

**Rules and Regulations Governing the Subdivision of Land in the
Town of Williamsburg, Massachusetts**

(Adopted under the Subdivision Control Law Sections 81-K to 81
GG inclusive, Chapter 41, G.L.)

**SECTION 1:00
TITLE, PURPOSE, AND AUTHORITY**

1:01 Title.

These Rules and Regulation of the Williamsburg Planning Board shall be known and may be cited as the "Rules and Regulations Governing the Subdivision of Land, Town of Williamsburg, Massachusetts", which herein are called "Rules and Regulations".

1:02 Purpose.

These Rules and Regulations have been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of Williamsburg, 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 the Board of Appeals under the Subdivision Control Law (MGL Chapter 41, Sections 81K-81GG inclusive) and under these Rules and Regulations shall be exercised with due regard for the provision of adequate access to all the lots in the 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 to 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 applicable zoning ordinances or by-laws; for securing adequate provision for water, sewerage, drainage, and other requirements where necessary in a subdivision; and for coordinating the ways in a subdivision with each other and with the other ways in the Town and with the ways in neighboring subdivisions. It is the intent of the Subdivision Control Law that any subdivision filed with the Planning Board shall receive the approval of the Board of Health and to these Rules and Regulations; provided, however, that the Planning board may, when appropriate,

waive, as provided for in Chapter 41, Section 81R, MGL, such portions of the rules and regulations as it deems advisable.

1:03 Authority.

Under the authority vested in the Planning Board of the Town of Williamsburg by Section 81Q of Chapter 41, MGL, the said Board has adopted these Rules and Regulations Governing the Subdivision of Land in the Town of Williamsburg.