Roads By-Law, Underground Tank By-Law, Wetlands By-Law and Sign Bylaw.

4.1.3.4 No street, way, LOT, utility or other subdivision improvement, which is subject to the Massachusetts Wetlands Protection Act (MGL, Ch. 131, S. 40), shall be constructed, unless an Order of Conditions has been issued by the Sharon Conservation Commission or unless a Superseding Order of Conditions has been issued by the Massachusetts Department of Environmental Protection.

4.1.3.5 No street, way, LOT, utility or other subdivision improvement shall be constructed which is not in conformance with all applicable laws, codes, ordinances, permit requirements, regulations and environmental documentation requirements as follows:

1. The National Environmental Policy Act and implementing regulations (40 CFR 1500 et al);
2. The Clean Air Act (42 USC 7401);
3. The Clean Water Act;
4. U.S. Resource Conservation and Recovery Act (42 USC 3251);
5. The Federal Water Pollution Control Act;
6. Department of the Army, Corps of Engineers Section 404 (FWPCA) Permits;
7. The Massachusetts Environmental Policy Act (MGL, Ch. 30, S. 62, 62-62H) and implementing regulations (301 CMR 10.00);
8. The Massachusetts Department of Environmental Protection (DEP) New Sources of Air Contaminants (Fossil Fuel) Permits;

9. DEP Open Burning Permits;
11. DEP Hazardous Waste License Program;
12. DEP Waste Disposal Facility Permit;
13. DEP Discharge to Ground Permit;
14. DEP National Pollution Discharge Elimination System (NPDES) Permit;
15. Massachusetts Water Quality Standards;
16. DEP Sewer Extension or Connection Permit;
17. DEP Water Quality Certification Program;
18. DEP Subsurface Sewage Disposal Permit;
19. DEP Public Water System Permit;
20. DEP Outdoor Advertising Board Sign Permit;
21. Executive Office of Transportation and Construction Abandoned Railroad Right of WAY Consent;
22. DEP Superseding Order of Conditions or extension thereof;
23. MassDOT New Street Approach Permit;
24. MassDOT Brush Cutting Permit;
25. MassDOT Curb Cut Permit;
26. MassDOT Utility Line Permit;
27. MassDOT Sidewalk Permit;
28. MassDOT Stormdrain Permit;
29. MassDOT Tree Removal Permit;
30. MassDOT Underground Utility Installation Permit.

4.1.3.6 Within six (6) months of endorsement, APPLICANT must submit Geotechnical Design Report (based on borings and test pits), Working Drawings and Project Manual which must be approved by the Planning Board prior to construction.

4.1.3.7 As each construction is completed, it shall be approved by the proper Town authority and/or utility company prior to starting work on the succeeding operation.

4.2 Streets and Roadways

4.2.1 Location and Street Names

4.2.1.1 All streets in the SUBDIVISION shall be designed so that, in the opinion of the BOARD, they will provide safe vehicular and pedestrian travel and an attractive street pattern through curvilinear street layout whenever possible, they will obtain the maximum safety and amenity for future residents of a residential SUBDIVISION and of future employees or visitors to a non-residential SUBDIVISION, and they shall be in accord with the Rules and Regulations of the Planning Board.

4.2.1.2 The proposed streets shall conform in location, so far as practicable, to the official map, to any existing and proposed plans of the BOARD, to the Master Plan or parts thereof adopted by the BOARD and, where required by the BOARD, to the existing and proposed street system.

4.2.1.3 Provision satisfactory to the BOARD shall be made for the proper projection of streets, or for access to adjoining property, whether or not subdivided.

4.2.1.4 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.

4.2.1.5 Street names and WALKWAYS shall be approved by the BOARD to provide names in keeping with the character of the TOWN. Proposed street names shall not duplicate nor bear phonetic resemblance to the name of existing public ways, paper streets, or any other WAY qualified to afford frontage under MGL Chapter 41 Section 81-L. A proposed street which is in alignment with an existing street shall bear the same name as the existing street.

4.2.2 Alignment

4.2.2.1 Roadway Alignment. The horizontal and vertical alignment of all segments of all roads serving as access points to or constructed as part of the subdivision roadways shall conform to the values given in Table 1 – Roadway Alignment (based on a three and one half (3.5) foot height of observer and a two (2) foot height of object).

No subdivision roadway shall cause or have the effect of creating a non-conformity in any existing, non-subdivision street with respect to the values and criteria set forth in Table 1 – Roadway Alignment, and, in particular, the stopping sight distance provisions set forth in said Table.

4.2.2.2 Roadway Alignment. The horizontal and vertical alignment of all segments of all subdivision roadways shall provide adequate sight distance to provide a higher design speed should such higher design speed be required by the BOARD.

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

Table 1 – Roadway Alignment

I.	<u>General</u>				
	<u>Type of Street</u>	<u>Lane</u>	<u>Minor</u>	<u>Collector</u>	<u>Non-Residential</u>
	Design Speed	25 MPH	30 MPH	35 MPH	30 MPH
	Assumed Travel Speed	20 MPH	25 MPH	30 MPH	25 MPH
	Stopping Sight Distance	160 Ft.	200 Ft.	250 Ft.	200 Ft.
II.	<u>Horizontal</u>				
	Minimum Centerline Radius	200 Ft.	275 Ft.	400 Ft.	275 Ft.
	Minimum Middle Ordinate Centerline Inside Lane to Sight Obstruction	16 Ft.	18 Ft.	20 Ft.	18 Ft.
	Minimum Tangent Between Reverse Curves ^[1]	175 Ft.	200 Ft.	225 Ft.	200 Ft.
	Width of Right of Way				
	Rural District	50 Ft.	60 Ft.	70 Ft.	70 Ft.
	Residential District	50 Ft.	50 Ft.	60 Ft.	70 Ft.
	Minimum Centerline Offset	150 Ft.	150 Ft.	150 Ft.	150 Ft.
	Minimum Intersection Angle	60°	60°	60°	60°
III.	<u>Vertical</u>				
	Minimum Grade	1½%	1½%	½%	1½%
	Maximum Grade	8%	7%	6%	6%
	Maximum Grade within 100 feet of an Intersection (all approaches)	2%	2%	2%	2%
	Intersecting Street	2%	2%	2%	2%
	Main Street	4%	4%	4%	4%
	Crest Vertical Curve*	K=18	K=28	K=40	K=28
	Sag Vertical Curve*	K=18	K=36	K=49	K=36
	* Minimum K = Length of vertical Curve in Feet/Algebraic difference in grade in %				

[1] Tangents between reverse curves are required only for reverse crown or superelevated roadway sections.

Table 2 – Roadway Section**Residential District**

<u>Type of Street</u>	<u>Lane</u>	<u>Minor</u>	<u>Collector</u>
Right-of-way Width (feet)	50	50	60
Travel Lane “A” (feet)	11	12	14
Sidewalk “B” (feet)	5	6	8
Tree Easement “C” with Sidewalk (feet)	7	10	10
Grading Strip “D” with Sidewalk (feet)	3	0	0
Planting Strip “E” with Sidewalk (feet)	5	6	7
Shared Pathway “B” (feet)	10	9	10
Tree Easement “C” with Shared Path	10	10	10
Grading Strip “D” with Shared Path	0	0	0
Planting Strip “E” with Shared Path	3	3	3
Dry Swale Inside Slope “F” (feet)	6 ft. @ 4:1	6 ft. @ 4:1	6 ft. @ 4:1
Dry Swale Bottom “G” (feet) (feet)	4	3	4
Dry Swale Outside Slope “G” (feet)	3 ft. @ 2:1	3 ft. @ 2:1	3 ft. @ 2:1
Grading Strip “I” (feet)	0	0	2

Rural District

<u>Type of Street</u>	<u>Lane</u>	<u>Minor</u>	<u>Collector</u>
Right-of-way Width (feet)	50	60	70
Travel Lane “A” (feet)	11	12	14
Sidewalk “B” (feet)	5	6	8
Tree Easement “C” with Sidewalk (feet)	7	4	3
Grading Strip “D” with Sidewalk (feet)	3	6	7
Planting Strip “E” with Sidewalk (feet)	5	5	5
Shared Pathway “B” (feet)	10	12	12
Tree Easement “C” with Shared Path	10	10	7
Grading Strip “D” with Shared Path	0	0	3
Planting Strip “E” with Shared Path	3	5	5
Dry Swale Inside Slope “F” (feet)	6 ft. @ 4:1	8 ft. @ 4:1	8 ft. @ 4:1
Dry Swale Bottom “G” (feet)	4	4	4
Dry Swale Outside Slope “G” (feet)	3 ft. @ 2:1	5 ft. @ 2½:1	6 ft. @ 3:1
Grading Strip “I” (feet)	0	0	2

Non-Residential

Non-Residential Streets shall comply with standards for COLLECTOR STREETS in Rural Districts.

Table 3 – Roadway Materials**Roadway**

<u>Type of Street</u>	<u>Lane</u>	<u>Minor</u>	<u>Collector and Non Residential Streets</u>
Hot Mix Asphalt Top Course (§460)	1½"	1½"	2"
Hot Mix Asphalt Binder Course (§460)	2½"	2½"	2" Binder Course I 2" Binder Course II
Dense Graded Crushed Stone Sub-base (402)	3"	3"	3"
Gravel Base (401) Gravel Borrow or Recycled Asphalt Pavement or Recycled Concrete Pavement.	12"	12"	12"

Sidewalk

1½" – Hot Mix Asphalt Top Course (§460)

1½" – Hot Mix Asphalt Top Course (§460); increase to 2½" at driveways.

8" – Gravel Base (401)

Gravel Borrow or
Recycled Asphalt Pavement or
Recycled Concrete Pavement.

– or –

6" Porous Hot Mix Asphalt Pavement; increase to 7" at driveways.

6" Choker Course (3/8 to 3/4 Min.)

12" Filter Course (Gravel)

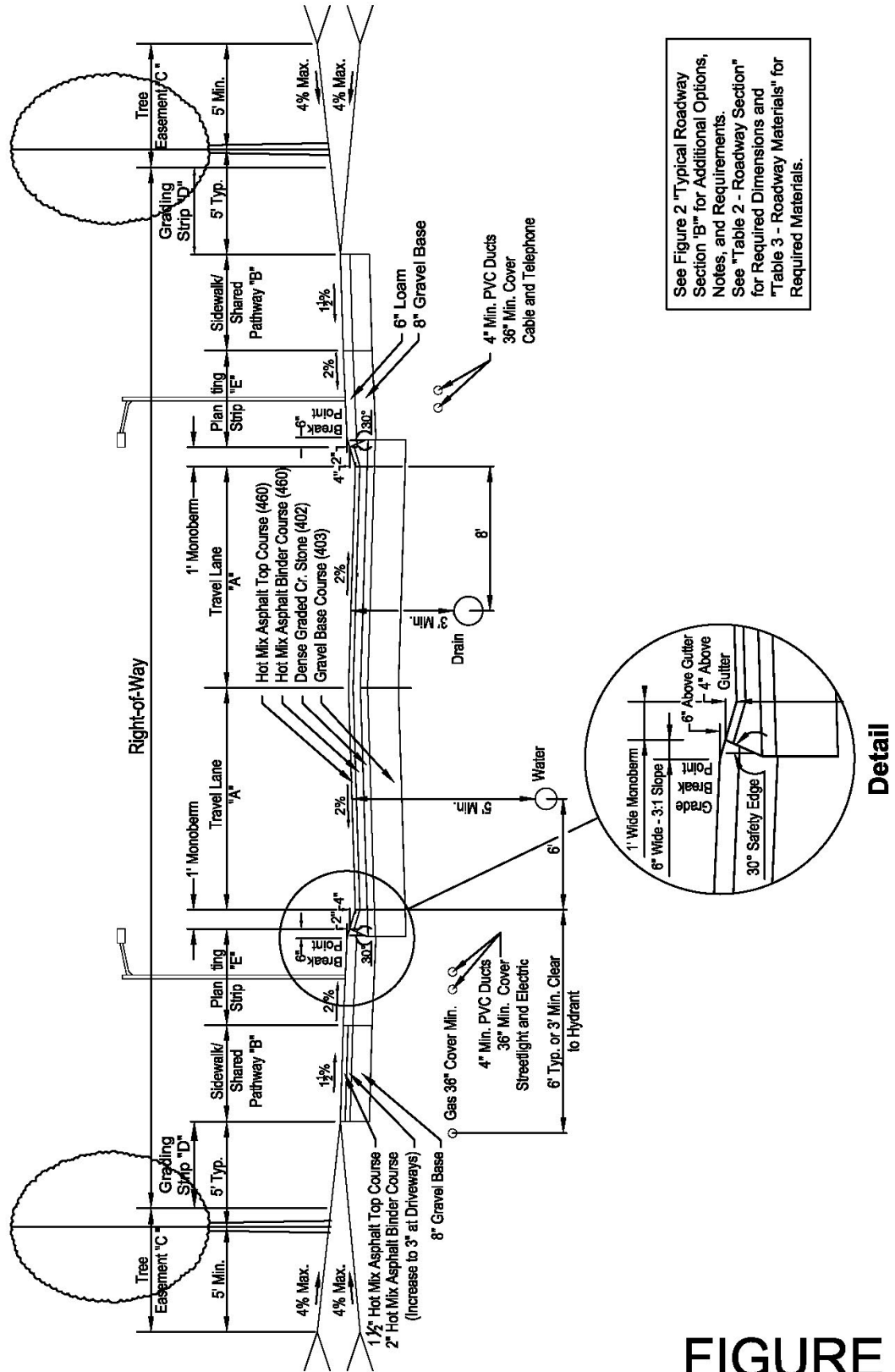
3" Filter Blanket (3/8 " Peastone)

4" Reservoir Course (3/4" Cr. Stone) with 4" min PVC underdrain (2" clear to top of reservoir course).

Non-woven filter fabric around choker course, choker course, filter blanket, and reservoir course.

(§###) Numbers in parenthesis refer to Sections of the STANDARD SPECIFICATIONS.

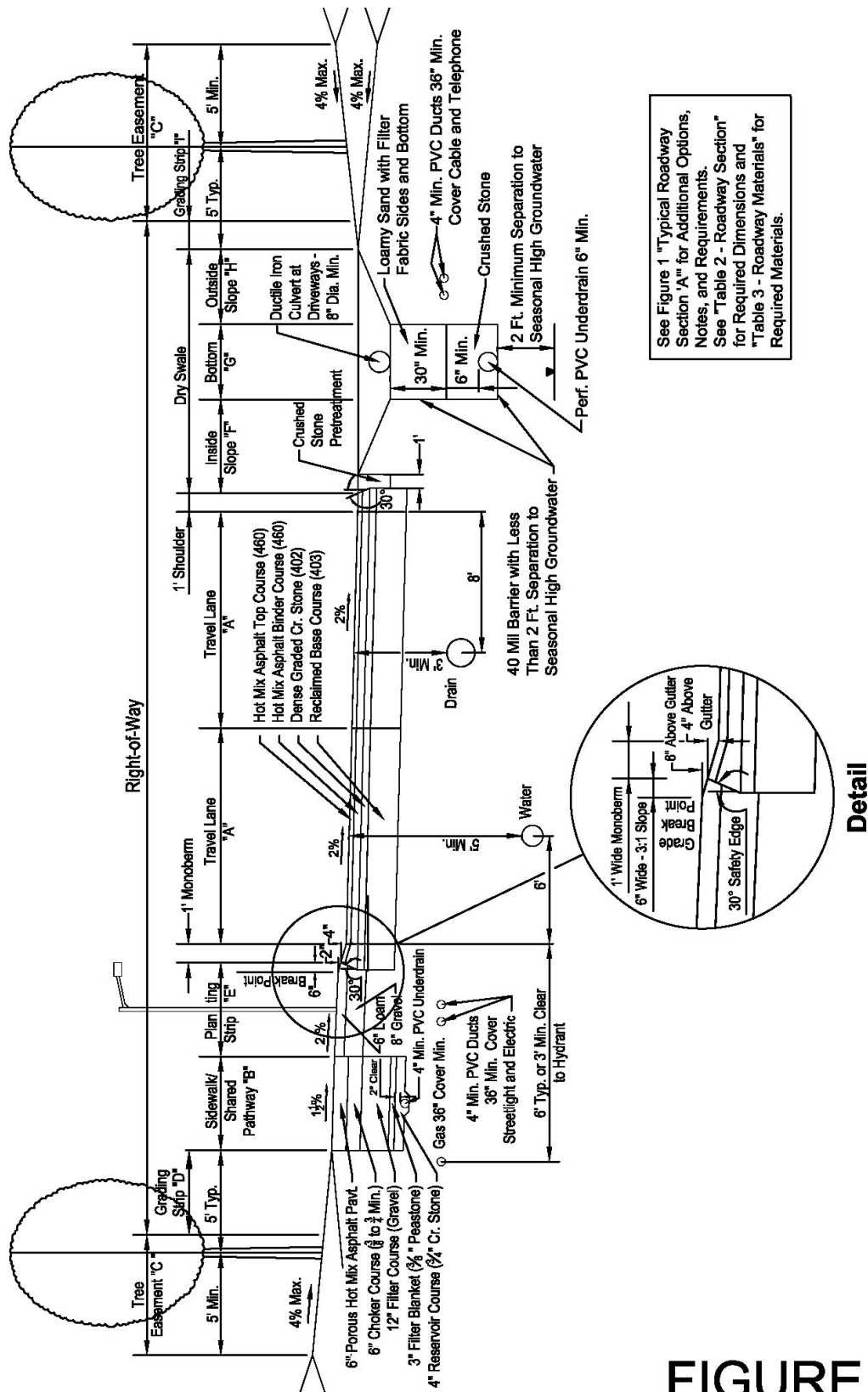
Typical Roadway Section "A"



See Figure 2 "Typical Roadway Section 'B'" for Additional Options, Notes, and Requirements.
See "Table 2 - Roadway Section" for Required Dimensions and "Table 3 - Roadway Materials" for Required Materials.

FIGURE 1

Typical Roadway Section "B"



See Figure 1 "Typical Roadway Section 'A'" for Additional Options, Notes, and Requirements. See "Table 2 - Roadway Section" for Required Dimensions and "Table 3 - Roadway Materials" for Required Materials.

FIGURE 2

4.2.2.4 Streets shall be laid out so as to intersect with adjacent streets or adjacent subdivision land at intervals of at least five hundred (500) feet from other subdivision or non-subdivision streets. For example, if a subdivision street (Street A) intersects with a non-subdivision street (Street B), the intersection of Street A and Street B must be at least five hundred (500) feet from the intersection of any other subdivision or non-subdivision street with Street B.

4.2.2.5 The distance between curb line and property line at any intersection shall be the same as the approach portions of the intersecting streets. Curb line radii shall be thirty (30) feet at an intersection involving a COLLECTOR STREET in the residence district and twenty (20) feet at all other intersections.

4.2.2.6 Traffic Calming. The BOARD strongly encourages inclusion of traffic calming measures where appropriate. Said design elements may include the following:

- 1 Neckdowns and curb extensions.
- 2 Speed tables.
- 3 Raised crosswalks.
- 4 Chicanes.
- 5 Signage.

4.2.3 Roadway Section

4.2.3.1 Required Roadway Section. The roadway section shall comply with Figure 1 – Typical Roadway Section “A” and Figure 2 – Typical Roadway Section “B” and with Table 2 – Roadway Section and Table 3 – Roadway Materials. Non-Residential Streets shall comply with standards for COLLECTOR STREETS in Rural Districts.

4.2.3.1 Provision of Low Impact Development (LID) elements as shown in Typical Roadway Section “B” is encouraged. Porous pavement with granular base courses as shown in Typical Roadway Section “B” may be substituted for conventional hot mix asphalt pavement and gravel base for SIDEWALKS shown in Typical Roadway Section “A”,

4.2.4 Width

4.2.4.1 The minimum width of right-of-way shall be as shown in Table 2 – Roadway Section.

4.2.4.2 When a minor street will provide the only access for LOTS fronting on a length in excess of five hundred (500) feet or where, on a secondary or major street potential volume warrants, the BOARD may require a greater right-of-way than that specified above and may require construction of a divided roadway.

4.2.5 Dead-End Streets

4.2.5.1 To ensure consistency with the purpose of these regulations as enumerated in Section 1.1, permanent dead-end streets (a street, extension of a street, or system of streets connected to other streets only at a single point) shall not be the only frontage for more than ten (10) potential LOTS

under zoning applicable at the time of submittal nor shall the total length of the street, extension of a street, or system of streets exceed 1,500 feet measured from the intersection of street centerlines where two distinct means of access to the Town's public street system are provided to the center of the furthest cul-de-sac for the street, extension of a street, or system of streets connected to other streets only at a single point. In determining the number of LOTS on a dead-end street, the enumeration of LOTS shall begin at the closest intersection whether within or without the SUBDIVISION where two (2) distinct means of access to the Town's public street system are provided.

4.2.5.2 A paved emergency access drive, WALKWAY or BIKEWAY (Section 4.3) having a maximum length of one-thousand (1,000) feet in length, which in the opinion of the BOARD, provides an adequate emergency access route for fire, police or snowplowing equipment and contains water main connections to adjacent ways may be considered by the BOARD with respect to waiver of the requirements of 4.2.5.1 when it is not possible to construct a roadway that conforms to the Regulations provided; however, that the street, extension of a street, or system of streets as prescribed in Section 4.2.5.1 shall not be the only frontage for more than twenty (20) potential LOTS under zoning applicable at the time of submittal nor shall the total length of the street, extension of a street, or system of streets as prescribed in Section 4.2.5.1 exceed 2,500 feet.

4.2.5.3 This emergency access must have a right-of-way of at least twenty-five (25) feet in width that is deeded to the TOWN. The TRAVELED WAY shall be a minimum of eighteen (18) feet in width and cannot have a grade in excess of eight (8) percent. The emergency access must connect to the street system of the TOWN at a point outside of the system of dead-end streets described in Section 4.2.5.1. The watermain within the paved emergency access drive, walkway, or BIKEWAY shall connect to the water distribution system of the TOWN at a point outside of the system of dead-end streets described in Section 4.2.5.1.

4.2.5.4 Dead-end streets shall be provided at the closed end with a turnaround having an outside TRAVELED WAY diameter of at least one hundred and fourteen (114) feet for a minor road, unless otherwise specified by the BOARD (See Schedule Q for details). The turnaround or stub will be located at the property line unless the BOARD approves otherwise.

4.2.5.5 There shall be a traffic island in the center having a diameter of twenty-five (25) feet and shall comply with either of the following:

(a) Island Landscaping. The traffic island shall be flush and graded to serve as a raingarden for roadway runoff. Slopes shall not exceed 4 to 1 and the raingarden shall incorporate street trees, shrubs, groundcover, and mulch.

(b) Alternative Island Landscaping. The traffic island shall be encircled with curb of the type used at intersection roundings for the class of roadway and shall be attractively landscaped with street trees, shrubs, groundcover, and mulch.

4.2.5.6 The BOARD may require a roadway parcel from the end of the dead-end street to adjacent property.

4.2.5.7 Temporary dead-ends shall similarly provide for a turnaround, which may be located in part on easements over LOTS so long as contractual assurance is provided that upon extension of the street the termination turnaround will be removed and replaced with loam and planting.

4.2.6 Grade

4.2.6.1 The centerline grade for any street shall not be less than one and one-half (1 ½) percent.

4.2.6.2 Where changes in grade exceed one-half of one (0.5) percent, vertical curves at least fifty (50) feet in length shall be provided.

4.2.6.3 TRAVELED WAYS shall have a cross slope at two (2%) percent or one-quarter (1/4") inch per foot.

4.2.6.4 Where curves and grades combine to create potentially dangerous driving conditions, the BOARD may require a suitable amount of superelevation of the curves or other protection.

4.2.6.5 Lot grading shall provide for on-lot treatment of runoff and shall minimize runoff from LOTS to the street drainage system. Discharge of runoff from driveways to the street drainage system is prohibited. Lawn depressions, rain gardens, and infiltration facilities shall be provided and shall prevent overflow onto neighboring LOTS or erosion of banks.

4.2.6.6 The centerline grade of TRAVELED WAYS shall not deviate from existing ground (as defined by the Town's GIS system dated 2008) by more than ten (10) feet and the average of the absolute value of the deviation shall not be more than three (3) feet. The APPLICANT may, in instances where deviations from Town Topographic Maps are discovered in subsequent surveys, supply the BOARD with road profiles showing both the Town Topographic Maps and a more accurate topographical map of the area, providing no significant changes in topography have been made to the area since 2008.

4.2.7 Earthwork

4.2.7.1 Prior to land disturbance encompassing one acre or more, the APPLICANT shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and comply with US Environmental Protection Agency requirements under the **National Pollutant Discharge Elimination System (NPDES)** and shall obtain a Stormwater Certificate, issued by the Town Engineer or the Board of Selectmen as provided in the Sharon General Bylaws, Article 38, and "Stormwater Discharges Generated by Construction Activities By-Law".

4.2.7.2 Prior to land disturbance involving earth removal in excess of twenty-five (25) cubic yards, the APPLICANT shall obtain an Earth Removal Permit as provided in the Sharon General Bylaws, Article 12A.

4.2.7.3 Clearing and Grubbing shall comply with "§101 Clearing and Grubbing of the Standard Specifications." Clearing and grubbing shall be performed to remove all stumps, brush, roots and like material from the area of the TRAVELED WAY, berms, shoulders, SIDEWALKS, and utility trenches, but wherever feasible, existing vegetation shall be protected. Cleared materials shall be

removed from the property unless otherwise approved by the BOARD or its Agent. Appropriate erosion control measures will be installed prior to proceeding with excavation.

4.2.7.4 Earth excavation shall comply with “§120 Excavation Earth of the Standard Specifications.” Excavation shall be the removal of all materials encountered within the area of the TRAVELED WAY, berms, shoulders, and SIDEWALKS down to the true surface of the subgrade or to suitable material in areas where unsuitable material exists, in preparation for foundation of roadway, SIDEWALKS, driveways and berms. Approved material obtained from the excavation may be used in fills as required if, in the opinion of the Town Engineer, they are suitable.

4.2.7.5 Embankment shall comply with “§150 Embankment of the Standard Specifications.” When in the opinion of the Town Engineer suitable material is not available within the limits of the roadway location to form the subgrade or sub-base, the DEVELOPER shall obtain suitable additional material from other sources in accordance with this Section and as may be approved by the Town Engineer.

Embankments within or adjoining the right-of-way shall be evenly graded and pitched at a slope of not greater than four (4) horizontal to one (1) vertical, or two (2) to one (1) with a retaining wall. Where cuts are made in ledge, other slopes may be determined with the approval of the Town Engineer. Where terrain necessitates greater slopes, retaining walls, terracing, fencing, or rip-rap may be used either alone or in combination to provide safety and freedom from maintenance, but must be done in accordance with plans filed with and approved by the Planning Board. Retaining walls shall normally be constructed of stone, with wall thickness at any point not less than one-third (1/3) the depth below retained grade, or in accordance with MassDOT requirements. Whenever embankments are built in such a WAY as to require approval by the BOARD, the DEVELOPER must furnish to the Town duly RECORDED access easements free of encumbrances for maintenance of the slopes, terraces or retaining walls. All such slopes shall be grassed or planted in accordance with Section 4.6.5.

4.2.7.6 Grading shall comply with “§170 Grading of the Standard Specifications.” The subgrade surface, sixteen (16") inches below the finished surface grade in minor and secondary streets, and eighteen (18") inches below the finished surface grade in all streets in non-residential SUBDIVISIONS, shall be prepared true to the lines, grades and cross-sections given and properly rolled. If existing soils on new roads are not suitable for use as a roadway subgrade (such as peat and clay), the soils will either have to be removed and replaced with a compacted gravel or reinforced with a suitable geotextile reinforcement, as per the Town Engineer.

4.2.7.7 Gravel sub-base shall comply with “§401 Gravel Sub-Base of the Standard Specifications.” Gravel sub-base or foundation shall contain no stones having any dimensions greater than three (3") inches shall be spread in two (2) equal layers on the surface of the subgrade to a minimum depth of twelve (12") inches in conformity with requirements of Section ML.030, Type B of the Massachusetts Department of Public Works Standard Specifications for Roadways and Bridges, 1992 edition, or as currently amended. Each layer shall be thoroughly watered, rolled and compacted true to line and grade. Any depressions that appear during and after the rolling shall be filled with additional gravel and re-rolled until the surface is true. Mirafi, Supac or other subgrade stabilizing geotextile may be required by the Town Engineer prior to gravel placement.

4.2.7.7.1 Sub-Base. Gravel sub-base shall be newly excavated gravel from approved borrow sources complying with “§401 Gravel Sub-Base of the Standard Specifications.”

4.2.7.7.2 Recycled Sub-Base. The BOARD strongly encourages use of reclaimed and recycled materials in subdivision construction. Reclaimed pavement borrow material for sub-base shall conform to “§404 Reclaimed Pavement Borrow Material” of the Standard Specifications.”

4.2.7.8 Final grading, rolling and finishing including the shaping, trimming, rolling and finishing of the surface of the sub-base prior to application of gravel for surfacing of the TRAVELED WAY and base courses for walks and berms shall be in accordance with this Section and as directed by the Town Engineer. Each layer shall be compacted to not less than ninety-five (95%) percent of the maximum dry density of the material, as provided in the Standard Specifications. The rolled gravel shall be tested for compaction. All such tests shall be made at the expense of the DEVELOPER, when requested by the Town Engineer.

4.2.8 Pavement

4.2.8.1 Pavement for TRAVELED WAYS shall be Hot Mix Asphalt Pavement (HMA) in compliance with the Standard Specifications’.

4.2.8.2 The minimum thickness of compacted Hot Mix Asphalt Pavement shall comply with the materials and thicknesses shown in Table 3 – Roadway Materials.

The binder course of pavement shall be laid in one course on MINOR STREETS and LANES in residential SUBDIVISIONS shall be laid in two courses on COLLECTOR STREETS in residential subdivisions and on all non-residential subdivision streets. The Town Engineer may require the installation of a geosynthetic material over any areas in the sub-base pavement that, in his opinion, require reinforcement prior to the placement of an additional course of pavement.

4.2.8.3 Pavement for TRAVELED WAYS in SUBDIVISIONS shall be Hot Mix Asphalt Pavement. The material and construction methods for laying pavement shall conform in every way to the applicable sections of Section 460 of the Standard Specifications. No pavement installation is permitted before March 31st of any year nor after December 1st of any year without written permission of the Town Engineer. Paving will not be allowed if it is raining or the roadway is wet, if frost is present, or when air temperature is below forty degrees Fahrenheit (40° F.). Trucks transporting the mixture shall be covered and insulated as required. The temperature of the Hot Mix Asphalt mixture, within a tolerance of plus or minus 15° F, when delivered at the project is governed by the temperature of the base upon which the mix is placed and the compacted thickness of the course of pavement as set forth below.

Base Temp °F On Which Mix is Placed	1½" Thick	2" Thick
35-40	305	295
40-50	300	285
50-60	295	280
60-70	285	275

70-80	280	270
80-90	270	265
90+	265	260

4.2.8.4 All TRAVELED WAYS will be prepared in such a manner that all manholes, catch basins, gate valves or other structures are installed with bituminous paving around the perimeter of each structure, so that a smooth transition is maintained between the top of each structure and the road surface.

4.2.9 Street Requirements

4.2.9.1 Curb and Berm

Curb or berm shall be placed along both sides of TRAVELED WAYS.

Hot Mix Asphalt monoberm shall be installed along both sides of all streets except where vertical granite curb is required and where curb may be eliminated along drainage swales as set forth herein.

Granite Curbing Type VA4 with six (6") inch reveal is required, at intersections as per MassDOT M9.04.1 B. Vertical granite curbing shall include curb return radius curb, one 6 ft. long straight curb section, and a transition curb at each location. Vertical granite curb shall be installed on the straight leg of Tee intersections and shall extend for the same length as the granite curb on the opposite side of the street. Vertical granite curbing shall be placed after the binder course and before the finish course of Hot Mix Asphalt. See Schedule N.

Alternative Edge of TRAVELED WAY. Curbing shall be omitted along roadway segments or along entire roadways to allow stormwater runoff to flow into dry swales. Where a raingarden is proposed, curbing shall be omitted around cul-de-sac islands to allow stormwater runoff to flow into a cul-de-sac raingarden.

4.2.9.2 Curb Cuts

1. Driveways in SUBDIVISIONS containing one and/or two (2) family dwellings only shall be at least ten (10) feet wide and shall have an opening of at least sixteen (16) feet at the gutter line.
2. Driveways for multiple dwellings and all non-residential uses shall be at least sixteen (16) feet wide and shall have an opening of at least twenty (20) feet at the gutter line.
3. Where rolled curbs are to be used, the driveway flare should have a three (3) foot radius. Driveway cuts shall not be within sixty-five (65) feet of the intersection of the centerline of intersecting streets.
4. At all driveways the grade at the back of the SIDEWALK shall be six (6") inches higher than the grade at the gutter line. See Schedule E.

5. At every curb step down there shall be a ramp three (3) feet wide adjacent to the granite curb sections. See Schedule D. All ramps must meet Massachusetts Architectural Access Board requirements regarding slope, dimensions and locations. See Schedules D and O.
6. All driveways shall be constructed to provide adequate access of all emergency vehicles as determined by the Town Engineer and the Fire Chief.
7. Driveways shall be graded to drain away from the right-of-way or on-lot drainage structures provided such that no runoff from driveways is discharged to the right-of-way.

4.2.9.3 Guard Rails

Guard rails shall be required whenever the slope is greater than four (4) horizontal to one (1) vertical downhill, and the length of the slope is determined by the BOARD or Town Engineer to constitute a hazardous condition or there is a drop of more than four (4) feet from the TRAVELED WAY to the bottom of slope. Guard rails shall comply with current MassDOT Standard Details. An acceptable guard rail is shown in Schedule P. An APPLICANT shall always check MassDOT standards to verify latest approved guard rail.

4.2.9.4 Private Road Covenant

As a condition for approval of a subdivision plan, the BOARD will require the OWNER to enter into a Declaration of Property.

Restrictions and covenants concerning the maintenance of private roadways servicing the SUBDIVISION, drainage overflow depressions serving more than one LOT of the SUBDIVISION and other requirements which affect more than one LOT of the SUBDIVISION or which are intended to remain in force permanently or for an extended period of time. A model Declaration of Property Restrictions and Covenants is appended hereto as Form H-1. Said form may be modified in order to meet the particular characteristics or features of the subdivision plan.

4.2.10 Subdivision Access

4.2.10.1 Primary Access Route

Streets within a SUBDIVISION shall be deemed to provide adequate access to the LOTS they serve only if streets outside the SUBDIVISION which serve as the PRIMARY ACCESS ROUTE between the SUBDIVISION entrance and the general roadway system of the Town comply with the standards established hereinafter. The street or system of streets comprising the PRIMARY ACCESS ROUTE extending from the SUBDIVISION entrance to the nearest intersection of two through streets each of which provides access to the general street system of the Town must provide adequate access for the SUBDIVISION. The segment of the PRIMARY ACCESS ROUTE measured from the SUBDIVISION entrance that is required to conform to the standards set forth herein shall not exceed a distance of fifty feet for each LOT within the SUBDIVISION. The segment of the PRIMARY ACCESS ROUTE that is required to conform to the standards set forth herein shall be brought into compliance prior to release of any LOTS in the SUBDIVISION.

4.2.10.2 Required Standards

For ways providing access to a SUBDIVISION of not more than 12 dwelling units, the PRIMARY ACCESS ROUTE shall provide a TRAVELED WAY having a width that complies with requirements for a Lane.

For ways providing access to a SUBDIVISION of more than 12 dwelling units, the PRIMARY ACCESS ROUTE shall provide a TRAVELED WAY, one planting strip, and one SIDEWALK having widths that comply with requirements for a Minor Street.

4.3 Sidewalks, Walkways, Bikeways, and Shared Pathways

4.3.1 Locations

4.3.1.1 Sidewalks. Sidewalks shall be provided within the street right-of-way as follows:

COLLECTOR STREET – Both Sides
MINOR STREET – Both Sides
LANE – Both Sides
Existing Streets Contiguous to the SUBDIVISION – One Side
All Streets – One Shared Pathway may be installed in lieu of required SIDEWALKS.

Sidewalks shall have minimum widths as shown in Table 2 – Roadway Section and shall extend the full length of the street and completely around the cul-de-sac. One SIDEWALK is required along street segments that are contiguous to the SUBDIVISION and contiguous to LOTS that include land in common ownership with land in the SUBDIVISION at any time within five (5) years prior to submission of the DEFINITIVE PLAN.

4.3.1.2 Bikeways. The Planning Board encourages the provision of BIKEWAYS within SUBDIVISIONS. BIKEWAYS may be provided within the right-of-way in lieu of constructing one of two required SIDEWALKS. To accommodate the shared BIKEWAY, the TRAVELED WAY may be offset from the center of the right-of-way and other cross section elements adjusted. BIKEWAYS are particularly important for roadways having substantial continuity. BIKEWAYS shall have a minimum width of 10 feet.

4.3.1.3 Shared Pathways. The Planning Board encourages the provision of SHARED PATHWAYS within SUBDIVISIONS. One SHARED PATHWAY may be provided within the right-of-way as shown in Typical Roadway Section “B” in lieu of constructing both required SIDEWALKS. Shared pathways are particularly important for roadways having substantial continuity. Shared pathways shall have minimum widths as shown in Table 2 – Roadway Section and provision of a 12 foot width is desirable.

4.3.1.4 Separate Right-of-Way Facilities. WALKWAYS, BIKEWAYS, and SHARED PATHWAYS on separate rights-of-way may be required by the BOARD to provide circulation, to link to other facilities providing routes of substantial continuity, or access to schools, playgrounds,

parks, shopping, transportation, open space, or community facilities, or for such other reasons as the BOARD may determine.

4.3.1.5 Pavement for SIDEWALKS, BIKEWAYS, and SHARED PATHWAYS shall be Hot Mix Asphalt Pavement or Porous Asphalt Pavement.

(a) Hot Mix Asphalt Pavement shall be laid in two courses, a top course and a binder course with a gravel base. Thickness shall comply with Table 3.

(b) Porous Asphalt Pavement shall consist of Hot Mix Asphalt Pavement over a chocker course over a filter course, over a filter blanket course over a reservoir course. Thickness shall comply with Table 3 – Roadway Materials. The chocker course, filter course, filter blanket, and reservoir course shall be wrapped on the sides and bottom with non-woven filter fabric. The reservoir course shall be provided with a 4 inch minimum diameter PVC underdrain installed with a minimum clearance of 2 inches between the crown of the pipe and the top of the reservoir course. Porous Asphalt Pavement may be substituted for conventional Hot Mix Asphalt with Gravel Base for any SIDEWALK shown in Typical Roadway Section “A”.

(c) In driveway areas and driveway apron areas, the thickness of the binder course of Hot Mix Asphalt Pavement shall be increased by one inch and the thickness of porous pavement shall be increased by one inch.

(d) A one and one-half (1.5) percent cross-slope shall be maintained for drainage.

4.3.2 Alignment

SIDEWALKS, BIKEWAYS, and SHARED PATHWAYS shall be separated from the TRAVELED WAY by a grass strip as shown in Typical Roadway Section “A” and Typical Roadway Section “B”.

Off-street WALKWAYS shall have minimum centerline radius of twenty-five (25) feet. Off-street BIKEWAYS, and SHARED PATHWAYS shall use a design speed of 20 MPH. The maximum gradient of off-street WALKWAYS, BIKEWAYS, and SHARED PATHWAYS shall be eight (8%) percent for segments of one hundred (100) feet or less. Leveling areas at intersections with SIDEWALKS shall be shown in detail.

4.3.3 Planting Strips and Slopes

The planting area between the SIDEWALK and the street pavement shall be planted with six (6") inch thick loam and sod where the street serves as frontage for a LOT. Where no buildable LOT exists, the Town Engineer may allow a substitution of six (6) inch thick loam and seed or a six (6) inch thick layer of durable mulch.

Embankments, cut slopes, grading strips, and tree easement areas shall be provided with four (4) inch thick layer of Plantable Soil Borrow and seed. Tree easement areas shall have a maximum cross slope of four (4) percent unless fieldstone walls are provided around trees providing a level area to foster vertical growth habit. The maximum slope for embankments and earth cut slopes shall be three horizontal to one vertical (3:1). Ledge slopes shall be established based upon

stability calculations provided by the design engineer and shall have a minimum batter of four vertical to one horizontal (4:1).

4.4 Utilities

4.4.1 General

4.4.1.1 All required utilities exclusive of transformers shall be placed underground at the time of initial construction. Required utilities may include water, stormdrain, telephone, electricity, gas, street lighting, fire alarm systems and cable television unless otherwise specified by the BOARD. Locations for transformers and other utility boxes must be at property sideline boundaries, unless otherwise approved by the Town Engineer.

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

4.4.1.3 Connections for drain, water, gas, electric, telephone, and cable services from the main utility structure or utility line in the right-of-way to the exterior line of the right-of-way shall be constructed for each LOT whether or not there is a building thereon, except that the BOARD may waive such requirement, in whole or in part, in the case of a lot to be used for a park, playground or for any other purpose for which, in the opinion of the BOARD, such connections shall not be required.

4.4.1.4 Installation and materials unless otherwise specified shall conform to the standards of the Town of Sharon, to utility company standards, and to applicable codes.

4.4.1.5 Excavation for structures shall comply with “§140 Excavation for Structures of the Standard Specifications.” Excavation for structures, including foundations for drains and water pipes, walls and other structures shall be made to the depth as indicated on the DEFINITIVE PLAN or established by the Town Engineer as appropriate. Rock excavation designated as Class B encountered in trench excavation shall be removed as directed by the Town Engineer.

4.4.1.6 Drainage shall comply with “§200 Drainage of the Standard Specifications.” All drain, gas and water pipes, underground utilities, and other structures shall be installed to the right-of-way line upon the completion of roadway subgrade and before the placing of the sub-base, gravel base course, SIDEWALKS or pavement. If the pavement is removed, excavated or damaged, the trench shall be covered with a poured reinforced concrete slab to the lines, grades and dimensions approved by the Town Engineer.

4.4.2 Water System

4.4.2.1 Every SUBDIVISION shall be connected to the public water system by the DEVELOPER unless otherwise approved by the Planning Board and the Board of Health. Where connection to the public system is not feasible, a subdivision plan shall be approved only upon presentation of evidence satisfactory to the BOARD, upon advice of the Board of Health, that

adequate and suitable supply of potable water is available, and upon evidence satisfactory to the BOARD, upon advice of the Fire Chief, that adequate provisions for firefighting have been made.

4.4.2.2 Water pipes and related equipment, such as hydrants and main shutoff valves, corporation shutoff valves, service pipe to curb boxes, curb boxes and blowoffs, shall be installed within every SUBDIVISION as necessary to provide all LOTS on each street with adequate water supply for domestic and fire protection use. Such system shall be installed regardless of whether it is to be connected to a public system, or private on-site systems are to be initially relied upon. Dead-end water mains exceeding five hundred (500) feet in length are not permitted. The parallel mains of any loop shall be no closer than two hundred (200) feet.

4.4.2.3 Public water mains, house connections, and related facilities shall be installed to the standards of the Department of Public Works. Mains shall be Class 52 cement-lined ductile iron pipe and shall not be less than eight (8") inches in diameter unless approved by the Planning Board in conjunction with the Town of Sharon Public Works Department, Water Division. Pipe joints shall be gasketed push-on type.

4.4.2.4 Where public water is provided, hydrants shall be provided every five hundred (500) feet or part thereof on one side of each street unless a greater distance is approved by the Chief of the Fire Department in writing. In any case, there shall be a minimum of one hydrant in each SUBDIVISION. They shall be of a style approved by the Department of Public Works. The Town of Sharon uses Mueller Super Centurion, open right hydrants, or American darling B62B, open right hydrants. The deliverable fire flow shall meet current ISO requirements for all existing/potential structures served. Minimum flow requirements at all locations shall be five hundred (500) gpm with a residual pressure of twenty (20) psi. The table below shows required flow pressure for different building separation distances. Flow calculations shall be submitted based upon combined fire flow and peak domestic use and current, site specific flow tests. All curb stops must open left. Water meter, water service and curb stop requirements shall conform to Sharon Water Department standards.

For residential areas with one and two family dwellings, required fire flows are as follows:

Distance Between Buildings	Required Fire Flow	Residual Pressure Needed
more than 100 feet	500 gpm	20 psi
31 to 100 feet	750 gpm	20 psi
11 to 30 feet	1,000 gpm	20 psi
10 feet or less	1,500 gpm	20 psi

4.4.2.5 Each hydrant shall be served directly from the water main through a six (6") inch lateral connection. It shall be gated with a five and one-quarter (5-1/4") inch bottom valve and shall have two and one half (2 1/2") inch hose outlets and a four and one half inch (4-1/2") pump outlet. Hydrants shall open to the right. Water main gate valves shall be located in such number and

locations that lines by individual block may be isolated for maintenance purposes, and should open to the left. Hydrant gates shall be located within the paved TRAVELED WAY surface.

4.4.2.6 The entire system shall be pressure tested and disinfected in accordance with American Waterworks Association Standards (AWWA) and approved by the Department of Public Works prior to acceptance.

4.4.2.7 If the Planning Board and the Board of Health approve a private well or private water system, the requirements of the Board of Health shall govern the design of the well or system.

4.4.3 Electricity and Other Cables

Wiring for the telephone, electricity, street lighting system and cable television shall be installed underground in conduit as shown in Figures 1 and 2 with vertical and/or horizontal separation as approved by the Town Engineer. Service shall be provided to each LOT and each street light before the subgrade is prepared. All in-ground wiring shall be placed in PVC conduit. The BOARD may permit transformers, switches and other such equipment to be placed on the ground in approved locations, screened from view with evergreen shrubbery. All utility boxes shall be placed at property sidelines, exceptions must be approved by the Town Engineer.

4.4.4 Street Lighting System

4.4.4.1 Street Lighting System shall be supplied, installed and operated by the DEVELOPER until such time as the system is accepted by the TOWN. The street lighting system shall be designed by a registered professional electrical engineer. The layout and design of the system shall be incorporated in the submission of the DEFINITIVE PLAN. No LOT releases will be approved until lights are operational. All lights must be protected with barricades of some type during construction, in order to prevent damage to the lighting.

4.4.4.2 Fixtures and Lamps. Streets and SIDEWALKS shall be illuminated by pedestrian scale spherical lanterns with the specifications listed hereunder. The following specifications apply only to LANES and MINOR STREETS and SIDEWALKS in residential SUBDIVISIONS. COLLECTOR STREETS and non-residential subdivision streets shall be supplied with standard NSTAR Electric LED "cobra" type street lights.

- a) The lamp shall be a thirty-five (35) watt two hundred forty (120) volt high pressure sodium. Ballast shall be thirty-five (35) watt two hundred forty (120) volt c.w.a linear case mounted in pole. Lampholder shall be medium base porcelain.
- b) The globe shall be sixteen (16") inches diameter clear smooth seamless polycarbonate; refractor shall be borosilicate glass; fitter shall be cast aluminum twist lock.
- c) Pole shall be ten (10) foot high round straight aluminum four and a half (4.5") inch diameter x .125" wall. Base shall be two (2) piece cast aluminum nine (9") inch diameter X four (4) inch high. Anchorage shall consist of four (4) five-eighths (5/8") inch x sixteen (16") inch x two (2") inch galvanized steel anchor bolts on a seven (7") inch bolt circle.

- d) Base to be poured concrete twelve (12") inches x twelve (12") inches x twenty-four (24") feet deep.
- e) The luminaire shall be finished with Factory applied tropic black baked acrylic enamel. The pole shall be anodic coffee black.

4.4.4.3 Layout

- a) Lights on one side of the street shall be located in front of each proposed LOT. The light should not be closer than fifteen (15) feet from each anticipated driveway location and two (2) feet in back of the curb in the grass strip.
- b) Additional lights shall be positioned so that the maximum distance between lights is one hundred fifty (150) feet.
- c) In addition, a light shall be placed on each side of the street at the point where a new street intersects an existing street at the entrance to a new subdivision.
- d) Hand holes shall be positioned at an interval of one per every other light in the grass strip.

4.4.4.4 Conduit and Wiring

- a) All wiring for street lighting shall be installed in conduit located under the grass strips unless approved otherwise by the Town Engineer.
- b) Sheath in appropriate PVC conduit except within one foot of finished grade. Aluminum conduit shall be used within one foot of finished grade to resist damage from impact.

4.4.4.5 Controllor Cabinet

- a) The control cabinet shall be constructed of cast aluminum and contain a hinged, gasketed, weatherproof cast aluminum door with a conventional police lock and key. Two (2) keys shall be furnished.
- b) The cabinet shall have a photo cell activated on/off control.
- c) The cabinet shall be mounted on a concrete base.
- d) The cabinet shall contain:
 - 1. Circuit breaker over-current protection.
 - 2. Seven (7) day calendar type time switch with astronomical dial. Provision for continuous charging battery backup for time-switch motor desirable.
- e) Meter socket and meter shall be mounted externally as required by NSTAR Electric and Gas.
- f) The cabinet shall be approximately four (4) feet high by two (2) feet six (6") inches wide by one foot six (6") inches deep. Cabinet color shall be dark green.

g) Cabinet shall be Crouse Hinds CAC Series or equal.

4.4.4.6 Installation, Ownership and Operation

- a) The DEVELOPER shall purchase and install an approved street lighting system. Prior to the occupancy of any dwelling, the complete lighting system shall be operated and maintained by the DEVELOPER at the DEVELOPER's expense daily from dusk to dawn, and such operation will include all light fixtures from the access to an existing public way to the furthest occupied dwelling.
- b) The installation shall conform to the applicable provisions of the Massachusetts Electric Code, and as required by NSTAR Electric Company and the Town of Sharon. Power shall be supplied through a meter furnished and installed by NSTAR Electric Company.
- c) Properly operating fixtures shall become the property of the Town of Sharon upon street acceptance.
- d) The DEVELOPER shall purchase extra light fixture(s) to be turned over to the Town of Sharon prior to street acceptance. The quantity of extra (spare) fixtures shall be five (5) percent of the total number of fixtures installed, rounded up to the nearest integer, with a minimum of one for any SUBDIVISION.

4.4.5 Gas

4.4.5.1 Gas mains shall be installed if a connection to the gas distribution system is available.

4.4.5.2 The Columbia Gas Company shall be notified by the DEVELOPER upon approval of the DEFINITIVE PLAN so that installation of gas mains may be completed without undue delay. If excavation is made after the subgrade is completed and inspected, the mains shall be put in a trench covered with a poured reinforced concrete slab to the lines, grades and dimensions approved by the Town Engineer.

4.5 Stormwater Management

4.5.1 General

The stormwater management system shall collect, convey, treat, and recharge stormwater in a manner which will ensure protection of property, preservation of water resources, minimization of environmental impacts, and protection of public and environmental health by providing adequate protection against pollution, flooding siltation and other problems caused by poor drainage. The stormwater management system shall comply with the following:

1. Adhere to standard engineering practice.
2. Conform to the Stormwater Management Standards of §4.5.3.
3. Conform to the current edition of the Massachusetts Department of Environmental Protection's "Massachusetts Stormwater Handbook."

4. Maintain pre-development drainage patterns and pre-development hydrological conditions in groundwater and surface waters as nearly as possible.
5. Include a strategy for source control and Best Management Practices (BMPs).
6. Recharge runoff from pervious surfaces.
7. Recharge roof water in separate facilities.
8. Provide treatment train for the water quality volume that reduces the contaminant burden in stormwater to the maximum extent possible (MEP) using Best Management Practices (BMPs).
9. Maintain or enhance surface water quality and groundwater quality.
10. Protect or enhance resource areas subject to regulation under the “Massachusetts Wetlands Protection Act (MGL Ch. 131 §40)” (WPA)
11. Utilize Low Impact Design that manages stormwater close to the source where practicable.
12. Disconnect runoff from LOTS from the SUBDIVISION’s closed stormdrain system.
13. Collect and convey surface water for applicable design storms.
14. Avoid any increase in the peak rate or volume of stormwater discharge at the property boundary for each storm event specified hereinafter.
15. Include Stormwater BMPs that abate phosphorous levels in accordance with the Massachusetts Stormwater Handbook.
16. Implement an Operation and Maintenance (O&M) plan that complies with DEP guidelines and ensures proper function of the stormwater management system and provides an acceptable future maintenance burden.
17. Provide a sufficient level of health and environmental protection during construction.

4.5.2 Submissions.

Design of the Stormwater Management System shall be prepared by a Massachusetts registered professional engineer and all submitted plans, calculations, and reports shall bear the engineer’s signature and seal. Deep hole observations shall be conducted under the direction of a Massachusetts Licensed Soil Evaluator. Submissions shall comply with the minimum content requirements as set forth hereinafter:

1. Plans, profiles, and sections conforming to the requirements of these rules and regulations showing the stormwater management system and existing and proposed buildings, surface grades, surface treatments, and utilities.

2. A stormwater management report including calculations and a detailed narrative describing pre-development and post-development conditions, the design and function of the stormwater management system, and the procedures and methods used for analysis.
3. Pre-development and post-development watershed plans showing existing and proposed buildings, surface grades, surface treatments, catchbasins and culverts, watercourses, watershed and catchment boundaries, flow lines, Natural Resources Conservation Service (NRCS) soil boundaries and Hydrologic Soil Groups.
4. Pipe flow calculations based upon the "Rational Formula" providing pipe diameter, inverts, slope, velocity (flowing full), length, capacity, design flow, and v/c ratio.
5. Stormwater basin design calculations shall be provided based upon TR-20.
6. Logs of soil borings or deep observation holes.
7. Soil permeability test data.
8. Groundwater monitoring data.
9. Plans showing the limits of all "Resource Areas" subject to regulation under the WPA based upon a field survey of points established pursuant to an Order of Resource Area Delineation or an Order of Conditions issued within two (2) years of the date of submission.
10. An Operation and Maintenance Plan.
11. Organization documents for the party responsible for operation and maintenance of the stormwater management system which shall include details of the mechanism used to provide funding in perpetuity.

4.5.3 Standards.

4.5.3.1 The Stormwater Management System shall comply with the standards set forth hereinafter (and more fully defined in the current version of the Massachusetts Stormwater Handbook).

Standard 1. No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Town of Sharon.

Standard 2. Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates.

Standard 3. Loss of annual recharge to ground water shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from the pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the

required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.

Standard 4. Stormwater management systems shall be designed to remove eighty (80%) percent of the average annual post-construction load of Total Suspended Solids (TSS). This Standard is met when: a. Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan and thereafter are implemented and maintained; b. Structural stormwater best management practices are sized to capture the required water quality volume determined in accordance with Massachusetts Stormwater Handbook; and c. Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook.

Standard 5. For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable. If through source control and/or pollution prevention, all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt and stormwater runoff, the proponent shall use the specific structural stormwater BMPs as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from land uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, MGL Ch. 21, §§ 26 through 53, and the regulations promulgated thereunder at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.

Standard 6. Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply and stormwater discharges near or to any other critical area require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such area as provided in the Massachusetts Stormwater Handbook. A discharge is near a critical area, if there is a strong likelihood of a significant impact occurring to said area, taking into account site-specific factors. Stormwater discharges to Outstanding Resource Waters and Special Resource Waters shall be removed and set back from the receiving water or wetland and receive the highest and best practical method of treatment. A “stormwater discharge” as defined in 314 CMR 3.04(2) (a) 1. or (b) to an Outstanding Resource Water or Special Resource Water shall comply with 314 CMR 3.00 and 314 CMR 4.00. Stormwater discharges to a Zone I or Zone A are prohibited, unless essential to the operation of the public water supply.

Standard 7. A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural stormwater best management practice requirements of Standards 4, 5 and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.

Standard 8. A plan to control construction related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction

period erosion, sedimentation and pollution prevention plan) shall be developed and implemented.

Standard 9. A long-term operation and maintenance plan shall be developed and implemented to ensure that the stormwater management system functions as designed.

Standard 10. All illicit discharges to the stormwater management system are prohibited.

4.5.4 Geotechnical Testing

4.5.4.1 Soil borings logs shall be provided to classify soils within proposed surface stormwater basins and subsurface absorption systems and throughout the Drainage Study Area. Boring logs shall be provided within surface stormwater basins and subsurface absorption systems a minimum of one soil boring shall be provided for each five thousand (5,000) square feet of basin area or a minimum of two (2) soil logs per basin whichever is greater. One boring shall extend to a depth of twenty feet below existing grade or to impervious strata or to refusal whichever is shallower. The other boring shall extend to the elevation of the design bottom elevation of the basin and shall be used to perform a borehole permeability test. Additional soil boring logs shall be provided to classify soils throughout the Drainage Study Area, particularly in locations where available National Resource Conservation Service mapping is indeterminate or classifies soils as Udorthents.

4.5.4.2 In-situ field bore hole permeability test data shall be provided within surface stormwater basins and subsurface absorption systems a minimum of one permeability test shall be provided for each location. For larger surface stormwater basins and subsurface absorption systems additional permeability tests may be required as determined by the BOARD. Permeability testing shall be witnessed by the Board of Health Agent or the PLANNING BOARD AGENT. If permeability testing is desired to be performed in soils of low permeability, laboratory tests for hydraulic conductivity shall be performed on undisturbed samples by the Falling Head Permeability Test using flexible membrane triaxial test cells with back pressure (US Army Corps of Engineers Engineering Manual EM 1110-2-1906, Appendix VII).

4.5.4.3 A minimum of one monitoring well shall be installed within each stormwater basin. Monitoring wells shall extend to a depth of ten (10) feet below existing grade or four (4) feet below the design elevation of the bottom of the stormwater basin whichever is deeper.

4.5.4.4 The elevation of groundwater shall be RECORDED by a Massachusetts Licensed Soil Evaluator, Professional Engineer, or Professional Land Surveyor once in each of four (4) months. When observations are taken during the months of May through December, the design groundwater elevation shall be adjusted to reflect spring high groundwater conditions using the Frimpter Method.

4.5.5 Hydrologic Analysis

4.5.5.1 The Drainage Study Area shall encompass the project site and all tributary upgradient areas. The boundary of the Drainage Study Area and the analysis points shall be the same for the pre-development condition and the post-development condition.

Pre-development and post-development plans of the drainage Study Area shall show existing and proposed buildings, paved areas, and surface treatment for all open areas. The plans shall show existing and proposed elevations based upon one foot contour intervals. The plans shall show existing and proposed catchbasins and culverts, watercourses, watershed and catchment boundaries, and flow lines, Natural Resources Conservation Service (NRCS) soil boundaries and Hydrologic Soil Groups.

Times of concentration shall be determined based upon distance, slopes, and surface materials. A minimum time of concentration to be used shall be 0.1 hours.

4.5.5.2 Pipe flow calculations shall be provided for the closed drain system based upon the "Rational Formula" as follows:

$$\text{"Rational Formula"} \quad Q = CiA$$

where:

Q = Peak rate of flow

C = Coefficient of runoff

i = Rainfall intensity in inches per hour

A = Area of watershed in acres

A weighted coefficient of runoff "C" is to be determined for each incremented drainage area based on the following minimum values:

Roofs and pavement	0.90
Lawns, flat (2% max.), sandy soil	0.10
Lawns, average (2% to 7%), sandy soil	0.12
Lawns, steep (>7%), sandy soil	0.18
Lawns, flat (2% max.), heavy soil	0.15
Lawns, average (2% to 7%), heavy soil	0.20
Lawns, steep (>7%), heavy soil	0.30
Woodland	0.20
Wetlands, ponds, basins	0.90

Rainfall Intensity

4.5.5.3 Inlets shall provide capacity to accommodate the design storm. Spread shall not encroach on travel lanes of streets or the top of curbs or berms.

4.5.5.4 Stormwater basin analysis shall be based upon Technical Release 20 (TR-20) as follows:

Rainfall

Two (2)-year frequency storm event – 3.2 inches

Ten (10)-year frequency storm event – 4.8 inches

Twenty-five (25)-year frequency storm event – 5.5 inches

One hundred (100)-year frequency storm event – 6.8 inches

Curve Number (CN)

Weighted curve numbers shall be calculated using the following values. For cover types not stated, refer to TR-20.

Hydrologic soils group	A	B	C	D
Lawns poor	68	79	86	89
Lawns fair	49	69	79	84
Lawns good	39	61	74	80
Impervious areas,				
Pavement, roofs	98	98	98	98
Woods poor	45	66	77	83
Woods fair	36	60	73	79
Woods good	30	55	70	77
Wetlands, ponds, basins	98	98	98	98

Curve numbers for conditions not included in the above shall be obtained from TR-20 documentation.

4.5.6 Design Storms

4.5.6.1 Stormwater runoff shall be analyzed for the two (2)-year frequency storm event, ten (10)-year frequency storm event, twenty-five (25)-year frequency storm event, and one hundred (100)-year frequency storm event.

4.5.6.2 The design storm for all components of the closed stormwater collection system including catchbasin grates and other inlets, drainlines, and the bypass capacity of separator structures is the twenty-five (25)-year frequency storm event.

4.5.6.3 The design storm for cross culverts and devices protecting occupied buildings is the hundred (100)-year frequency storm event.

4.5.6.4 The design storm for surface stormwater basins and subsurface absorption systems is the hundred (100)-year frequency storm event.

The runoff for design of surfaces providing sheet flow, swales, and drainage ditches that convey runoff to surface stormwater basins and subsurface absorption systems is the excess runoff resulting from storm events greater than the twenty-five (25)-year frequency storm event but less than the hundred (100)-year frequency storm event.

4.5.6.5 The required recharge volume is the volume resulting from multiplying the factors set forth below times the total post-development impervious surface within the project area for each National Resource Conservation Service Hydrologic Soil Group as set forth hereinafter.

Hydrologic Soil Group	Required Recharge
HSG A Soil	0.60 inches of runoff
HSG B Soil	0.35 inches of runoff
HSG C Soil	0.25 inches of runoff
HSG D Soil	0.10 inches of runoff

4.5.6.6 The water quality volume to be treated is one (1.0") inches of runoff multiplied by the total post-development impervious surface within the project area for discharges to critical areas and half (0.5") inches of runoff multiplied by the total post-development impervious surface within the project area for discharges to all other areas. Discharges to critical areas include systems accommodating runoff from land uses with higher potential pollutant lands, discharges to areas with infiltration rates greater than 2.4 inches per hour, and discharges to a designated Zone II.

4.5.7 Design Criteria

4.5.7.1 The closed stormwater collection system shall accommodate the design storm without surcharging and shall provide a free discharge to stormwater basins above the maximum the hundred (100)-year storm elevation. All components of the system shall accommodate the design storm including catchbasin grates and other inlets, drainlines, and the bypass components of water quality structures.

Cross culverts and devices protecting occupied buildings shall accommodate the design storm event without surcharging.

Surface stormwater basins and subsurface absorption systems shall have the volume to accommodate runoff providing for no increase in the peak rate of discharge or the volume of discharge at the project boundary for the two (2)-year frequency storm event, ten (10)-year frequency storm event, twenty-five (25)-year frequency storm event, and one hundred (100)-year frequency storm event. Base flow from underdrains shall be included in the design flow. Inflow volume shall not be decreased based upon runoff captured by roofwater recharge systems.

Surfaces providing sheet flow, swales, and drainage ditches conveying excess runoff to surface stormwater basins and subsurface absorption systems shall accommodate runoff from storm events exceeding the capacity of the closed stormwater collection system but less than the one hundred (100)-year frequency storm event.

Recharge facilities accommodating runoff from paved surfaces shall be provided over broad areas of the site and shall recharge the design storm within seventy-two (72) hours following cessation of precipitation. Separate roofwater recharge facilities shall be provided in proximity to the building served to promote recharge over broad areas of the site and shall recharge the design storm within seventy-two (72) hours following cessation of precipitation. Recharge facilities accommodating runoff from paved surfaces in combination with recharge facilities accommodating runoff from building roofs shall accommodate the required recharge volume.

Water quality components shall be provided for the water quality volume. Water quality components include deep catchbasin sumps, water quality structures, and sediment forebays.

Water quality components shall abate phosphorous loadings in stormwater in accordance with the Massachusetts Stormwater Handbook.

Inflows and outflows across the project boundary shall be maintained. There shall be no concentration of flow at any point on the project boundary unless a downgradient easement is provided extending to an existing watercourse or wetland.

There shall be no new point source discharge within one hundred (100) feet of a bordering vegetated wetland. Surface stormwater basins and subsurface absorption systems shall not be located within bordering vegetated wetlands. Stormwater basin discharges shall be above any one hundred (100) year jurisdictional flood elevation. Surface stormwater basins and subsurface absorption systems shall not be located within floodplains.

4.5.7.2 The closed stormwater collection system shall consist of precast concrete drain manholes, precast concrete catchbasins, precast concrete water quality structures connected by straight segments of drainline.

Cross culverts shall consist of straight segments of Class IV reinforced concrete pipe with gasketed joints.

The velocity of drainlines shall be determined based upon Manning's equation:

$$V = \frac{1.486}{n} R^{2/3} S^{1/2}$$

where:

V is the cross-sectional average velocity (ft/s)

n is the Manning coefficient of roughness (independent of units)

R is the hydraulic radius (feet)

S is the slope of the drainline (feet/foot)

The capacity of drainlines shall be based upon the discharge formula:

$$Q = AV$$

where:

Q is the volume of flow in cubic feet per second

A is the cross-section area of the pipe

V is the cross-sectional average velocity (ft/s)

The coefficient of roughness (Manning's n) for reinforced concrete pipe shall be 0.013 and for smooth interior wall HDPE pipe shall be 0.012.

The minimum velocity (flowing full) for all drainlines shall be two and a half (2.5) feet per second and the maximum velocity (flowing full) shall be twelve (12.0) feet per second flowing full.

Drainlines shall be Class IV Reinforced Concrete Pipe with o-ring seal joints conforming to ASTM C443. Corrugated polyethylene pipe with smooth interior walls conforming to AASHTO M294, Type S with o-ring seal joints may be used outside streets for systems that will remain forever private. The minimum pipe size shall be twelve (12") inches in diameter. In instances where pipe diameter increases, the change shall be provided at a manhole and the crown of the inflow pipe shall match the crown of the outflow pipe.

Catchbasins shall be five (5) foot inside diameter and shall have a minimum four (4) foot deep sump. Catchbasins shall be provided at intervals not to exceed three hundred (300) feet on center.

Separator structures having capacity to treat the water quality volume shall be provided upgradient of all surface stormwater basins and subsurface absorption systems and shall have a bypass capability for larger storms. Separator structures must accommodate cleaning with a clamshell bucket. Separator structures requiring use of a vacuum hose for cleaning shall not be used.

Pipe shall have the structural strength to accommodate depth of bury or surface loads. All drainage structures shall accommodate AASHTO SH20-44 loadings.

4.5.7.3 Roofwater recharge systems, surface stormwater basins and subsurface absorption systems shall be located in areas of permeable soil where there is a minimum of four (4) feet of

naturally occurring permeable soil between the bottom of the separate roofwater recharge system, surface stormwater basin, or subsurface recharge system and impervious soils or bedrock. A minimum separation of two (2) feet shall be provided the bottom of the separate roofwater recharge system, surface stormwater basin, or subsurface recharge system and seasonal high groundwater.

Design infiltration rates for roofwater recharge systems, surface stormwater basins and subsurface absorption systems shall be either the value obtained from permeability tests of Section 4.5.4.2 or the values set forth in the following table, whichever is less.

Table 2-1 Infiltration Rates for Various Soil Textures

Texture Class	NRCS Hydrologic Soils Group	Design Infiltration Rate (inches per hour)
Sand	A	8.27
Loamy Sand	A	2.41
Sandy Loam	B	1.02
Loam	B	0.52
Silt Loam	C	0.27
Sandy Clay Loam	C	0.17
Clay Loam	D	0.09
Silty Clay Loam	D	0.06
Sandy Clay	D	0.05
Silty Clay	D	0.04
Clay	D	0.02

4.5.7.4 Separate roofwater recharge systems shall be provided having sufficient volume to accommodate one (1) inch of runoff from roofs. Roofwater recharge systems shall be located in areas of permeable soil. Where roofwater recharge facilities are located within hydrologic soils group (HSG) D soils, drywells at the same elevation interconnected with equalizing pipes or linear systems of galleys shall be used.

4.5.7.5 Surface stormwater basins.

Surface stormwater basins including retention basins, detention basins, and basins providing both retention and detention shall be designed with the following objectives to be considered: hydraulic function, safety, maintenance, aesthetics, and when required, water quality.

Surface stormwater basin(s) shall be designed for aesthetics as well as function by proving a naturalistic freeform layout and attractive plantings.

Surface stormwater basins may be designed as detention basins, retention basins, or combined detention/retention basins provided that the design requirement that there be no increase in the peak

rate of stormwater discharge and no increase in the volume of stormwater discharge at the property line is achieved by the overall stormwater management system. All detention basins, retention basins, or combined detention/retention basins shall be located in areas of pervious soil and shall be designed to empty such that the required design volume is available within seventy-two (72) hours following the cessation of precipitation.

The design elevation of the bottom of the basins shall be set to provide a minimum two (2) foot separation between the bottom of the basin and spring high groundwater. A minimum of four (4) or more feet of naturally occurring permeable soil shall be provided between the bottom of the basin and impervious soil or bedrock.

Details of inlet and outlet control structures and the infiltration system at the bottom of the basin shall be provided.

One (1) foot of freeboard shall be provided above the one hundred (100) year design elevation of the basin.

An emergency spillway above the one hundred (100) year design elevation of the basin shall be provided for all basins that provides an unencumbered hydraulic connection and directs excess flow in a manner that avoids damage to public and private property and wetland resource areas.

Stormwater basin side slopes shall have a maximum slope of a three (3) horizontal to one (1) vertical (3 to 1). The BOARD reserves the right to limit the depth of basins to the twenty-five (25)-year design water surface to four (4) feet maximum. The BOARD reserves the right to require forty-eight inch (48) inch high non-climbable fencing surrounding the basin for safety based upon the nature of on-site and neighboring land uses. Guardrail shall be provided for basins in proximity to vehicular areas.

Basin embankments having a height of greater than four (4) feet between the required freeboard elevation and finished grade exterior to the basin shall require geotechnical testing and an embankment design prepared by a Massachusetts Geotechnical Professional Engineer. Sections through such embankments shall be provided and shall show slopes, impervious cores, and surface armoring.

Infiltration systems within detention/retention basins are required in the bottom of basins. Frames and grates shall be placed six (6") inches above the basin floor to allow sediment to settle.

Surface stormwater basins including surrounding maintenance access berms shall be provided on separate LOTS not part of any building LOT. A ten (10) foot wide minimum access and maintenance easement shall extend from the public way the stormwater basin lot.

A vehicle accessible level berm for maintenance access shall be provided surrounding each surface retention/detention basin or underground leaching structure. The level berm shall extend for a minimum of fifteen (15) feet (or the width recommended in the current edition of the Massachusetts Stormwater Handbook if greater) beyond the required freeboard line on the side slope of surface retention/detention basins and fifteen (15) feet beyond the structure or distribution piping of underground leaching basins.

To facilitate screening of the stormwater basin, a tree easement having a minimum width of ten (10) feet shall be provided around surface stormwater basins and subsurface absorption systems located adjacent to and outside the vehicle accessible level berm. Required plantings within the tree easement consist of evergreen trees planted at a maximum of fifteen (15) feet on-center in each row. Two (2) rows are required that are staggered to enhance screening. A single row of evergreen shrubs having minimum height of six (6) feet at maturity shall surround the trees. Trees shall be spruce or fir and have a minimum height of eight (8) feet in height at the time of planting.

The edge of surface stormwater basins shall be measured at the required freeboard elevation. Surface stormwater basins shall comply with minimum setbacks as follows:

- | | |
|---------------------------------|----------|
| ▪ Property lines | 25 feet |
| ▪ Front setback | 100 feet |
| ▪ Slab on grade buildings | 25 feet |
| ▪ Building cellars or basements | 100 feet |
| ▪ Street intersections | 200 feet |

4.5.7.6 Subsurface Recharge Systems

Subsurface absorption systems shall be designed with the following objectives to be considered: hydraulic function, safety, and maintenance.

Subsurface absorption systems shall meet the design requirement that there be no increase in the peak rate of stormwater discharge and no increase in the volume of stormwater discharge at the property line. All subsurface absorption systems shall be located in areas of pervious soil and shall be designed to empty such that the required design volume is available within seventy-two (72) hours following the cessation of precipitation.

The design elevation of the bottom of the system shall be set to provide a minimum two (2) foot separation between the bottom of the basin and spring high groundwater. A minimum of four (4) or more feet of naturally occurring permeable soil shall be provided between the bottom of the basin and impervious soil or bedrock.

An emergency overflow shall be provided for all systems that directs excess flow in a manner that avoids damage to public and private property and wetland resource areas.

Subsurface absorption systems shall consist of precast concrete structures capable of supporting HS20-44 loadings. HDPE recharge systems capable of supporting HS20-44 loadings may be used for systems that will remain forever private. Subsurface absorption systems shall be embedded in a minimum one (1) foot thick layer of double washed three-quarters ($\frac{3}{4}$) to one and a half ($1\frac{1}{2}$) inch stone on the top and sides. The top and sides of the stone shall be surrounded by filter fabric.

The treatment train shall provide for forty-four percent (44%) of Total Suspended Solids removal prior to inflow into the subsurface absorption system.

Subsurface absorption systems serving land SUBDIVISIONS shall be provided on separate LOTS not part of any building LOT. A ten (10) foot wide minimum access and maintenance easement shall extend from the public way the stormwater basin lot.

To facilitate maintenance, each structure shall be provided with a twenty-four (24") inch diameter frame and cover adjusted to finished grade at the inlet and outlet. Additional access covers shall be provided such that no portion of any subsurface recharge systems shall be more than fifty (50) feet from an access cover.

The edge of subsurface absorption systems shall be measured at the outer edge of washed stone or the outer wall of the recharge structure, whichever extends further outward. Subsurface absorption facilities shall comply with minimum setbacks as follows:

- Property lines 25 feet
- Slab on grade buildings 25 feet
- Building cellars or basements 100 feet

4.5.8 Mounding

A mounding analysis is required when the vertical separation from the bottom of an exfiltration system to seasonal high groundwater is less than four (4) feet and the recharge system is proposed to attenuate the peak discharge from a ten (10)-year or higher twenty-four (24)-hour storm. The mounding analysis must demonstrate that the Required Recharge Volume is fully dewatered within seventy-two (72) hours. The mounding analysis must also show that the groundwater mound that forms under the recharge system will not break out above the land or increase the water elevation in a bordering vegetated wetlands, open water areas within the seventy-two (72)-hour evaluation period.

A mounding analysis is also required when recharge is proposed at or adjacent to a site classified as contaminated, was capped in place, or has an Activity and Use Limitation (AUL) that precludes inducing runoff to the groundwater, pursuant to MGL Chapter 21E and the Massachusetts Contingency Plan 310 CMR 40.0000; or is a solid waste landfill pursuant to 310 CMR 19.000; or groundwater from the recharge location flows directly toward a solid waste landfill or 21E site. In this case, the mounding analysis must determine whether infiltration of the Required Recharge Volume will cause or contribute to groundwater contamination.

The Hantush¹ or other equivalent method may be used to conduct the mounding analysis; however, the Planning Board may require use of a numeric model for larger systems or where required to accurately model groundwater conditions.

4.5.9 Offsite Discharge

4.5.9.1 In instances where no LOTS can be developed within a SUBDIVISION because no naturally occurring soils are found within the project site which would allow recharge of

¹ Hantush 1967 – See Reference for Standard 3.

stormwater within seventy-two (72) hours, the APPLICANT may petition to allow offsite discharge of stormwater. The Planning Board may waive applicable requirements of Section 4.5.1 #14 provided that after due consideration that waiver of strict compliance with the provisions of Section 4.5.1 #14 is in the public interest.

4.5.9.2 Runoff may be conveyed to surface stormwater basins or subsurface absorption systems on contiguous properties that fully the offsite surface stormwater basins or subsurface absorption systems have sufficient capacity to attenuate the increase in peak rate and volume. The hydrologic analysis shall establish a design point at the outlet of the surface stormwater basins or subsurface absorption systems. Permanent easements shall be furnished encompassing all off-site stormwater management facilities and providing proper access for maintenance.

4.5.9.3 Runoff may be discharged to the municipal stormdrain system provided that the offsite connection conforms to the requirements set forth herein. Detention basins are provided on the project site having sufficient capacity to limit the post-development peak rate of stormwater discharge to the municipal system such that it is no greater pre-development peak rate of stormwater discharge to the municipal system. Any increase in the volume of stormwater runoff discharged to the municipal stormdrain system will not cause erosion or increase flooding or ponding of water in a manner that would damage properties or wetland resource areas. All offsite components of the receiving municipal stormdrain system shall have sufficient excess capacity such that they can accommodate runoff from the project site plus all runoff from full build out of all properties in its existing service area for the twenty-five (25)-year frequency storm event without surcharging. The Board of Selectmen may allow the connection and may as a condition of allowing the connection impose a user fee to be paid by the APPLICANT.

4.5.10 Lot Drainage

4.5.10.1 Required Drainage. Specific grading and lot drainage facilities shall be shown for SUBDIVISIONS requiring Special Permit authorization and the lot drainage requirements of this section shall be referenced on the lot layout sheets for conventional SUBDIVISIONS.

4.5.10.2 Lots shall be prepared and graded in such a manner that development of one LOT shall not cause detrimental drainage on another; if provision is necessary to carry drainage to or across a LOT, an easement or drainage right-of-way of a minimum width of twenty (20) feet and proper side slopes shall be provided. Stormdrains shall be designed in accord with the specifications of the BOARD. Where required by the Planning Board or the Board of Health, the APPLICANT shall furnish evidence that adequate provision has been made for the proper drainage of surface and underground waters from any LOT or LOTS. Stormwater shall not discharge overland across lot lines unless stormwater easements are provided.

4.5.10.3 Stormwater runoff for the two-year frequency storm event shall be recharged on the LOT or within groups of two or three contiguous LOTS in small shallow lawn depressions or raingardens to the maximum extent practicable.

4.5.10.4 Roofwater shall be recharged on-site. The required recharge volume shall be one inch of runoff in permeable soils, Aquifer Protection Districts, and Surface Water Protection Districts and one-half inch of runoff for other sites in accordance with the DEP Stormwater Handbook.

4.5.10.5 LID Drainage. The BOARD strongly encourages use of the on-lot stormwater management improvements listed hereinafter.

(a) Raingardens and small on-lot lawn depressions for roofwater recharge should be provided to accommodate roof water and surface water runoff.

(b) Porous pavement should be used for driveways, WALKWAYS, patios, and other hardscape elements.

(c) Portions of each lot should be maintained as a Natural Vegetation Area.

(d) Lot grading including driveway grading should disconnect lot runoff from the street drainage system.

(e) No discharge of runoff from driveways to the street stormdrain system.

(f) Use of porous pavement for driveways, WALKWAYS, and patios.

4.5.11 Construction

4.5.11.1 Drainage facilities shall be provided as indicated on the plan and in conformity with the requirements of Sections 200, 220, 230 of the Standard Specifications.

4.5.11.2 The standard depth of catch basin sumps shall be four (4) feet below the invert of the outlet pipe.

4.5.11.3 Manholes shall be constructed to the required depth at each junction point and as shown on the plan. Pipe culvert and pipe drains shall be in conformity with the requirements of Section 230 for installation of pipes.

4.5.11.4 All drain pipes except sub-drains shall be reinforced concrete pipe and shall be installed according to the size as shown on the plans. No backfilling of pipes shall be done until the installation has been inspected by the Town Engineer. All drainage trenches shall be filled with clean gravel borrow in accordance with “§150 Embankment of the Standard Specifications.”

4.5.11.5 Sub-drains cannot be used to lower the water table within Water Resource Protection Districts.

4.5.11.6 No drainage pipes from roof drains, driveway drains, or other on-lot sources shall be connected to the street drainage system without the explicit approval of the Planning Board and the Town Engineer.

4.5.11.7 Cast iron manhole covers and catchbasin grates shall be as manufactured by or equivalent to E.L. LeBaron Foundry model No.'s LK-110 for manholes, L.F. 248-2 for catchbasins or for catchbasins at the end of or on five (5%) percent gradient roads No. LK-120A (Cascade Grate).

4.6 Natural Features

4.6.1 Open Space

Before approval of a plan, the BOARD may also, in proper cases, require the plan to show a park or parks, suitably located for playground or recreation purposes or for providing light and air. The park or parks shall not be unreasonable in area in relation to the land being subdivided and to the prospective uses of such land and shall be at least equal to one acre of land for each twenty (20) single-family dwelling units or fraction thereof shown on the plan. It shall be equal to three (3) times the floor area of all other dwelling units, and ten (10%) percent of the land area for all non-residential SUBDIVISIONS. The BOARD may, by appropriate endorsement on the plan, require that no building be erected upon such park or parks without its approval for a period of three (3) years. Each area reserved for such purpose shall be of suitable area, dimensions, topography and natural character for the purposes of a park and/or playground. The area or areas shall be so located as to serve adequately all parts of the SUBDIVISION as approved by the BOARD. The BOARD may require that the area or areas reserved shall be located and laid out so they may be used in conjunction with similar areas of adjoining subdivisions, or of probable subdivisions. Any land so reserved shall be graded to dispose properly of surface water and shall be left in condition for the purpose intended, as required by the BOARD. Compensation shall be made for land acquired in this manner as provided in MGL Chapter 41 Section 81-Q.

4.6.2 Protection of Natural Features

Every effort shall be made in both design and construction to preserve and protect all natural features, such as trees, wooded areas, water courses, scenic points, historic spots, and similar community assets, which if preserved will add attractiveness and value to the SUBDIVISION. Any clearance, backfilling, cutting, thinning or other disturbance to trees in excess of twelve (12") inches in diameter, measured four (4) feet above grade, located within the street layout or in areas marked on the plan to remain natural and within an area ten (10) feet from and parallel to the street line, shall be prohibited, unless, deemed both proper by the BOARD and not in conflict with the intent of Section 4.6. Any proposed clearance of trees shall be shown on the plan and reason for tree clearance, may be requested by the BOARD. The reasons for tree clearance should be provided to the BOARD in writing.

4.6.3 Retained Trees

Existing trees to be retained within the right-of-way plus the ten (10) foot strip parallel thereto shall be marked in the field to avoid accidental damage. Grade within the drip line of such trees shall not be changed more than six (6") inches, and not less than twenty-five (25) percent of that area shall be retained within four (4") inches of present grade. Tree wells or retaining walls shall be used where necessary to accomplish this, and shall be of fieldstone with a thickness at any point of not less than one-third (1/3) the depth below retained grade, unless an alternative is detailed in the plan submittals and approved by the Planning Board.

Dead or diseased limbs shall be removed. Retained trees within the street right-of-way shall normally have branches removed to provide six (6) feet clear height above finished grade.

4.6.4 Planted Trees

4.6.4.1 Street trees shall be spaced with one tree on the average of thirty-five (35) feet apart on each side of proposed roadways. Trees shall be planted within a tree easement that is 20 feet in width along the edge of the right-of-way.

4.6.4.2 Trees shall be well-rooted nursery grown stock free of injury, harmful insects and diseases. They shall be well-branched, and the branching structure shall be sound. The caliper at four (4) feet above grade shall be two-and-one-half (2-1/2") inches. Trees not meeting the two and a half (2-1/2") inches caliper will not be accepted by the Tree Warden, and will require removal and replacement by the contractor at the sole expense of the contractor.

4.6.4.3 Trees shall be of any of the following species:

Acer rubrum	Red Maple
Celtis occidentalis	Hackberry
Fraxinus Americana	White Ash
Liquidambar styraciflua	American Sweetgum
Nyssa sylvatica	Tupelo
Quercus alba	White Oak
Quercus coccinea	Scarlet Oak
Quercus palustris	Pin Oak
Ulmus rubra	Red elm
Quercus rubra	Red Oak

Trees on one side of the street may be set either opposite or diagonally to trees on the opposite side of the roadway.

All trees shall be planted in a hole at least one and a half (1 1/2) foot in diameter larger than the tree root system ball and one (1) foot deeper than the bottom of the root system ball. All trees shall be backfilled and planted with a quality grade of loam mixed with bog peat and organic fertilizer such as de-hydrated manure, or formulated compost. All trees shall be supported with two (2) stakes, two (2") inches by two (2) inches by seven (7) feet. Trees shall be attached to stakes by single strand wire with garden hoe utilized for protection around the tree trunk. Trees shall be watered in during planting using a minimum of ten (10) gallons per tree. After tree is planted, a minimum three (3") inch layer of fine textured bark mulch shall be applied.

From the time of planting through one full growing season after the issuance of the occupancy permit for the structure or structures on the LOT in front of which the tree(s) is/are located, the subdivider shall be responsible for maintenance of planted trees and replacement of those which have died or become diseased.

4.6.5 Other Plantings

4.6.5.1 All areas within the right-of-way including cul-de-sac islands as well as unbuildable parcels along road right-of-ways which are not paved shall either be loamed and seeded for grass or, where some or all natural vegetation is retained or to be restored, shall be mulched and planted, with designation of type of treatment to be made by the Planning Board, taking into consideration the designated treatment of adjacent LOTS, the long term maintenance of the planting and the feasibility of successfully retaining existing vegetation.

In general, durable, low maintenance native plantings are preferred over loam and seed treatments.

4.6.5.2 Areas to be planted in grass shall have loam placed to a compacted depth of six (6") inches. The grass seed shall be Creeping Red Fescue and Perennial Rye Grass and shall otherwise conform to Section M6.03.0 of the Standard Specifications. It shall be placed at the rate of four (4) pounds per one thousand (1,000) square feet and shall be properly fertilized and watered with uniform coverage to keep the seeded areas moist. After growth has started, seeded areas shall be watered regularly to a minimum depth of two (2") inches until the performance guarantee is released.

4.6.5.3 Areas to have natural vegetation shall have supplemental plantings as directed by the Planning Board or its agent, and shall be covered with clean pine bark mulch or other appropriate mulch material, to a depth of at least three (3") inches, and watered if necessary until the performance guarantee is released.

4.6.6 Revegetation

To minimize erosion, all disturbed areas shall be stabilized within fourteen (14) days. Permanent revegetation or paving shall be completed within sixty (60) days following first disturbance.

4.7 Easements

4.7.1 Width

Where utilities cross LOTS or are centered on rear or side lot lines, easements shall be provided of a width of at least twenty (20) feet.

4.7.2 Stormwater Easements

Where a SUBDIVISION is traversed by a water course, drainage way, channel or stream, the BOARD shall require a stormwater easement or drainage right-of-way of adequate width and proper side slope as determined by the Town Engineer to conform substantially to the lines of such water course, drainage way, channel or stream and to provide for construction or other necessary purposes. In no case shall the width be less than twenty (20) feet or the side slope be steeper than two (2) horizontal on one (1) vertical.

4.7.3 Access

Access easements or parcels to adjacent property shall be provided, if required by the BOARD, for use by emergency vehicles and for the benefit of the TOWN. They shall be a minimum width of twenty (20) feet.

4.7.4 Layout

Wherever possible easements along rear lot lines shall be continuous to the street at the end of the block to connect with the adjoining blocks in the shortest direct line.

4.7.5 Construction Easements

Temporary construction easements shall be reserved over all LOTS to the benefit of the Developer and the Town of Sharon to allow installation, maintenance, and repair of any required SUBDIVISION improvements located on private LOTS including without limitation, driveways, slopes, walls, roofwater recharge systems, stormwater management facilities, materials, and utilities.

4.8 Other Requirements

4.8.1 Monuments

4.8.1.1 Monuments shall be installed on street lines at all points of intersections of streets with each other and at all points of curvature and at all points of change in direction.

4.8.1.2 Monuments shall be a standard permanent granite of not less than three foot six (3'6") inches in length and not less than six (6") inches in width and breadth and shall have a one-half (1/2") inch diameter hole one and one-half (1 1/2") inches deep, drilled in the center of the top surface. Said MONUMENTS shall be installed at the time of final grading with the top flush with the top final graded surface.

4.8.1.3 The placement and accurate location of these MONUMENTS shall be certified by a registered land surveyor and properly located on the As-Built Plans. See Section 3.3.11.

4.8.2 Street Signs

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

4.8.2.2 Street signs for each intersecting street shall be installed at each intersection to conform to those used by the Sharon Public Works Department and installed at a location as approved by the Public Works Department.

4.8.2.3 In the event street signs, once erected, are damaged or vandalized, the DEVELOPER shall within seven (7) days repair and/or replace such signs. This requirement shall remain in force until such street and its appurtenances are accepted by the TOWN.

4.8.3 Walls

4.8.3.1 All exposed surfaces of headwalls and retaining walls shall be faced with fieldstone masonry.

4.8.3.2 All headwalls and retaining walls shall be designed by a registered structural engineer using geotechnical design criteria obtained from a site specific soils investigation.

4.8.4 Cleanup

Any area disturbed by construction and all rights-of-way shall be cleaned up so as to leave the area shown on the Plan in a neat and orderly appearance, free from debris, tree stumps, loose rocks, mounds of dirt or other objectionable material. Said material shall be removed from the site and properly disposed of.

4.8.5 Maintenance of Improvements

For the purpose of protecting the safety, convenience and welfare of the Town's inhabitants, for the provision of adequate access to all of the LOTS in a SUBDIVISION by ways that will be safe and convenient for travel, for reducing the danger to life and limb in the operation of motor vehicles, for securing safety in the case of fire, flood, panic and other emergencies; under the authority of Chapter 41, Section 81-M as amended.

APPLICANT or his/her successor shall provide for the proper maintenance and repair of improvements until ownership of such improvements is accepted by the TOWN.

As a minimum, maintenance shall include the following:

1. Snow and Ice Control

- a. Sand/salt shall be applied to all streets on which a dwelling(s) is/are occupied so as to provide safe access to an existing public way. Sand/salt shall be applied in a manner consistent with the then current policies and procedures of the Department of Public Works.
- b. Occupied streets shall be plowed to provide safe access to an existing public way whenever the Department of Public Works plows similar accepted TOWN ways. Generally the Department of Public Works will plow all streets whenever snowfall exceeds three (3") inches in depth.
- c. It shall be the DEVELOPER's responsibility prior to November 1st of each year to prepare and coordinate a snow/ice control plan with the Superintendent of Public Works. Upon approval of such plan by the Superintendent of Public Works, the DEVELOPER shall file copies with the Planning Board and the Department of Public Works.
- d. Street Sweeping. As a minimum, the DEVELOPER shall cause all streets on which a dwelling(s) is/are occupied to be swept monthly. The DEVELOPER shall maintain an

accurate record of all street sweeping activity in his/her development and shall provide copies of same to the Town Engineer. A final sweeping shall be performed at least two (2) weeks but not more than four (4) weeks prior to consideration for acceptance of every street by Town Meeting.

4.8.6 Flood Hazard Avoidance

4.8.6.1 Any SUBDIVISION located in any part within the Flood Hazard District established under the Zoning By-Law shall comply with the following:

4.8.6.2 SUBDIVISION design shall be consistent with the need to minimize flood damage within the flood-prone area, through use of clustering, open space reservation, street profile design, and drainage.

4.8.6.3 All PUBLIC UTILITIES and facilities, such as sewer, gas, electrical and water systems shall be located and constructed to minimize or eliminate flood damage.

4.8.6.4 Drainage systems shall be designed in consideration of possible flooding to the BASE FLOOD ELEVATION.

4.8.7 Maintenance of Improvements

Stop signs and stop bars on the pavement shall be installed by the DEVELOPER at those intersections, whether public or private, where the warrants for stop signs are satisfied. Stop signs shall be erected and maintained as specified for Street Signs per Section 4.8.2 of these Rules and Regulations. Stop signs shall conform to the Manual for Uniform Traffic Control Devices and be placed as determined by the Superintendent of Public Works. All intersections, roadways and roadway systems shall include a "Traffic Control Plan," prepared by a registered traffic engineer, which shall include pavement markings, signage and lighting. Any intersection meeting the warrants for signalization as set forth in the Manual for Uniform Traffic Control Devices shall be provided with a complete traffic control system.

SECTION 5.0 ADMINISTRATION

5.1 Variation

Strict compliance with the requirements of these Rules and Regulations may be waived when in the judgment of the BOARD such action is in the public interest and not inconsistent with the SUBDIVISION CONTROL LAW. The Planning Board may, in special and appropriate cases, waive strict compliance with such portions of these Rules and Regulations, as provided for in MGL Chapter 41, Section 81-R, where such action is in the public interest and not inconsistent with the purpose and intent of the SUBDIVISION CONTROL LAW. Waivers are only granted for projects which provide, in the sole opinion of the Planning Board, clear and significant improvements to the quality of a project compared with a project which meets the minimum of the subdivision regulations.

A waiver request must be submitted in writing by the APPLICANT, and submitted, whenever feasible, with the submission of the PRELIMINARY PLAN. The request should state the applicable Section of the Rules and Regulations and the exact nature of the waiver requested.

It is the policy of the Sharon Planning Board that waivers not be granted for any of these regulations, unless the APPLICANT can first demonstrate that the entire SUBDIVISION can be constructed in full conformance with all requirements of the Rules and Regulations. The BOARD may then consider waiver of certain regulations if it deems their waiver to be in the public interest.

5.2 Reference

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

5.3 Evidence of Filing

Prior to any work including site clearing or installation of subdivision improvements, the APPLICANT shall deliver three copies of the approved and RECORDED Definitive Subdivision Plans, an affidavit confirming ownership of the locus, and evidence of submission of the Planning Board Decision, the approved DEFINITIVE PLAN, and the Covenant if any, to be RECORDED in the Registry of Deeds or registered with the Land Court in accordance with Section 3.3.8.

5.4 Building Permit

5.4.1 Release

No building shall be erected within a subdivision without written permission from the BOARD by Form J - Release Form.

5.4.2 Minimum Standards for Release

5.4.2.1 No LOT shall be released from the restrictions as to sale and building specified on the DEFINITIVE PLAN until the minimum requirements for the construction of ways and

MUNICIPAL SERVICES as specified hereinafter have been completed to the satisfaction of the Planning Board to adequately serve specific LOTS shown on the DEFINITIVE PLAN and the segment of the PRIMARY ACCESS ROUTE that is required to conform to applicable standards has been brought into compliance (§4.2.10).

5.4.2.2 Said minimum requirements for the construction of ways and MUNICIPAL SERVICES shall include all subdivision improvements specified in Section 4.0 that serve or relate to each specific LOT to be released except for those subdivision improvements which may be deferred (deferred subdivision improvements) as enumerated hereinafter:

- (1) The top course of hot mix asphalt on the TRAVELED WAY;
- (2) The top course of hot mix asphalt on SIDEWALKS, WALKWAYS, BIKEWAYS, and SHARED PATHWAYS;
- (3) On-lot roofwater recharge systems and on-lot drainage systems intended to be permanently disconnected from the SUBDIVISION drainage system;
- (4) Streetlight poles and fixtures provided that conduits and appurtenances are installed and light poles and fixtures are delivered to the site or delivered to a facility where they may be inspected by the BOARD or its agent.
- (5) Seasonally limited landscaping provided that said seasonally limited landscaping shall be installed on or before May 15th of the following year; and
- (6) Maintenance as set forth in §4.8.5 that extends beyond the date of LOT release.

5.4.2.3 The instruments of surety shall be updated and sufficient to ensure satisfactory completion of deferred subdivision improvements as listed in Section 5.4.2.2.

5.4.2.4 Streets serving the specific LOTS to be released shall be completed block by block such that adequate access and infrastructure for any released LOT consists of self-sufficient, sustainable and complete segments.

5.4.2.5 Evidence shall be submitted that a Homeowner's Association Document in a formed acceptable to Town Counsel has been RECORDED in the Registry of Deeds or registered with the Land Court.

5.4.2.6 An executed copy of Form K or other instrument approved by the BOARD transferring to the TOWN easements to construct, inspect, repair, renew, replace, operate and forever maintain utilities, slopes, and access as provided in Section 3.3.9.

5.4.3 Buildings

The Building Inspector shall not issue any permit for the erection of a building until he(he) is first satisfied that the LOT on which the building is to be erected is not within a SUBDIVISION or that a way furnishing the access to such LOT as required by the SUBDIVISION CONTROL LAW is shown on a plan RECORDED or entitled to be RECORDED under Chapter 41, Section 81-X, as amended, and that any condition endorsed thereon limiting the right to erect or maintain buildings on such LOT have been satisfied or waived by the BOARD. In the event that more than one building for dwelling purposes be erected or placed or converted to use as such on any LOT, that

the Building Inspector is satisfied that consent has been obtained from the BOARD in accord with Section 2.4 of these Rules and Regulations, Chapter 41, Section 81-Y, and amendments thereto.

5.4.4 Occupancy

No structure shall be occupied until all subdivision improvements specified in Section 4.0 including the temporarily deferred subdivision improvements as set forth in Section 5.4.2.2 (1), (2), (3), and (4) that serve or relate to the specific LOT for which occupancy is sought have been completed to the satisfaction of the Planning Board.

5.5 Inspection

5.5.1 Coordination

Inspections shall be arranged by the DEVELOPER with the Town Engineer for that purpose prior to the construction of streets and the installation of utilities and during construction as specified herein at each significant construction stage.

5.5.2 Notice

Inspection shall be requested of the Town Engineer at least forty-eight (48) hours in advance of the inception of any stage of the construction.

5.5.3 Order

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

5.5.4 Form

The proper Town Official shall indicate on Form P - Inspection Form, provided by the BOARD, the date of inspection and the approval and shall file such form, and an inspection report, if any, with the BOARD subsequent to each inspection.

5.5.5 Failure to Comply

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 accord with Chapter 41, Section 81-W, of the General Laws of Massachusetts.

5.6 Validity

If, in any respect, any provision of these Rules and Regulations, in whole or in part, shall prove to be invalid for any reason, such invalidity shall only affect the part of such provision which shall be invalid and in all other respects these Rules and Regulations shall stand as if such invalid provision had not been made, and they shall fail to the extent, and only to the extent, of such invalid

provision, and no other provision of these Rules and Regulations shall be invalidated, impaired or affected thereby.

5.7 Effective Date

These regulations become effective after approval by the Board, certification by the Town Clerk and filing with the Registry of Deeds and the Recorder of the Land Court.

SCHEDULE A
SAMPLE TITLE

SUBDIVISION NAME
A SUBDIVISION IN SHARON, MASS.

SHEET TITLE ^[1]
DATE SCALE
OWNER NAME
ADDRESS
PREPARED BY
NAME ^[2]
ADDRESS

[1] KEY PLAN
LOT LAYOUT
PLAN & PROFILE
(Street name & stations)

[2] CIVIL ENGINEER & LAND SURVEYOR
OR COMPANY

SCHEDULE B
SAMPLE NOTES

PLANNING BOARD APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED

DATE: _____

SHARON PLANNING BOARD

DATE APPROVED: _____

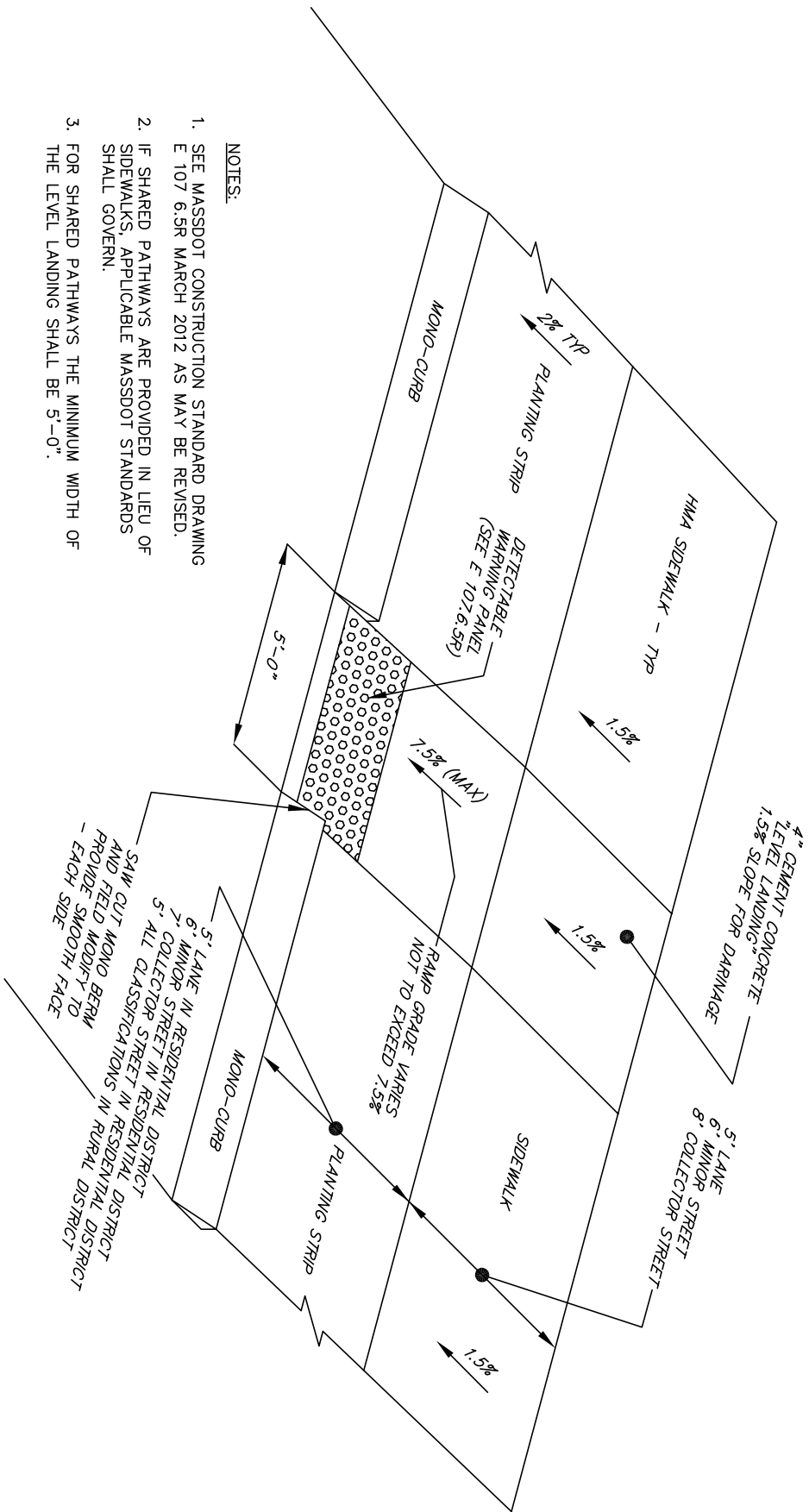
SHARON PLANNING BOARD

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING
BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED
IN THIS OFFICE. _____

SHARON TOWN CLERK

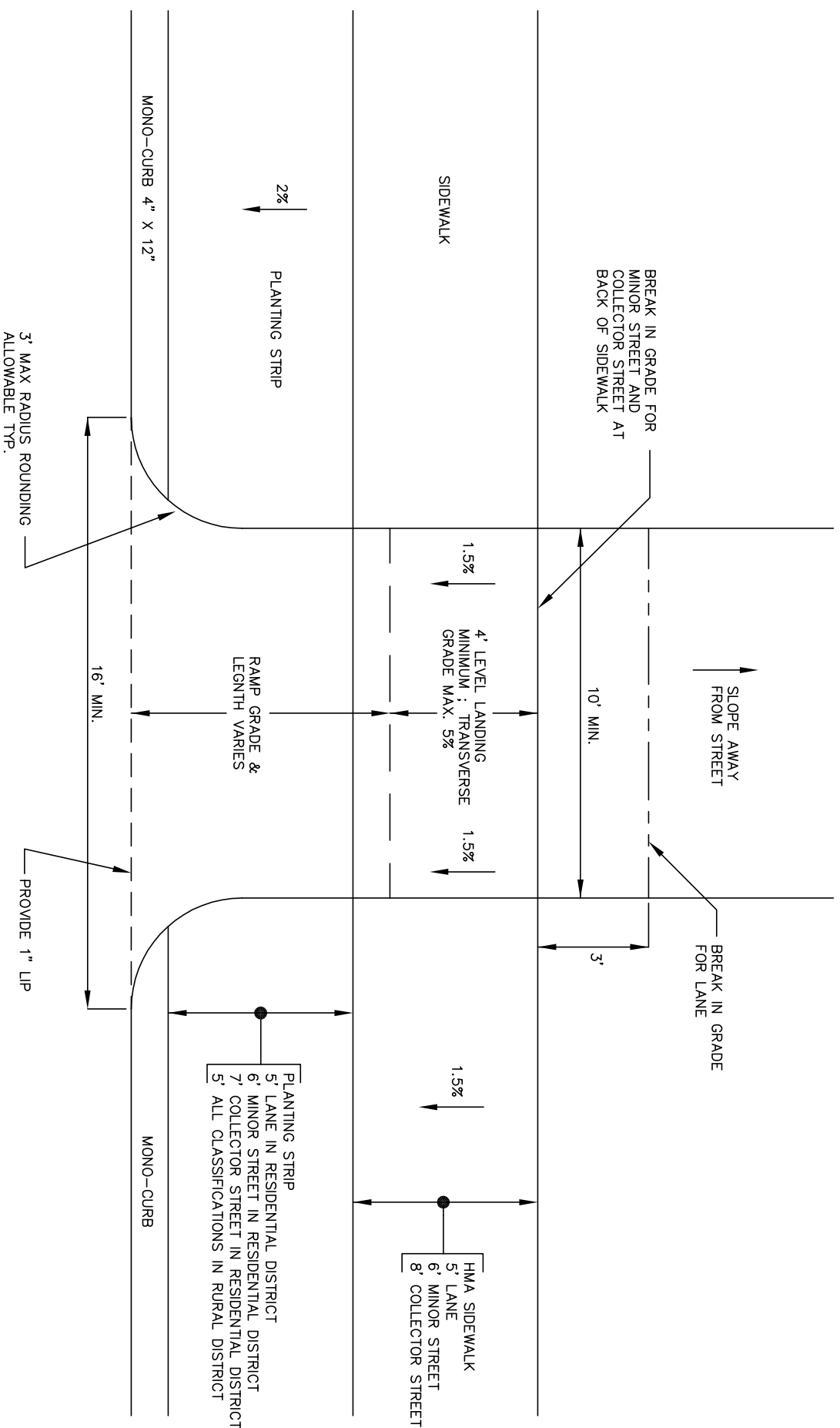
DATE: _____

SHARON BOARD OF HEALTH



- NOTES:**
1. SEE MASSDOT CONSTRUCTION STANDARD DRAWING E 107 6.5R MARCH 2012 AS MAY BE REVISED.
 2. IF SHARED PATHWAYS ARE PROVIDED IN LIEU OF SIDEWALKS, APPLICABLE MASSDOT STANDARDS SHALL GOVERN.
 3. FOR SHARED PATHWAYS THE MINIMUM WIDTH OF THE LEVEL LANDING SHALL BE 5'-0".

Town of Sharon Department of Public Works		DWN BY: JBR
SCHEDULE C WHEELCHAIR RAMP FOR SIDEWALKS WITH A PLANTING STRIP		APPD BY: TCH
		DATE: MARCH 2014
		DWG NO. WCR-1

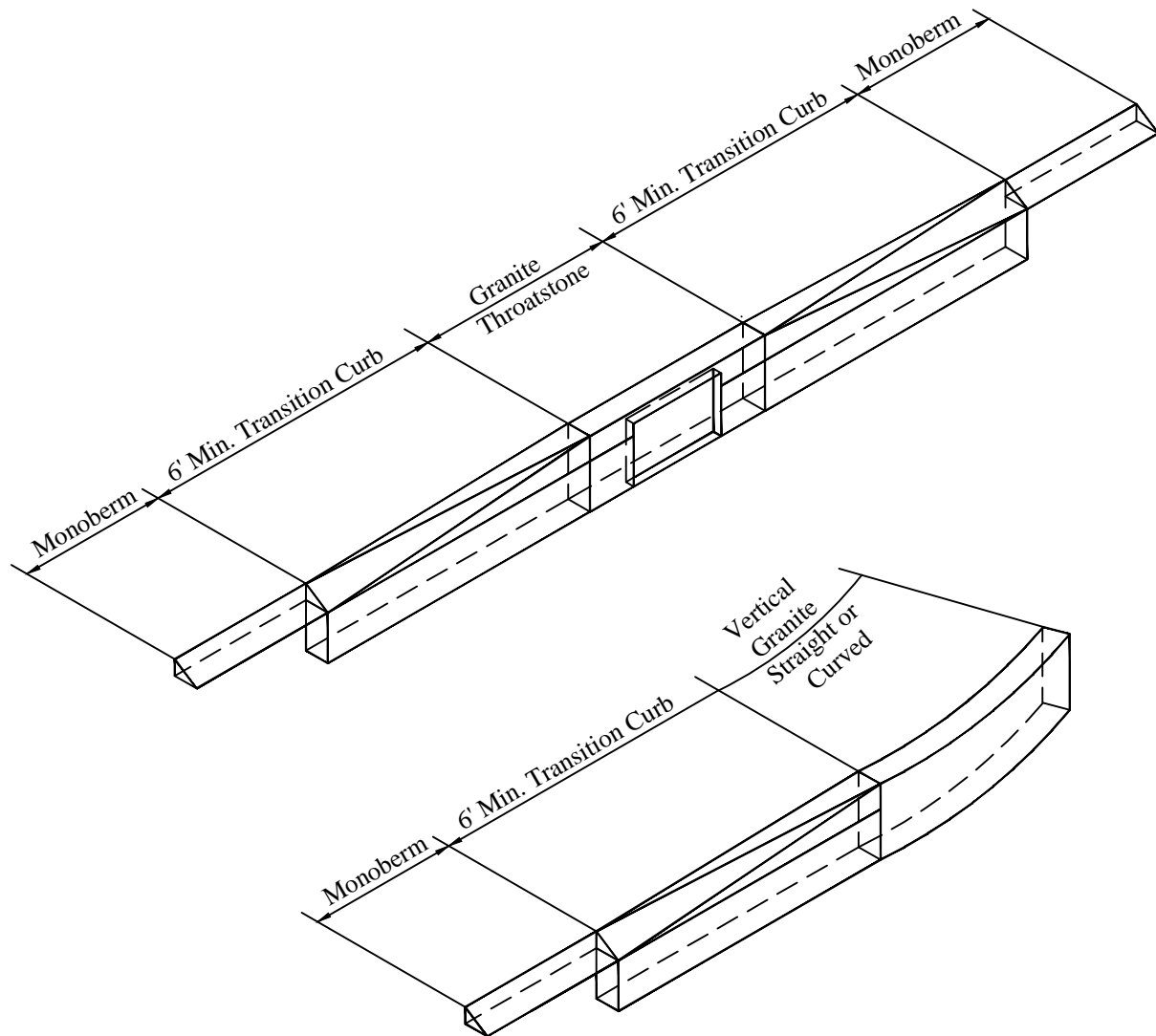


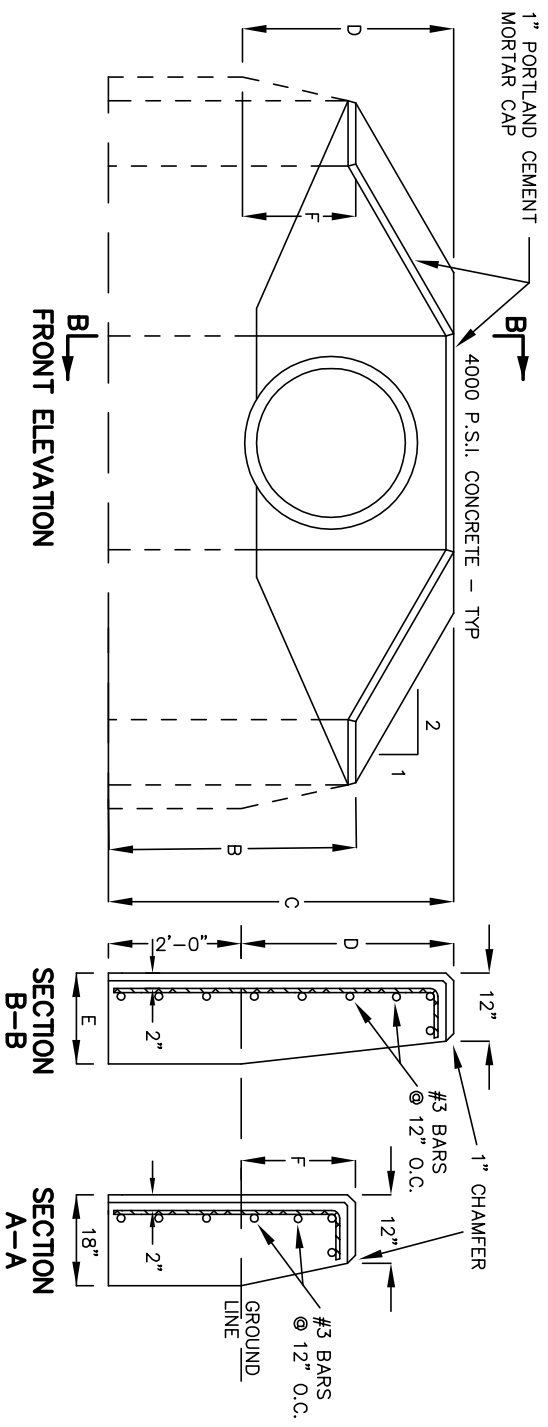
NOTE:

1. GRADE AT BACK OF SIDEWALK AT DRIVEWAYS SHALL BE 6 INCHES HIGHER THAN GUTTER

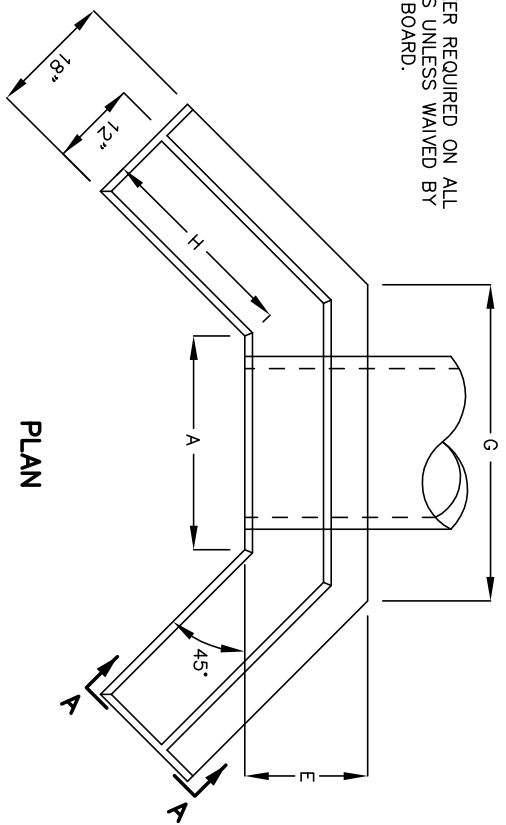
<p><i>Town of Sharon</i> <i>Department of Public Works</i></p>		DWN BY: JBR
<p>SCHEDULE D RESIDENTIAL DRIVEWAY</p>		APPD BY: TCH
		DATE: MARCH 2014
		DWG NO. CC-1

SCHEDULE F GRANITE TRANSITION CURB





NOTE:
MASONRY VENEER REQUIRED ON ALL EXPOSED FACES UNLESS WAIVED BY THE PLANNING BOARD.



HEADWALL DIMENSIONS ¹.

DIA	A	B	C	D	E	F	G	H
12"	2'-6"	3'-6"	4'-6"	2'-6"	1'-6"	1'-6"	4'-3"	3'-0"
15"	2'-9"	3'-6"	4'-6"	2'-6"	1'-6"	1'-6"	4'-6"	3'-3"
18"	3'-0"	3'-9"	4'-9"	2'-9"	1'-6"	1'-9"	4'-9"	3'-6"
24"	3'-6"	4'-0"	5'-0"	3'-0"	1'-6"	2'-0"	5'-3"	4'-0"
36"	4'-6"	4'-3"	6'-0"	4'-0"	1'-8"	2'-3"	5'-11"	5'-0"

FOR PIPE DIAMETERS EXCEEDING 36"
REFER TO MASSDOT DRAWING E 206 6 0
MARCH 2012 AS MAY BE REVISED.

1. NOT INCLUDING MASONRY VENEER.

<p><i>Town of Sharon</i> <i>Department of Public Works</i></p>	DWN BY: JBR
	APPD BY: TCH
	DATE: MARCH 2014
<p>SCHEDULE G HEADWALL WITH WINGWALL</p>	DWG NO. HW-1



MASONRY VENEER REQUIRED ON ALL EXPOSED FACES UNLESS WAIVED BY THE PLANNING BOARD.

1. NOT INCLUDING MASONRY VENEER.

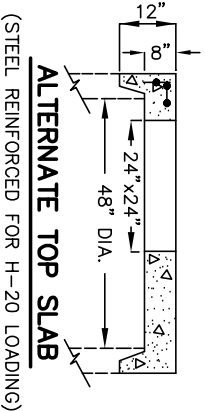
Q = 6" FOR 2:1 SLOPE						
DIA	12"	15"	18"	21"	24"	30"
L	5'-6"	6'-6"	7'-6"	8'-8"	9'-3"	10'-6"

1. NOT INCLUDING MASONRY VENEER.

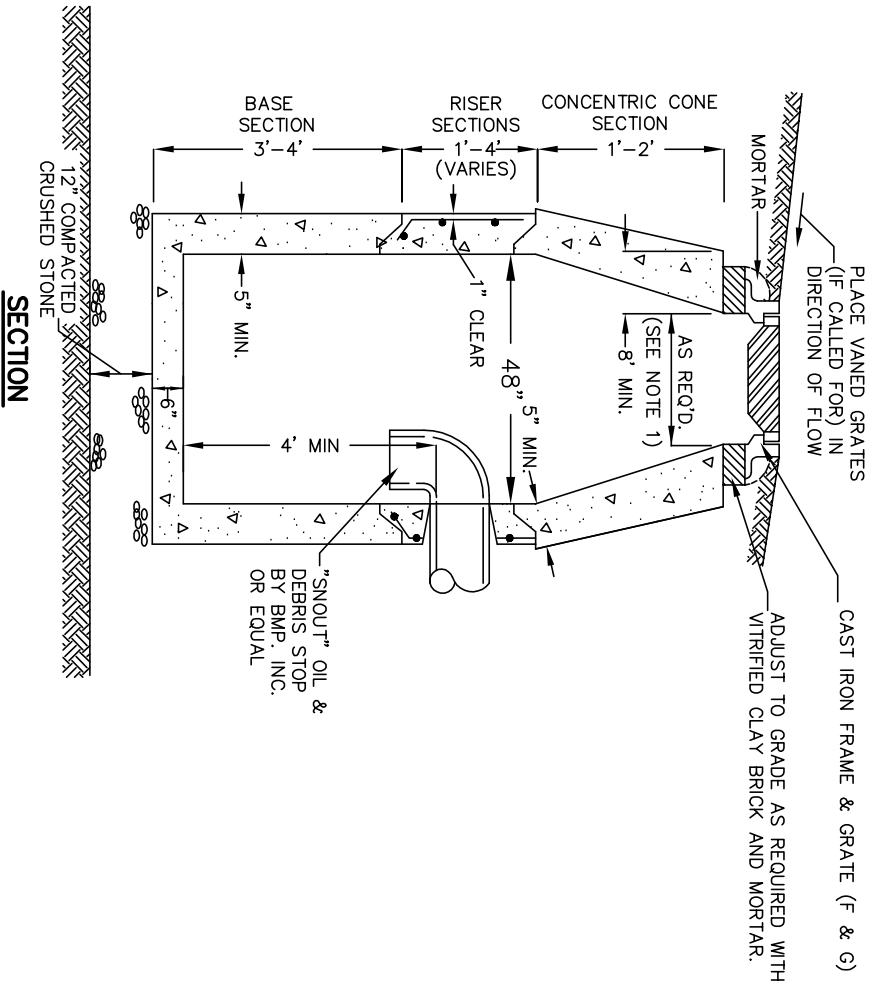
<p><i>Town of Sharon</i> <i>Department of Public Works</i></p>	DWN BY: JBR
	APPD BY: TCH
	<p>SCHEDULE H STRAIGHT HEADWALL</p>

GENERAL NOTES:

1. PROVIDE 24"x24" OPENING AND LE BARON LF248-2 FRAME AND GRATE FOR SINGLE GRATE CATCH BASIN (CB). PROVIDE 24"x36" OPENING AND 2 LE BARON 3-FLANGE LK 120A FRAME AND GRATES FOR DOUBLE GRATE CATCH BASIN (CB-DBL).
2. LE BARON OR EQUAL PRODUCTS WILL BE PERMITTED BASED ON TOWN ENGINEER APPROVAL.
3. SET FRAME IN FULL BED OF MORTAR. BRICKS MAY BE USED FOR GRADE ADJUSTMENTS.
4. JOINT SHALL BE SEALED WITH MASTIC GASKET PER FED. SPEC SS-SS-210 AND AASHTO M-198.
5. PROVIDE "V" KNOCKOUTS FOR PIPES w/ 2" CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
6. REINFORCED STEEL CONFORMS TO LATEST ASTM SPEC. 0.12 SQ.IN./ LINEAR FT. AND 0.12 SQ.IN. (BOTH WAYS) BASE BOTTOM.
7. CONCRETE COMPRESSIVE STRENGTH-4000 PSI MIN.
8. MANHOLE DESIGN SPECS CONFORM TO LATEST ASTM C-478 SPEC FOR "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS."

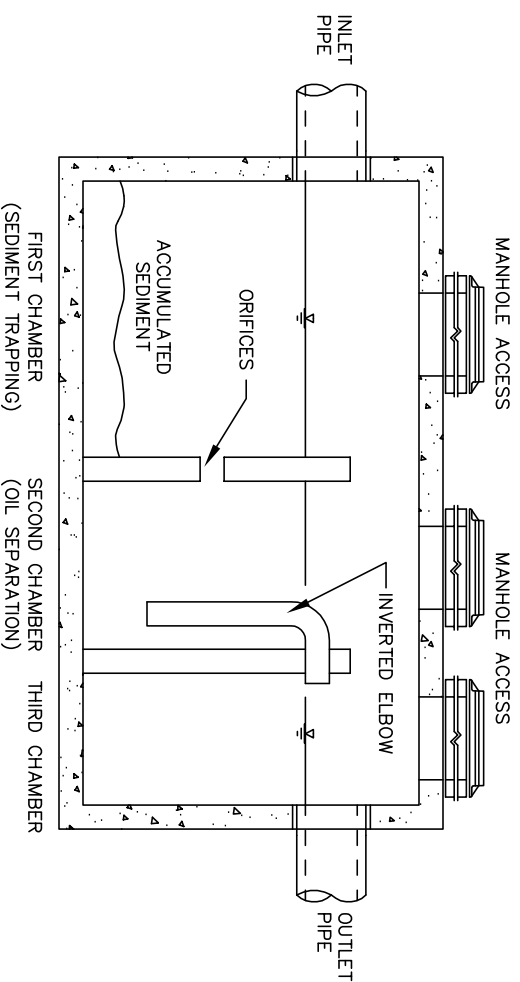
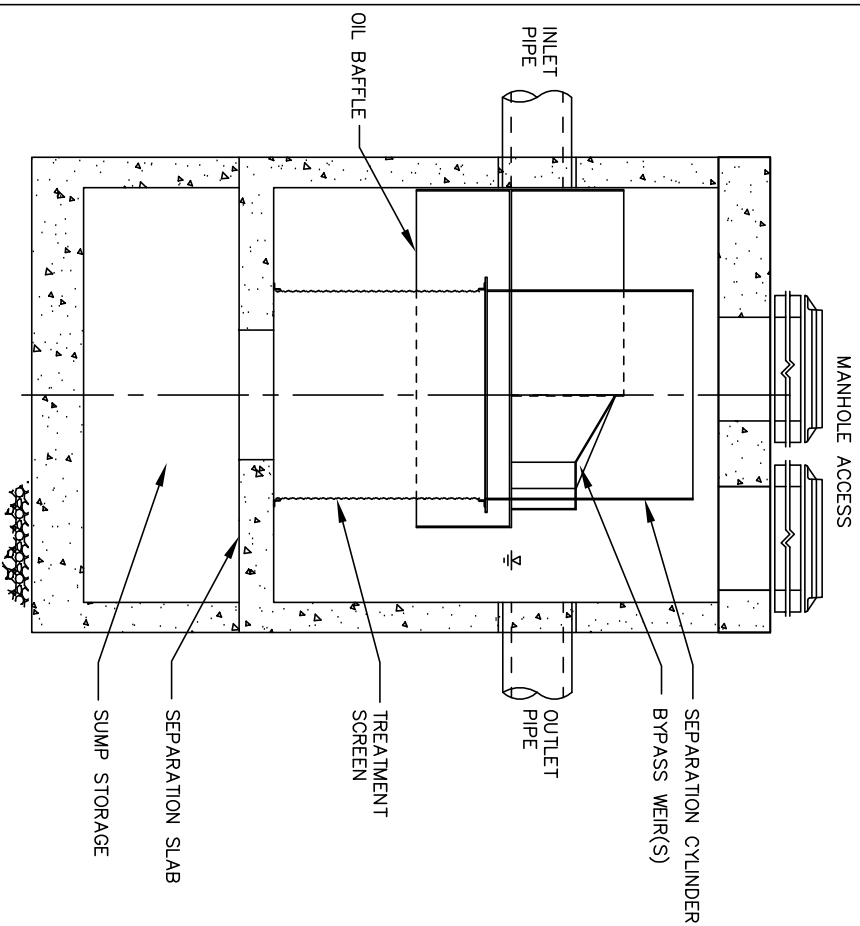


ALTERNATE TOP SLAB
(STEEL REINFORCED FOR H-20 LOADING)



SECTION

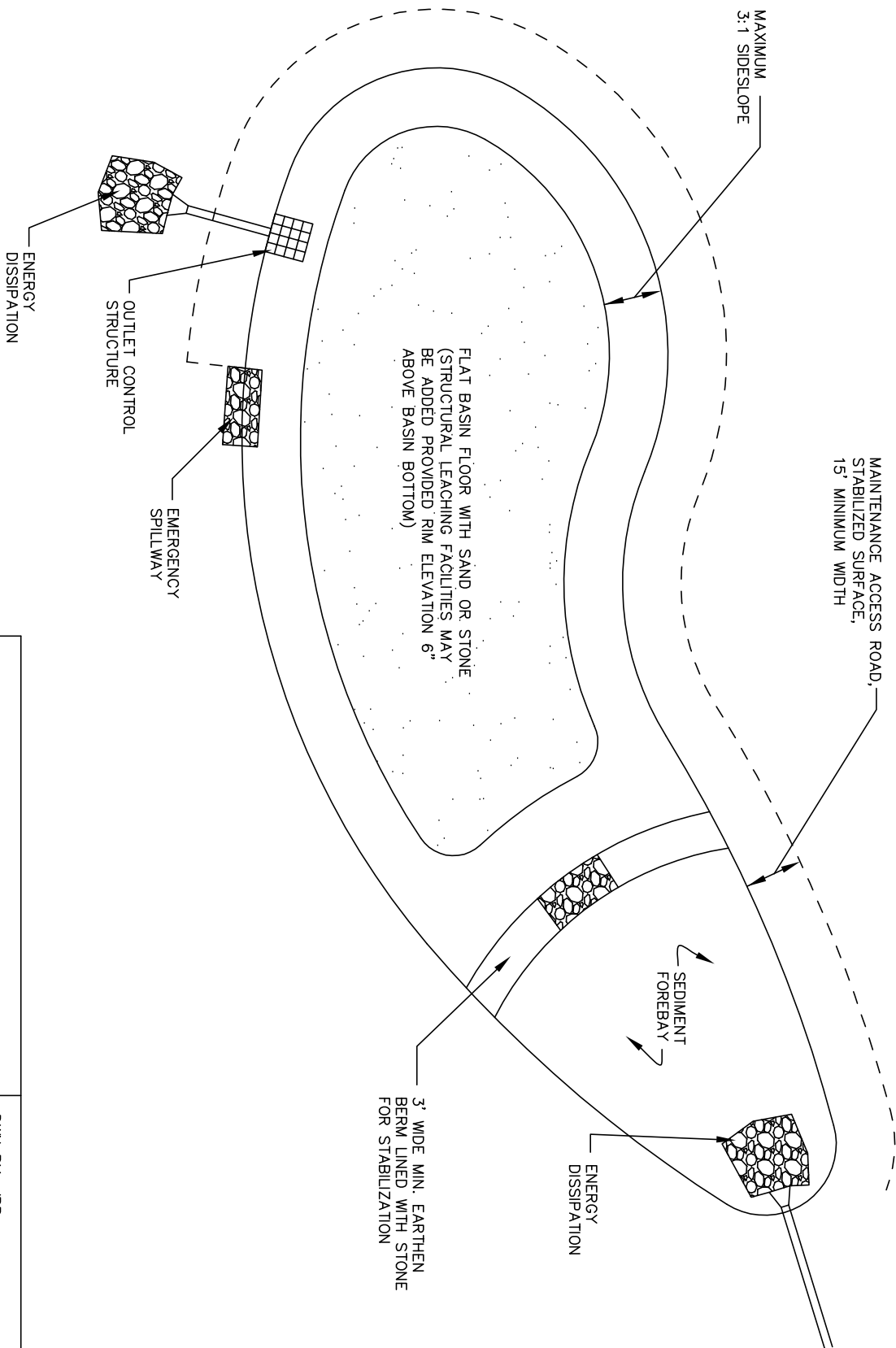
Town of Sharon Department of Public Works	DWN BY: JBR
	APPD BY: TCH
	DATE: MARCH 2014
SCHEDULE 1 CATCH BASIN	DWG NO. CB-1



NOTE:

OIL-WATER SEPARATORS SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL COMPLY WITH ALL ASPECTS OF THE MASS DEP STORMWATER HANDBOOK.

<p><i>Town of Sharon</i> <i>Department of Public Works</i></p>	DWN BY: JBR
	APPD BY: TCH
	DATE: MARCH 2014
<p>SCHEDULE J SCHEMATIC OIL WATER SEPARATORS</p>	DWG NO. OWS-1



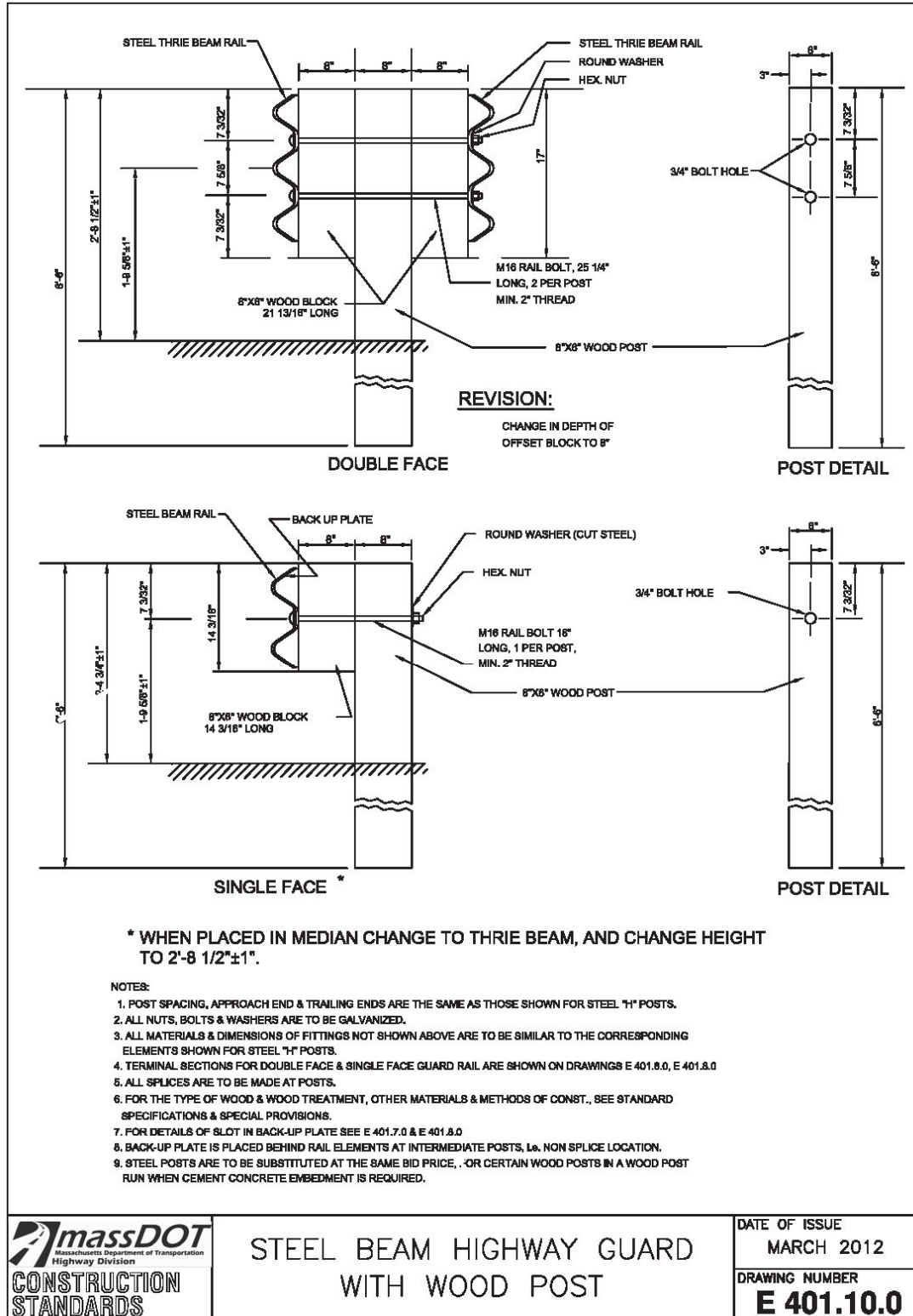
NOTE:

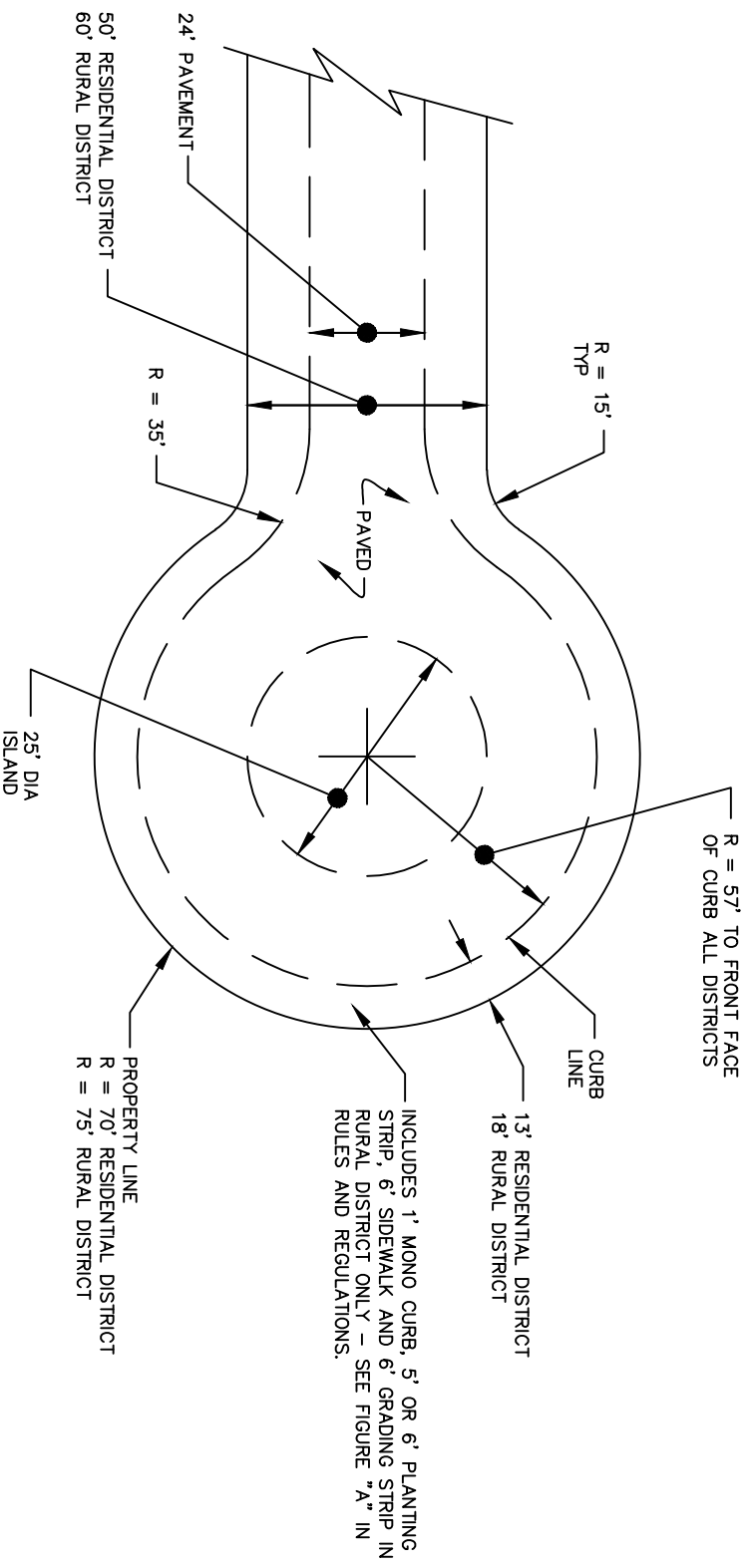
THE STORMWATER BASIN SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER, AND SHALL COMPLY WITH ALL ASPECTS OF THE MASS DEP. STORMWATER HANDBOOK AND SECTION 4.5 OF THE PLANNING BOARD RULES AND REGULATIONS.

<p><i>Town of Sharon</i> <i>Department of Public Works</i></p>		DWN BY: JBR
<p>SCHEDULE K SCHEMATIC STORMWATER BASIN</p>		APPD BY: TCH
		DATE: MARCH 2014
		DWG NO. SWB-1

SCHEDULE L

STEEL BEAM GUARDRAIL WITH WOOD POST





<i>Town of Sharon</i> <i>Department of Public Works</i>		DWN BY: JBR
SCHEDULE M MINOR STREET CUL-DE-SAC DESIGN		APPD BY: TCH
		DATE: MARCH 2014
		DWG NO. DE-1

FORM A

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE _____

PLAN TITLE/DATE _____

FEE _____

APPLICATION FOR APPROVAL OF A PLAN BELIEVED NOT
TO REQUIRE APPROVAL

To the Planning Board of the Town of Sharon:

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. The undersigned believes that such approval is not required for the following reasons:

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Sharon Zoning By-Law and is on a public way, namely, _____, or a private way, namely _____, Assessor's Map # _____, Parcel # _____.

2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):

The owner's title to the land is derived under deed from _____
_____ Dated _____, 20____ and recorded Certificate of Title No. _____,
registered in Norfolk District Book _____, Page _____.

Received by Town Clerk

Date _____

Time _____

Applicant's Signature _____

Applicant's Address _____

*Owner's Signature _____
and Address _____

PLANNING BOARD ACTION - APPROVED _____ DISAPPROVED _____

COMMENTS

By _____ Date _____

Agent for the Board

*All owners must sign

FORM B

PLANNING BOARD- TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____

FEE _____

APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

To the Planning Board of the Town of Sharon:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on plan entitled _____

by _____ dated _____, 20____

being land bounded as follows: _____

Assessor's Map # _____, Parcel _____ hereby submits said plan as a PRELIMINARY subdivision plan in accordance with the Rules and Regulations of the Sharon Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from _____

by deed dated _____ and recorded in the Norfolk County Registry of Deeds Book _____, Page _____, and registered in the Norfolk Registry District of the Land Court, Certificate of Title No. _____.

Received by Town Clerk

Applicant's Signature _____

Date _____

Applicant's Address _____

Time _____

*Owner's Signature _____

& Address _____

(All land within proposed subdivision)

Signature of Owner of any land _____
across which easements must _____
be taken. _____

*All owners must sign

FORM C

PLANNING BOARD- TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____

FEE _____

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

To the Planning Board of the Town of Sharon:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on plan entitled _____

by _____ dated _____, 20____

being land bounded as follows: _____

Assessor's Map # _____, Parcel _____ hereby submits said plan as a DEFINITIVE subdivision plan in accordance with the Rules and Regulations of the Sharon Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from _____

by deed dated _____ and recorded in the Norfolk County Registry of Deeds Book _____, Page _____, and registered in the Norfolk Registry District of the Land Court, Certificate of Title No. _____; and said land is free of encumbrances except for the following:

Said plan has__ has not __ Evolved from a preliminary plan submitted to the Board on _____, 20____, and approved (with modifications) __ disapproved__ on _____, 20____.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations. The undersigned hereby further covenants and agrees with the Town of Sharon, upon the approval of said DEFINITIVE plan by the Board.

FORM C

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN (continued)

1. to install utilities in accordance with the Rules and Regulations of the Planning Board, the Town Engineer, the Board of Health, and all general as well as Zoning By-Laws of the Town of Sharon, as are applicable to the installation of utilities within the limits of ways and streets;
2. to complete and construct the streets or ways shown thereon in accordance with Section 5 of the Rules and Regulations of the Planning Board and the approved DEFINITIVE plan, profiles and cross sections of the same. Said plan, profiles, cross sections and construction specifications are specifically, by reference, incorporated herein and made a part of this application. This application and the covenants and agreements herein shall be binding upon all heirs, executors, administrators, successors, grantees of the whole or part of said land, and assigns of the undersigned; and
3. (i) to complete (except in the case of any portion of the subdivision, for which a surety company performance bond or a performance bond secured by a deposit of money or negotiable securities shall have been filed pursuant to 3.3.6.1.) the required improvements for the subdivision, specified in Section within four (4) years of the date of such approval, (ii) to complete the required improvements for any portion of the subdivision, for which a surety company performance bond or a performance bond secured by a deposit of money or negotiable securities shall have been filed pursuant to 3.3.6.1, within two (2) years of the date of the performance bond or within four (4) years of the date of the Board's approval of the Definitive Plan, whichever date shall occur the earlier, and (iii) that no structure will be occupied until at least the basic course of the bituminous concrete, as specified in Section 5.0, has been applied to the streets which serve those structures.

'Received by Town Clerk

Applicant's Signature_____

Date _____Applicant's Address_____

Time _____*Owner's Signature_____

Signature_____and Address_____

(all land within proposed subdivision)

Signature of Owner of any land _____
across which easements must _____
be taken. _____

*All owners must sign

FORM C-1

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____

CERTIFICATE OF APPROVAL OF A DEFINITIVE PLAN

It is hereby certified by the Planning Board of the Town of Sharon, Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on _____, 20____, it was voted to approve a Definitive Plan entitled: _____;

submitted by: _____;

originally filed with the Planning Board on _____

concerning the property located _____

with the following conditions:

- This approval is valid for four (4) years from this date, as provided at Paragraph 3.3.7.2

Endorsement in the Land Subdivision Rules and Regulations of the Sharon Planning Board (except that failure of the applicant to submit revised plans and other required submittals within six (6) months of this date shall automatically rescind approval of the plan).

A copy of this Certificate of Approval is to be filed with the Sharon Town Clerk and a copy sent to the applicant.

A true copy, attest:

Clerk, Sharon Planning Board

SHARON PLANNING BOARD

FORM C-2

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____

CERTIFICATE OF DISAPPROVAL OF A DEFINITIVE PLAN

It is hereby certified by the Planning Board of the Town of Sharon, Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on _____, 20____, it was voted to disapprove a Definitive Plan entitled: _____;

submitted by: _____;

originally filed with the Planning Board on _____

concerning the property located _____

for the following reasons: _____

The Board will rescind its disapproval if, within six (6) months of this date the applicant submits revised plans and other required submittals fully conforming to the Rules and Regulations of the Board and resolving the specific reasons for disapproval.

A copy of this Certificate of Disapproval is to be filed with the Sharon Town Clerk and a copy sent to the applicant.

A true copy, attest:

Clerk, Sharon Planning Board

SHARON PLANNING BOARD

FORM D

PLANNING BOARD- TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____

ENGINEER'S CERTIFICATE

To the Planning Board of the Town of Sharon:

In preparing the plan entitled _____

I hereby certify that the above-named plan and accompanying data are true and correct in accordance with the requirements of the current Rules and Regulations governing the Subdivision of Land in Sharon, Massachusetts, and that the designs contained herein are in accordance with commonly accepted engineering practice and in compliance with applicable laws and regulations of the Commonwealth of Massachusetts and By-Laws of the Town.

1. Sources of data are listed as follows: _____

2. Oral information furnished by _____

3. Actual measurement on the ground and other field determinations _____

4. All of the information required under Section 3.2.2 Contents, for a Preliminary Plan has been
shown on the Plans. Yes _____
No _____

5. All of the information required under Section 3.2.2 Contents, for a Definitive Plan has been
shown on the Plans. Yes _____
No _____

(Seal of Engineer)

Signed: _____

(Registered Professional Engineer)

Address

FORM D-1

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____

LAND SURVEYOR'S CERTIFICATE

To the Planning Board of the Town of Sharon:

In preparing the plan entitled _____,
I hereby certify that the above-named plan and accompanying data are true and correct to the accuracy
required by the current Rules and Regulations Governing the Subdivision of Land in Sharon,
Massachusetts, and my sources of information about the location of boundaries shown on said plan were
one or more of the following:

1. Deed from _____ to _____
dated _____ and recorded in the Norfolk Registry in Book _____, Page _____.
2. Other plans and sources as follows: _____

3. Oral information furnished by _____

4. Actual measurement on the ground from a starting point established by _____

5. All of the information required under Section 3.2.2 Contents, for a
Preliminary Plan has been shown on the Plans. Yes _____
No _____
6. All of the information required under Section 3.2.2 Contents, for a
Definitive Plan has been shown on the Plans. Yes _____
No _____

Signed: _____

(Registered Land Surveyor)

(Seal of Land Surveyor)

Address

FORM E

PLANNING BOARD- TOWN OF SHARON, MASSACHUSETTS

SUBDIVISION NAME _____

DATE _____

FEE _____

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

To the Planning Board of the Town of Sharon:

The undersigned, being an applicant for approval of a Definitive Plan of a proposed subdivision entitled _____

submits the following sketch of the land in the subdivision listing the names of the adjoining owners and all other owners of land within five hundred feet (500') of the boundaries of the land shown on the plan and indicating the address of each on the sketch or in a separate list.

Signature of Applicant

Address

_____, Massachusetts
_____, 20____

To the Planning Board of the Town of Sharon:

This is to certify that at the time of the last assessment for taxation made by the Town of Sharon, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown above and within five hundred feet (500') thereof, were as written above, except as follows: _____

Assessor

FORM F

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____

PERFORMANCE BOND - SURETY COMPANY

Know all men by these presents that _____

as Principal, and _____ a corporation duly

organized and existing under the laws of the State of _____ and having a usual

place of business in _____ as Surety,

hereby bind and obligate themselves and their respective heirs, executors, administrators, successors and

assigns, jointly and severally, to the Town of Sharon, a Massachusetts municipal corporation, in the sum of

_____ Dollars, (\$_____).

The condition of this obligation is that if the Principal shall fully and satisfactorily observe and perform in

the manner and in the time therein specified, for the below specified streets and portions of streets all of

the covenants, conditions, agreements, terms and provisions contained in the application signed by the

Principal and dated _____, 20_____, under which approval of a Definitive Plan of a certain

subdivision entitled _____

and dated _____, 20_____, has been or is hereafter granted by the Sharon Planning

Board, then this obligation shall be void, otherwise it shall remain in full force and effect and the aforesaid

sum, reduced as necessary, shall be paid to the Town of Sharon as liquidated damage.

Streets and portions of streets covered by this obligation:

The Surety hereby assents to any and all changes and modifications that may be made of the aforesaid

covenants, conditions, terms and provisions to be observed and performed by the Principal, and waives

notice thereof.

IN WITNESS WHEREOF we have hereunto set our hands and seals this day of _____, 20_____.

Principal

by

(Title)

Surety

by

Attorney-in-Fact

FORM G

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____

PERFORMANCE BOND - SECURED BY DEPOSIT

Know all men by these presents that _____
_____ hereby

binds and obligates himself/itself/his/its executors, administrators, devisees, heirs, successors and assigns to the Town of Sharon, a Massachusetts municipal corporation, in the sum of _____ Dollars, (\$ _____), and has secured this obligation by the deposit with the treasurer of said Town of Sharon of said sum in money or negotiable securities with proper stock powers.

The condition of this obligation is that if the undersigned or his/its executors, administrators, devisees, heirs, successors and assigns shall fully and satisfactorily observe and perform in the manner and in the time herein specified for the below specified streets and portions of streets, all of the covenants, conditions, agreements, terms and provisions contained in the application signed by the Principal and dated _____, 20____, under which approval of Definitive Plan of a certain subdivision, entitled and dated, 19, has been or is hereafter granted by the Sharon Planning Board, then this obligation shall be void; otherwise, it shall remain in full force and effect and the aforesaid security for said sum shall become and remain the sole property of said Town of Sharon as liquidated damage.

Streets and portions of streets covered by this obligation: _____

IN WITNESS WHEREOF the undersigned has hereunto set his hand and seal this day of _____,
20_____.

Principal
By: _____
Title

FORM H

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

Date _____

SUBDIVISION NAME _____

COVENANT

Know all men by these presents that whereas the undersigned has submitted an application dated _____, 20____, to the Sharon Planning Board for approval of a Definitive Plan of certain subdivision entitled _____

_____ and dated , 20____, and has requested the Board to approve such plan without requiring a performance bond.

NOW THEREFORE, THIS AGREEMENT WITNESSETH that in consideration of the Sharon Planning Board approving said plan without requiring a performance bond, and in consideration of one (1) dollar (\$1.00) in hand paid, receipt whereof is hereby acknowledged, the undersigned covenants and agrees with the Town of Sharon 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 municipal 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.
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 contract 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 the recording of a Certificate of Performance executed by a majority of said Planning Board and enumerating the specific lots to be so released.
3. The undersigned represents and covenants that undersigned is the owner* 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 contract, and the present holders of said mortgages have assented to this contract prior to its execution by the undersigned.

*If there is more than one owner, all must sign.

FORM H

COVENANT (cont'd.)

IN WITNESS WHEREOF the undersigned, applicant as aforesaid, does hereunto set his hand and seal this _____ day of _____, 20____.

Owner(s) If not Applicant

Applicant

Description of Mortgages: _____

(Give complete names and Registry of Deeds reference)

Assents of Mortgagees:

COMMONWEALTH OF MASSACHUSETTS

_____, ss _____, 20____

Then personally appeared the above named _____

and acknowledged the foregoing instrument to be _____
free act and deed, before me.

Notary Public

My commission expires: _____

FORM H-1

Developer shall post a bond in an amount to be determined by the Planning Board in order that the private way may be maintained so as to not adversely affect the subdivision for a period of eight (8) years. Said private way cannot be converted to a public way in the future without consent of the Planning Board, which consent will not be given unless the way shown on the plan and all sidewalks, walkways, street lighting and drainage shall be completely constructed and installed in accordance with the requirements of the Planning Board's Rules and Regulations then in effect.

FORM I

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE_____

SUBDIVISION NAME_____

AGREEMENT BY APPLICANT AS TO PUBLIC IMPROVEMENTS TO BE MADE IN PROPOSED SUBDIVISION

To the Planning Board of the Town of Sharon:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L for approval of a proposed subdivision shown on a plan entitled_____

_____by_____dated_____, 20____,

in consideration of approval of the aforementioned plan, the undersigned agrees, at the sole expense of the undersigned, to construct and install, within four (4) years from the date you approved the aforementioned plan or within such further time allowed by the Planning Board of the Town of Sharon, the following public improvements in the subdivision: _____

all in accordance with the Rules and Regulations Governing the Subdivision of Land of the Planning Board of the Town of Sharon.

Applicant's Signature_____

Applicant's Address_____

FORM J

PLANNING BOARD – TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____

RELEASE FORM

The undersigned, being a majority of the Planning Board of the Town of Sharon hereby certify that:

- a. The requirements for the construction of ways and municipal services called for by the Performance Bond or Surety and dated _____, (and/or) by the Covenant dated _____, and recorded in Norfolk District Registry of Deeds, Book _____, Page _____ (or registered in Norfolk Land Court Registry District as Document No. _____ in Registration Book _____, Page _____,) has been completed/partially completed, to the satisfaction of the Planning Board to adequately serve the enumerated lots shown on Plan entitled “ _____ ” recorded by the Norfolk Registry of Deeds, Plan Book _____, Plan _____, (or registered in said Land Registry District Plan Book _____) and said lots are hereby released from the restrictions as to sale and building specified thereon.

Lots designated on said Plan as follows: _____

- b. The Town of Sharon, a municipal corporation situated in the County of Norfolk, Commonwealth of Massachusetts, acting by its duly organized Planning Board, holder of a Performance Bond or Surety, dated _____, (and/or) a Covenant dated _____, from _____ of the (City/Town) of _____, _____ County, Massachusetts, recorded with the _____ District Deeds, Book _____, Page _____, (or registered in Land Registry District in Registration Book _____, Page _____,) acknowledges satisfaction of the terms thereof and hereby releases its right, title and interest in the lots designated on said plan as follows:

FORM J

RELEASE FORM (cont'd)

Executed as a sealed instrument this _____ day of _____.

Planning Board of

the Town of

Sharon

COMMONWEALTH OF MASSACHUSETTS

_____, ss _____, 20____

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

Notary Public

My Commission expires: _____

FORM K

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____
CONVEYANCE OF EASEMENTS AND UTILITIES

_____ of _____ County,
Massachusetts, for good and adequate consideration, grant to the Town of Sharon a municipal
corporation in Norfolk County, Massachusetts, the perpetual rights and easements to construct,
inspect, repair, renew, replace, operate and forever maintain water and sewer mains and drainage
systems with any manholes, pipes, conduits, easements and other appurtenances thereto, and to do
all acts incidental thereto, in, through and under the following described land: _____

appearing on a plan entitled _____

And, for the consideration of aforesaid, the said grantor does hereby give, grant, transfer and
deliver unto the Town of Sharon all water and sewer mains and drainage systems, manholes, pipes,
conduits, casements, street lights and all appurtenances thereto that are now or hereafter
constructed or installed in, through, or under the above described land by the grantor and the
grantor's successors and assigns.

The grantor warrants that the aforesaid casements are free and clear of all liens or encumbrances,
that he (it) has good title to transfer the same, and that he will defend the same against claims of all
persons.

For grantor's title see deed from _____
dated _____, 20____, and recorded in Norfolk District Registry of Deeds,
Book _____, Page _____, or under Certificate of Title No. _____
registered in Norfolk District of the Land Court, Book _____, Page _____.

And (to be completed if a mortgage exists) (Name and Address) _____

_____ the present holder of a mortgage on the above described land, which mortgage is dated _____
_____, 20____ and recorded in said Deeds, Book _____, Page _____
for consideration paid, hereby releases unto the Town forever from the operation of said mortgage,
the rights and easements herein above granted and assents thereto.

Authorized Signature of Mortgagor

Signature of Owner

FORM K

CONVEYANCE OF EASEMENTS AND UTILITIES (cont'd.)

IN WITNESS WHEREOF we have hereunto set our hands and seals this _____ day of _____,
20____.

COMMONWEALTH OF MASSACHUSETTS

_____, ss _____, 20_____.

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

Notary Public

My Commission Expires: _____

FORM L

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____

REFERRAL FORM

Sharon, Massachusetts

_____, 20____

Board of Health

Conservation Commission

Town Engineer

Department of Public Works

Board of Selectmen

Police Department

Fire Department

Development and Industrial Commission*

The attached Definitive Plans were submitted to the Planning Board on _____.
A public hearing has been scheduled for _____ PM on _____, to discuss these plans.

May we have your comments and recommendations concerning this subdivision by no later than _____. Please return this form with a letter containing your comments and recommendation.

Thank you,

Clerk

Planning Board

*Industrial Subdivision Only

FORM M-1

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____

CONTROL FORM AND PRELIMINARY PLAN CHECKLIST

Subdivision Name _____

Applicant's Name _____ Locus of Plan _____

Address _____

Engineer (Surveyor) _____

Preliminary Plan - Date Submitted (S) _____

Approval Date (S+60) _____

1. Form "B" Completed: () Yes () No Fee Paid: () Yes () No

a. Date Filed - Town Clerk _____

2. List all plans and supporting documents submitted with this Preliminary Plan.

Identifying

Number/Letter

Title, Date

_____	_____
_____	_____
_____	_____
_____	_____

3. Plans to include following information (See Sec. 3.2.2 - Contents)

		Plan or Document	Identifying No./Letter
a.	Subdivision name and date, boundaries, north point and scale		
b.	Name and address of developer/owner		
c.	Owners of abutting property		
d.	Existing & proposed streets, ways and easements		
e.	Major features of the land		
f.	Proposed sewerage disposal systems, drainage		
g.	Bounds of proposed lots, areas and dimensions		
h.	Adjacent streets		
i.	Topography of land		
j.	Letter designations on streets		
k.	Profiles		
l.	Adjoining land		
m.	Zoning classification		
n.	Town Atlas references		
o.	Draft environmental statement		
p.	Wetlands		
q.	Locus Plan		
r.	Soil types		
s.	All required easements, existing and proposed		

FORM M-1

4. Date Form M-1 and set of preliminary plans sent to following (S+10) with required response date (S+30)

- a. Board of Health
- b. Conservation Commission
- c. Fire Department
- d. Police Department
- e. DPW
- f. Water Department

It is the developer's responsibility to distribute the plans and obtain a dated receipt for the same.

I hereby certify to the Sharon Planning Board that to the best of my knowledge, the submission of this Preliminary Plan is complete.

Registered Land Surveyor or
Registered Civil Engineer

Stamp

5. Date Form M-1 set of preliminary plans returned from the following (S+45 days = Deadline)

- a. Board of Health
- b. Conservation Commission
- c. Town Engineer
- d. Fire Department
- e. Police Department

6. Planning Board Action _____ dated _____, 20____

- a. Approval required by Board of Health for Definitive: () Yes () No
- b. Type of Road Construction: () Major Street
() Secondary Street () Minor Street

FORM M-2

PLANNING BOARD- TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____

CONTROL FORM AND DEFINITIVE PLAN CHECKLIST

Subdivision Name _____

Applicant's Name _____ Locus of Plan _____

Address _____

Engineer (Surveyor) _____

Definitive Plan - Date Submitted (S) _____

Approval Date (S+60) _____

1. Form "C" Completed: () Yes () No Fee Paid: () Yes () No

a. Date Filed- Town Clerk _____

2. List all plans and supporting documents submitted with this Definitive Plan.

Identifying
Number /Letter

Title, Date

FORM M-23. Plans to include following information (See Sec. 3.3.2 Contents)

		Plan or <u>Document</u>	Identifying <u>No./Letter</u>
a.	Title, subdivision name, date		
b.	Northpoint, scale, boundaries		
c.	Names and seals of the owner designee, engineer and surveyor		
d.	Major features of the land		
e.	Lines of existing and proposed streets, lots		
f.	Lot numbers		
g.	Lengths and bearings of street, way, lot lines, etc.		
h.	Monuments		
i.	Adjacent streets		
j.	Zoning classification		
k.	Existing and proposed location of Base Flood Elevation		
l.	Covenants, restriction, Z.B.A.		
m.	Land Court references		
n.	Assessor's Map and Parcel #'s		
o.	Space to record Board action		
p.	Profiles		
q.	Topography		
r.	Water, hydrants, street lights, fire alarm system		
s.	Drainage calculations		
t.	Street trees		
u.	Typical cross-sections		
v.	Environmental Assessment		
w.	Wetlands		
x.	Locus Plan		
y.	Soil test results (on the plan)		
z.	Letter designations for streets'		
a.a.	Abutters as listed on Form E		
b.b.	Lot layout at 1' ¹ =100' for new assessor's maps		
c.c.	Sedimentation and Erosion Control Plan		
d.d.	Tree Planting Plan		
e.e.	Street Lighting Plan		

FORM M-2

4. Date Form M-2 and set of Definitive plans sent to following (S+10).
- a. Board of Health

b. Conservation Commission

c. Fire Department

d. Police Department

e. DPW

f. Water Department
-

It is the developer's responsibility to distribute the plans and to obtain a dated receipt for the same.

I hereby certify to the Sharon Planning Board that to the best of my knowledge the submission of this Definitive Plan is complete.

Registered Land Surveyor or
Registered Civil Engineer

Stamp

FORM N

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

Date _____

SUBDIVISION NAME _____

LEGAL NOTICE OF PUBLIC HEARING

TOWN OF SHARON, MASSACHUSETTS

(Seal)

LEGAL NOTICE OF PUBLIC HEARING

_____, having submitted a Definitive Plan of a proposed subdivision
(Applicant)

of land in _____, a copy of which is on file with the Planning Board*, located _____

as shown on plan by _____ dated _____, 20____,

(Engineer or Surveyor)

a public hearing will be held thereon at _____ on _____,
20____, at _____ PM, in accordance with the provisions of General Laws, Chapter 41, Section 81-T, as
amended.

SHARON PLANNING BOARD

Chairman

*or other designated office

FORM O

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISIONNAME _____

INSPECTION FORM*

Name of Subdivision _____ From Sta. _____ to Sta. _____

Name of Applicant _____ Phone of Applicant _____

	Subject	Responsible Agency	Initials of Agent	Inspection Date
1.	Right-of-way Clearance Excavation	Town Engineer		
2.	Excavation	Town Engineer		
3.	Sub-grade Drain	Town Engineer		
4.	Sub-grade Preparation	Town Engineer		
5.	Water Installation, Testing and Disinfecting	Public Works Dept.		
6.	Drainage Installation and Testing	Town Engineer		
7.	Gas Installation and Testing	Bay State Gas		
8.	Embankment Grading	Town Engineer		
9.	Filling & Compaction	Town Engineer		
10.	Gravel Base	Town Engineer		
11.	Curb, Curb Cut and Gutter Installation	Town Engineer		
12.	Binder Course(s)	Town Engineer		
13.	Electric Line Installation and Testing	Town Engineer		
14.	Telephone Line Installation and Testing	Town Engineer, Verizon		
15.	Fire Alarm Installation and Testirig	Fire Department		

FORM O

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE _____

SUBDIVISION NAME _____

INSPECTION FORM* (Cont'd.)

16.	Street Light Installation and Testing	Town Engineer, DPW			
17.	Sidewalk, Bikeway, Walkway Construction	Town Engineer			
18.	Grass Plots	Town Engineer			
19.	Binder Course Pavement	Town Engineer			
20.	Street Trees, Plantings, Environmental Protection	Town Engineer			
21.	Lot Clearance & Grading	Town Engineer			
22.	Monuments	Town Engineer			
23.	Street Signs	Town Engineer			
24.	Final Cleanup	Town Engineer			
25.	Maintenance	Town Engineer			

*Responsible agency and Planning Board shall be notified in writing at least 48 hours before each required inspection as listed. No inspection may be waived except by joint approval of Planning Board and responsible agency.

FORM P-SCOPE OF ENVIRONMENTAL ASSESSMENT

<u>Component</u>	<u>Study</u> <u>Area</u>	<u>Short</u> <u>Term</u>	<u>Long</u> <u>Term</u>	<u>Basis of</u> <u>Impact</u>	<u>Measurement</u> <u>of Impact</u>	<u>Comments</u>	<u>Principal or</u> <u>Investigator</u>
<u>Cultural Environment</u>							
Community Character							
Visual Quality & Architecture							
Historical & Archealogical							
Other							
Other							

FORM Q

SHARON PLANNING BOARD – PLAN DELIVERY CHECKLIST

BOARD	DATE RECEIVED	CHAIR’S SIGNATURE
Board of Health	<hr/>	<hr/>
Conservation Commission*	<hr/>	<hr/>
Police Chief	<hr/>	<hr/>
Fire Chief	<hr/>	<hr/>
Selectmen	<hr/>	<hr/>
Town Engineer	<hr/>	<hr/>
DPW	<hr/>	<hr/>

*The Conservation Commission is to receive three (3) copies of all plans. All other Boards/Departments need only one (1) copy.