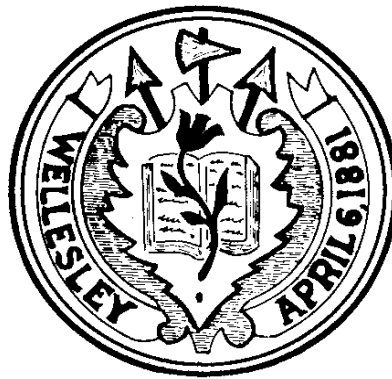


RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN WELLESLEY MASSACHUSETTS



Adopted by
Wellesley Planning Board
December 13, 1971

Amended

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RULES AND REGULATIONS GOVERNING THE SUBDIVISION
OF LAND IN WELLESLEY, MASSACHUSETTS

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PURPOSE.

The Planning Board has adopted the following set of Rules and Regulations governing the subdivision of land for the purpose of protecting the safety, convenience and welfare of the inhabitants of Wellesley. These Rules and Regulations are intended to:

1. provide for adequate access to all the lots in a subdivision by ways that will be safe and convenient;
2. lessen congestion in such ways and in the adjacent public ways;
3. reduce danger to life and limb in the operation of motor vehicles;
4. secure safety in the case of fire, flood, panic and other emergencies
5. insure compliance with applicable zoning ordinances or bylaws;
6. secure 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;
7. coordinate the ways in a subdivision with each other, with the public ways in Wellesley and with the ways in a neighboring subdivision; and
8. insure compliance with the recommendations of the Board of Health

SECTION I. AUTHORITY.

These Rules and Regulations, adopted under the provisions of Chapter 41, Sections 81K to 81GG, inclusive, M.G.L. together with the Rules and Regulations of the Wellesley Municipal Light Board as they apply to subdivision, shall be effective on and after January 1, 1972, and shall remain in effect until modified or amended by the Wellesley Planning Board.

No person shall make a subdivision of any land in Wellesley unless the plan for such subdivision has been submitted to the Planning Board for its approval, showing the lots into which such land is to be divided and the ways already existing or which are to be provided for furnishing access to such lots, and until the Planning Board has approved such plan in the manner hereinafter provided.

SECTION II. GENERAL.

A. Definitions.

1. Applicant: An owner, or agent, representative, or assigns (Chapter 41, Section 81L, M.G.L.).

2. Approval:
 - a. Final: Approval by the Board of a definitive plan submitted in accordance with Section IV. B. of these Rules and Regulations and Chapter 41, Section 81T, M.G.L.
 - b. Tentative: Approval by the Board of a preliminary plan submitted in accordance with Section IV. A. of these Rules and Regulations and Chapter 41, Section 81S, M.G.L.
3. Board: The Planning Board of the Town of Wellesley.
4. Board of Public Works: The Board of Public Works of the Town of Wellesley.
5. Developer and/or Subdivider: An applicant who submits a preliminary or definitive plan to the Planning Board for approval.
6. Frontage: A lot boundary line which abuts
 - 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 and endorsed in accordance with the Subdivision Control Law, or
 - c. a way in existence when the Subdivision Control Law became effective in the town 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.
7. Lot: An area of land in one ownership with definite boundaries, used or available for use as the site of one or more buildings complying with the area, frontage and other requirements of the Zoning Bylaw of the Town of Wellesley (Chapter 41, Section 81L, M.G.L.).
8. M.G.L.: The General Laws of the Commonwealth of Massachusetts, as amended.
9. Municipal Services: Public utilities furnished by the Town of Wellesley, such as water, sewerage and electricity (Chapter 41, Section 81L, M.G.L.).

10. Owner: The owner of record as shown by the records in the Norfolk County Registry of Deeds or Land Registration Office.
11. Person: An individual, two or more individuals, a partnership, association or corporation.
12. Plan:
 - a. Definitive: A plan of a proposed subdivision or re-subdivision submitted in accordance with Section IV. B. of these Rules and Regulations and Chapter 41, Section 81T, M.G.L.
 - b. Preliminary: A plan of a proposed subdivision or re-subdivision submitted in accordance with Section IV. A. of these Rules and Regulations and Chapter 41, Section 81T, M.G.L.
13. Profile: A vertical section of streets, storm drainage and sanitary sewer facilities.
14. Registered Mail: Registered or certified mail.
15. Registry of Deeds: The Registry of Deeds of the County of Norfolk, including when appropriate, the recorder of the Land Court.
16. Roadway: The portion of a street intended for vehicular use.
17. Rules and Regulations: The Rules and Regulations Governing the Subdivision of Land in Wellesley Massachusetts as adopted and amended by the Wellesley Planning Board pursuant to Section 81Q of the Subdivision Control Law (M.G.L.).
18. Street:
 - a. Suburban Arterial: A street which, in the opinion of the Board, is being or will be used primarily as a thoroughfare between different cities and/or towns.
 - b. Neighborhood Collector: A street which, in the opinion of the Board, is being or will be used to collect traffic from several local streets.
 - c. Local: A street which, in the opinion of the Board, is being or will be used primarily to provide access to the lots abutting on such street.
19. Subdivider: See Developer.

20. Subdivision: 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 clerk of the city or town 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 when the Subdivision Control Law became effective in the city or town in which the land lies, 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 Wellesley Zoning Bylaw 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 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 into separate lots on each of which one of such buildings remains standing, shall not constitute a subdivision (Chapter 41, Section 81L M.G.L.).

21. Subdivision Control Law: Chapter 41, Sections 81K to 81GG inclusive, M.G.L.

B. Compliance with Zoning Bylaw.

No plan of a subdivision shall be approved unless all of the lots shown on the plan comply with the provisions of the Zoning Bylaw with regard to size, shape, width and frontage, and no lot or lots shall be altered during development of the subdivision without formal action of the Planning Board.

C. Compliance with other Laws, Rules, Regulations Processes.

Approval and endorsement of a plan by the Planning Board should not be interpreted to represent compliance with any law, rule, regulation or permitting process of any agency

other than the Wellesley Planning Board. It is the responsibility of the applicant to secure all other applicable permits and approvals.

D. One Dwelling Per 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 Planning Board, and 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.

E. Application Forms.

Application forms to accompany plans submitted to the Planning Board for review may be obtained at the Planning Board Office.

SECTION III. PLANS BELIEVED NOT TO REQUIRE APPROVAL.

A. Submission.

Any person who wishes a plan of land to be recorded with the Register of Deeds or filed with the Land Court and believes that the plan does not require approval under the Subdivision Control Law, may submit the plan together with eight prints, an approved application form, properly executed to the Planning Board together with the application filing fee, as specified in the Planning Department Fee Schedule approved by the Planning Board.

Once a Board endorsement is put on a plan it will be returned to the petitioner for filing.

Registered and Unregistered Land: The plan shall be accompanied by evidence designed to show that such plan does not require approval. The applicant shall give written notice to the Town Clerk, on a form approved by the Planning Board, by delivery or by registered mail, postage prepaid, stating the date of submission of the plan to the Planning Board, in accordance with Chapter 41, Section 81T, M.G.L.

The date of submission shall be the date upon which the plan and all information are complete, accurate and in acceptable form as required herein by these rules and regulations and the filing fee is paid.

Plans being submitted shall be prepared by a Massachusetts Registered Land Surveyor on linen or on polyester film, single matte with a thickness of 3 mils, and must have an opacity so as to allow consistent diazo and microfilm reproduction. All plans shall be prepared using a compatible ink with excellent cohesiveness which will produce a permanent bond

and result in a plan with long term durability. The minimum letter size on plans shall be one-eighth inch (1/8").

B. Contents.

All plans shall be drawn to a scale of 1"=40', shall be a minimum size of eight and one-half inches by eleven inches (8 1/2" x 11") and a maximum size of twenty-four inches by thirty-six inches (24" x 36") with three-quarter inch (3/4") borders, and shall show:

1. Title, North arrow, date of survey and graphic scale;
2. Name of owner of record;
3. Name and address of Registered Land Surveyor;
4. Names of all abutters as they appear on the most recent tax list;
5. Lines of existing and proposed streets, ways (including private driveways and off street parking areas) and easements;
6. Location of all underground utilities shall be shown with indication of those existing lines that are presently abandoned;
7. Existing and proposed boundary lines, including dimensions and areas of all lots shown;
8. Lot and/or house numbers;
9. Location of all existing buildings, structures and bounds including distances to nearest property boundary lines;
10. Zoning District(s) and any Zoning District Boundary lines including Flood Plain or Watershed Protection District, Water Supply Protection District or Historic District;
11. Existing and proposed Floor Area Ratios must be shown if the plan shows changes to property lines of lots located in whole or in part within commercial districts;
12. Existing and proposed Build Factors must be shown if the plan shows changes to property lines in Single Residence Districts;
13. Water bodies including intermittent streams, bordering vegetated wetlands as specified in the Wetlands Protection Act, M.G.L. chapter 131, Section 40. (only required for plans creating new building lots).

14. Suitable space to record the action of the Planning Board and signatures of the five members of the Board;
15. A three and one-half inch (3 1/2") blank square reserved for the use of the Registry of Deeds;
16. A certification clause signed by the preparer stating that he/she has conformed with the rules and regulations of the Registry of Deeds in preparing the plan; and
17. Other information as may be required by the Board.

C. Approval.

When the Planning Board determines that the plan does not require approval, it will within 21 days without a public hearing, endorse the plan in black ink under the words "Approval under the Subdivision Control Law not required." The Planning Board may add to such endorsement a statement as to the reason approval is not required or such other statement as may be deemed appropriate by the Planning Board. The Planning Board will notify the Town Clerk of its action.

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

Registered Land.

Once a Board endorsement is put on a plan, changes to the plan will not be permitted unless there is prior approval by the Planning Board of the changes. After consideration of any proposed changes, the Board will decide whether resubmission is required. Plan submission information required under the provisions of B., above, which is not to be shown on original plans according to the requirements of the Land Court, shall be shown, in ink, on a duplicate original or paper print and submitted along with the original plan.

SECTION IV. SUBMISSION AND APPROVAL OF SUBDIVISION PLANS.

A. Preliminary Plan.

1. Submission.

Any person who submits to the Planning Board for review a Preliminary Plan of a proposed subdivision shall file with the Planning Board, together with a properly executed application form, twelve (12) prints of each plan and profile, and the application filing fee, as specified in the Planning Department Fee Schedule approved by the Planning Board.

Copies of the plans will be distributed to other Town Boards for discussion and approval, modification or disapproval by each board. The submission of such a Preliminary Plan will enable the developer, the Planning Board, the Board of Health, other municipal agencies and owners of property abutting the subdivision to discuss and clarify the problems of such a subdivision before a Definitive Plan is prepared.

The applicant shall give written notice to the Town Clerk on a form approved by the Planning Board, by delivery or by registered mail, postage prepaid, stating the date of submission of the plan to the Planning Board, in accordance with Chapter 41, Section 81S, M.G.L.

The date of submission of a preliminary plan shall be the date upon which all plans and information are complete and accurate in acceptable form as required herein by these rules and regulations and the filing fee is paid.

If the Planning Board deems it appropriate to engage outside engineers to review plans and make recommendations, the disbursements for these services shall be reimbursed by the applicant and a deposit shall be required in advance to be held as surety by the Town, against which these disbursements shall be assessed and the balance returned to the applicant.

2. Contents.

The Preliminary Plan shall be prepared by a Registered Land Surveyor, a Registered Professional Engineer or a Registered Landscape Architect and shall be drawn to a scale of 1"=40' and shall show:

- a. Title and North arrow;
- b. Name of owner of record;
- c. Names of all abutters as they appear on the most recent tax list;
- d. The location of all permanent monuments, natural objects such as waterways, trees of 12" or more caliper (trunk diameter at 4.5 feet above the ground) within the area to be disturbed, drainage courses, large boulders or ledge outcroppings, stone walls and the like;
- e. Proposed roads with the proposed layout of storm drains, water supply, sewage disposal system and all necessary easements;

- f. Dimensions and areas of lots, the total area devoted to lots and streets, and the total area encompassed by the plan;
- g. The general relation of the proposed roads, water, sewer and drainage systems and easements to adjoining properties and ways.

Submitted with the Preliminary Plan shall be a profile drawn to a horizontal scale of 1"=40' and a vertical scale of 1"=4', showing all grades of all proposed streets, ways, roads, sewer and drains. Profiles and contours shall be developed on Town of Wellesley Base.

A contour plan, showing existing and proposed contours at intervals of 2 feet for gentle slopes and 5 feet for steep slopes embracing at least the area included in the petition shall be submitted. Proposed depth of cuts and fills shall be shown, in feet, on the plan. Cuts and fills, in conjunction with street construction, in excess of 6 feet as measured from the original natural grade to the finished grade are not allowed.

Should the plan be submitted on more than one sheet, all sheets shall be of the same size. Each plan and profile submitted shall have the following Title Block in the lower right hand corner:

SUBDIVISION PLAN OF LAND			
IN			
WELLESLEY, MASSACHUSETTS			
OWNER		ENGINEER	
(name, address, telephone #)		(name, address, telephone #)	
scale: 1" = 40'		Date ()	
Sheet x of y			
APPROVED BY WELLESLEY PLANNING BOARD _____ _____ _____ _____ _____ _____ DATE _____	(seals of engineer and land surveyor)	preliminary application filed	
		definitive application filed	
		definitive plan filed	
		public hearing date	
		area regulation district	
		project number	
		PB number	

3. Tentative Approval.

After examination, the Planning Board will make any suggestions for revisions as it deems desirable in the public interest and will approve or disapprove the Preliminary Plan.

Approval of a Preliminary Plan with or without modifications shall not be considered as approval of the subdivision and such plan shall not be recorded by the Register of Deeds.

B. Definitive Plan.

1. Submission.

Any person who submits to the Planning Board for approval a Definitive Plan of a proposed subdivision shall file with the Planning Board, together with a properly executed application form, original plans and profiles, and twelve (12) prints of each plan and profile and the application filing fee, as specified in the Planning Department Fee Schedule approved by the Planning Board.

The fee shall be submitted to the Planning Board Office in the form of a check payable to the Town of Wellesley.

If the Planning Board deems it appropriate to engage outside engineers to review plans and make recommendations, the disbursements for these services shall be reimbursed by the applicant and a deposit shall be required in advance to be held as surety by the Town, against which these disbursements shall be assessed and the balance returned to the applicant.

The applicant shall give written notice to the Town Clerk on a form approved by the Planning Board, by delivery or registered mail, postage prepaid, stating the date of submission of the plan to the Planning Board in accordance with Chapter 41, Section 81T, M.G.L.

The date of submission of a definitive subdivision plan shall be the date upon which all plans and information are complete and accurate in acceptable form as required herein by these rules and regulations and the filing fee is paid.

Plans being submitted shall be on linen or on polyester film, single matte with a thickness of 3 mils, and must have an opacity so as to allow consistent diazo and microfilm reproduction. All plans and profiles shall be prepared using a compatible ink with excellent cohesiveness which will produce a permanent bond and result in a plan with long-term durability.

2. Contents.

PLAN.

The Definitive Plan shall be drawn to a scale of 1"=40' or 1"=20' on at least five separate sheets as follows:

- a. Layout of lots, which shall be prepared by a Registered Land Surveyor;
 - 1) Subdivision name, if any, names of proposed streets (new street names shall be subject to prior approval of the Planning Board), boundaries, North arrow, date, graphic scale, legend and the Zoning Classification (including overlay district designations such as Flood Plain or Watershed Protection Districts, Water Supply Protection Districts and Historic Districts;)(12/13/88)
 - 2) Name of owner of record;
 - 3) Name and address of Registered Professional Engineer, Registered Land Surveyor and Registered Landscape Architect as applicable with seals;
 - 4) A locus plan drawn to a scale of 1"=500' showing the relation of the proposed subdivision to adjoining properties within a radius of 1/4 mile and to the nearest existing streets on all sides;
 - 5) Names of all abutters as they appear on the most recent tax list;
 - 6) Location, name(s) and present width of any adjacent street(s);
 - 7) Boundary lines, dimensions and areas of all proposed lots including all bearings on the property lines, with all lots designated numerically in sequence; (a traverse and closure of the perimeter of the subdivision shall be provided; the traverse shall be tied in to public and private monuments);
 - 8) Sufficient information to locate accurately existing and proposed streets, ways and easements as well as their connections to existing streets in the vicinity;
 - 9) The limit of previous approval by the Planning Board and the date of such approval; if subdivision adjoins an accepted Public Way or Private Way it shall be so designated; the date of acceptance for each public way must be shown;

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- 10) Length and direction of street boundary lines; length, radii, tangents and intersection angles of all curves, together with the widths of streets and/or ways;
- b. Contour Plan prepared by a Registered Professional Engineer;
 - 1) Contours developed on Town of Wellesley Base; existing and proposed contours to be at two foot intervals for gentle slopes and at five foot intervals for steep slopes; land areas with slopes in excess of 15% shall be delineated along with a detailing of measures and/or facilities to control soil erosion and sedimentation; this plan shall indicate the square footage of disturbed land area and the estimated time of exposure for all disturbed land; proposed lot grading and runoff patterns shall be shown; base flood (100 year flood) elevation data for any portion of the proposed subdivision which is within numbered or unnumbered A zones as shown of the Wellesley Flood Insurance Rate Map shall be shown;

A copy of the relevant section of the latest United States Soil Conservation Service Soil Classification Map or equivalent documentation showing soil types;
 - 2) Water bodies including intermittent streams, bordering vegetated wetlands as specified in the Wetlands Protection Act, M.G.L. chapter 131, Section 40;
 - c. Design of roadway (plan and profile) including water, sewer, storm drain systems and typical cross section prepared by a Registered Professional Engineer;
 - 1) Proposed layout of storm drainage, sanitary sewer disposal systems, water supply and all easements (on a separate sheet);
 - 2) Typical Cross Section showing all underground utilities, roadway and sidewalk construction;
 - d. Design of underground electrical distribution system, as prepared by the; Wellesley Municipal Light Plant (WMLP) and
 - e. Landscape Plan as defined in 3. Contents. below, prepared by a Registered Landscape Architect.

The Landscape Plan is intended to assist the Planning Board in fulfilling its responsibilities under the Subdivision Control Law and these Rules and Regulations in determining, among other things:

that access to all of the proposed building lots is adequate,

that lot grading provides that there is no standing water,

that the coefficient of runoff for the various landscape treatments is reasonably accommodated so that there is no adverse effect on abutting land, and

other topographical conditions are respected.

- 1) The location of all permanent monuments, natural objects such as waterways, trees of 12" or more caliper within the area to be disturbed, drainage courses, large boulders or ledge outcropping, stonewalls and the like;
- 2) The area on each lot which is subject to building;
- 3) Approximate proposed locations of dry wells for roof drains and any other stormwater drainage facilities outside the right of way, the estimated square footage of impervious surface(s) prior to construction and the estimated square footage of impervious surface upon completion of construction, identifying separately natural area, roof area and pavement area;
- 4) Existing natural features and natural features to be preserved in accordance with SECTION V. E. Protection of Natural Features. below, including large trees and tree canopy, water courses, points of scenic or historical interest, rock outcroppings;
- 5) Type (including common name) and proposed location of trees to be planted in accordance with SECTION VII. K. Trees. below and the type (including common name) and proposed location of other plant material to be planted within the right of way, including cul-de-sac islands and other traffic islands;
- 6) Location and design detail of typical street lighting fixtures;
- 7) Recommended landscaping and planting for the area within the subdivision which is outside the right of way, including proposed location, type (including common name), mature size and other relevant characteristics of the plant materials should be shown. In order to promote the implementation of the landscaping and planting

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recommendations it is suggested that at least one copy of the landscape and planting plan be given to purchasers of the individual subdivision lots; and

- 8) One or more cross sections which shall show all above ground street construction details including curbing, grass plots, sidewalks, street trees, street lights, grading outside the right of way and other landscaping features inside and outside the right of way.

Final plans and profiles shall be drawn on sheets having a minimum size of eight and one-half inches by eleven inches (8 1/2" x 11") and a maximum size of twenty-four inches by thirty-six inches (24" x 36"). Each sheet shall have a one and one-half inch (1/2") clear border for binding on the left hand edge and have three-quarter inch (3/4") borders on the other sides. All sheets shall be of the same size. The minimum letter size on plans shall be one-eighth inch (1/8").

The plan showing the layout of lots shall contain a certification clause signed by the preparer stating that he/she has conformed with the rules and regulations of the Register of Deeds in preparing the plan.

Each plan and profile submitted shall have in the lower right-hand corner a title block identical to that required on a Preliminary Plan.

PROFILE.

The final profile shall be drawn to a scale of 1"=40' horizontally and 1"=4' vertically and contain the following:

- 1) Existing center line as a fine black solid line;
- 2) Existing right side line as a fine black long dash line;
- 3) Existing left side line as a fine black short dash line;
- 4) Proposed center line grade as a heavy black line with ground elevations at the center and each side of all streets at every 50 foot station;
- 5) Elevations referred to Town established Base, as furnished by the Town Engineer. The location and elevation of reference bench marks shall be indicated;
- 6) Street gradients shown by figures;
- 7) Size and location of existing and proposed storm drains and sanitary sewers.

WATER SUPPLY PROTECTION DISTRICTS

For subdivisions involving construction of more than 10,000 square feet of impervious surface on a lot within Water Supply Protection Districts, the provisions and definitions of SECTION XIVE. WATER SUPPLY PROTECTION DISTRICTS. of the Zoning Bylaw shall apply.

For subdivisions involving activities restricted within a Flood Plain or Watershed Protection District the provisions and definitions of SECTION XIVB. FLOOD PLAIN OR WATERSHED PROTECTION DISTRICTS. of the Zoning Bylaw shall apply.

The Planning Board shall act as the Special Permit Granting Authority.

MUNICIPAL SYSTEMS IMPACT ANALYSIS

Municipal Systems (water, sewer, electric, storm drain and connecting street construction adequacy) Analysis.

A municipal systems impact analysis shall be prepared for subdivision plans proposing to divide or re-divide one or more parcel(s) of land into two or more lots containing 5 or more dwelling units or involving 2 or more acres by an engineer registered in the Commonwealth of Massachusetts having expertise in civil engineering and traffic and transportation engineering. The report(s) shall include the following information:

- 1) A narrative including data to show the existing capacities of water, sewer and electric distribution systems before construction. If in the opinion of the Town Engineer and the Planning Board the data shows that the Town's water, sewer or electric systems will not accommodate the maximum development potential of the subdivision, not less than two alternative designs shall be proposed and described to address the problem(s). The engineering and cost of construction and implementation of these remedial measures shall be the full responsibility of the applicant.
- 2) A narrative including data to show the capacity of storm drains receiving the subdivision discharge. If in the opinion of the Town Engineer and the Planning Board the data shows that the receiving storm drain system will be inadequate, not less than two alternative designs shall be proposed and described to address the problem(s). The engineering and cost of construction and implementation of

these remedial measures shall be the full responsibility of the applicant.

- 3) A narrative including data to show characteristics of the street(s) providing access to the development measured from the entrance of the development to the nearest cross street. If the distance from the entrance of the development to the nearest cross street is more than 1000 feet, then the required data shall include the first 1000 feet. The street(s), as defined in this paragraph, providing access to the development, shall be hereinafter referred to as the "street system". If in the opinion of the Planning Board the data shows that the street system is not adequate, not less than two alternative designs shall be proposed and described to address the problem(s). The engineering and cost of construction and implementation of required improvements shall be the full responsibility of the applicant.

The applicant is hereby notified that the following guidelines shall be used by the Planning Board in determining the adequacy of the street system:

Storm drainage - 12" pipe with pairs of catch basins every 250';

Water - 6" pipe with hydrant within 400' from the boundary of the development;

Sidewalk of 5' width and curbing on both sides of the street(s); where curbing is to be installed it shall be consistent with the provisions of SECTION VII. F. Curbing;

Right of way width sufficient to accommodate a paved travel way width of 24', crown of 4", minimum grade of 1%, maximum grade of 9%, a sidewalk on the side or sides that border the development and retention of such trees in the vicinity of the sidewalk as shall be required by the appropriate Town or other governmental agency, said dimension to be no more than 15';

Roadway surface paved to a depth of 3" or more of bituminous concrete.

If the Planning Board determines, based on the data submitted, that the street system does not meet these guidelines, the Planning Board, in the interest of public safety, shall identify those improvements which must be made and shall give written notice to the applicant. The Planning Board may condition a subdivision approval on these improvements being made or legally secured or guaranteed in accordance with the following:

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Prior to improvement of a street system involving private way(s), the applicant shall show evidence, satisfactory to the Planning Board, of the applicant's right to perform such work within the limits of the private way(s). In the event that the applicant does not have the right and cannot obtain the right to make all required improvements, then the applicant shall report these facts to the Planning Board for a determination by the Planning Board of what further action is to be taken. The Planning Board may propose to the Board of Selectmen that the street(s) be accepted by the Town with the undone improvements to be completed by or paid for by the applicant.

Prior to any improvement of a street system involving public way(s), the applicant shall receive approval from the Town Highway Engineers and other Town boards and other Government Agencies or Commissions having jurisdictions over the roadways as applicable. If the applicant does not receive approval to undertake certain improvements then improvements shall be made to the extent of the approvals obtained.

With respect to improvements which cannot be made by the applicant due to the inability to obtain the necessary approvals, the Planning Board shall be the final arbiter in determining those improvements which are conditions of subdivision approval.

- 4) A narrative including data to show the projections of costs arising from increased demands for municipal systems as a result of the proposed subdivision.

TRAFFIC IMPACT DATA AND ANALYSIS.

a. The following items shall apply to every subdivision:

- 1) A description of possible hazardous pedestrian and bicycle crossings at the proposed point of intersection of the new street system with the public street system shall be submitted. If required by the Planning Board at least two alternative designs shall be proposed and described to address the problem(s). The engineering and cost of construction and implementation of these remedial measures shall be the full responsibility of the applicant.
- 2) A plan and narrative shall be submitted which delineates and describes existing and proposed sight lines and sight distances, at the at the proposed point(s) of intersection of the new street system with

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the sideline of the public street system. Where sight lines and distances are not sufficient for public safety purposes, in the opinion of the Planning Board, it may require that at least two alternative designs shall be proposed and described to address the problem(s). The engineering and cost of construction and implementation of these remedial measures shall be the full responsibility of the applicant. The design to be implemented shall be approved by the Planning Board.

- b. A traffic impact analysis shall be prepared for subdivisions which will, in the reasonable opinion of the Planning Board, generate 30 or more vehicle trips in any single hour of the day by an engineer registered in the Commonwealth of Massachusetts having expertise in traffic and transportation. In the case of a disagreement between the Planning Board and the applicant as to the expected traffic generation of a subdivision, the applicant may submit evidence from a traffic engineer, as above qualified, to support a different estimate for review.

The traffic impact analysis shall include the following information:

- 1) An analysis of the existing traffic conditions at the existing connections or intersecting street(s) including average daily and peak hour volumes, peak hour and other hour(s) speeds as determined by the Planning Board, accident data, and levels of service (LOS) at the proposed point(s) of intersection(s) of the new street system with the public street system.
- 2) A description of the projected impacts of the proposed development in terms of projected peak hour and daily traffic generated by the development on roads and ways; sight lines; existing and proposed traffic controls; and projected post-development traffic volumes and levels of service of intersections and streets at the proposed point of intersection of the new street system with the public street system. If in the opinion of the Planning Board the data shows that the street system does not have adequate construction or will not have adequate capacity to accommodate the maximum development potential of the subdivision or has vehicular safety hazards or concerns, not less than two alternative designs shall be proposed and described to address the problem(s). The engineering and cost of construction and implementation of these remedial measures shall be the full responsibility of the applicant.
- 3) Locations through which 30 or more vehicles approach from a single direction in one or more hour(s) of the day. If in the opinion of the Planning Board the data shows that any such location will

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experience operational problems as a result of the subdivision then not less than two alternative designs shall be proposed and described to address the problem(s). The engineering and cost of construction and implementation of these remedial measures shall be the full responsibility of the applicant.

3. Flood Insurance Rate Zones.

All plans submitted under this section shall be reviewed to determine whether the improvements to be constructed will be reasonably safe from flooding. If any part of a subdivision is located within numbered or unnumbered A zones as shown on the Wellesley Flood Insurance Rate Map, the delineation of the zone(s) shall be shown on the subdivision plans which shall be reviewed to assure that:

- a. the proposal is designed to be consistent with the need to minimize flood damage;
- b. all public utilities and facilities, such as sewer, gas, electrical and water systems shall be located and constructed to minimize or eliminate flood damage; and
- c. adequate drainage systems shall be provided to reduce exposure to flood hazards.

4. Procedure.

- a. Review by Board of Health.

At the time of filing of the Definitive Plan, the applicant shall also file with the Board of Health a print of the subdivision plan and profile.

The Board of Health shall report to the Planning Board in writing its approval or disapproval of said plans, in accordance with Chapter 41, Section 81U, M.G.L.

- b. Public Hearing.

Upon the receipt of a properly executed application form approved by the Planning Board together with the final or Definitive Plan the Planning Board will set a date for the required public hearing. Notice of the public hearing shall be given in accordance with the requirements of Chapter 41, Section 81T, M.G.L.

Notices will be mailed or delivered prior to the public hearing to owners of land abutting upon the land included in the subdivision plan.

All expenses incurred for plans, surveys, advertisements of hearings, mailing, etc. shall be the responsibility of the developer or owner submitting said plans for approval.

The applicant is responsible for arranging for the attendance at the Public Hearing of the Registered Land Surveyor and the Registered Professional Engineer who prepared and stamped the definitive plan or any other individuals who prepared elements of the submission package such as the persons responsible for the preparation of the runoff calculations or the traffic analysis, unless such attendance shall not be required by the Planning Board.

c. Certificate of Approval.

The action of the Planning Board with respect to such plan shall be by voice vote, copies of which shall be filed with the Town Clerk and sent by hand delivery or by registered mail to the applicant. Final approval, if granted, shall be endorsed on the originals of the Definitive Plan by the signatures of at least three members of the Planning Board.

d. Final Submission Requirements.

After endorsement by the Planning Board of the definitive subdivision plan an additional set of plans and profiles on linen or on polyester film as specified above, and 14 sets of prints shall be filed with the Planning Board.

5. Performance Guarantee.

Before endorsement of its approval of a plan, the Planning Board will require that the construction of ways and installations of municipal services be secured by one, or in part by one and in part by the other, of the following methods:

a. Bond or Securities.

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

The Board may refuse security based on advice from the Town Treasurer as to the financial status of the bank, company or institution involved. Letters of credit shall not be accepted as security for required subdivision work.

b. Covenant.

By a covenant, executed and duly recorded by the owner of record, running with the land, whereby the ways and services shall be provided to serve any lot before said lot may be built upon.

6. Conveyance of Utilities and Easements to the Town.

Before the Board will release a surety bond or deposit, or, in the case of conditional approval, issue a certificate of performance, the applicant shall execute an instrument, on a form approved by the Planning Board, transferring to the Town, without cost, valid unencumbered title to all common sewers, storm drains and water mains, the underground electrical distribution system and appurtenances thereto, constructed and installed in the subdivision or portion thereof to be approved, and conveying to the Town without cost and free of all liens and encumbrances, perpetual rights and easements to construct, inspect, repair, renew, replace, operate and forever maintain the aforesaid underground utilities, with any manholes, pipes, conduits and other appurtenances, and to do all acts incidental thereto, in, through and under the whole of all streets in the subdivision or portion thereof to be approved, and if any such utilities have been constructed and installed in land not within such street, then in, through and under a strip of land extending ten (10') feet in width on each side of the center line of all such sewers and water mains.

7. Street Acceptance Plan and As-Built Plan.

The following plans and profiles, drawn on linen or on polyester film as specified above, prepared by a Registered Professional Engineer qualified in the branch and Registered Land Surveyor, shall be submitted to the Planning Board following the completion of construction.

Street Acceptance

A plan and profile, suitable for submission to the Town Meeting for street acceptance purposes including any and all easements, house numbers and/or lot numbers.

As-Built

A plan and profile, detailing the location and elevation of all underground utilities and appurtenances, including rim grades, percent of slope for sewer and drain lines "as-built" if different than as shown on the approved definitive plan.

The Street Acceptance Plan and As-Built Plan are to be drawn on separate sheets. Final lot grading contours are to be shown in red on a print of the approved definitive subdivision plan if different than as shown on said plan.

8. Park or Playground

The Planning Board may designate, on the plan, land to show a park or playground in accordance with the following; land so designated on the plan shall not be sold or built upon for a period of not more than three years, pending acquisition by the Town, without the approval of the Planning Board:

For subdivisions:

where there is a development potential of 1-9 Dwelling Units and the development site or combined total area of the parcel(s) to be divided or redivided is 10 acres or less there is no requirement;

where there is a development potential of 10 or more Dwelling Units or where the development site or combined total area of parcel(s) to be divided or redivided is more than 10 acres the requirement is 10% of the total land area.

If the land so designated is not acquired by the Town within three years from the date of approval of the subdivision the park or playground designation shall be withdrawn and, consistent with any other subdivision requirements, conditions or restrictions still in effect, the land may be sold, developed or otherwise used by the land owner in accordance with zoning.

In making this designation the Planning Board may consider the use of the land abutting the subdivision area and the desirability of enlarging existing parks or playgrounds and providing pedestrian and bicycle paths to those areas.

The Planning Board may waive this park or playground reservation for cluster subdivisions incorporating park or playground in the required common open land area.

9. Waivers

All requests for waivers shall be accompanied by a letter signed by the applicant listing requested waivers from the terms of these Rules and Regulations. This letter shall include, for each waiver request, an estimate of the cost savings in initial cost and annual maintenance and an explanation of any public benefit served. Plans shall include a sheet listing the waivers requested and approved by the Planning Board. If in the public interest, the Planning Board may grant waivers not requested by the applicant.

Any request for waiver of sidewalk shall be accompanied by a letter transmitting the recommendation of the Town Public Safety Committee relative to the request. Sidewalk requirements may be amended, by the Planning Board, in cases where topography, outcropping ledge, significant trees or other circumstances are present.

(See Section V.B.2. for street width waiver requirements)

SECTION V. DESIGN REQUIREMENTS.

A. General.

All lots shown on Subdivision Plans submitted to the Board for approval shall be the regular shape and shall contain at least the minimum area requirement for the area regulation district in which the land is located.

B. Streets.

1. Location and Alignment.

When adjoining property is not yet subdivided, consideration shall be given to the projection of proposed ways. Proposed ways shall be constructed to the boundary of the development. If any street submitted for approval does not extend through to another street, possible extension to nearby proposed or existing streets must be shown.

a. Horizontal Alignment

- 1) Reverse curves shall have a 100' straight section between them.
- 2) Minimum centerline radius shall be 75 feet for a local street, 200 feet for a collector street and 300 feet for an arterial street.
- 3) There shall be a minimum distance of 300' between intersecting streets; or they must be directly opposite one another.

- 4) Streets shall not intersect at an angle of less than 60 degrees.

2. Street Width.

Street width shall be 54 feet or as determined by the Planning Board, in accordance with the Optional Street Width Requirement below, but in no case less than forty feet (refer to Typical Cross Section). In extending a street from one of different width the adjustment shall be gradual and subject to the approval of the Planning Board.

Corners at street intersections shall be of a radius satisfactory to the Board, but in no cases shall the radius at the street line be less than 40 feet; nor the distance between tangent points on intersecting streets less than the width of the entering street plus eighty feet.

Optional Street Width Requirement

If the Planning Board approves a street right of way width of less than 54 feet, a plan drawn by a Registered Landscape Architect shall be submitted which shall include:

- a. A calculation of the difference in the area devoted to street tree planting (tree lawn) between the standard street layout and the proposed layout;
- b. Alternative landscaped area or areas equal to or exceeding the requested reduction in tree lawn area. Alternative landscaped area(s) shall abut one or more of the following:

the proposed street;

an existing public or private street or way;

a Town footway; or

any public land or private conservation land;

Alternative landscaped area(s) shall be permanently set aside for landscaping and or tree planting and shall not be included in any building lot calculations. The land may be deeded to the Town or to abutting conservation land, subject to acceptance by the Town or the owner of the abutting land. The alternative landscaped area may be retained as a portion of one or more building lot(s), in which case it shall have a permanent conservation restriction imposed.

Area devoted to landscaped cul-de-sac islands, conforming to the standards set forth below, may be used to satisfy the requirements of this paragraph, provided approval for such a landscaped island is received from the Planning Board and arrangements for maintenance of the center island have been approved by the Planning Board.

3. Grade.

The maximum grade for any street shall not exceed 9 percent in any part of its length and shall not exceed 6 percent except for distances of no more than 200'. Approaches to intersections shall have a grade not to exceed 2 percent for a distance of 100' from the intersection. The minimum grade shall be 1.00 percent except within a cul-de-sac (turnaround) when the center line grade shall be not less than 2 percent.

Vertical Curves

All changes in grade shall be connected by vertical curves of sufficient length to afford adequate sight distances. Minimum lengths of crest or sag curves is determined by the formula $L = KA$, where:

- L= length of vertical curve
- K= constant for design speed
- A= algebraic difference in percent of grade(s).

Design controls for crest and sag curves based on stopping sight distances for safe vehicle operation shall be as follows:

Design Speed 30 M.P.H. Crest $K = 30$, Sag $K = 40$.

4. Dead End Streets.

Except in cases deemed by the Board to be in the best public interest, so-called reservation strips, which would prevent further extensions of development, will not be approved.

Based on the need to provide dual access for emergency purposes, to reduce winter maintenance costs, and to reduce the amount of paved impervious surface which must be maintained, dead end streets in excess of 500' in length, from an intersecting street, shall not be allowed.

Dead end streets shall be provided at the closed end with a cul-de-sac(turnaround) having an outside street line diameter of 112 feet in residential subdivisions. The cul-de-sac roadway pavement diameter shall be a minimum of 82 feet. The

Planning Board may consider central landscaped islands within cul-de-sacs. In such instances the paved roadway around the island shall not have a pavement width of less than 24 feet. This can be increased or decreased in specific cases for the public interest at the discretion of the Board.

C. Utilities.

1. Storm Drains.

The storm drainage system shall be designed to the satisfaction of the Planning Board and the Board of Public Works, who will require provision for such facilities and arrangement thereof as in their opinion are reasonably necessary to provide adequate disposal of surface water from all streets within the subdivision and adjacent land.

Catch basins shall be provided at low points and at changes in direction and the drains between catch basins shall be in a straight line. Maximum spacing of catch basins shall be 250 feet in length, drains and catch basins shall be constructed only as deemed necessary by the Planning Board.

Catch basins shall be constructed utilizing salt resistant, high strength concrete (5,000 PSI) blocks.

Drainage pipe shall be at least 12" diameter. Granite Curb Inlets shall be shown for all catch basins. Proper connections with existing drains in adjacent streets or easements shall be shown on the plans. Where property adjacent to the subdivision is not yet subdivided, provision shall be made for proper extension of the drainage system by continuing drains to the exterior boundaries of the subdivision of such size and at such grade as will allow for the extension.

Run-off calculations must be submitted to substantiate the adequacy of the proposed storm drainage system within and outside of the subdivision together with the existing system to be utilized for discharge from the subdivision.

Reinforced concrete or stone masonry head walls shall be provided where, in the opinion of the Planning Board, it is deemed necessary to support the street or the adjacent land for the protection and safety of the general public or the adjacent property owners. When retaining walls are proposed detailed structural design shall be provided (see Sect. VII.,I. relative to the construction of retaining walls).

2. Water and Sanitary Sewer Facilities.

Water mains, with hydrants, gate valves and other fittings, and sanitary sewers, with manholes and other appurtenances, shall be constructed and installed within the subdivision as necessary to provide to all lots therein adequate water supply for

domestic and fire protection use and adequate sewage disposal. The size and arrangement thereof shall be designed to the satisfaction of the Planning Board and the Board of Public Works.

When property adjacent to the subdivision is not yet subdivided, provision shall be made for proper extension of the systems by continuing water and sewer mains to the exterior boundaries of the subdivision of such size and at such grade as will allow for the extensions.

Water supply systems shall be designed to prevent infiltration of flood waters into the systems; sanitary sewer systems shall be designed to prevent infiltration of flood waters into the systems and discharges from the systems into flood waters.

Above ground sewer pumping stations shall be screened from view with suitable plant materials to the satisfaction of the Planning Board.

3. Electric Underground Distribution System.

When no electric distribution system exists in an area contemplated for subdivision the developer shall request that the Wellesley Municipal Light Plant (hereinafter called the WMLP) provide the design of an underground distribution system in public or private ways, easements or rights-of-way to service the proposed development and adjacent undeveloped areas.

The developer shall furnish to the: WMLP:

- a. a plan showing the layout of lots and ways with grading contours;
- b. a plan showing the proposed construction of the underground utilities and streets;
- c. a plan showing the outline of lots, ways and easements on which such a system may be overlaid for reproduction of the plan; and
- d. proposed electrical loads, service size and service voltage class.

These plans shall be drawn on linen or on polyester film as specified above.

The developer shall also furnish in writing to the WMLP the anticipated schedule for construction of houses on a lot by lot basis. Details of the design of the Underground Electric System shall conform with the policy of the WMLP as adopted by the Wellesley Municipal Light Board.

Upon receipt of plans for the electrical layout the developer shall submit two copies to the Telephone Company for their review and concurrence to enable installation of telephone wires underground in the same trench as for electrical service. Telephone and electric facilities shall be offset by a minimum distance of one foot.

Above ground electrical transformers shall be screened from view with suitable plant materials to the satisfaction of the Planning Board, but not in a manner to inhibit safe installation and operation of the transformer by WMLP staff.

D. Easements.

1. Easements for storm drains and their appurtenances, common sewers and their appurtenances, water mains and their appurtenances, electric facilities and their appurtenances, and any other utility across lots or centered on rear of side lot lines shall be provided by the developer where necessary, shall be at least twenty feet wide; easements for electric transformers shall be a minimum of fifteen feet by fifteen feet (225 square feet); and shall be shown on the plan.
2. Where a subdivision is traversed by a water course, drainage way, channel or stream, the Board may require that there be provided an easement or right-of-way of adequate width 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 general, such easements or rights-of-way shall extend 10 feet from the side lines of such watercourse, drainage way, channel or stream.

E. Protection of Natural Features.

Due regard shall be shown for all natural features such as large trees and tree canopy, water courses, points of scenic or historical interest, rock outcroppings, significant habitats of plant or animal species which are endangered, threatened or of special concern as so designated pursuant to the Massachusetts Endangered Species Act (Chapter 408 Acts of 1990) and in accordance with the regulations of the Massachusetts Division of Fisheries and Wildlife Natural Heritage and Endangered Species Program, and similar community assets, which, if preserved, will add attractiveness and value to the subdivision.

Existing trees may be preserved to satisfy the street tree planting requirement provided that they are inspected and approved by the Superintendent of the Park and Tree Division. It is strongly encouraged that healthy trees on the site should be preserved. The developer should consider on-site reuse of healthy trees which must be removed in conjunction with construction activity.

Existing trees to be preserved on the site shall be protected from potential construction damage in a manner satisfactory to the Planning Board.

F. Erosion and Sedimentation Control.

An Erosion and Sedimentation Control Plan prepared by a Registered Landscape Architect or a Registered Professional Engineer shall be submitted when a tract of land, to be developed, contains slopes in excess of 15%. In preparing such plan due regard shall be given to minimizing the amount of clearing, grading and slope modifications and making use of existing topography and natural land features and preservation of existing vegetative cover. Permanent vegetative plantings to control erosion shall be of a variety compatible with specific soil and site conditions. Adjacent property, public and private, shall be protected from damage, hazard or pollution which may result from land disturbing operations. Consideration shall be given to protection of surface and sub-surface waters from the effects of land disturbing operations. Stock piles of soil, fill and loam shall be protected from wind and water erosion. Dust shall be controlled in the entire development.

G. Cut and Fill

Cuts and/or fills in conjunction with subdivision construction in excess of 6 feet as measured from the original natural grade to the finished grade shall not be allowed.

SECTION VI. UNDERGROUND MUNICIPAL SERVICES AND C.A.T.V.

A. General.

1. Underground municipal services shall be installed to the satisfaction of the Board of Public Works (acting through the Town Engineer) and the Planning Board, in accordance with the approved plans (including profile, Typical Cross Section and any supplementary sketches), the current standard specifications of the Town of Wellesley and/or the Massachusetts Department of Public Works when so designated and these specifications.
2. All storm drains, sanitary sewer and water facilities, and gas pipes (if any) shall be installed prior to excavation of the trench for underground electric and telephone conduits and manholes.
3. Underground electric and telephone conduits and all service connections for any and all utilities from the main structures in the street to the exterior lines thereof for each lot shown on the plan whether or not there is a building thereon, shall be installed before final surfacing with Bituminous Concrete Pavement. Any deviation from this requirement necessitated by unusual topographic or technical difficulties must have the specific approval of the Planning Board, the Board of Public Works and the Municipal Light Board.

4. Underground cable television service connections to each house lot shall be installed to the satisfaction of the Board of Public Works (acting through the Town Engineer) and the Planning Board.
5. The subdivider shall protect all utilities and appurtenances installed under these Rules and Regulations from any and all damage, until the entire subdivision is completed and approved as a whole by the Planning Board. Any street excavations shall be patched immediately in conformity with the rules and regulations of the Board of Public Works for street excavations. Except as expressly directed by the Board of Public Works or an authorized representative, patches of street excavations shall be overlaid with bituminous concrete, properly sealed at the edges of the overlay, for the full width of the travel way (curb to curb). Any damage to these utilities and appurtenances, prior to the approval by the Planning Board shall be repaired in a manner satisfactory to the Planning Board, the Board of Public Works and the Municipal Light Board the full cost of which shall be borne by the subdivider. Utilities to all lots shall be installed prior to the installation of the top course of bituminous concrete pavement.
6. Major roots of trees to be preserved shall not be cut during installation of underground utilities except in the presence of a representative of the Park and Tree Division.

B. Storm Drainage.

1. Storm drains, culverts, catch basins with curb inlets and manholes shall be installed as shown on the approved plans.
2. At least four feet of cover shall be required over drains. Catch basins and manholes shall be constructed in accordance with the specifications of the Board of Public Works. Drains and catch basins and manholes shall not be backfilled until inspected and approved by the Town Engineer or designate. The installation of the storm drainage system, including the method of construction and the quality of materials used, shall conform to the current standard specifications of the Massachusetts Department of Public Works.
3. The construction of any headwall shall conform to the current standard specifications of the Board of Public Works.

C. Water and Sanitary Sewer Facilities.

1. All underground installations of water and sanitary sewer systems shall be installed as shown on the approved plans.

2. The installation of water and sanitary sewer systems, with their appurtenances, including the methods of construction and the quality of materials used, shall conform to the current standard specifications of the Board of Public Works.
3. All such installations shall be under the direction and supervision of the Town Engineer or designate, including the layout and establishment of grades, at the expense of the applicant or developer.
4. Any sewage pumping station shall be suitably screened by shrubbery to the satisfaction of the Planning Board and the Board of Public Works.

D. Electric Underground Distribution System.

Prior to construction of the underground electrical system the developer's engineer shall establish finish grade and furnish (and protect) offset lines and grade stakes for use of the WMLP.

The developer shall perform the following work under the direction of the WLMP after the other utilities have been installed for a period of at least two weeks:

Excavate a trench of a sufficient width to accommodate electric and telephone (if the same trench is used consistent with Section V. , C., 3.) and a minimum of 40" below finish grade, for conduit (for primary and secondary cables). Excavate for manholes, street light bases, and similar items as shown on the construction plans as directed by the WMLP. The trench shall be graded to a smooth bed, free of stones. Excavation in rock foundation or ledge shall be made to a greater depth and the developer shall provide a 10" depth of fine fill prior to the installation of conduit and cables. Trenches shall be maintained by the developer until backfilling is completed. Such trenches and other excavations shall be excavated in an orderly sequence so as to allow for installation of underground structures and ducts followed by backfilling with fine material acceptable to the WMLP. No trench shall be backfilled until the installation has been approved by the WMLP. Backfilling shall be done in layers of not more than twelve inches and shall be carefully and thoroughly tamped.

When all preparatory conditions are met, the developer will be required to install all manholes, conduit, transformer pads, street light bases as specified by the WMLP. Once this work is complete the WMLP. Will install all cables, transformers, street light poles and fixtures, and fire and police alarm cable as required. The applicant is responsible for the cost of all work done by the WMLP for the developer, which work will be performed on a billable basis, as specified in the Rules and Regulations of the Wellesley Municipal Light Plant.

SECTION VII. CONSTRUCTION OF STREETS.

A. General.

All streets including sidewalks and grass plots within a subdivision shall be constructed in conformity with the Typical Cross Section as shown on the final approved subdivision plan and shall not deviate therefrom without written permission from the Planning Board.

B. Excavation and Backfill.

All frost susceptible material, loam, muck or other soft material shall be excavated to hard bottom from within the limits of the proposed street for its full length and width or as otherwise designated by the Board of Public Works. No soft or inferior material shall be used below subgrade. The subgrade shall be thoroughly compacted before applying the gravel surface. The sub-base shall consist of 9" of thoroughly compacted well graded bank gravel and 3" of Dense Graded Aggregate.

The gravel sub-base shall be penetrated with RC-250 at the rate of 0.5 gallons per square yard, or other equivalent material approved by the Planning Board and the Board of Public Works. (Note: to be omitted if Dense Graded Aggregate utilized.)

C. Bituminous Concrete Pavement Type I-1.

1. The Bituminous Concrete Pavement shall be laid in two courses, i.e., standard Bottom (binder) Course and standard Top Course with a finished pavement depth after compaction as shown on the Typical Cross Section.
2. Methods of construction and the quality of materials used shall conform to the specifications for Class I Bituminous Concrete Pavement Type I-1 contained in Section 460 of the 1973 Standard Specifications for Highways, Bridges and Waterways of the Massachusetts Department of Public Works or the revised specifications currently in effect.

D. Sidewalks.

Bituminous concrete sidewalks shall be constructed on both sides of the roadway within the subdivision except when otherwise determined by the Planning Board.

Sidewalk and grass plots shall pitch from the property line toward the gutter.

Bituminous concrete sidewalks shall be constructed on a sub-base consisting of at least eight inches of thoroughly compacted good gravel. Bituminous concrete for sidewalks shall be laid in two courses, namely base course and top course. Base course shall consist of Class I-1 Roadway Binder and shall be two inches thick after rolling. Top course shall consist of Class I-1 Dense Mix and shall be one inch thick after rolling. In no case shall the surface be laid until the sub-base shall have been inspected and approved by the Town Engineer or designate. At all intersections the sidewalks shall be constructed across the

grass plot to the edge of the traveled way. Chapter 83, Section 25, M.G.L., requires that slanted curbing shall be installed at all pedestrian crosswalks.

Slanted curbing shall be installed at all pedestrian crosswalks as required by Chapter 83, Section 25, M.G.L. The number and exact location of sidewalk ramps shall be determined by the Planning Board. Typical sidewalk Ramp Diagram is to be used as a guide in the construction of sidewalk ramps.

E. Driveway Aprons.

Driveway Aprons shall be constructed in the same manner as sidewalks with three inches of bituminous concrete after compaction. The elevations at the line of the back of sidewalk (Property Line) across a driveway shall be in relation to the roadway center line and gutter grades as shown on Typical Cross Section. The driveway grades shall be set so as to meet the required back line of the sidewalk. In no case shall the surface be laid until the sub-base shall have been inspected and approved by the Town Engineer or designate.

F. Curbing.

All ways within a subdivision shall have the gutter lines for their entire length curbed with bituminous concrete spill berm 2"-3" reveal installed in accordance with the requirements of the Board of Public Works;

the Planning Board shall require bituminous concrete curbing 4" (Cape Cod Type) or 6" reveal, where deemed necessary in order to protect the adjacent land from erosion, to facilitate cleaning, for traffic control, drainage control or to conform to abutting streets; when bituminous concrete curbing is specified it shall have polyester fiber added at the rate of 5 lbs. per ton;

the Planning Board shall require vertical granite curbing 6"x 18" at intersection roadway roundings, grades in excess of 6 per cent and other areas subject to abuse from heavy traffic, trucks and snow plows;

sloped granite curbing (4"x 12") shall be installed around cul-de-sac center landscaped islands.

Bituminous Concrete curbing shall not be laid until the sub-base has been inspected by the Town Engineer or designate.

Granite curb inlets conforming to the standards of the Board of Public Works shall be installed at the back gutter line of all catch basins, unless otherwise designated by the Planning Board and the Board of Public Works.

G. Grass Plots.

All areas between the curb lines of the roadway and the inside lines of the required sidewalks shall be loamed to a depth of not less than eight inches of good quality loam, rolled and seeded in accordance with the standard requirements or specifications of the Board of Public works.

H. Sloping.

Unless otherwise directed by the Planning Board the area outside the street lines of a development shall be sloped at a rate not greater than 3 feet horizontally to 1 foot vertically to a point where it coincides with the surrounding ground. Loam shall be placed to a depth of 6 inches on all slopes and shall be seeded. When ledge is encountered in a cut section the slope ratio shall be 1 foot horizontally to 4 feet vertically.

I. Retaining Walls.

Where the final grade of the exterior street line is above or below the grade of the adjacent land by 4' or more, a retaining wall of stone, brick, reinforced concrete or other suitable material satisfactory to the Planning Board shall be constructed outside the street lines of a development in order to support the street or the adjacent land as the case may be. If reinforced concrete is used, the above ground portions shall be faced with brick, stone or exposed aggregate. The construction of retaining walls shall be in accordance with the standards of the Board of Public Works. Retaining walls shall be designed by a Registered Professional Engineer and shall be properly fenced as required pursuant to the State Building Code.

J. Street Signs.

The developer shall furnish and erect necessary signs to designate the name of each street in the development, said signs to conform with the design of those used by the Town. There shall also be placed on the same standard and immediately below the street sign, a sign of such size as the Board of Public Works may prescribe, reading "Private Way".

(Specifications, forms and other information relating to Street Signs maybe obtained at the office of the Town Engineer.)

K. Trees.

Existing trees should be preserved, wherever possible, to satisfy the street tree planting requirement provided that they are inspected and approved by the Superintendent of the Park and Tree Division.

Trees to be planted shall be at least 2 1/2 inches in trunk diameter (diameter at 4.5 feet above grade). The specie and variety of the types to be planted shall be approved by the Superintendent of the Park and Tree Division.

Required trees shall be certified to be in a healthy condition by the Superintendent of the Park and Tree Division at the time of final subdivision inspection. The developer shall guarantee each tree for a period of two years after planting and shall plant replacement trees if required by the Planning Board.

Street trees shall be planted or existing trees retained, as specified above, so that they are not more than 60 feet apart, not less than 4' and not more than 24' from the roadway pavement. It is the preference of the Planning Board that the required trees shall be planted between the roadway pavement and the sidewalk if the planting strip is at least 7 feet wide.

L. Monuments, Concrete or Granite Bounds.

Granite bounds of not less than 6" x 6" x 42" with a 3/8 inch drill hole in the center, conforming to the standards of the Town of Wellesley Department of Public Works, shall be set on both sidelines at all angle points, at the beginning and end of all curves, and at all intersections. Such bounds shall be set in bank gravel with their tops at the proposed finished surface grade to the satisfaction of the Town Engineer and the Planning Board. Certification, in writing, shall be made by the Registered Professional Engineer or Registered Land Surveyor for the developer, to the Town Engineer and to the Planning Board that, as determined, by a survey after completion of construction, the bounds have been properly set in accordance with the approved plan and Rules and Regulations of the Planning Board. Tie sketches to Bound Points shall be furnished to the Planning Board and to the Town Engineer on 8 1/2" x 11" sheets of paper with a suitable Title Block.

M. Work Notification to Town Departments.

The Planning Director and the Town Engineer shall be separately notified at least 24 hours prior to the commencement of any of the following work:

1. Installation of storm drainage facilities.
2. Installation of water and sanitary sewer facilities.
3. Placing of material for sub-base.
4. Excavation for electric underground distribution system.
5. Application of gravel in or above sub-base.
6. Laying of Bituminous Concrete Bottom Course.
7. Laying of Bituminous Concrete Top Course.
8. Installation of curbing and curb inlets.
9. Spreading of gravel in sidewalks.
10. Laying of Bituminous Concrete for sidewalks and aprons.
11. Spreading of loam for grass plots.

12. Grading of slopes.
13. Construction of retaining walls.
14. Setting of bounds.

Superintendent of Parks shall be notified prior to tree planting. If any of the above designated work is commenced without proper notification being given as specified, such work shall be performed at the risk of the developer or owner. All supervision, inspection, furnishing line and grades, etc., performed by the Town Engineer or designate shall be at the expense of the developer. Subdivision bonds will not be released until all such expenses have been paid to the department concerned.

The Planning Board and the Town Engineer shall be notified of the name, address and telephone number of all contractors and sub-contractors performing all work covered under signed subdivision plans.

N. Delays in Construction.

When any delay in completion of the construction of streets is anticipated in portions of a subdivision where houses are completed and occupied, the subdivider may be required to construct certain portions of roads to the extent at least of grading the sub-base, installing catch basin frames and manhole covers to a temporary grade, and penetrating the gravel with 0.5 gallon per square yard of RC-250 to provide a temporary passable surface for the abutters.

SECTION VIII. ADMINISTRATION.

A. Filing of Plans in Registry of Deeds or in Land Court.

All plans must be prepared in accordance with the requirement of the Registry of Deeds or Land Court and the Wellesley Planning Board.

Approval of all subdivisions are subject to the condition that, unless an appeal has been taken from such approval as provided by Chapter 41, Section 81-BB, M.G.L., the subdivider will record the subdivision plan in the Norfolk County Registry of Deeds of Dedham or the Land Court within six months from date of its approval and certify to the Planning Board, in writing, within six months from date of approval that said plan has been so recorded and filed with the Registry of Deeds at Dedham or the Land Court giving Date Recorded, Plan, Book and Page Number or Certificate Number. Failure to file said plan shall render any approval null and void.

B. Waiver of Compliance.

The Planning Board may, in a particular case where such action is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law, waive strict compliance with these Rules and Regulations.

C. Modifications to Approval.

No changes or alterations shall be made to any aspect of an approved Definitive Plan without resubmission for approval of the Planning Board in accordance with Chapter 41, Sections 81-O and 81-W, M.G.L.

D. Subdivision Control Law.

For matters not covered by these Rules and Regulations, reference is made to Chapter 41, Sections 81K-81GG inclusive, M.G.L. and acts in amendments thereof, in addition thereto or in substitution therefor.

E. Acceptance of Streets.

The approval of a plan by the Planning Board does not automatically make any street shown on such a plan a public way. Street acceptance by the Town shall be subject to compliance with the pertinent provisions of the Massachusetts General Laws and Bylaws of the Town of Wellesley.

Street Acceptance Plans in accordance with IV., B., 7. above shall be submitted to the Planning Board, the Engineering Division and the Office of the Board of Selectmen for review not less than 30 days prior to the Warrant closing date for consideration at a Town Meeting.

SECTION IX. SEVERABILITY

The invalidity of any section or provision of these Rules and Regulations shall not affect the validity of any other section or provision.

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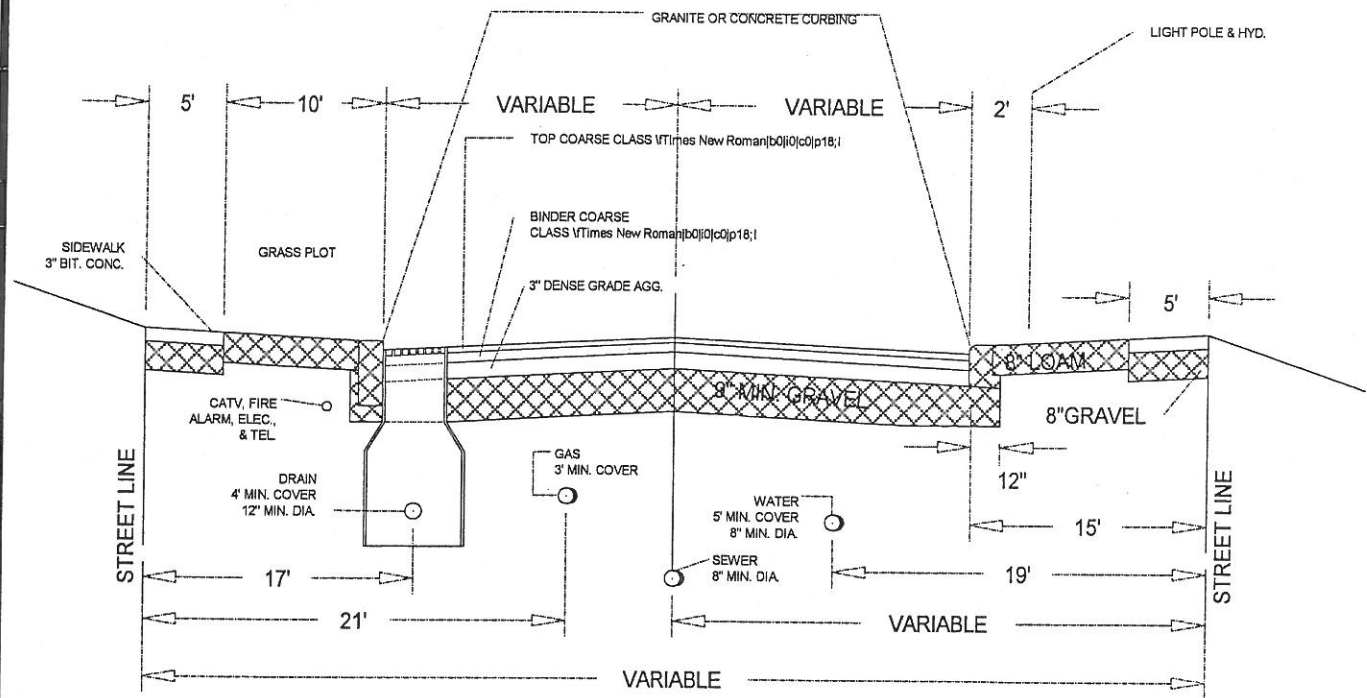
TOWN OF WELLESLEY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

H42

TYPICAL CROSS SECTION

DATE: FEBRUARY 14, 2001

SCALE: NO SCALE



DRAWN BY: AFAVA