

**RULES AND REGULATIONS
GOVERNING THE SUBDIVISION OF LAND
NORTH BROOKFIELD, MASSACHUSETTS**

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

Section I. Authority

Under the authority vested in the Planning Board of the Town of North Brookfield by Section 81 -Q of Chapter 41 of the General Laws, said Board hereby adopts these rules and regulations governing the subdivision of land in the Town of North Brookfield.

Purpose

"The Subdivision Control Law has been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the Town of North Brookfield 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 a Planning Board and of a 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 to life and limb in the operation of motor vehicles; for securing safety in the cases of fire, flood, panic and other emergencies; for insuring compliance with the applicable zoning ordinances or by-laws; for ensuring adequate provision for water, sewage, 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 of North Brookfield and with the ways in neighboring subdivision. It is the intent of the Subdivision Control Law that any subdivision plan filed with the Planning Board shall receive approval of such Board if said plan conforms to the recommendation of the Board of health and to the reasonable rules and regulations of the Planning Board pertaining to subdivision of land; provided, however, that such Board may, when appropriate, waive, as provided for in section eighty-one

R, such portions of the rules and regulations as is deemed advisable." (Section 81-M of Chapter 41, G.L.)

Section II. General

A. Definitions

" 'Subdivision', shall mean the division of a tract of land into two or more lots and shall, include re-subdivision, and when appropriate to the context, shall relate to the process of subdivision of the land or territory subdivided; provided, however, that the division of a tract of land into two 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 Town Clerk certifies is maintained and used as a public way, or (b) a way shown on a plan theretofore approved in accordance with the Subdivision Control Law, or (c) a way in existence when the Subdivision Control Law became effective in the Town of North Brookfield, 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 of the Town of North Brookfield for erection of a building on such lot. Conveyances or other instruments adding to, taking away from, or changing the size and shape of lots in such a manner as not to leave any lot so affected without the frontage above set forth, or the division of a tract of land on which two or more buildings were standing when the Subdivision Control Law went into effect in the Town of North Brookfield into separate lots on each of which one of such buildings remains standing, shall not constitute a subdivision." (Section 81-L of Chapter 41, G.L.) "Board" shall mean the Planning Board of the Town of North Brookfield.

"Applicant: Applicant shall include an owner, or his agent or representative, or his assigns."

"Streets:

- a. Limited Residential: A street, which generally serves only those residents living and that street and which can be considered to permanently serve the exclusive function of being a residential street.
- b. Secondary Street: A street which serves or may eventually serve any of the following purposes: provide for internal traffic movement within an area of the town, such as a subdivision; provide for through traffic movements within a local area; connect such areas with the major Arterial System, or other subdivision, or industrial/commercial centers. A secondary street is intended to supply abutting property with the same degree of land service as a local street while at the same time serving local traffic movement.
- c. Primary Street: A street, which handles or is expected to handle a considerable volume of traffic and provides inter-town access between North Brookfield and adjoining communities.

B. Plan Believed Not to Require Approval

Any person who wishes to cause to be recorded in the Registry of Deeds, or to be filed with the Land court a plan of land and who believes that his plan does not require approval under the Subdivision Control Law may submit his plan and application Form A (see Appendix) to the Planning Board accompanied by the necessary evidence to show that the plan does not require approval. Said person shall file, by delivery or registered mail, a notice with the Town Clerk stating the date of submission for such determination and accompanied by a copy of said application. If the notice is given by delivery, the Town Clerk shall, if requested, give a written receipt therefore.

If the Board determines that the plan does not require approval, it shall forthwith without a public hearing endorse on the plan the words "Approval under the Subdivision Control Law not required".

The Board may add to such endorsement a statement of the reason approval is not required, and the Boards shall notify the Town Clerk of its action.

If the Board determines that the plan does require approval under the Subdivision Control Law it will so inform the applicant and return the plan. The Board will also notify the Town Clerk of its action.

If the Board fails to act upon a plan submitted under this section within fourteen days after its submission, it shall be deemed to have determined that approval under the Subdivision Control Law is not required.

C. Subdivision

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 or sale of lots in a subdivision, or the construction of ways, or the installation of municipal services therein, unless and until a Definitive Plan of such subdivision has been submitted to and approved by the Planning Board as hereinafter provided.

Section III. Procedure and Approval of Plans

A. Preliminary Plan

1. General

A preliminary Plan of a subdivision shall be submitted by the subdivider to the Board and to the Board of Health for discussion and approval, modification or disapproval by each Board. The submission of such a Preliminary Plan will enable the subdivider, the Board, other agencies and owner of property abutting the subdivision before a Definitive Plan is prepared, and such Plan shall be filed to allow the Board sixty (60) days in which to study and make recommendation toward the preparation of the Definitive Plan.

2. Contents

The Preliminary Plan may be drawn on tracing paper with pencil at a suitable scale and two prints shall be filed at the office of the Board. Said plan should be identified as a Preliminary Plan and show sufficient information about the subdivision to form a clear basis for discussion of its problems for the preparation of the Definitive Plan. Such information should include major site features such as existing swamps, water bodies, existing topography, stone walls, fences, buildings, large trees and rock

outcropping, together with the information required by items "a" to "d", inclusive of the Contents of Definitive Plan (Section III-B-2). During discussion of the Preliminary Plan the complete information required for the Definitive Plan (Section II-B-2 Contents) and the financial arrangements (Section III-B-3 Performance Guarantee) will be developed.

3. Approval

The Planning Board may give such Preliminary Plan its approval with or without modification. Such approval does not constitute approval of subdivision.

B. Definitive Plan

1. General

Any person who submits a Definitive Plan of a Subdivision to the Planning Board for approval shall file with the Board the following:

- a. An original drawing of the Definitive Plan and three contact prints thereof, dark line on white background. The original drawing will be returned after approval or disapproval.
- b. A properly executed application Form B (see Appendix).
- c. The cost of advertising and notices shall be borne by the applicant.
- d. No lot shall be sold until such time as the prospective buyer has inspected all Rules and Regulations contained in the Definitive Plan of the particular subdivision as; approved by the Planning Board and until he has submitted a signed statement to the Planning Board to the effect that he has read and understands such Rules and Regulations contained therein.

The applicant shall file by delivery or registered mail a notice with the Town Clerk stating the date of submission for such approval and accompanied by a copy of the completed application (Form B).

2. Contents

The Definitive Plan shall be prepared by a qualified or registered engineer or surveyor and shall be clearly and legibly drawn in black waterproof ink upon tracing cloth. The plan shall be at a scale of one

inch equals forty feet or such other scale as the Board may accept to show details clearly and adequately. Sheet sizes shall preferably not exceed 24" X 36". If multiple sheets are used, they shall be accompanied by an index sheet showing the entire subdivision. The Definitive Plan shall contain the following information:

- a. Subdivision name, boundaries, north point, date and scale.
- b. Name and address of record owner, subdivider and engineer or surveyor.
- c. Names of all abutters as they appear in the most recent tax list.
- d. Lines of existing and proposed streets, ways, lots, easements, and public or common areas within the subdivision. (The proposed streets shall be shown in pencil until they have been approved by the Board)
- e. 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.
- f. Location of all permanent monuments properly identified as to whether existing or proposed.
- g. Location, names and present widths of streets bounding, approaching or within reasonable proximity of the subdivision.
- h. Indication of purpose of easements.
- i. Suitable space to record the action of the Board and the signatures of the members of the Board (or officially authorized person).

Items j, k and l may be submitted on the same sheet as the Definitive Plan or on separate sheets.

- j. Existing and proposed topography at a suitable contour interval.
- k. Existing the profiles an the exterior lines and proposed profile on the center-line of proposed

streets at a horizontal scale of one inch equals fifty feet and vertical scale of one inch equals five feet, or such other scale acceptable to the Board. (All elevations shall refer to the town datum.)

1. Proposed layout of storm drainage, water supply and sewage disposal systems.

3. Review By Board of Health as to Suitability of the Land

When A Definitive Plan of a subdivision is submitted to the Planning Board a copy thereof shall also be filed with the Board of Health. The Board of Health shall report in writing to the Planning Board approval or disapproval of said plan and in the event of disapproval 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 for them in its report. Whenever possible the Board of Health shall make recommendations as to how certain adverse public health conditions should be rectified. If the municipal sewer system will serve the proposed subdivision then failure of the Board of Health to make such a report within 45 days after the Plan is filed with their office shall be deemed approved by the Board of Health.

4. Public Hearing

Before approval of the Definitive Plan is given, a public hearing shall be held by the Planning Board. Notice of such hearing shall be given by the Board at the expense of the applicant at least fourteen days prior thereto by advertisement in an official publication of, or in a newspaper of general circulation in, the Town of North Brookfield. A copy of said notice shall be mailed to the applicant and to all owners of land abutting upon the subdivision as appearing in the most recent tax list by registered or certified mail.

5. Performance Guarantee

- a. Approval with Bonds or Surety.

Before approval of a Definitive Plan of a subdivision, the subdivider shall either file a performance bond or deposit money or negotiable securities in an amount determined by the Board to be sufficient to cover the cost of all or any part of the improvements specified in Section V, or follow the procedure outlines in "b" below. Such bond or security, if filed or deposited, shall be approved as to form and manner of execution by the

Town Counsel and as to sureties by the Selectmen or Town Treasurer and shall be contingent on the completion of such improvements within two years of the date of the bond.

b. Approval with conditions

Instead of filing a bond or depositing surety, the subdivider may request approval of his Definitive Plan on condition that no lot in the subdivision shall be sold and no building shall be erected thereon until the improvements specified in Section V are constructed and installed so as to serve the lots adequately. Such conditions shall be endorsed upon the plan or contained in a separate vote or agreement, which shall be referred to on the plan and recorded in the Registry of Deeds. When the subdivider has completed the required improvements specified in Section V for any lots in a subdivision, he may request a Release of Conditions for said lots. If the improvements have been completed to the satisfaction of the Board, the Board will then execute and deliver to the subdivider such Release, which shall be in form for recording in the Registry of Deeds. Thereafter the conditions relating to such lots and so releases shall terminate.

6. Certificate of Approval

The action of the Board in respect to such plan shall be by vote, copies of which shall be certified and filed with the Town Clerk and sent by delivery or registered mail to the applicant. If the Board modified or disapproves such plan, it shall state in its vote the reasons for its action. Approval, if granted shall be endorsed on original drawing of the Definitive Plan by the signatures of a majority of the Board (or by the signature of the person officially authorized by the Board), but not until the statutory twenty-day appeal period has elapsed following the filing of the certificate of the action of the Board with the Town Clerk and said Clerk has notified the Board that no appeal has been filed. After the Definitive Plan has been approved and endorsed the applicant shall furnish the Board with three (3) prints thereof.

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

Inspection Schedule

- a. Clearing of right-of-way
- b. Sub-grade preparation
- c. Below grade drainage
- d. Water pipes, hydrants and related equipment
- e. Fire alarm installation
- f. Gravel base
- g. Curb installation
- h. Pavement binder course
- i. Surface drainage
- j. Berm installation
- k. Finish Course
- l. Sidewalk construction
- m. Trees
- n. Grass strips
- o. Street lights
- p. Street signs and monuments
- q. Final cleanup

Section IV Design Standards

A. General

1. Basic Requirements

The subdivider shall observe all design standards for land subdivision as hereinafter provided. These standards shall be considered minimum standards and shall be varied or waived only as provided in Section VI.

2. Conformance with Master Plan

Any proposed subdivision shall conform to the proposals and intentions of the Master Plan which includes the Conservation Plan of the Conservation Commission and the Recreation Plan as adopted in whole or in part by the Planning Board, unless substitute proposals may be shown to the satisfaction of the Board to serve better the general area of the subdivision and the Town.

3. Lot Size

All lots shall be of such size and dimensions to meet the minimum requirements of the Zoning By-Laws.

4. One Dwelling per Lot

Only one residential dwelling may occupy each lot. Customary accessory structures are permitted.

5. Protection of Natural Features

All natural features, such as large trees, water courses, wetlands, scenic points, historic spots, and similar community assets, which will add attractiveness and value to the property shall be preserved.

6. Access through Another Municipality

In case access to a subdivision crosses land in another municipality, the Board may require certification, from appropriate authorities, that such access is in accordance with the Master Plan and subdivision requirements of such municipality and that a legally adequate performance bond has been duly posted or that such access is adequately improved to handle prospective traffic.

B. Streets

1 Location and Alignment

- a. Streets shall be continuous, of uniform width, and in alignment with existing streets, as far as practicable.
- b. Provision shall be made for the proper projection of streets, if adjoining property is not subdivided.
- c. All curved streets must be designed to permit safe vehicular travel. A minimum of 200-foot length tangent shall be provided between the PT of one curve and the PC of any following curve.
- d. Dead-end streets shall be permitted on Residential and Limited Residential Streets only. Any dead-end street shall be provided with a circular turn-around at the end having a curb radius not less than forty-five feet. A dead-end street shall not be more than 500 feet in length.
- e. Street lines at intersections shall be cut back so

as to provide for curb radius of not less than thirty feet.

2 Right-of-Way Width and Street Design Standards

On all classifications of streets, the following characteristics shall be the minimum acceptable:

Street Classification	Right-of-Way Width (ft)	Pavement Width (ft)	Radius of Curves + (ft)		
Primary	70	46	1150		
Secondary	(60 50)	30 24	800 570		
Residential	50	24	380		
Limited Residential	40	22	290		

	Vertical *+ Alignment (ft)	Horizontal Sight Distance + (ft)	Gradient%		
			Max	Min	
Primary	450	800	4	1	
Secondary	(350 300)	500 300	6 6	1 1	1
Residential	300	300	8	1	
Limited Residential	200	200	8	1	

* clear sight distance at 4.5 ft. above pavement

+ measured at centerline of the pavement

3 Street Jogs

Streets entering opposite sides of another street shall be laid out either directly opposite each other or with a minimum offset of 125 feet between their centerlines.

4 Intersection

Rights-of-way shall be laid out so as to intersect as nearly as possible at right angles. No right-of-way shall intersect any other right-of-way at less than 60 degrees.

Property lines at right-of-way intersections shall be cut back to provide for a curb radius on the roadway of not less than thirty feet, except where the angle of intersection varies more than ten degrees from a right angle, in which case of radii of the curve

connecting the acute angle may be less and the opposite radius must be correspondingly greater.

C. Easements and Restriction

1 Layout of Easements

Wherever possible, easements shall be continuous from lot to lot and street to street and their layout shall create as few irregularities as possible.

2. Conservation Restriction

- a. Streams or water courses shall be located within easements conforming substantially with the lines of their courses, whose width shall not be less than twenty (20) feet and whose boundaries shall not be closer than 5 feet horizontally from the annual high water line. Parallel streets or pedestrian ways and/or appropriate access may be required in connection therewith. Streams or water courses shall remain open except at street crossings.
- b. The Planning Board may require that other areas be included within a conservation restriction.
- c. In any subdivision the developer may grant to the Town a conservation restriction over any portion of the subdivision providing the area subject to the restriction is part of the conservation or recreation plan of the Town.

3. Utilities and Drains

Utility and drain easements shall generally follow lot lines, shall be not less than twenty (20) feet in width and shall also apply to streams and water courses.

D. Pedestrian Ways

Pedestrian ways or foot paths will normally be required to provide convenient circulation or access to schools, playgrounds, shopping, churches, transportation, parks, conservation areas and/or other facilities. Such ways shall consist of an easement of at least 20 feet.

E. Open Space, Parks and Playgrounds

Areas for open space, parks and/or playgrounds will normally be required to be set aside in accordance with the proposals and intents of the Master Plan and Chapter

41 Section 81 -U of the General Laws, as amended. Such areas shall be of reasonable size, but generally not less than five percent of the area of the subdivision, depending upon the location and quality of the land being set aside. The minimum area acceptable for later public acquisition shall be one acre. No building may be erected or placed on such an area for a period of three years without the approval of the Board.

Before approval of a plan the Board may require it to show parks, playground, recreation area, or other open spaces to serve the future residents of the subdivision and by appropriate endorsement require that no building may be erected on such site for three years without the approval of the Planning Board.

Any open space park or playground shall provide at least fifty feet of continuous frontage on a street and pedestrian ways, will normally be required to provide access from each of the surrounding streets, if any to which the open space, park or playground has no frontage. Further, such parks and/or playgrounds may be required to have maintenance provided for by covenants and agreements acceptable to the Board, until public acquisition is accomplished by the community.

F. Driveways

Driveways connections to street shall slope from the street right-of-way line down to the edge of the pavement at a grade of 1/4 inch per foot.

Section V. Required Improvements

A. Basic Requirements

The subdivider shall install all of the improvements itemized herein, unless waived in writing by the Board. All work done under this section shall be done under the direction of the Planning Board. No aforementioned bond or covenant shall be released until full approval in writing of all work done under this section is received by the Planning Board.

B. Improvement Specifications

1. General

The following minimum specifications shall govern the installation of all roadways, utilities and other improvements in all subdivisions as designated on the Definitive Plan and as otherwise determined by the Planning Board.

2. Roadway

a. General

Each street or portion thereof necessary to serve each lot in a subdivision shall be constructed and brought to finish grade as indicated on the approved Definitive Plan and in accordance with requirements of this section.

The subdivider or his contractor shall furnish and maintain all stakes and such temporary structures as may be necessary or required by the Planning Board for marking and maintaining points and lines for the installation of the roadway and related utilities throughout the period of construction of the subdivision.

b. Clearing and Grubbing of Right-of-Way

The right-of-way shall be cleared according to the requirements of the standard road cross section, prior to any other work except that trees of aesthetic value and over 4 inch caliper may be allowed to remain provided that they are located at least 5 feet from the proposed side line of the finished roadway and are approved by the Tree Warden and the Planning Board.

c. Excavation and Subgrade Preparation

The roadway shall be excavated to a depth of 15 inches below the established finish grade in accordance with the approved Definitive Plan. If the condition of the bottom of the excavation is wet or spongy or otherwise unsatisfactory to the Planning Board Agent, he may require that the bottom be excavated deeper and the space filled with clean gravel or other satisfactory material. Ledge and large boulders occurring anywhere in the full cross section of the roadway must be cleared to a minimum depth of 14 inches below the finish surface.

d. Gravel Base

Bank gravel shall consist of hard durable stone and coarse sand practically free from loam and clay, uniformly graded and containing no stone having dimension greater than 6 inches. The grading shall conform to the following requirements:

Sieve	Percent Passing
1/2 inch	50-85
3/4 inch	45-80
No. 4	40-75
No. 10	30-60
No. 40	10-35
No. 200	00-10

Before the gravel is spread the roadbed shall be shaped to a true surface conforming to the proposed cross-section of the road. Bank gravel for the base shall be spread in two layers and rolled true to lines and grades with a roller weighing not less than 10 tons so as to yield a 10 inch depth after rolling. All layers shall be compacted to not less than 95 percent of the maximum dry density of the material as determined by the Standard A.A.S.H.O. Test Designation T99 compaction test Method C at optimum moisture content as determined by the Planning Board. Any depression that appears during or after the rolling shall be filled with bank gravel and be re-rolled until the surface is true and even. When required by the Board or the Planning Board, samples of the gravel to be used shall be tested for gradation by a sieve analysis and the compacted gravel shall be tested for compaction. All tests are at the expense of the developer.

e. Pavement

The pavement on the roadway of each street in a subdivision shall consist of Class I Bituminous Concrete Type 1-1 and shall be laid in two courses, a 2 inch binder course and a 1 inch finish course and in accordance with the construction specifications enumerated herein.

3. Curbs and Berms

Curbs and berms shall be installed in accordance with the following minimum requirements and the construction specifications enumerated herein.

Curbing shall be installed in accordance with the construction standards put forth in "Standard Specification for Highways and Bridges" as amended. Bituminous concrete berms shall be installed on top of the binder course of the pavement. The profile of the berm is subject to Planning Board approval. The construction methods and material specification shall conform to "Standard Specifications for Highways and Bridges" as amended. The "Cape-Cod Type" berm shall be used where granite or bituminous berms are not required.

Primary Streets

Type VA-4 granite curbs as specified in "Standard Specification for Highways and Bridges" as amended shall be required on both sides of all roadways.

Secondary Streets

Type VA-4 granite curbs as specified in "Standard Specifications for Highways and Bridges" as amended shall be required under the following conditions:

- 1) all finished grades over 5%;
- 2) all curb inlets for catch basins;
- 3) all street intersections on the curve and extending 6 feet beyond the tangent points; and
- 4) all inside curves wherever the interior angle is less than 110 degrees.

Residential and Limited Residential Streets

Bituminous concrete berms shall be required on all finished grades over 5 %. Type VA-4 granite curbs as specified for secondary street above shall be required on;

- 1) all curb inlets for catch basins,
- 2) all street intersections on the curve and extending 6 feet beyond tangent points and
- 3) on all inside curves wherever the interior angle is less than 110 degrees.

4. Sidewalks

Five foot width sidewalks shall be installed wherever required. The sidewalk shall be constructed of bituminous concrete. The sidewalk shall slope toward the curb 3/16" to the foot. The foundation shall be a minimum of ten inches of approved gravel placed in two 5 inch layers and well compacted with a five (5) ton roller. A binder course of Class F bituminous concrete rolled to 1 1/2" thickness shall be laid and topped with a finished course of Class I bituminous concrete (dense mix) rolled to a 1 inch thickness.

5. Storm and Surface Drainage

a. General

A system of storm drains, culverts, ditches, and related installations, including catch basins, gutters and manholes, shall be designed and installed to provide adequate disposal of surface water, including control of erosion, flooding and standing water from or in the subdivision and adjacent lands. A catch basin to manhole system of drainage is required.

b. Pipe Culverts and Drains:

The size of pipe shall be in accordance with the approved Definitive Plan and in any case shall not be less than 12 inches in diameter. Pipe for the construction of culverts and drains shall be cement concrete or reinforced concrete except where such culverts or drains pass under a roadway or driveway in which case they shall be reinforced concrete (extra strength). All pipes shall be laid true to line and grade as shown on the Plan. Each section of pipe shall have a full, firm bearing throughout its length. All joints shall be made of Portland

Cement Mortar unless otherwise directed. Minimum covering of all pipe shall be no less than 36 inches. Cement concrete pipe will be allowed in trunk lines where depth of cover shall be at least 4 feet from finished grade.

c. Size and Slope of Drains:

Sizes and slopes of drains shall satisfy the "Rational Formula" where:

$$Q = ACi.$$

Q = peak discharge of the watershed in cfs due to a 15 year storm

A = area of watershed in acres

C = coefficient of runoff

i = rainfall intensity in inches per hour based on the time of concentration.

In no case shall a drainage line of less than 12" in diameter be used. All drains must be sloped to provide for a minimum velocity of 2 1/2 feet per second for self-cleaning purposes. The maximum design velocity shall be 15 feet per second.

d. Catch Basins and Manholes

1) Location

Catch basins located in pavements shall be located so that the greatest distance which water will have to flow over the surface shall not be over 350 feet.

2) Material Specifications

a) Cement brick masonry or concrete block masonry, machine made solid segments not less than 8 inches in width and precast concrete structures.

b) Manhole frames--26 inches in diameter and covers (marked "D" for drains and "E" for electric)--200 lbs. minimum weight.

c) "D" catch basins frames--26 1/2 inches diameter: grates--200 pounds minimum weight.

d) Square catch basin frames--24 inches square:

and grates-200 pounds minimum weight.

Catch basin flanges in "c" and "d" above shall have three flanges only at curb inlets.

3) Construction Specification

Catch basins and manholes shall not be less than 4 feet in inside diameter at a point 2 1/2 feet below the bottom of the frame. Catch basins shall not be less than 3 feet in depth measuring from the invert of the outlet pipe. Brick masonry inverts shall be constructed for all manholes. The base of these structures shall consist of precast concrete pipes. A 12 inch weep hole shall be left in the base of the catch basins. The walls of these structures shall not be less than 8 inches in thickness, shall consist of cement brick concrete block masonry or precast concrete units and shall be laid in mortar composed of 1 part Portland Cement and 2 parts sand and sufficient water to form a workable mixture. Backfill shall not be applied until after inspection. Outside walls shall be thoroughly plastered with 1/2 inch thick Portland Cement mortar. Steps or metal rungs shall be provided in manholes over 5 feet in depth.

4) Installation of Castings

Castings shall be set at the pavement binder course grade. Manhole castings shall be set to finish grade. Frame castings for catch basins and manholes shall be set in full mortar beds.

e. Responsibility

The responsibility for adequate drainage shall rest with the owner. This shall include connection with existing drainage facilities provided by the Town. When private drains are connected to Town drainage, the Town cannot be held responsible for any damage.

Where property adjacent to the subdivision, but within the same watershed, is not subdivided, provision shall be made for proper projection of the drainage systems by continuing appropriate drains

and easements to the exterior boundaries of the subdivision at such size and grade as will allow for such projection. Drainage rights which are appropriate, sufficient and necessary to handle drainage from the subdivision and adjacent area shall be secured for the Town.

6. Water

Water pipes and related equipment such as hydrants and main shutoff valves shall be constructed to serve each lot in each street or portion thereof in conformity with the specifications of the Water Commissioners as promulgated and amended from time to time.

7. Utilities

All gas, telephone, electricity and fire alarm lines and water pipes shall be installed underground.

8. Retaining Walls

Retaining walls shall be installed where deemed necessary by the Board.

9. Fire Alarm System

A fire alarm system shall be installed underground in accordance with the specifications and requirements of the North Brookfield Fire Department as promulgated and amended from time to time.

10. Trees

Trees shall be planted in accordance with the specification of the Tree Warden as promulgated and amended from time to time.

11. Grass Strips

All cleared areas as described in Section V-A-2b including all disturbed area over all culverts in drainage easements, shall be loamed with not less than 4 inches compacted depth of good quality loam seeded with lawn grass seed and rolled. Seeding shall be done at appropriate times of the year and in a manner to insure growth of grass.

12. Street Signs

Street name signs shall be furnished, set in concrete and erected at all street intersections prior to the occupancy of any house on the street. Signs shall be obtained from the North Brookfield Highway Department.

13. Street Lights

Street lights shall be installed as required by the Planning Board.

14. Guard Rails

Guard rails shall be installed as required by the Planning Board.

15. Boundary Markers and Monuments

Markers or monuments shall be set on both sides of each proposed street at all angle points, at the beginning and end of all curves thereof, and at all intersections of street and ways with each other or with Plan boundary lines. The markers or monuments shall be of stone or reinforced concrete, shall be not less than four feet in length and not less than six inches in width and breadth and shall have a drill hole in the center. All bounds shall be set flush with the surface of the adjoining ground. Wrought iron rods may be used where the points fall on an exposed ledge. The placement and accurate location of these markers shall be certified to by the designer or surveyor on a Form which shall be submitted with the Definitive Plan. Entrances to subdivisions shall not be marked by elaborate monuments.

16. Survey of Improvements as Installed

After all street construction is completed two copies of the Definitive Plan showing centerline contours at 50 foot intervals of roads as built, all inverts of drainage system as installed, all utilities as installed, and monuments as installed shall be furnished to the Planning Board prior to the release of bonds and securities.

17.Final Clean Up

Upon completion of the work, the subdivider shall remove from the highway and adjoining property all temporary structures, surplus material and rubbish which may have accumulated during the prosecution of the work and shall leave the subdivision area in a neat and orderly condition.

18.Maintenance

If released from restrictions with regard to sale of lots or buildings on lots by the posting of a performance bond, the subdivider shall maintain the roads for vehicular travel in a manner satisfactory to the Board. Further, the subdivider shall maintain the roads in a subdivision in a condition which meets all the above requirements to the satisfaction of the Board either until acceptance of much roads by vote of the Town, or for a period of one year from the date of release of check, bond or all restrictions pertaining to the subdivision.

Sample of Form A*

**Application for Endorsement
of Plan Believed Not to Require Approval**

File one completed form with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section II-B.

North Brookfield MA 01535 _____ 20 _____

To the Planning Board:

The undersigned, believing that the accompanying plan of his property in The Town of North Brookfield does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: _____

Address: _____

2. Name of Engineer or Surveyor: _____

Address: _____

3. Deed of property recorded in _____ Registry,

Book _____ Page _____

4. Location and Description of Property:

Signature of Owner: _____

Address: _____

***Standard Form A (8 1/2" x 11") available from the Planning Board**

Sample of Form B*

**Application for Approval
of Definitive Plan**

File one completed form with the Planning Board and one copy with the Town Clerk in accordance with the requirements of Section III-B.

North Brookfield MA 01535 _____20_____

To the Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of North Brookfield for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of North Brookfield.

2. Name of Subdivider _____

Address: _____

3. Name of Engineer or Surveyor: _____

Address: _____

4. Deed of property recorded in _____ Registry,

Book _____ Page _____

5. Location and Description of Property:

Signature of Owner: _____

Address: _____

A list of the names and address of the abutters of this subdivision is attached. Verification will be made by the Planning Board

***Standard Form B (8 1/2" x 11") available from the Planning Board**