

Proposed Amendments to Leicester Subdivision Regulations:
5/26/2021

- 1. Amend Section V. (Design Standards, subsection A. (Streets), by inserting a new subparagraphs 7., as follows:**

7. ACCESS:

Where the physical condition or with of public ways from which a subdivision has its access is considered by the Board to be inadequate to carry the traffic expected to be generated by such subdivision, the Board may require the subdivider to dedicate a strip of land for the purpose of widening the abutting public way to a width at least commensurate with that required in the subdivision and to make physical improvements to and within such public ways to the same standards required within the subdivision. Any dedication of land for the purposes of such way and any such work performed within such public way shall be made only with permission of the Board of Selectmen, and all costs of such widening or construction shall be borne by the subdivider.

- 2. Amend Section II.B. by deleting the words “(as a reference a copy of each is attached to these subdivision regulations)” as shown below:**

B. COMPLIANCE WITH ZONING:

No subdivision plan shall be approved by the Planning Board unless the size, shape, width and frontage of all lots within the subdivision comply with the applicable provisions of the Zoning Bylaws.

Developers shall be in compliance with (but not limited to) the Forest Cutting, and Wetland Protection Bylaws and the Clean Fill Zoning By-law of the Town of Leicester ~~(as a reference a copy of each is attached to these subdivision regulations).~~

- 3. Amend the 3rd paragraph and delete the 4th paragraph of Section III.A.1 (related to submittal of Preliminary Subdivision Plans), as shown below:**

Application and plans shall be submitted to the Planning Board ~~at a regular scheduled meeting~~ followed by the filing of a written notice of such submission with the Town Clerk either by hand delivery or registered mail, accompanied by a copy of the completed application.

~~It is advisable for the applicant to request to be placed on the agenda of the Planning Board prior to said meeting for submittal of preliminary plans in an attempt to lessen the amount of time an applicant may have to wait at a Planning Board meeting in order to be admitted.~~

- 4. Amend Section III.A.2.a., as shown below:**

- a.) The Preliminary Plan shall be drawn at a suitable scale and the ~~original~~, **four (4) paper copies, and a .pdf copy of all submittals (plans, application, etc.)** ~~and thirteen (13) copies~~ shall be filed ~~at a regularly scheduled meeting of with~~ the Planning Board. Said Preliminary Plan should show all the information set forth in paragraph “b” below, so as to form a clear basis for discussion of its problems and for the preparation of the

Definitive Plan. The ~~thirteen (13) prints~~ application will be distributed by the Planning Board to the following:

5. Amend Section III.B.1., as follows:

Applications and plans shall be submitted to the Planning Board ~~at a regular scheduled meeting of the Board.~~ The applicant shall submit all application materials electronically in .pdf format by email prior to submission or simultaneously with paper copies on a USB drive. Any person who submits a Definitive Plan of a subdivision to the Planning Board for approval shall file with the Planning Board the following:

- a.) Four ~~Thirteen~~ copies of the plan (2 full-size, 2 11" x 17" or 12" x 18") and other application materials, to be distributed to the following (most Boards/Departments will receive electronic copies):

6. Amend Section III.B.7.a) by deleting the words "(See Appendix H)" as shown below:

7. ENDORSEMENT AND RECORDING

- a) Before endorsement of its approval of a Definitive Subdivision plan, the Planning Board shall require that the construction of ways and the installation of municipal services be secured by one, or in part by one and in part by another, of the four methods of performance guarantee described under MGL, Chapter 41, Section 81U (See Appendix H):
1) by a proper bond, 2) by a deposit of money or negotiable securities, 3) By a Covenant, and 4) by an agreement whereby a lender retains funds, and as further regulated under Section IV. of these rules and regulations.

7. Delete all Appendices except Sample Covenant and Typical Street Cross Section & Turning Radius Template.