

SUBDIVISION REGULATIONS

Sterling has Rules and Regulations governing the subdivision of land, adopted under the Subdivision Control Law, Massachusetts General Laws Chapter 41, Sections 81-K to 81 GG inclusive. Review of the regulations indicates that they are fully adequate to meet land development problems now and in the future.

Requirements. Subdivisions of preliminary and definite plans are provided for within the limits of State enabling legislation. A preview of plans and proposals is suggested before formal filing of a preliminary plan. A preliminary plan is strongly recommended by the Board in its regulations. The filing of the definite plan the regulations also provide for the deposit of \$25 to cover the cost of advertising and mailing notices. Requirements for acceptance of the definitive plans are adequate.

Performance Guarantee. Adequate provision for Bond or cash security guaranteeing that construction of the street, utilities and their appurtenances will be accomplished after approval of the plan by the Board are present in the regulation.

General requirements within the limits of the state statute include:

- 1) provision of public hearing
- 2) holding of Public Hearing
- 3) Certificate of approval of plan by the Planning Board
- 4) submission by developer of copies of approved plans to town officers and department affected by such approval.

Section IV of these Subdivision regulations is concerned with street construction requirements. It is in this section that change must occur if these regulations are to conform with the proposals in the Master Plan. Section 4-C establishes the width of a subdivision street as 40 feet. Residential streets (see Transportation section) should have a minimum width of 50 feet. This requirement will necessitate changing section 4-c-1 to read:

The minimum width of street right of way shall be fifty (50) feet.

The Planning Board may require a greater width when deemed necessary for present or future traffic.

Section 4-C-3 should be changed to increase the shoulder width to 5 feet. Purpose of this change is to make it possible to have a 30 foot paved roadway in all subdivisions at some time in the future.

Regulations regarding construction, inspection, acceptance of the work as well as provision for easements, open space, street signs, driveway grades and street trees and finally certification of setting of bounds are in sufficient detail as to enable subdivision contractors and inspectors to adequately perform their respective work.