

SECTION 1 - EFFECT, PURPOSE AND AUTHORITY

1.1 EFFECTIVE DATE

The following Rules and Regulation shall from and after February 28, 1998, thereof govern the subdivision of land within the Town of Grafton and no person shall subdivide land in the Town of Grafton after such effective date without complying with these Regulations and first obtaining from the Planning Board either approval of the plan for the proposed subdivision or the endorsement "Approval Under the Subdivision Control Law Not Required" upon such plan.

1.2 PURPOSE

These Subdivision Regulations are adopted under the provisions of Chapter 41 of the Massachusetts General Law for the purpose of protecting the safety, convenience and welfare of the inhabitants of the Town of Grafton by "...regulating the laying out and construction of ways in subdivisions providing access to the several lots therein, but which have not become public ways, and ensuring sanitary conditions in subdivisions and in proper cases parks and open areas.

"The powers of the Planning Board and of the Board of Appeals under the Subdivision Control Law shall be exercised with due regard for provisions of adequate access to all of the lots in a subdivision by ways that will be safe and convenient for travel; for lessening congestion in such ways and in the adjacent public ways; for reducing danger of life and limb in the operation of motor vehicles; for securing safety in the case of fire, flood, panic and other emergencies; for insuring compliance with the zoning bylaws; for securing 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 and for coordinating ways in a subdivision with each other and with the public ways in the Town and with the ways in neighboring subdivisions".

1.3 AUTHORITY

Under the authority vested in the Planning Board of the Town of Grafton by Section 81-Q of Chapter 41 of the General Laws, said Board has adopted these Rules and Regulations Governing the Subdivision of Land in the Town of Grafton, on February 28, 1998.