

Article II Submission Procedure and Plan Requirements for Subdivisions General

200 GENERAL

1) The following forms are procured at the office of the Planning Board:

Mobile Home Park Application

(A.) Application for endorsement of a plan believed not a subdivision under subdivision control law;

(AA) Record of Subdivision Plat

(B.) Application for approval of a preliminary plan;

(C.) Application for approval of a definitive plan;

(C-1) Certificate of Approval, Definitive Plan

(C-2) Certificate of Disapproval, Definitive Plan

(D-1.) Engineer's certificate;

(D-2.) Surveyor's certificate;

(E.) Covenant;

(E-1.) Performance bond surety company;

(E-2.) Performance bond secured by deposit;

(E-4) Lot Release Application

(E-5) Final Release of Lots and/or Surety

(F.) Conveyance of easements and utilities;

(G.) Subdivision inspection record;

(H.) Referral form;

(I.) Dedication of public areas;

(J) Waiver of Substandard Lots;

2) Each application may be submitted by delivery to the to the planning board office, or by registered mail, in care of the City Clerk. Such applications shall be considered accepted for submission unless within two weeks the Board determines the submission to be incomplete. In the event an application is deemed to be incomplete, the submittal date shall be the date the submittal is determined to be complete. A complete submission shall be a submittal that substantially meets the filing requirements and content as outlined in the Planning Board Rules and Regulations and the Taunton Zoning Ordinance.

3) Subdivisions shall conform with the zoning ordinance in effect at the time of submission, and with the requirements of the board of health and the building code. Copies of these requirements may be obtained at the offices of their respective departments in City Hall. Unless these requirements are complied with, no building permit may be issued.

4) Engineering data as to existing streets, street lines, street grades, location of existing sewer and drainage lines shall be obtained from the city engineer's office.

5) For the purpose of protecting the safety, convenience, and welfare of the inhabitants of the city, before approval of any plan of subdivision, the board shall require that the applicant submit an environmental and economic impact statement, with appropriate supporting data, setting forth the probable impact or effect of the proposed subdivision on the neighborhood area and the city generally, if and when it may be built. In compiling such impact statement, the applicant shall consult with the various city departments having knowledge and authority in the various subjects cited

below, such as health agent, assessors, school department, fire and police departments, conservation commission, etc. such impact statement shall cover at least the subject areas listed hereunder, for comparison with local, state, and federal performance standards and compatibility with the comprehensive plan, and such other subject areas as the board may, in particular cases, deem necessary.

(A) Availability of city water: How much new additional water volume will be required by the proposed subdivision? Is there adequate main capacity to provide the projected added water volume to the proposed subdivision without detriment to other users, from the standpoint of pressure, fire-flows from hydrants. If not, what improvements to the supply system outside the subdivision will be needed, how soon, and at what projected cost to the city?

(B) In location where there is not city water, will the density of dwellings in the future lower the water table significantly in the areas as a result of increased use, at the expense of, or detriment to existing homes?

(C) Suitability of the land for on-site sewage disposal: What is the permeability of the underlying soil? Will individual or collective sewage disposal systems endanger, in the foreseeable future, wells for potable water of dwellings either within or adjacent to the proposed subdivision, or will any marsh, swamp, bog, pond, stream, or other body of water by introducing therein excessive nutrients, dangerous chemical substances, or pathological organisms?

(D) If the subdivision has access to a public sewage system (pipe sizes, treatment works, etc.) is it adequate to handle the additional flow created by the subdivision? If not, what improvements to such public sewerage system will be needed, how soon, and at what projected cost to the city? Should the developer access public sewage, any improvements and the projected cost associated therewith should not be at the cost to the city. This cost should be borne by the developer and should include cost of design, right of way costs or easements as well as the installation or modifications.

(E) What is the estimated market value of the lots and buildings to be constructed within the proposed subdivision?

(F) How many persons may be expected to inhabit the proposed subdivision? Of these, how many may be expected to be of school age (5-16 years of age)? What requirements for additional transportation, classroom space, etc. Is this likely to put upon the school system, how soon, and at what projected cost to the city?

(G) Will the drainage run-off from the system of roads within the proposed subdivision be likely to damage adjoining property, overload or silt-up existing public storm drains, sluiceways or catchment areas, or silt-up or contaminate in any way any marsh, swamp, bog, pond, stream, or other body of water, or endanger any public or private potable water supply? Will any proposed filling, cutting or other alternation of the topography or any de-vegetating operations within the subdivision tend to alter existing natural drainage patterns so as to create problems within or outside of the subdivision?

(H) Are the access roads, public or private, by which the proposed subdivision may be

reached adequate in width, grades, and type of construction to carry, without danger, congestion or confusion, the additional traffic that may be generated by the proposed subdivision?

(I) What are the estimated additional new service requirements, in time and/or cost that the proposed subdivision may place upon the city for solid waste disposal and snow removal?

(K) Will the proposed subdivision have any probable detrimental effect on the ecology of the local area, such as: Increased run-off of rainfall and/or melting snow resulting in lessened recharge of the ground water table? Disruption of the biological environment so as to endanger or destroy desirable species of trees and other vegetation, and encourage proliferation of undesirable species (I.E., ragweed, etc.)? Disruption of the biological environment so as to upset an existing balance between animal or insect pests and their natural bird, animal or insect predators, resulting in damage or danger to either persons, crops, or useful and desirable forms of vegetation?

(L) Compliance with the requirements set forth in Massachusetts General Laws, Chapter 131, section 40, the so called Wetlands Protection Act, the City of Taunton Wetlands Ordinance, the Rivers Protection Act, State Stormwater Regulations and NPDES Phase II Stormwater requirements.

If the above information and the following rules and regulations are followed carefully, it will save time for both the applicant and the Planning Board.

6) A preliminary plan may be drawn either in black India ink, or with pencil on some transparent medium, yielding clear, dark line points. A subdivision definitive plan shall be drawn only in compatible ink on a linen or polyester film single Matt: with a thickness of .004 miles, and must have an opacity so as to allow consistent xerox diazo and microfilm reproduction. Where a proposed subdivision covers more than one sheet, there shall also be drawn an index diagram of sheets. Preliminary plans shall be drawn to a scale of not more than one hundred (100) feet to the inch, except that index plans, plans of land of the same owner adjoining the subdivision area, and diagrams showing the location of nearest available public sanitary sewers or water mains, may be drawn to a scale of not more than four hundred (400) feet to the inch.

Required prints (dark line on white background) of each preliminary plan or definitive plan, accompanied by all the information required, shall be submitted to the Planning Board.

Both in preliminary plans and definitive plans the drawing sheets submitted to the Planning Board shall not be larger than 24" X 36", to conform to the Bristol County Registry of Deeds' requirements. The number of copies of each such sheet required by the Taunton subdivision regulations shall be provided by the Subdivider.

201 APPROVAL REQUIRED

No person shall subdivide any land in the city of Taunton or cause to be recorded any such subdivision plan unless such plan is approved by the board in accordance with the procedures and requirements of these rules and regulations.

No subdivision plan shall be approved unless it complies with the applicable provisions of zoning and other city by-laws and regulations, and of the general laws, nor unless, in the opinion of the board, such subdivision meets the requirements of public safety, including traffic safety and drainage facilities. Proposed plans shall adhere to the principals of correct land-use, sound planning, and standard engineering practice.

202 DEPOSITS

The applicant shall be responsible for all advertising fees, and for all reasonable engineering expenses incurred by the board's engineer for services rendered in reviewing and inspecting the proposed subdivision. Such review and inspections are mandatory, and are required for the protection of the applicant, the future residents, and public health and welfare of the city.

1) Advertising

A deposit in the required amount shall be made upon submission of definitive plans as required by section 210 (4) of these rules and regulations.

2) Engineering design review and inspection fees

A deposit shall be required as provided by section 427 of these rules and regulations.

203 CORRECTNESS OF PLANS

The Board assumes any plans submitted for its approval or endorsement to be correct, unless otherwise notified. The acquisition of necessary rights and the presentation of complete and correct information to the board are responsibilities of the applicant, and the failure to do so, including the failure to obtain all the necessary permits, licenses, releases, or rights may constitute a reason for the disapproval or rescission of approval of a subdivision plan.

204 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 city without the consent of the board, and such consent may be conditional upon the ways furnishing access to each site for such building, in the same manner as otherwise required for lots within a subdivision.