

SUBDIVISION REGULATIONS

Subdivision Regulations, adopted under Section 81-I of Chapter 41 of the General Laws, for matters not covered by these regulations, reference is made to Section 81K to 81U, inclusive of the above chapter.

Section 1. Submission and approval of plats

- A. No person shall make a subdivision of any lot, tract or parcel of land within the Town of Truro, Massachusetts, or proceed with the platting, improvement or sale of lots in a subdivision, without first submitting to the Truro Planning Board for approval a record plat of such subdivision.

The word "subdivision" as used in those regulations shall mean the division of a lot, tract or parcel of land into two or more lots, sites, or other divisions of land for the purpose, whether immediate or future, of sale or building development in such a manner as to require provision for a way, public or private, to furnish access to one or more of such lots, sites, or divisions and shall include resubdivisions.

B. Preliminary Plat

A preliminary Plat may be submitted by the subdivider for tentative approval by the board prior to the submission of the Record Plat, and it is strongly recommended that a preliminary plat be filed in every case.

C. Contents of Preliminary Plat

The preliminary Plat may be drawn on paper with pencil, preferably on a scale of not less than one inch to each one hundred feet, shall be filed in duplicate and shall show:

1. Subdivision name, north point, date and scale.
2. Name and address of record owner, subdivider and designer or surveyor.
3. Names of all abutters.
4. Existing and proposed lines of streets, ways, pavements and public areas within the plat.
5. Lot lines with approximate dimensions.
6. Location, names and present widths of adjacent streets.
7. Topography with five foot contour intervals, when required by the board.
8. Profiles of proposed streets, when required by the board, (may be submitted separately).

D. Tentative approval of Preliminary Plat

The preliminary plat, if submitted will be studied in order to determine whether it is in compliance with the requirements of design adopted by the board (see Section 2) within thirty days the board shall tentatively approve, disapprove or approve with modifications the preliminary plat, noting thereon any changes that should be made. One copy of the plat will be returned to the subdivider. Tentative approval shall not become final until

consideration of the Record Plat after a public meeting as required by statute and approval of such plat.

E. Record of Definite Plat

The subdivider shall file with the Board an original drawing of the Record Plat and two prints thereof. The Record Plat should be accompanied by:

1. A deposit of \$5.00 to cover the cost of advertisements and notices.
2. A properly executed application form and designers' certificate, in accordance with forms on file with the Board.

F. Contents of Record Plat

The Record Plat should be prepared by a competent designer or surveyor and shall be clearly and legibly drawn in black India ink upon tracing cloth in suitable overall dimensions. The drawing shall be drawn in a scale adequate to show details clearly or to such scale as the Board may prescribe.

The Record Plat shall contain the following information.

1. Subdivision name, north point, date and scale.
2. Name and address of record owner, subdivider and designer or surveyor.
3. Name and addresses of all abutters, as determined from the most recent tax list.
4. Existing and proposed lines of streets, ways, lots or pavements and public areas within the plat.
5. Sufficient data to determine readily the location, bearing and length of every street and way line, lot line and boundary line and to reproduce same upon the ground.
6. The location of all permanent monuments.
7. Plans shall bear the proposed names of proposed streets in pencil only until after they have been approved by the Board. If no preliminary plat has been submitted containing such information, the Record Plat or supplemental plats filed therewith, shall also show:
8. Location, names and present width of adjacent streets.
9. Topography with five foot contour intervals, when required by the Board.

G. Boundary marks and monuments

Before the Board will approve a final plat, the subdivider or developer will be required to set permanent monuments at enough points to be able to readily reproduce the subdivision on the ground.

H. Final Approval

The Board may set a time for and after notice as prescribed by law, hold a public hearing within thirty days of the receipt of the record plat. The Record Plat shall be studied by the Board and its compliance with the requirements adopted by the Board (Section 2) its conformity with the tentatively approved preliminary plat, if any and its compliance with the provisions of these regulations shall be considered and determined. Final approval if granted, shall be attested on the original drawing of the Record Plat by the signatures of a majority of the members of the Board. Final approval of a plat shall not be deemed the

laying out or acceptance by the Town of any way or public improvement shown on said plat.

Section 2. Requirements of an approved subdivision

A. No plat of a subdivision of land for residential use shall be approved unless after adequate investigation, the Board determines that the land can be used for residential purposes without danger to health.

B. Suitability of Street System

No plat of a subdivision shall be approved unless the ways, and streets shown on the plat comply with the following requirements:

Location and alignment

1. The street system shall conform to the Master Plan, if any, of proposed principal streets as adopted in whole or in part by the Board.
2. Streets shall be continuous and in alignment with existing streets as far as practicable.
3. Provisions shall be made for the proper projection of streets if adjoining property is not subdivided.
4. All curved streets must be designed to permit safe vehicular travel.
5. Any dead-end street shall be provided with a circular turn around at the end having a property line radius not less than forty feet.

Width

6. The minimum width of street rights or ways shall be forty feet. A greater width may be required for principal streets.

Grade

7. Grades of all streets shall be reasonably minimum.

C. The Board shall recommend a minimum lot frontage of 125 feet and a minimum lot area of 20,000 square feet.

D. A variation of the requirements of this section may be permitted when, in the opinion of the Board, topography or other consideration necessitates such variation.

Certified as carried
THOMAS A. KANE, Town Clerk
Truro, Mass. Dec. 23, 1955