

**SECTION 3:00
GENERAL**

3:01 Limitation of One-Dwelling on any 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 Town of Williamsburg. Such consent may be conditional upon the providing of adequate ways furnishing access to each site for such building, in the same manner as otherwise required for lots within a subdivision.

3:02 Waiver of Compliance.

The Planning Board may, in special and appropriate cases, waive strict compliance with such portions of these Rules and Regulations, as provided for in section 81-R, Chapter 41, of the General Laws, where such action is in the public interest and not inconsistent with the purpose and intent of the Subdivision Control Law.

Limited waivers may be granted when appropriate to encourage development which is in keeping with the character of surrounding neighborhoods and to encourage a permanent pool of affordable housing.

A request for a waiver of a requirement, rule or regulation shall be made in writing by the applicant, and submitted, whenever feasible, with the submission of the Preliminary Plan.

If the Planning Board approves the request for a waiver, it shall endorse conditions of such waiver (if any) on the plan or set them forth in a separate instrument attached to and referenced to the plan, which shall be deemed a part of the plan. The Planning Board shall notify the applicant in writing of its approval, disapproval, or approval with conditions.

3:03 Amendments.

These Rules and Regulations or any portion thereof may be amended from time to time in accordance with Section 81-Q of the Subdivision Control Law.

3:04 Validity.

The invalidity of any section, paragraph, clause or provision of these Rules and Regulations shall not invalidate any other section, paragraph, clause or provision therein.

3:05 Coordination with Municipal Departments and Other Agencies.

In the Town of Williamsburg certain services are provided to subdivisions under the jurisdiction of various Town Departments and other private agencies. Compliance with the applicable regulations and requirements of these agencies and departments shall be required before a plan is approved by the Planning Board, and certification of performance relative to the proper construction and installation of respective utilities shall be required before the performance guarantee can be reduced or released.

3:06 Forming a Subdivision.

No person shall make a subdivision within the meaning of the Subdivision Control Law of any land within the Town, or proceed with the improvement or sale of lots in a subdivision, or the construction of ways, or the installation of municipal services therein, unless and until a definitive plan of such subdivision has been submitted to, approved and endorsed by the Planning Board as hereinafter provided and recorded at the Hampshire County Registry of Deeds.

3:07 Effect of Prior Recording of Subdivision of Land.

The recording of a plan of land within the Town in the Registry of Deeds of Hampshire County prior to the effective date of the Subdivision Control Law in the Town of Williamsburg, showing the division thereof into existing or proposed lots, sites or other divisions and ways furnishing access thereto, shall not exempt such land from the application and operation of these Rules and Regulations, except as specifically exempt by Section 81-FF of the Subdivision Control Law.

3:08 Compliance with Zoning Ordinance.

No plan of a subdivision shall be approved unless all of the building lots shown on the plan comply with the Zoning Bylaw of the Town of Williamsburg, Massachusetts. (See also Sec. 6:01.)

3:09 Requirements for more Stringent Standards.

The Planning Board may, in special and appropriate cases, require the developer to follow more stringent standards than the ones mentioned in these Rules and Regulations. In doing so, the Planning Board shall notify the developer in writing of said standards and the reason they are required.