

SECTION 2:00
DEFINITIONS

For the Purpose of these Rules and Regulations, unless a contrary intention clearly appears, the terms and words defined in the Subdivision Control Law shall have the following meanings:

Applicant. Either the owner of the land stated in the application for subdivision or all the owners where title is held jointly, in common, or in tenancy by the entirety, including corporations. An agent, representative, or assignee may act for an owner, provided written evidence of such fact is submitted. Evidence in the form of a list of their officer and designated authority to sign legal documents shall be required for a corporation.

Board. The Planning Board of the Town of Williamsburg.

Certified by (or endorsed by) a Planning Board. As applied to a plan or other instrument required or authorized by the Subdivision Control Law to be recorded, shall mean bearing a certification or endorsement signed by a majority of the members of the Planning Board or any other person authorized by the Planning board to certify or endorse its approval or other action and named in a written statement to the Register of Deeds and Recorder of the land Court, signed by a majority of the Planning Board.

Engineer. Any person who is registered or otherwise legally authorized by the State of Massachusetts to perform professional civil engineering services.

Owner. The owner of record as shown by the records in the Hampshire County Registry of Deeds.

Plan, Definitive. A proposed, detailed plan of a subdivision submitted by the applicant to be recorded in the Registry of Deeds or Land Court when approved by the Planning Board.

Plan, Preliminary. A plan of a subdivision submitted by the applicant showing sufficient information to form a clear basis for discussion and clarification of its general contents and for the preparation of a Definitive Plan.

Street.

1. **Local.** A street having an Average Daily Traffic (ADT) not to exceed 500, which primarily provides access to and serves adjacent land uses.
2. **Collector.** A street which receives and distributes traffic from and to various sub-areas within a given region and receives traffic from a given residential neighborhood or industrial area and carries it to a major street. These streets can carry significant volumes of traffic (ADT ranges typically from 1,500 to 3,500).
3. **Major.** A street having the primary purpose of carrying through traffic and the secondary purpose of providing access to abutting property (ADT's are typically in excess of 3,500).

Subdivision. "Subdivision" shall generally 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. Subdivision and division of land that do not constitute a subdivision are further defined in the Massachusetts Subdivision Control Law, MGL c. 41, sec. 81-K to 81-GG inclusive and applicable case law.

Subdivision Control Law. Sections 81K to 81-GG, inclusive, of Chapter 41, of the General Laws of the Commonwealth of Massachusetts, entitled "Subdivision Control", as last amended.

Surveyor. A person who is registered or otherwise legally authorized by the State of Massachusetts to perform land surveying services.

Way. A right-of-way or means of access to a lot. A public way is a way which has been accepted by, and the land owned by, the Town of Williamsburg or by other means created as a public street. Any other way (private way) is a way over land which is owned by a private party, but which is set forth by deed covenant, deed description, or other means as a private way.