

Outline of Presentation

1. Planning and Zoning Basics
2. Variances and Special Permits
3. Exemptions
4. Site Plan Review
5. Reading Subdivision Plan

Zoning History

- 1867- NYC establishes regulations for light and air (Tenement House Law)
- 1892- Boston sets first height regulations
- 1909- Upheld by the Supreme Court
- 1916- NYC enacts 1st comprehensive zoning
- 1926- Standard State (Zoning) Enabling Act adopted, providing a model for many states
- 1926- Comprehensive zoning upheld by Supreme Court (Euclid v. Ambler Realty)

Massachusetts' Zoning Laws

- 1933 - Adopts Standard State Zoning Enabling Act
- 1954- Statute was rewritten and codified (Chapter 40A)
- 1975- Chapter 808 Acts of 1975

The Planning Team

- **Planning Board**
 - **Special Permit Granting Authority**
- **Zoning Board of Appeals**
 - **Special Permit Granting Authority**
- **City Council**
- **Zoning Administrator**
- **Planning Staff**

Long Range Planning

The Comprehensive or Master Plan

“A Planning Board established in any city or town **shall** make a master plan of such city of town ... as said board may deem advisable and from time to time may extend or perfect such a plan.”

1913: Massachusetts the first state to make local planning mandatory!!!

A Comprehensive or Master Plan is...

...a policy document outlining the current situation and desired future. It is a document of legal standing and should guide municipal decisions.

It addresses:

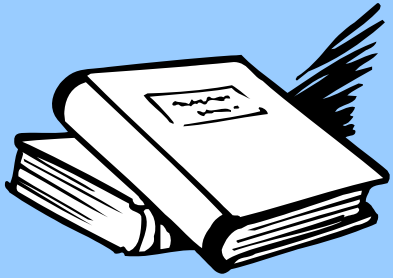
- Future land use patterns
- Provision of services
- Relationship between housing, business, open space and transportation.



Other Plans

- Open Space and Recreation Plan
- Community Development Plan
- Area or Neighborhood Plans



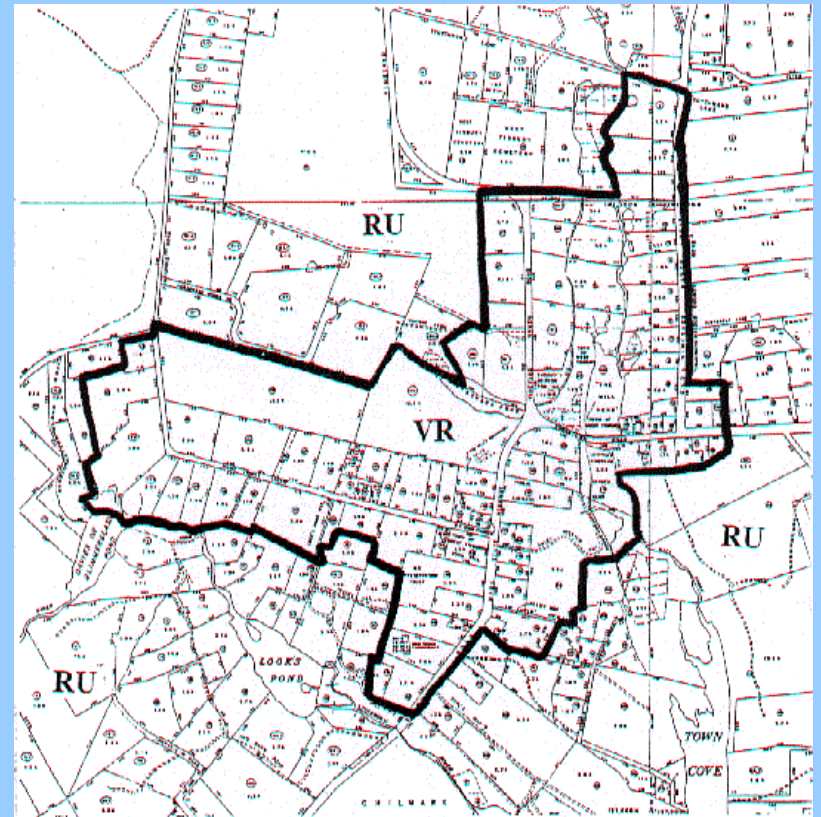


Purpose of Zoning

“Ordinance or bylaws, adopted by cities and towns to regulate the use of land, buildings and structures to protect the health, safety and general welfare of their present and future inhabitants.”

Zoning Districts

- Uniformity required
- Zoning Map required
- Overlay Districts



How uses are permitted

- **By-Right**
- **Special Permit**
 - **Finding**
- **Variance**
- **Site Plan Approval**
- **Comprehensive Permit**

Zoning

Some Definitions:

- Special Permit Granting Authority (SPGA)
- Site Plan Review (SPR)
- Variance
- Special Permit
- Findings

Planning Board

- 5-9 members
- Associate members allowed under zoning (40A)
- 3-5 years staggered terms
- Elected or appointed

Zoning Board of Appeals

- 3-5 members
- Associate members allowed
- Appointed or elected

Planning Board role

- Comprehensive and Study Plans
- Zoning amendment public hearings
- Make recommendations on zoning changes
- Act as SPGA (in most cases)
- Conduct site plan review
- Write subdivision regulations
- Subdivision review

Zoning Board role

- Administrative appeals of decisions of the Building Inspector
- Special permit applications when SPGA
- Findings
- Variances
- Comprehensive Permits

Special Permits

- **For** uses identified & in harmony with Zoning
- SPGA may impose **conditions**
- Zoning must provide standards for issuance or denial
- Board may **not refuse** to issue permit for reasons **unrelated** to zoning standards
- Board may consider future effects

Special Permits

- Increase in density
- Multi-family in non-residentially zoned areas
- Cluster and open space developments
- Adult entertainment
- ANY THING ELSE DEFINED IN ZONING

Special Permit Decision

- Must make an affirmative finding as to the existence of each condition of the zoning
- If the board finds any permissible reason to deny the application, its decision will be sustained

Condition of Ownership

A special permit, unlike a variance, may be conditioned by limiting its duration to the term of ownership or use by the applicant.

Delegation of Authority

Conditions that attempt to delegate or defer decisions have been rejected.

Variiances

- A variance from the terms of the Zoning
- USE variiances must be authorized by Zoning
- Three required findings:
 1. Soil conditions, shape, or topography
 2. Hardship
 3. Public Good

All three conditions required for variance!
- Can include reasonable conditions

Site Plan Approval

- Fit projects into the community
- Criteria for layout, scale, appearance, safety and environmental impacts
- Focus on parking, traffic, drainage, roadway construction, signage, utilities, landscaping and screening, lighting
- Often used with special permit or variance
- **May not deny** based on the use

Zoning Act Silent

- The Zoning Act contains *no* reference to Site Plan Review
- The Site Plan Review process has been created by local zoning and approved by the courts

Comparison to Special Permit

- “Regulation of use, rather than its prohibition”
- Site plan review can only be used to shape a project; cannot be used to deny a project, except in rare circumstances

Conditions an approval of Site Plan may include:

- Maintenance guarantees
- Landscaping requirements
- Parking spaces
- Dust control
- Sewer connection
- Bond or performance guarantee
- Hours of operation
- Police details during heavy traffic periods



Procedures for Vote

- Majority vote of those present, unless specified otherwise in local zoning bylaw
- If proceedings are continued to various sessions, upon municipal acceptance of M.G.L. c 39, s23D, a member may miss one session and still vote if that member certifies in writing that he/she has reviewed all evidence from the missed session.

Constructive Approval of Site Plan

- No court decisions to provide guidance
- Good practice to state in local zoning bylaw a period after which plans are constructively approved
- Also good practice to state in local zoning bylaw that the time period for decision may be extended upon agreement of the parties

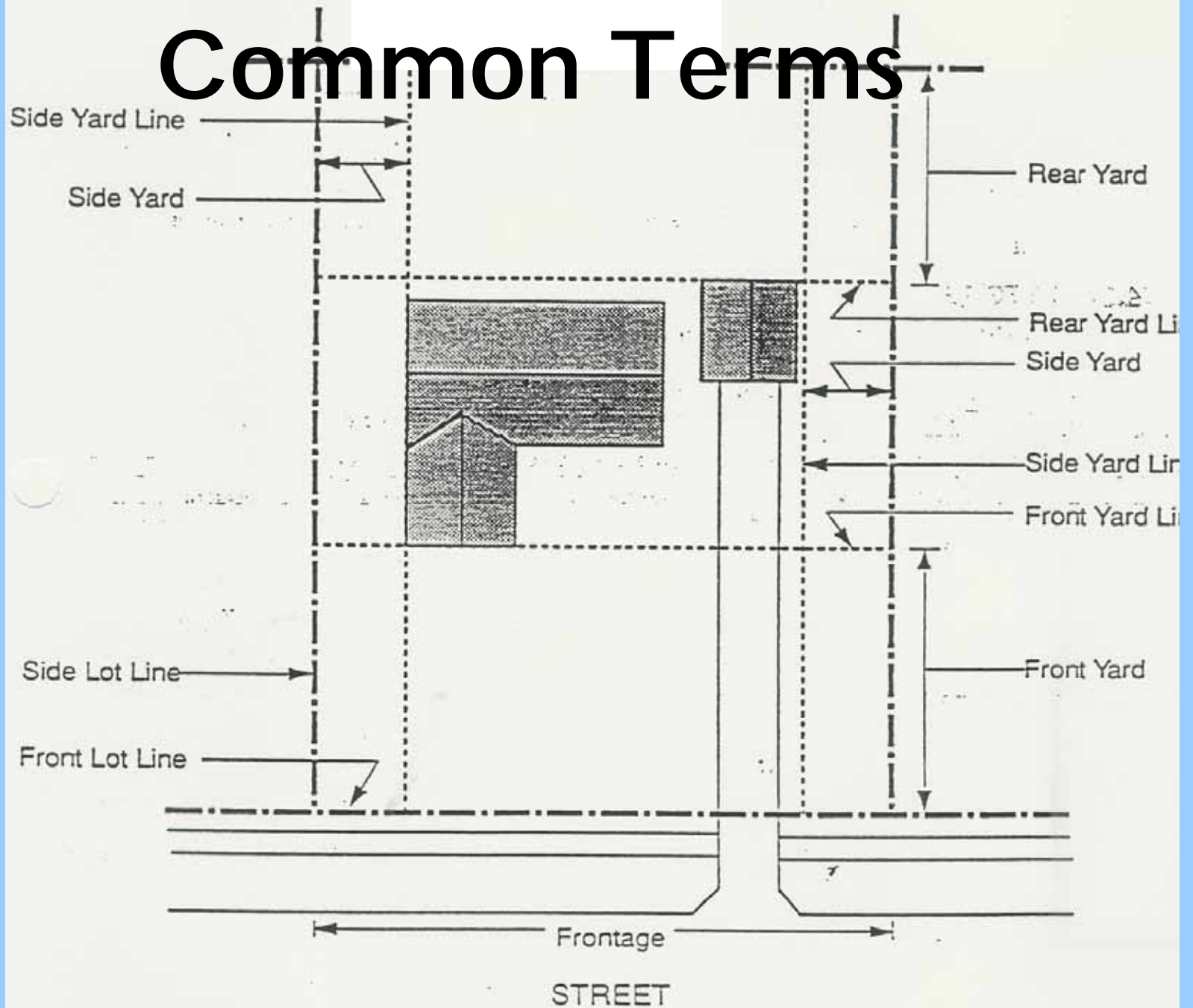
Site Plan and Vested Rights

- A lower court has held that the freeze provision of M.G.L. chapter 40A, section 6 does not apply to site plan approval

Appeal of Site Plan Decisions

- Where SPR connected to Special Permit or Variance, site plan decision should be appealed directly to court
- Where SPR connected to building permit, appealable decision is the issuance of the building permit

Common Terms



Subdivision Control Law

“The subdivision control law has been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of cities and towns in which it is, or may be, put into effect by regulating the laying out and construction of ways in subdivisions providing access to the several lots therein, but which have not yet become public ways, and ensuring sanitary conditions in subdivisions and in proper cases parks and open areas.”

Subdivision- Definition

“Subdivision ...division of a tract of land...”

Except Approval Not Required (ANR):

- A public way or a way which the city clerk certifies is maintained and used as a public way, or
- A way shown on a plan therefore approved and endorsed in accordance with the Subdivision Control Law, or
- A way in existence when the Subdivision Control Law became effective in the city in which the land lies



- The lots have **minimum frontage** on legal ways (above)

- Planning Board finds **vital access:**

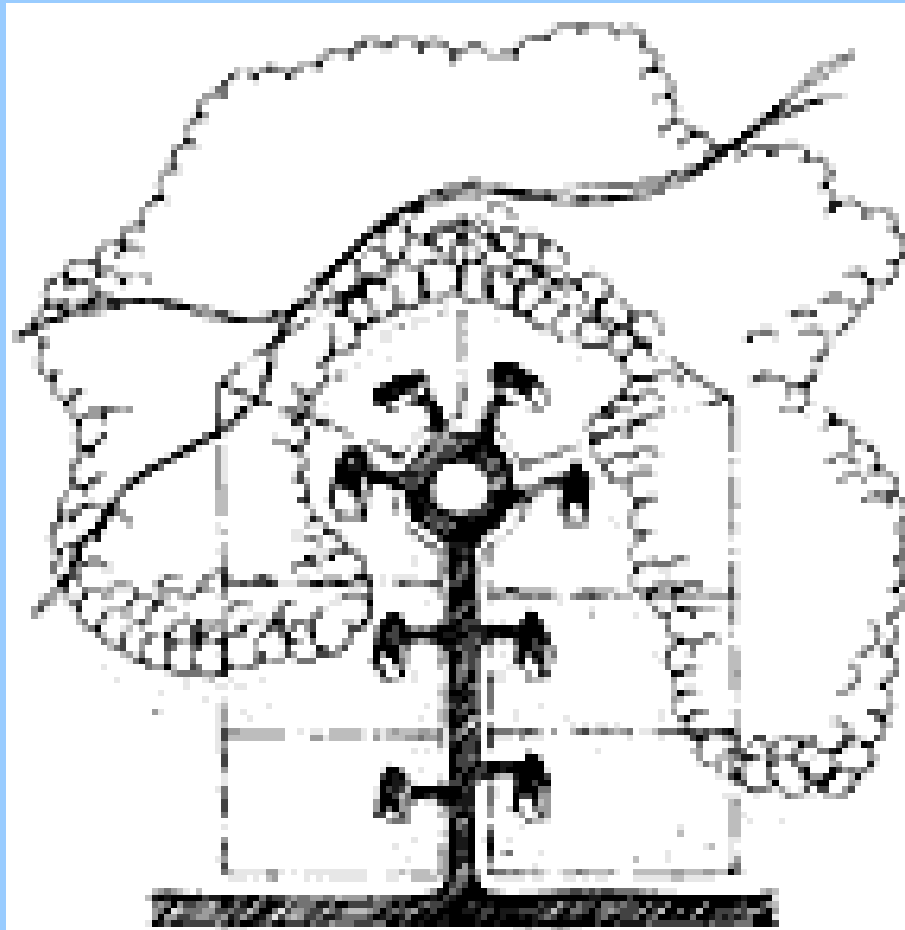
- Adequacy of the road way

- Adequacy of the access from the way

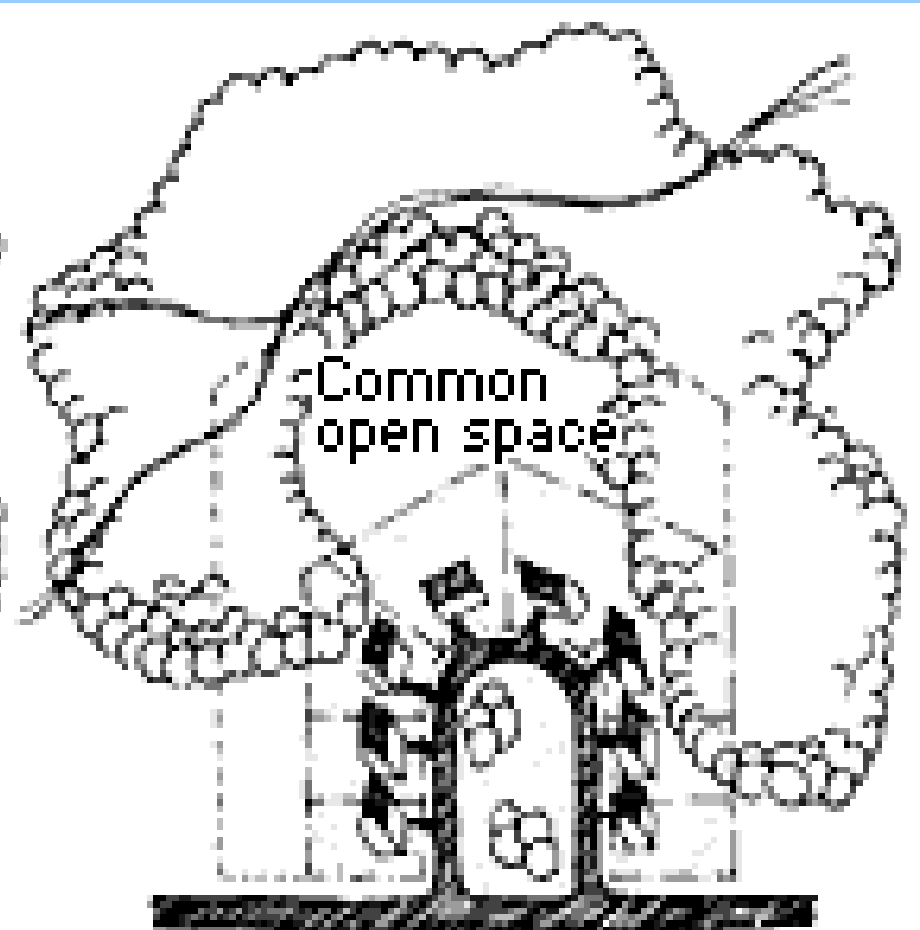
Cluster Development

Also known as Creative Design, Open Space Development, Conservation Subdivision, or Conservation Design

- Houses are grouped on smaller lots than what is otherwise allowed by zoning on a portion of the parcel; AND
- The remaining land is preserved as protected agricultural, natural, or recreational open space.



Conventional subdivision



Cluster subdivision

Flexible or PUD Zoning

Allows for variation in lot size and frontage within a new subdivision, while maintaining the overall density of the development according to established standards.

Under flexible zoning, a developer determines how many lots would be allowed for a parcel of land under a conventional development, and then designs a plan for the same density without the limitations of strict frontage and lot requirements.

Conflict of Interest Law

MGL Chapter 268A

What to avoid:

- Actual and perceived conflicts

Who is covered?

- Elected/Appointed members
- Paid/Unpaid staff/officials
- Full and part time employees

Conflict of Interest Law

What activities are covered?

- Bribes to influence your decisions
- Extra pay,
- Gifts over \$50
- Participating in matters of financial interest to you, your business partner or family members



Conflict of Interest Law – does it apply to you?

- Protect yourself from embarrassment !
- Take the initiative rather than hope for the best!
- Consult with State Ethics Commission
- Advise your Board in advance

If you are a member with a conflict....

- Cannot count towards quorum
- Cannot vote on the matter
- Rule of Necessity may need to be invoked

General Standards of Conduct

- A Board member may not:
 - Accept other employment which would impair independent judgment
 - Improperly disclose confidential information
 - Use position to gain privileges

General Standards of Conduct

- A Board Member Should
 - Listen to all sides
 - Consider the overall public good
 - Seek out information to help make decisions



Open Meeting Law

MGL Chapter 39 Section 23A-B

Purpose: To conduct government business in full view of the public



Holding an “**Open Meeting**” requires
Public notice:

- What (posting)
- Where (posting)
- Who (minutes)
- Decisions (minutes)
- Physically accessible

Open Meeting Law

- Applies to:
 - Subcommittees and work sessions
- Does not apply to:
 - Site visits
 - Social gatherings

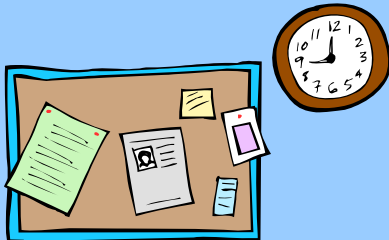
Open Meeting Law

The difference between:

- Public Meeting vs. Public Hearing
- Public Notice vs. Legal Notice

Public Meeting Notice

- Notice must be posted 48 hours in advance
- Give date, time and location of meeting
- Meetings must be accessible to all persons



Public Meeting Records

- There needs to be a record/minutes of the meeting
- Required content:
see MGL Chapter 66 section 5A

Executive Sessions

- Very specific and limited reasons
- Very rare for Planning and Zoning boards



Voting Requirements

Quorum: Majority of board

Voting (generally): Majority of quorum

Voting Special Permits/variances: Super majority

Who Votes

- Permit– must be present all meetings OR
- Mullen Rule FIX
 - IF audio or video tape or transcript
- Legislative- ok to miss meeting or hearing

Constructive Grant Process

If your Board fails to meet a time deadline for a specific decision, it can result in an automatic approval. This is called a **Constructive Grant**.

Board Rules and Regulations

- Election of officers
- Meeting schedules and agendas
- Minutes
- Appointments
- Liaison with other boards and staff

Zoning Exemptions

Home Rule State

BUT...

Not inconsistent with State law

State and Federal Preemption

State Building Code Exemption

Section 3 precludes a local ordinance or bylaw from regulating or restricting the use of materials or methods of construction of structures regulated by the state building code

Interior Area of Single-Family Structures

No zoning ordinance or bylaw can regulate or restrict the interior area of a single-family residential building

Agriculture Exemption

No zoning ordinance or bylaw shall prohibit, unreasonably regulate or require a special permit for the use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture Communities can prohibit agricultural uses on parcels less than five acres

Religious and Educational Exemption

No zoning ordinance or bylaw shall prohibit, regulate or restrict the use of land or structures for religious purposes or for educational purposes

Such land or structures may be subject to reasonable regulations

Court Decisions Defining Educational Use

- The court has long recognized “education” as a broad and comprehensive term
- Group Homes

Not all educational or religious uses protected:

Educational

- Nursing home
- Dancing schools

Religious

- Offices & rooms for psychological counseling
- Leased parking spaces for hospital

Regulation of Religious and Educational Uses

Municipalities may impose reasonable regulations concerning the bulk and height of structures, parking and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements.

Reasonable Regulations

- The question of reasonableness depends on the facts of each case
- Burden of Proof
- Adopting specific zoning requirements for exempted uses

Reviewing Proposed Educational & Religious Activities

- Special Permits *cannot* be required for religious or educational uses.

Bigger Governments Exempt

- State government
 - State agencies
 - State universities
- Federal government
 - Federal agencies
 - Post Office
 - Veterans Administration

Municipal Uses

Municipal uses are not immune from local zoning regulations

Public Service Corporations

Lands or structures used by a public service corporation may be exempted if:

- the department of telecommunications and energy determines the exemption is required
- finds that the proposed use of the land or structure is reasonably necessary for the convenience and welfare of the public

Child Care Facilities

A child care facility is a day care or a school age child care program

Exemptions for Child Care Facilities

No zoning ordinance or bylaw can prohibit or require a special permit for the use of land or structures, or the expansion of existing structures, for the primary or accessory purpose of operating a child care facility

Child care facilities may be subject to reasonable regulations

Exemptions for Family Day Care and Large Family Dare Care Homes

They are protected as a permitted use, unless prohibited or otherwise regulated (e.g. special permit) by the local zoning bylaw or ordinance.

Housing Discrimination Against Disabled Persons

Local land use and health and safety laws, regulations, practices, ordinances, bylaws and decisions shall not discriminate against a disabled person

Handicapped Access Ramps

No dimensional lot requirement, including but not limited to set back, front, side, and rear yards, and open space shall apply to handicapped access ramps on private property used solely for the purpose of facilitating ingress or egress of a physically handicapped person

Temporary Mobile Homes

No zoning ordinance or bylaw can prohibit the owner and occupier of a residence which has been destroyed by fire or other natural holocaust from placing a mobile home on the site of such residence and residing in such home for a period not to exceed twelve months while the residence is being rebuilt

Solar Energy Systems

No zoning ordinance or bylaw can prohibit or unreasonably regulate the installation of solar energy systems or the building of structures that facilitate the collection of solar energy, except where necessary to protect the public health, safety or welfare

Amateur Radio Operators

No zoning ordinance or bylaw can prohibit the construction or use of an antenna by a federally licensed amateur radio operator

Scientific Research Facilities

Zoning ordinances or bylaws must provide that uses, accessory to activities permitted as a matter of right, which are necessary in connection with scientific research or scientific development, may be permitted upon the issuance of a special permit

Hazardous Waste Facilities

A hazardous waste facility shall be permitted to be constructed as of right on any locus presently zoned for industrial use provided that all permits and licenses have been issued to the developer and a siting agreement has been established

Refuse Treatment And Disposal Facilities

A solid waste facility which has received a site assignment shall be permitted on any locus zoned for industrial use unless specifically prohibited by the zoning ordinance or bylaw in effect as of July 1, 1987



Surrounding Land Uses

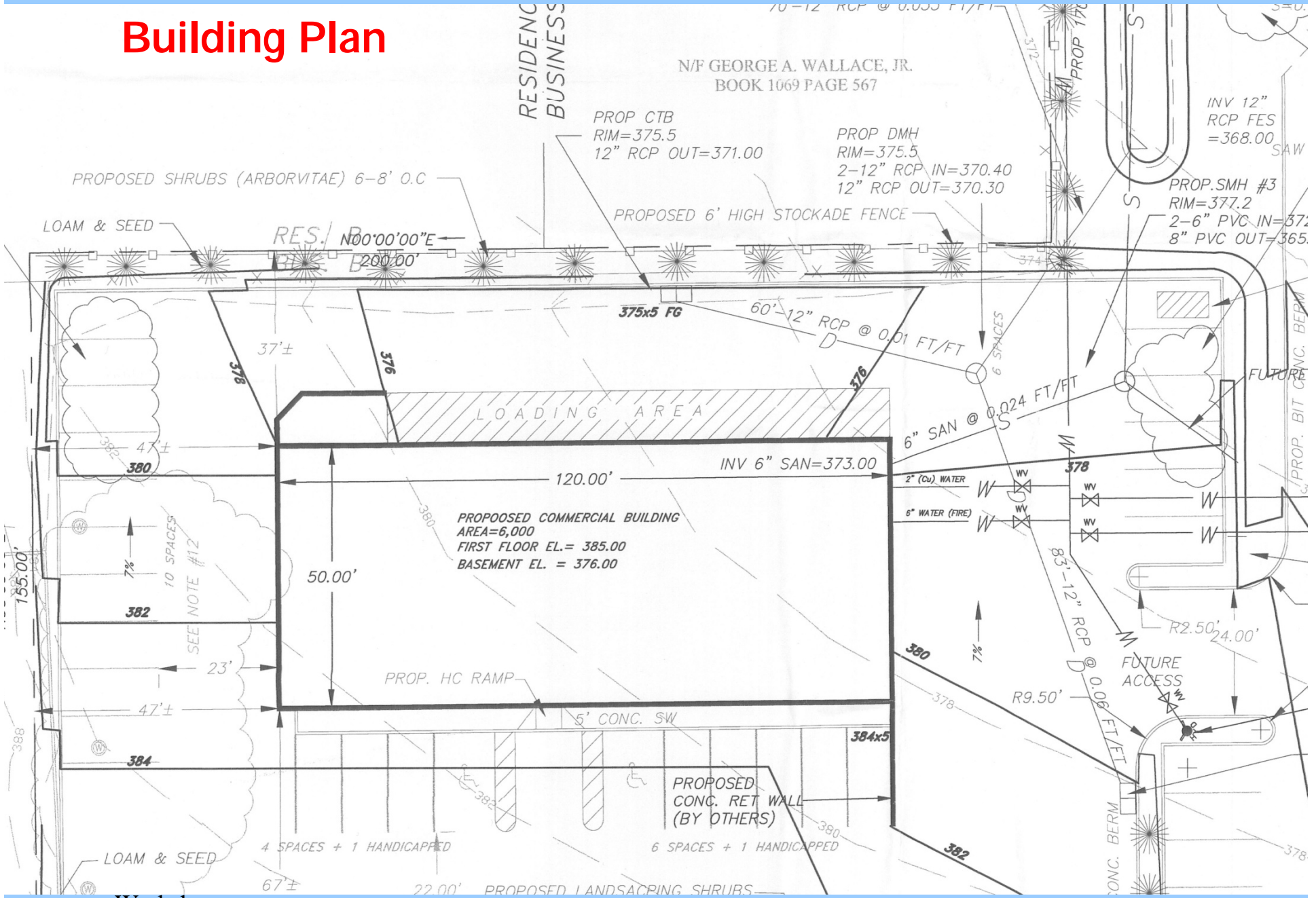
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Surrounding Land Uses

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Building Plan





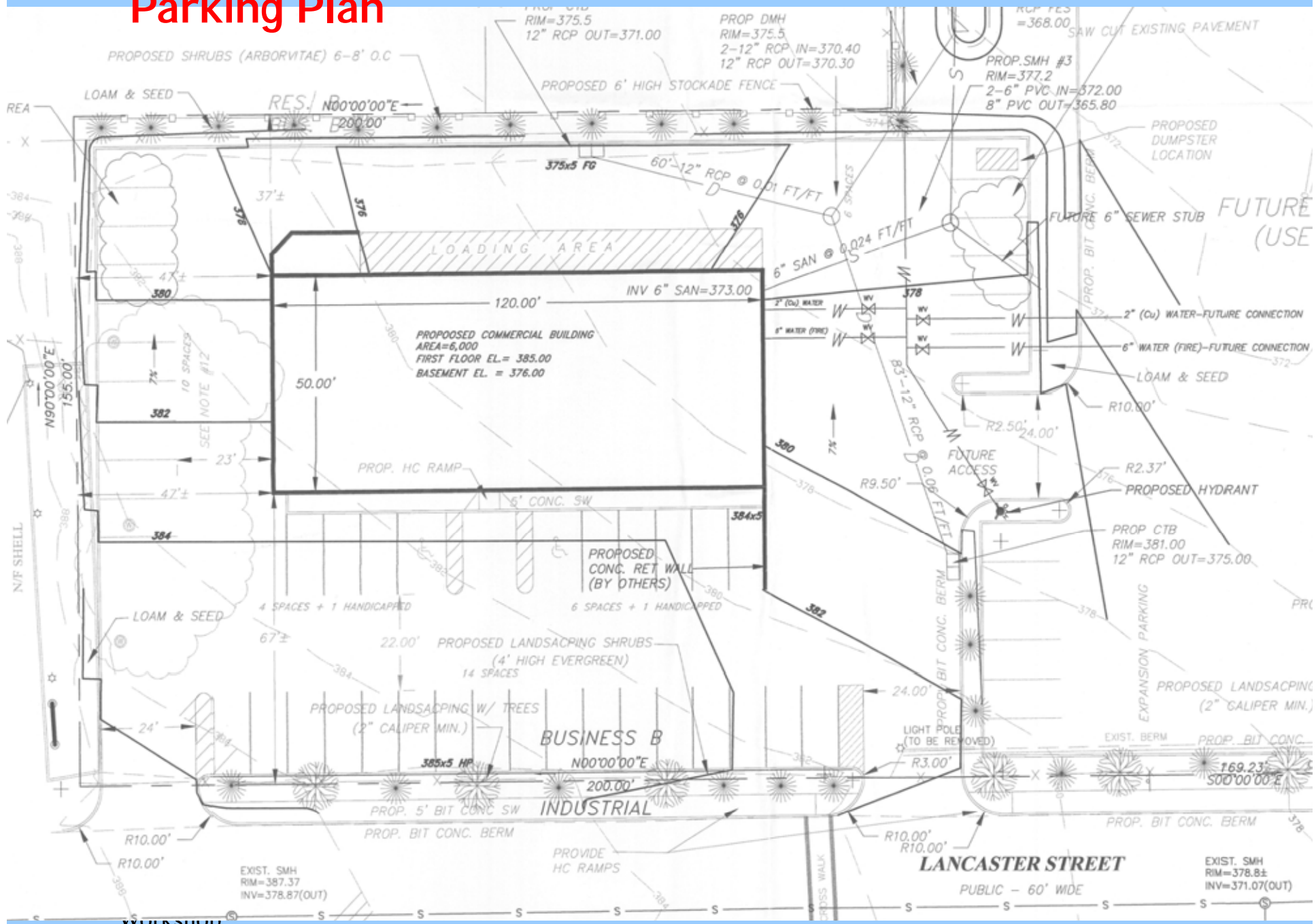




Premiere
Hair & Body Care

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Parking Plan





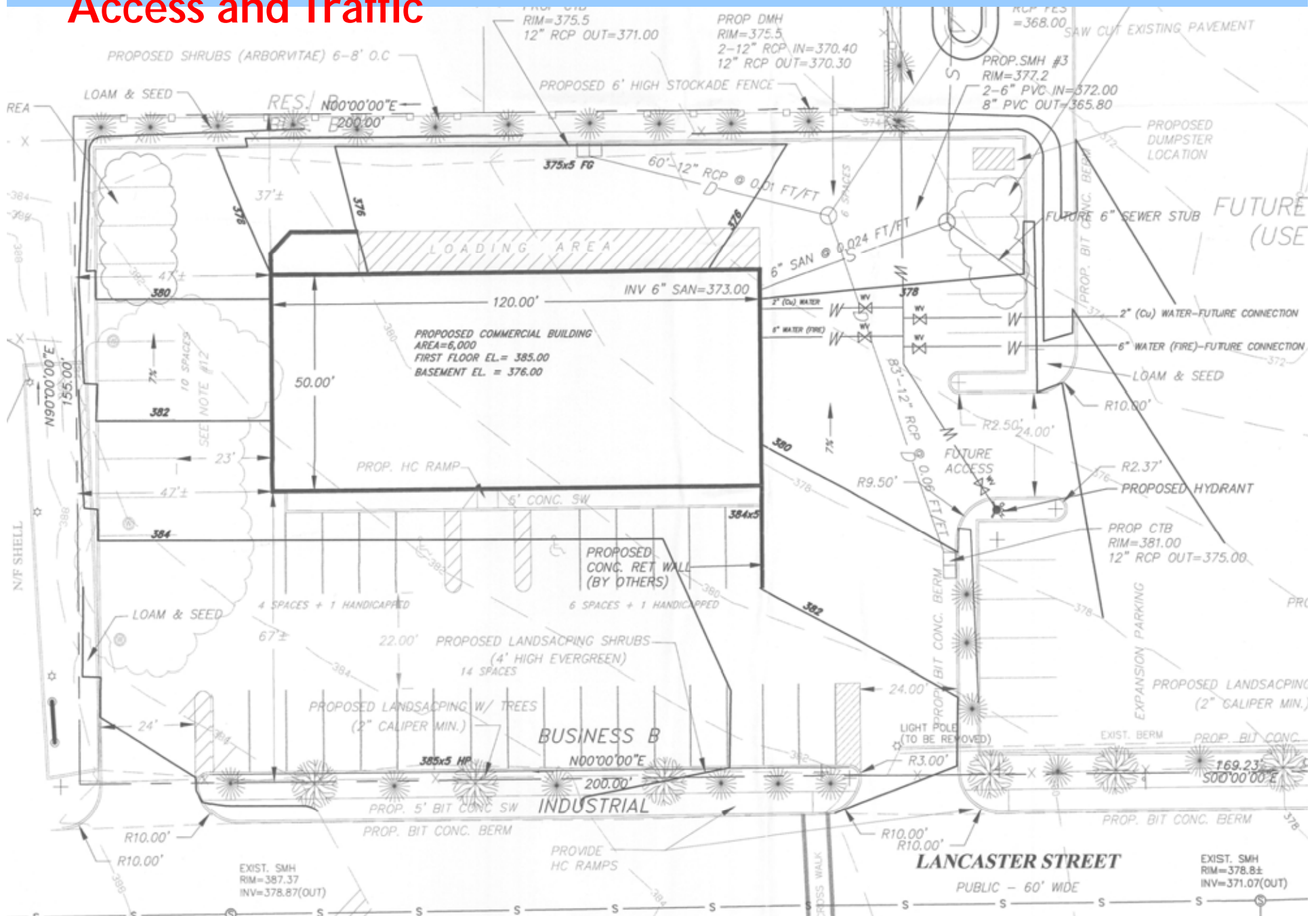


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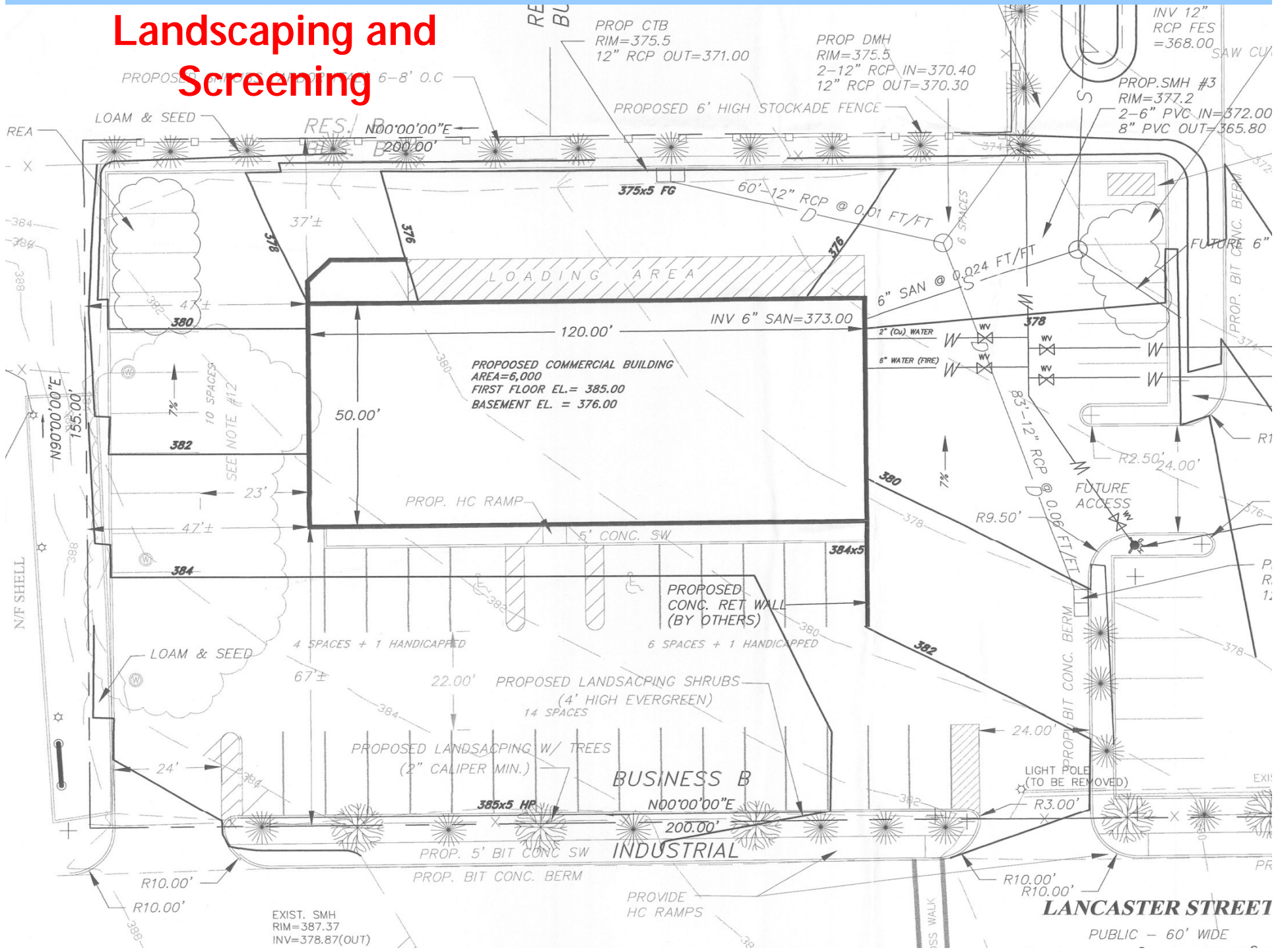


Access and Traffic





Landscaping and Screening

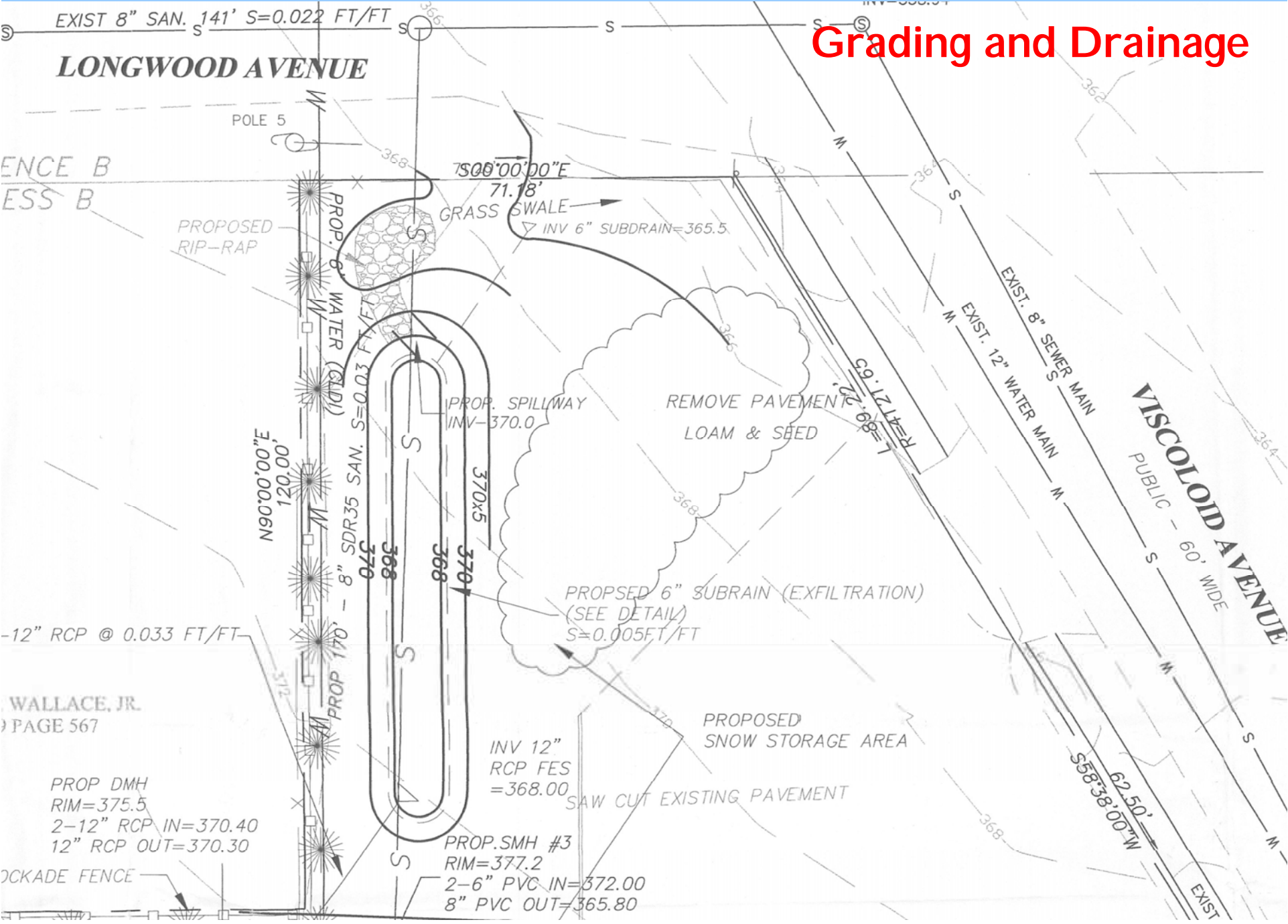






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Grading and Drainage



WALLACE, JR.
PAGE 567

PROP DMH
RIM=375.5
2-12" RCP IN=370.40
12" RCP OUT=370.30

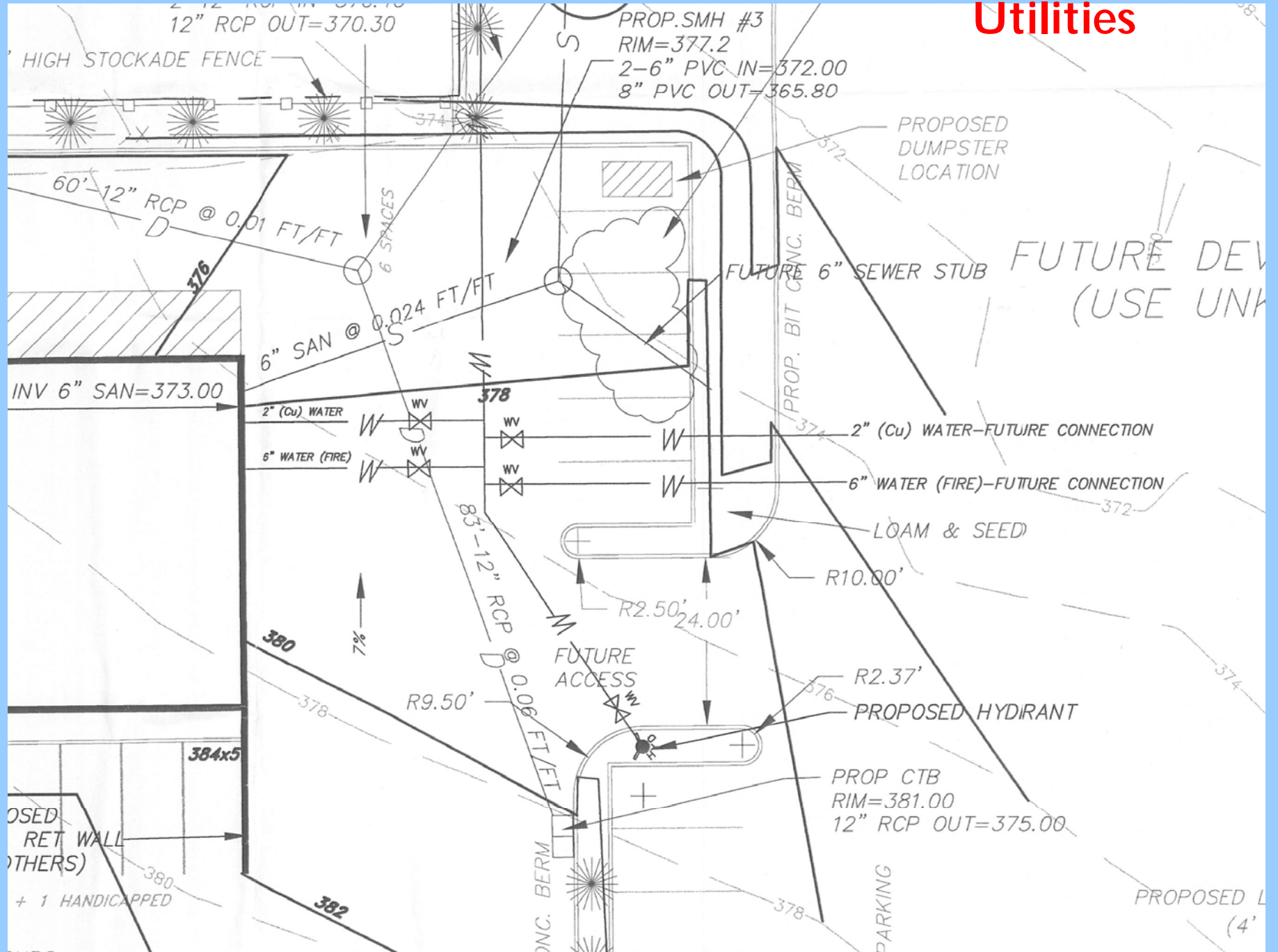
PROP.SMH #3
RIM=377.2
2-6" PVC IN=372.00
8" PVC OUT=365.80

DOCKADE FENCE





Utilities







Using a Scale

- Standard 3-sided Engineering Scale
- Two scales per side

10 1 inch=10 feet

20 1 inch=20 feet

30 1 inch=30 feet

40 1 inch=40 feet

50 1 inch=50 feet

60 1 inch=60 feet

10 scale can also be used as a 12" ruler

Using A Scale

- For Other Scales

80 scale (1"=80'), use 40 scale and multiply by 2

100 scale (1"=100'), use the 10 scale and add a zero

200 scale (1'=200'), use the 20 scale and add a zero

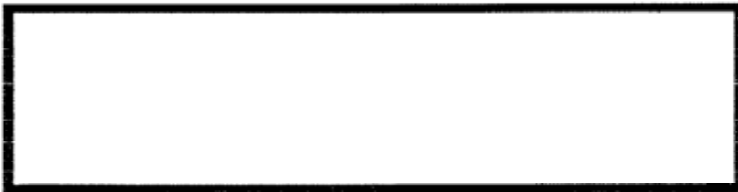
Exercise

1. Using the 10 scale, determine the length of the line below.



Answer: _____ feet

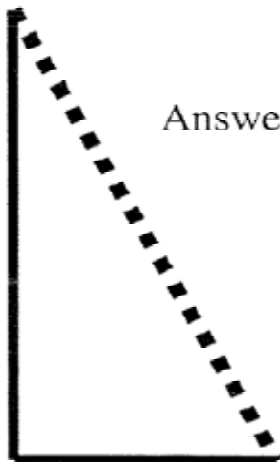
2. Using the 40 scale, determine the dimensions of the box below



Answer: _____ by _____ feet

3. Using the 20 scale, determine the slopes of the dashed lines below.

Comment: Slope is the deviation of a surface from the horizontal, and usually expressed in percent or degrees. Slope percent is computed by dividing the vertical distance by the horizontal distance times one hundred.



Answer: Slope = _____%



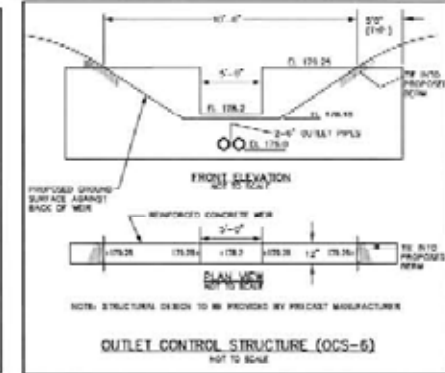
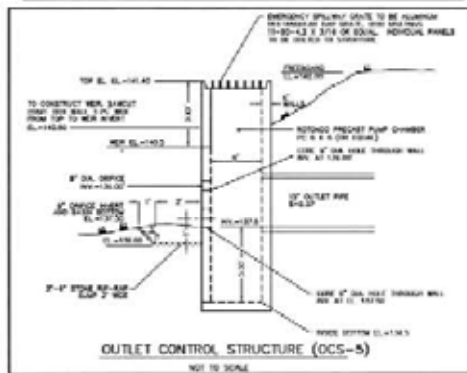
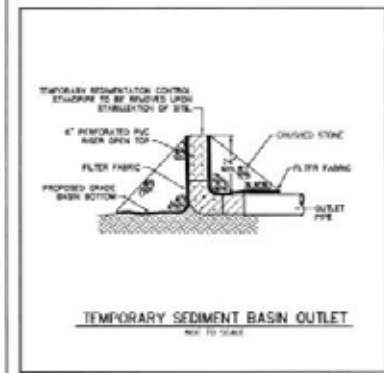
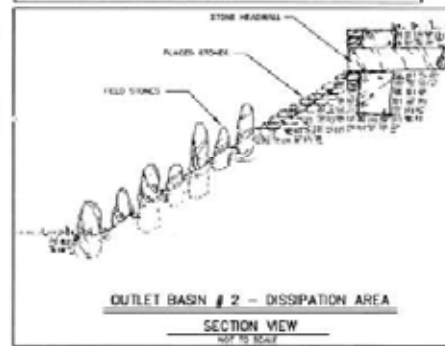
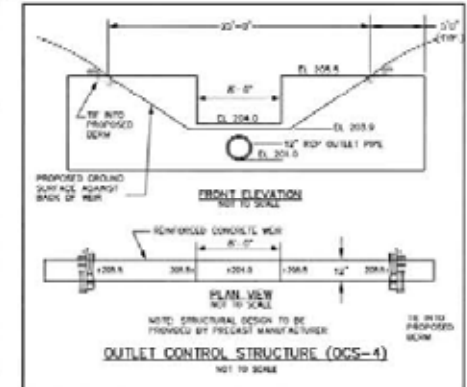
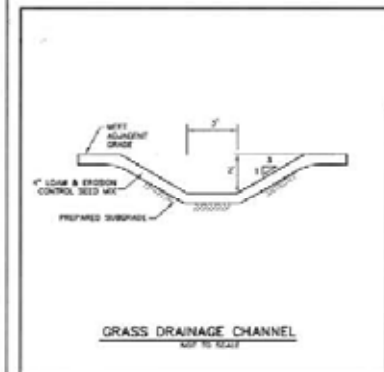
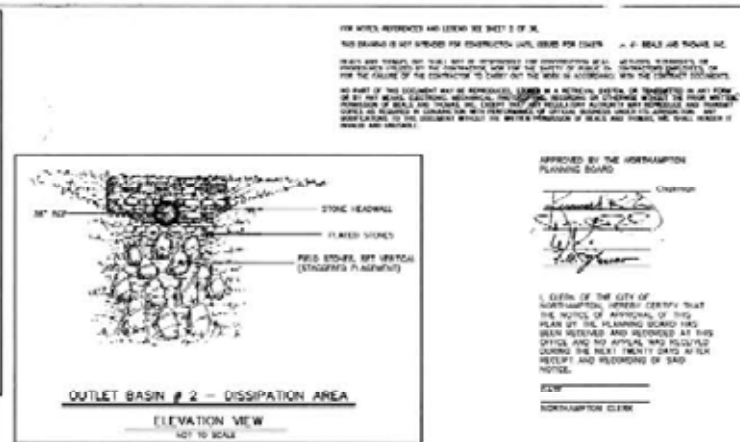
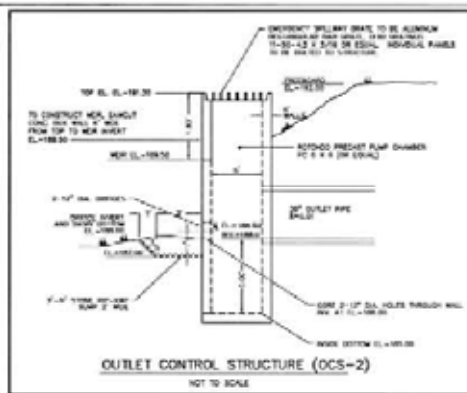
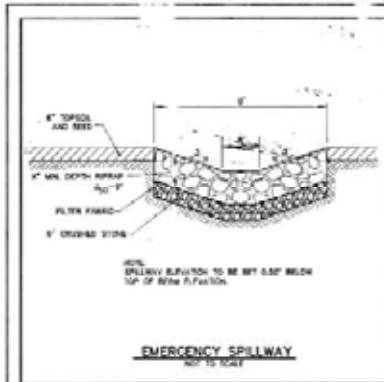
Answer: Slope = _____%

Legend For a Plan

- Legends list items shown on a plan and the symbol for each item. A few examples are:

catch basin	■
existing spot elevation	x 75.0
water line	— — — — —
contour	- - - - - 104 - - -
proposed underdrain	- - - - -

Subdivision Details



Hospital Hill Development, LLC
144 Main Street
Northampton, MA 01060

APPROVED BY THE NORTHAMPTON PLANNING BOARD

I, CLERK OF THE CITY OF NORTHAMPTON, HEREBY CERTIFY THAT THE NOTICE OF APPOINTMENT OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND REVIEWED AT HIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

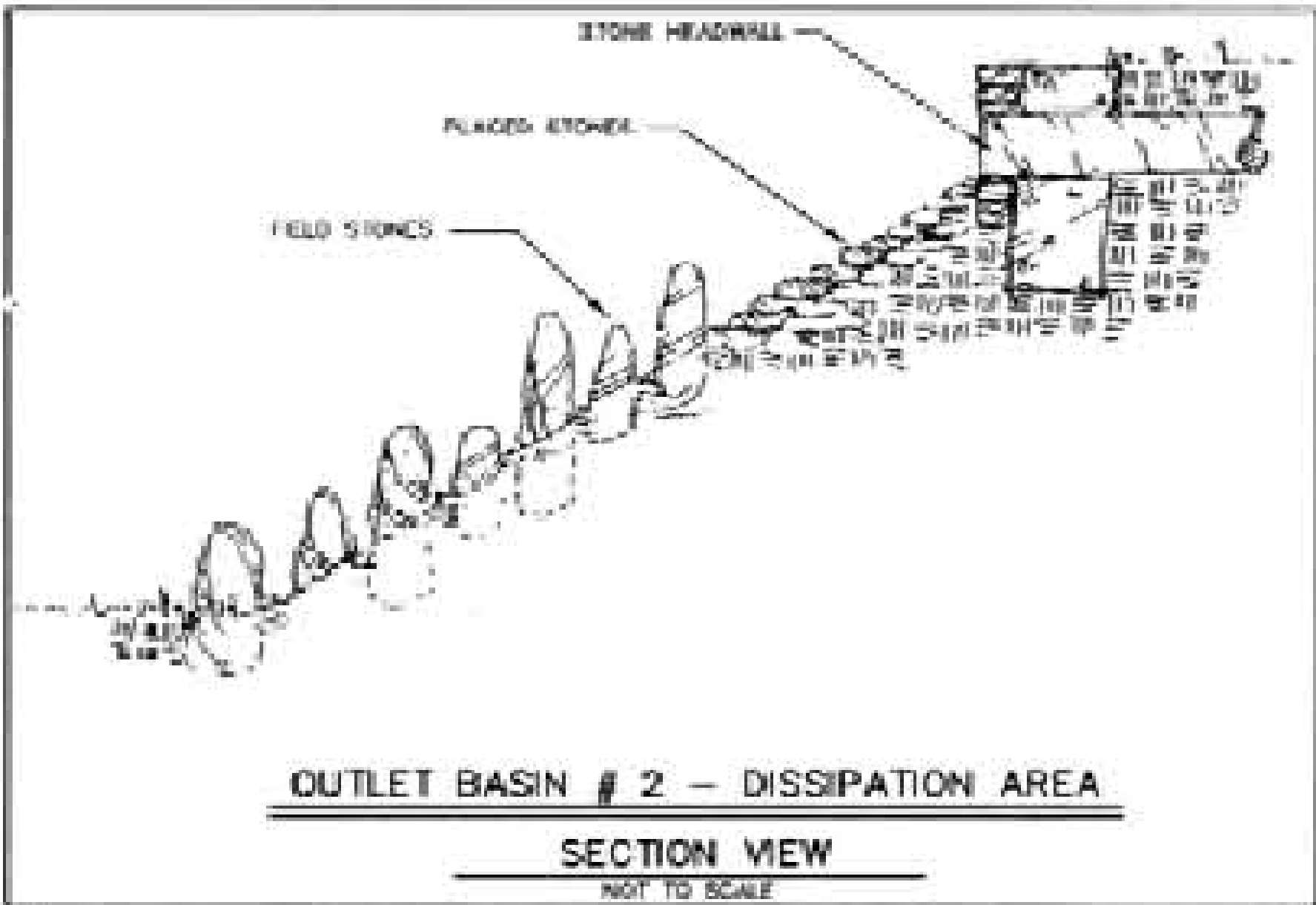
PREPARED BY:
DEALS AND THOMAS, INC.
Civil Engineer/Landscape Architect
and Surveyors/Planners/Interior Designers
Member, Corporate Center
144 Tanglewood Circle
Northampton, Massachusetts 01060
Tel: 410-366-0500
Fax: 410-366-4330
Email: info@deals.com
Website: http://www.deals.com

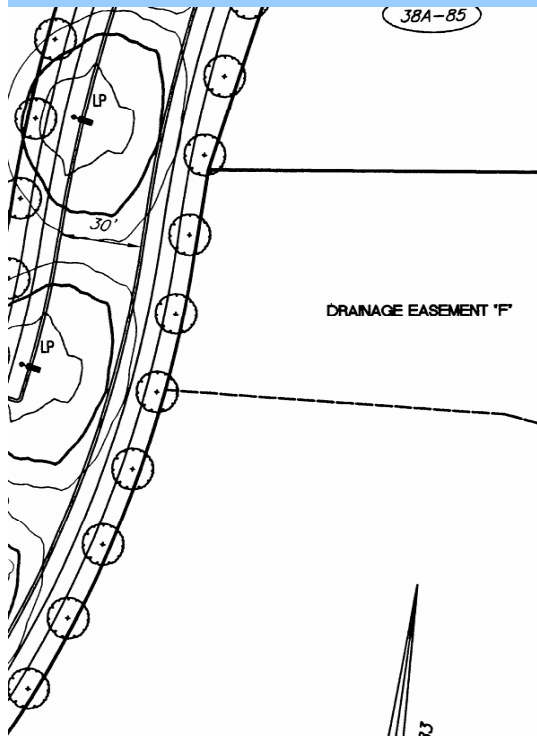
PROJECT:
DEFINITE PLAN THE VILLAGE AT HOSPITAL HILL
IN
NORTHAMPTON, MA
(HAMPSHIRE COUNTY)

SITE DETAILS

34

NOT TO SCALE





38A-85



FC - FOOTCANDLE

LEGEND

Signatures and stuff

STREET LIGHT
SCALE: 1" = 3'

DRAINAGE EASEMENT 'F'

APPROVED BY THE NORTHAMPTON
PLANNING BOARD

Chairman
[Signature]

I, CLERK OF THE CITY OF
NORTHAMPTON, HEREBY CERTIFY THAT
THE NOTICE OF APPROVAL OF THIS
PLAN BY THE PLANNING BOARD HAS
BEEN RECEIVED AND RECORDED AT THIS
OFFICE AND NO APPEAL WAS RECEIVED
DURING THE NEXT TWENTY DAYS AFTER
RECEIPT AND RECORDING OF SAID
NOTICE.

DATE _____

NORTHAMPTON CLERK _____

FOR NOTES, REFERENCES AND LEGEND SEE SHEET 2 OF 36.

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LOT 12



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PREPARED BY:
BEALS AND THOMAS, INC.

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Land Surveyors-Planners-Wetland Scientists
Reservoir Corporate Center
144 Turnpike Road (Route 9)
Southborough, Massachusetts 01772
Tel.: 508-366-0560
Fax: 508-366-4391
(email) mail@btiweb.com
(website) http://www.btiweb.com

5			
4			
3			
2	4/30/2004	PROPOSED ROADWAY LIGHTING ADDED	
1	2/23/2004	REVISED PER PLANNING BOARD COMMENTS	
0	1/22/2004	FIRST ISSUE	
ISSUE DATE		DESCRIPTION	
DJL	JRA	DMF	GGP
DES	DWN	CHK'D	APP'D

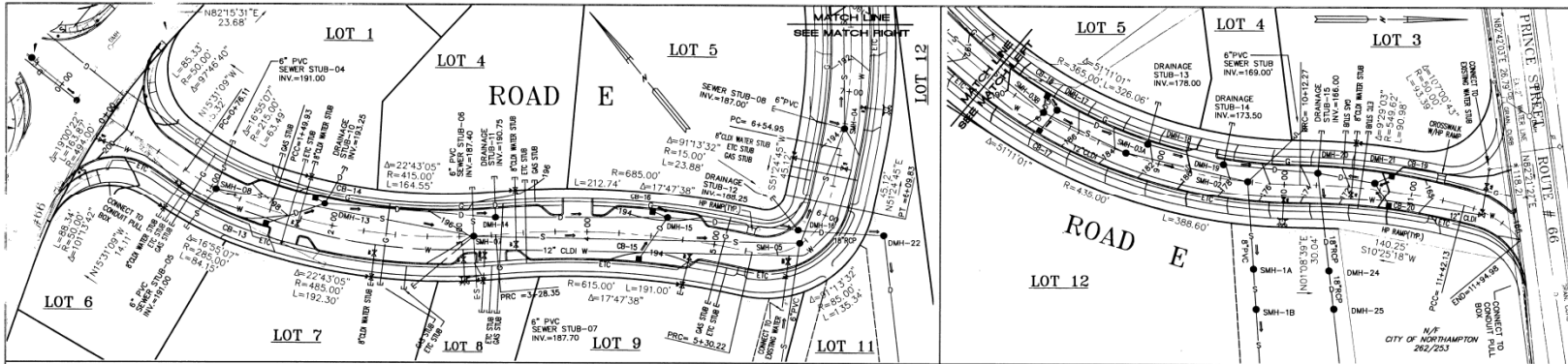
PROJECT:
**DEFINITIVE PLAN
THE VILLAGE AT
HOSPITAL HILL
IN
NORTHAMPTON, MA
(HAMPSHIRE COUNTY)**

SCALE: 1" = 40' DATE: JANUARY 22, 2004

PAVEMENT MARKING PLAN

BTI JOB NO. 1700.05
BTI FILE NO. 1700138B
BTI DWG NO. 17000138
SUBMISSION SHEET 36 OF 36

36



CONTRACTOR TO VERIFY ALL FIELD LOCATIONS OF EXISTING UTILITIES, INCLUDING STUBS, INSTALLED AS PART OF THE ROUTE 66 IMPROVEMENTS PROJECT UNTIL AS-BUILT DRAWINGS BECOME AVAILABLE.

**ROAD E PLAN VIEW
T-40' HORIZONTAL**

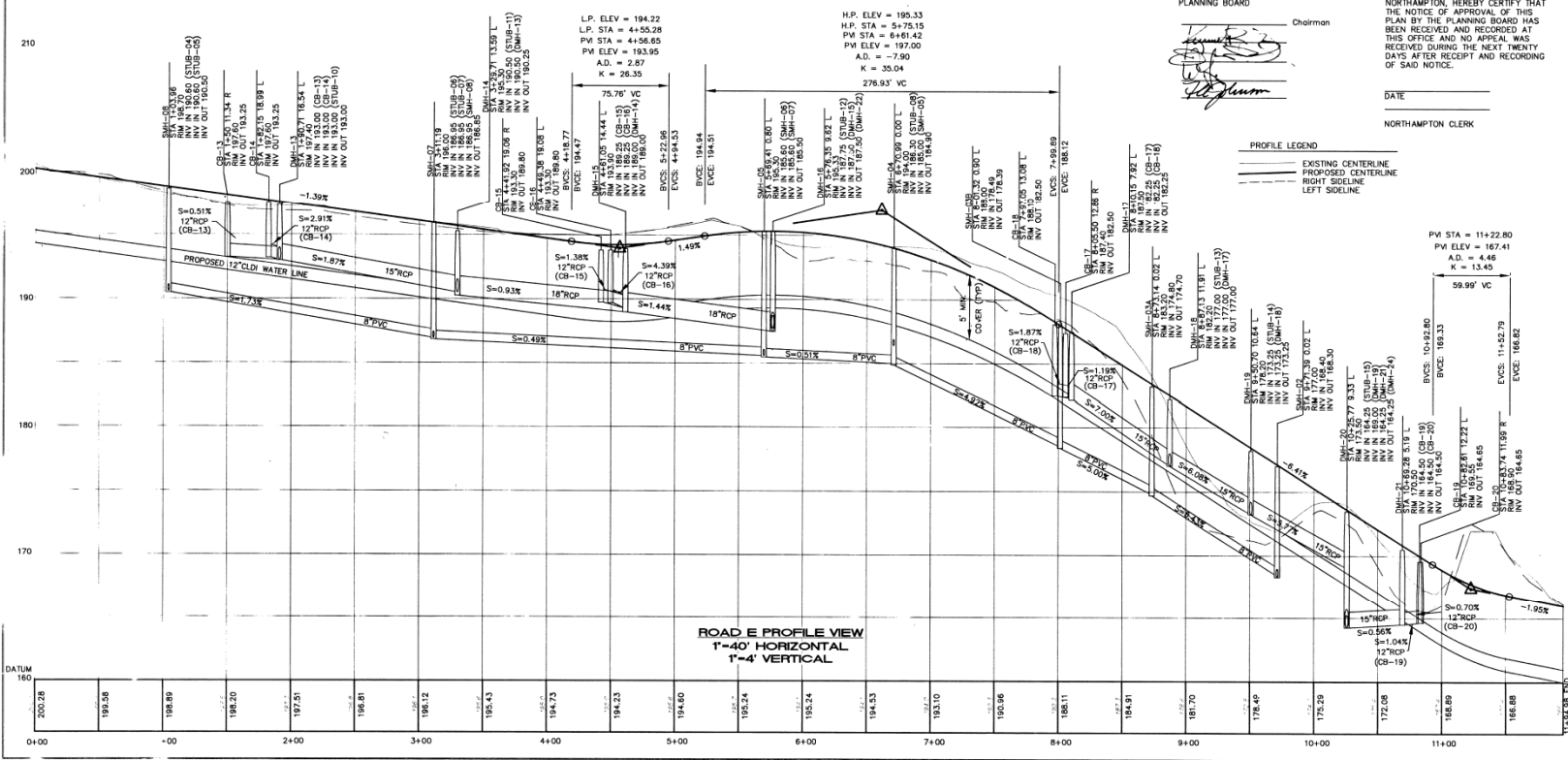
APPROVED BY THE NORTHAMPTON PLANNING BOARD

[Signature]
Chairman

I, CLERK OF THE CITY OF NORTHAMPTON, HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE NEXT TWENTY DAYS AFTER RECEIPT AND RECORDING OF SAID NOTICE.

DATE _____
NORTHAMPTON CLERK

PROFILE LEGEND
 --- EXISTING CENTERLINE
 --- PROPOSED CENTERLINE
 --- RIGHT SIDELINE
 --- LEFT SIDELINE



**ROAD E PROFILE VIEW
T-40' HORIZONTAL
T-4' VERTICAL**

PREPARED FOR
Hospital Hill Development, LLC
c/o MassDevelopment
1441 Main Street
Springfield, MA 01103



PREPARED BY:
BEALS AND THOMAS, INC.
Civil Engineers, Landscape Architects
Land Surveyors-Planners-Wetland Scientists
Reservoir Corporate Center
144 Turnpike Road (Route 9)
Southborough, Massachusetts 01772
Tel.: 508-366-0560
Fax: 508-366-4391
(email) mtbl@btweb.com
(website) http://www.btweb.com

ISSUE DATE	DESCRIPTION
3	2/23/2004 REVISED PER PLANNING BOARD COMMENTS
1	1/22/2004 REVISED PER PLANNING BOARD COMMENTS
0	11/20/2003 FIRST ISSUE

DJL	JRA	DMF	GGP
DES	DWN	CHK'D	APP'D

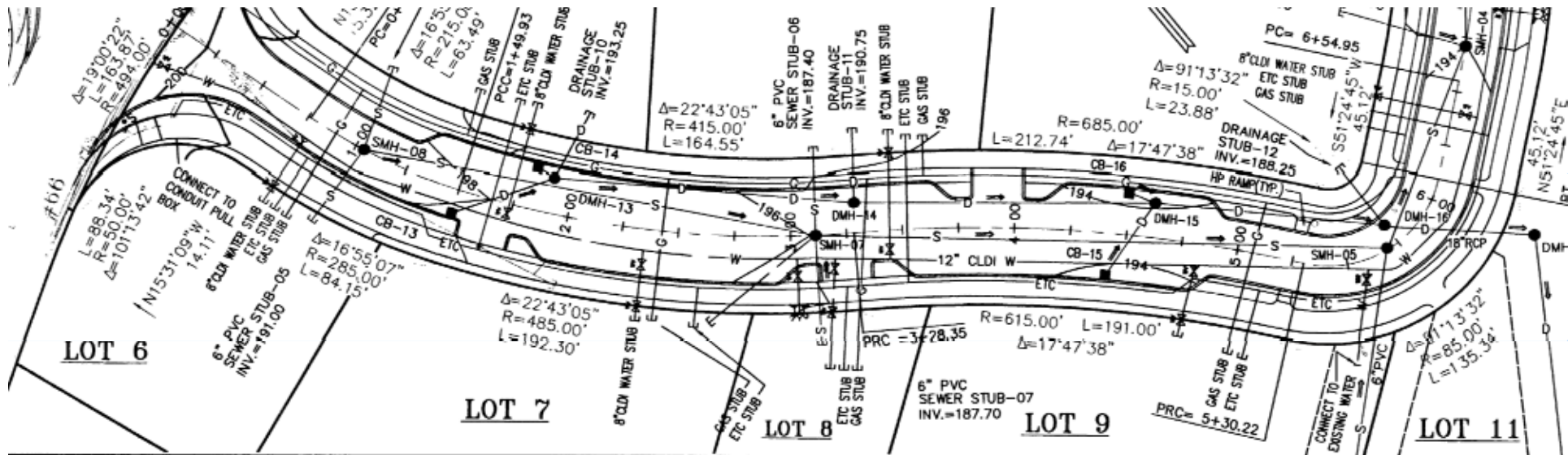
P.OBJECT:
DEFINITIVE PLAN
THE VILLAGE AT HOSPITAL HILL
IN NORTHAMPTON, MA
(HAMPSHIRE COUNTY)

SCALE: 1" = 40'
DATE: NOVEMBER 20, 2003
WEAKS
FEET

ROAD 'E' PLAN AND PROFILE

B7I JOB NO. 170005	29
B7I FILE NO. 1700049C	
B7I D/C NO. 17000107	
B7I REGISTRY SHEET	

DISMISSED SHEET 28 OF 36



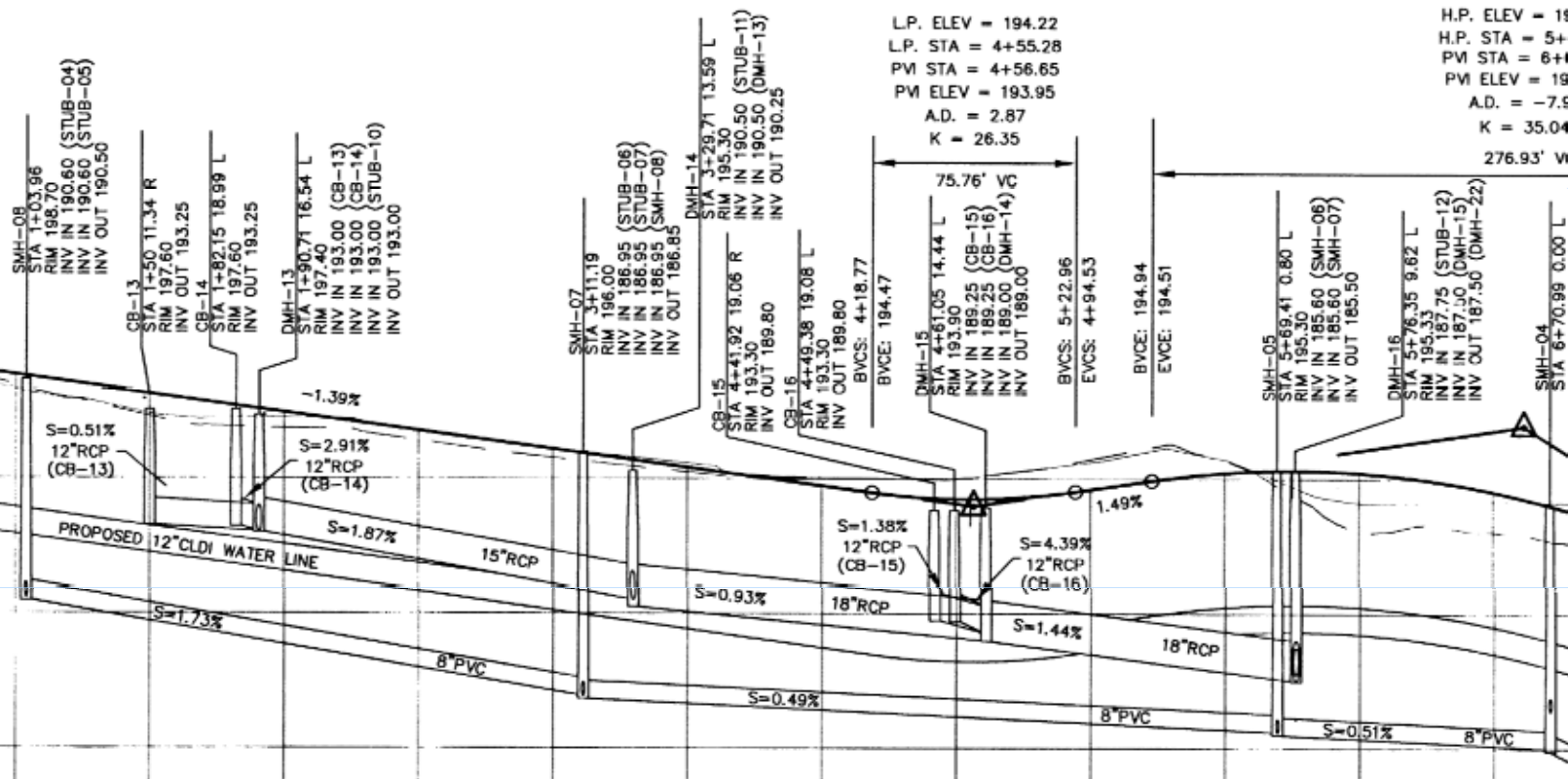
CONTRACTOR TO VERIFY ALL FIELD LOCATIONS OF EXISTING UTILITIES, INCLUDING STUBS, INSTALLED AS PART OF THE ROUTE 66 IMPROVEMENTS PROJECT UNTIL AS-BUILT DRAWINGS BECOME AVAILABLE.

ROAD
1"-4"

210

200

190



H.P. ELEV = 19
H.P. STA = 5+
P.M. STA = 6+1
P.M. ELEV = 19
A.D. = 2.87
K = 35.04
276.93' V

The Plans Before You

- Littles Hill subdivision in Georgetown, MA
- 45 lot subdivision on 130 acres of former pasture land
- Includes an on-site sewer treatment plant
- Soccer field – not typical in a subdivision
- We will use the Index, Definitive, Profile and Topographic plans from this subdivision

Index Plan

- Usually submitted on larger subdivisions
- Shows the whole project
- Includes the following:

Title Block

Legend

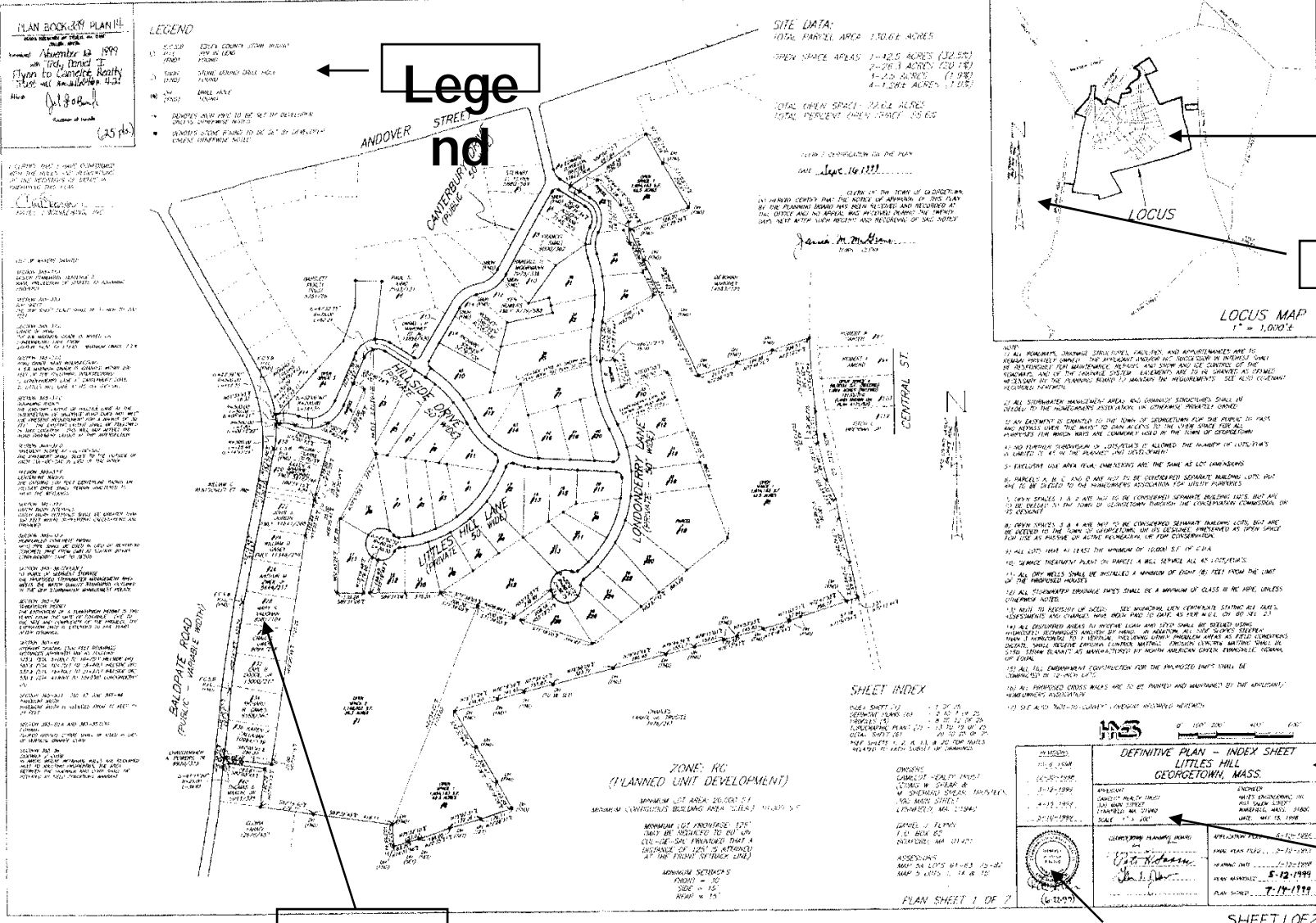
Locus Map

Abutters

North Arrow

Scale

Certification of Designer (PE, PLS)



Abutters

Certification of Designer

Locus Map North Arrow

Title

Sea Box

This slide is for guidance purposes only. It is not meant to be legible. Your handout has this plan at a more legible scale.

Definitive Plan

- Shows the lots and roads
- Homeowner uses at the Registry of Deeds for lot description
- Items include the following:

Road Layout

Lot area

Lot lines

Easements

Lot Numbers

Bearings, Curves, and Distances

I, _____, CLERK OF THE TOWN OF GEORGETOWN, DO HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL HAS BEEN RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

TOWN CLERK

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Bearing,
Curves,
Distance

Road
Layout

Lot
Numb

ZONE: RC
(PLANNED UNIT DEVELOPMENT)

MINIMUM LOT AREA: 20,000 S.F.
MINIMUM CONTIGUOUS BUILDING AREA (C.B.A.): 10,000 S.F.

MINIMUM LOT FRONTAGE: 125'
(MAY BE REDUCED TO 80' ON
CUL-DE-SAC PROVIDED THAT A
DISTANCE OF 125' IS ATTAINED
AT THE FRONT SETBACK LINE)

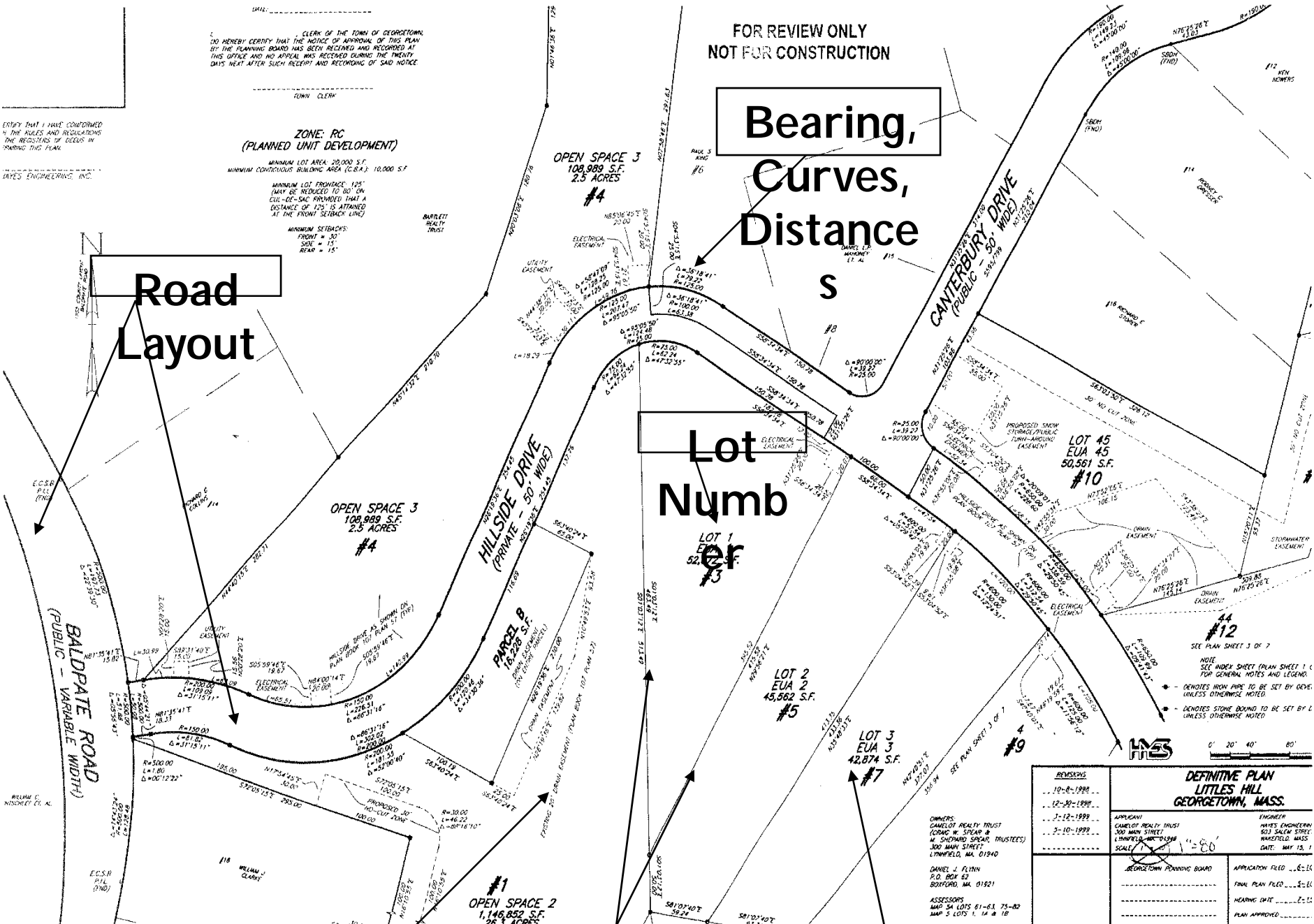
MINIMUM SETBACKS:
FRONT = 30'
SIDE = 15'
REAR = 15'

BARRETT
HEALTH
TRUST

CERTIFY THAT I HAVE CONFIRMED
THE RULES AND REGULATIONS
THE REVISIONS TO BE OBSERVED BY
DRAWING THIS PLAN.

JAY'S ENGINEERING, INC.

MELVIN C.
MOSKOWITZ, P.E.



#12
SEE PLAN SHEET 3 OF 7
NOTE:
SEE INDEX SHEET (PLAN SHEET 1) FOR
TOP GENERAL NOTES AND LEGEND.
- DENOTES IRON PIPE TO BE SET BY OWNER,
UNLESS OTHERWISE NOTED.
- DENOTES STONE BOUND TO BE SET BY L,
UNLESS OTHERWISE NOTED.

JES

DEFINITIVE PLAN
LITTLES HILL
GEORGETOWN, MASS.

REVISIONS	APPLICANT	ENGINEER
10-8-1998	CAROL OF REALTY TRUST	JAY'S ENGINEERING
12-29-1998	303 MAIN STREET	303 SALMON STREET
2-12-1999	LITTLEFIELD, MASSACHUSETTS	WAREFIELD, MASS.
2-10-1999	SCALE: 1"=80'	DATE: MAY 15, 1999
	GEORGETOWN PLANNING BOARD	APPLICATION FILED ... 8:11
		FINAL PLAN FILED ... 8:11
		HEARING DATE ... 2:11
		PLAN APPROVED ...

OWNERS:
CAROL OF REALTY TRUST
(CAROL W. SWEAR &
W. SHEPARD SWEAR, TRUSTEES)
303 MAIN STREET
LITTLEFIELD, MA 01940

DANIEL J. FLYNN
P.O. BOX 62
BOYFORD, MA 01821

ASSESSORS:
MAP 54 LOTS 61-63, 75-82
MAP 5 LOTS 1, 12 & 18

Easem

Lot

Lot Area

Plan & Profile

- Details of road for use mostly with construction
- Shows underground utilities, roads, sidewalks, catch basins, manholes, etc.
- Plan items include the following:

Layout width

Sidewalk

Catch Basins

Drainage pipe

Sewer pipe

Fire Hydrant

Pavement width

Road Stationing

Drainage manhole

Water main

Proposed monuments

Plan & Profile

- Profile items include the following:

Road stationing

Sewer manhole

Existing grade for centerline of road

Proposed grade for road centerline of road

Catch Basin

Drainage manhole

Drainage pipe & slope

Sewer manhole

Sewer pipe & slope

Topographic Plan

- Shows elevations and is vertically oriented
- Items include the following:

Property lines

Drywells at house corners

Existing contours

Catch basins

Proposed contours

Drainage manhole

Wetlands

Water Main

Erosion control

Fire hydrant

Tree line

Sewer manhole

100'' buffer to wetlands

Fencing