Elma Pearson

ZONING BY-LAWS

OF THE

TOWN OF NORFOLK

Prepared by the

Norfolk Town Planning Board

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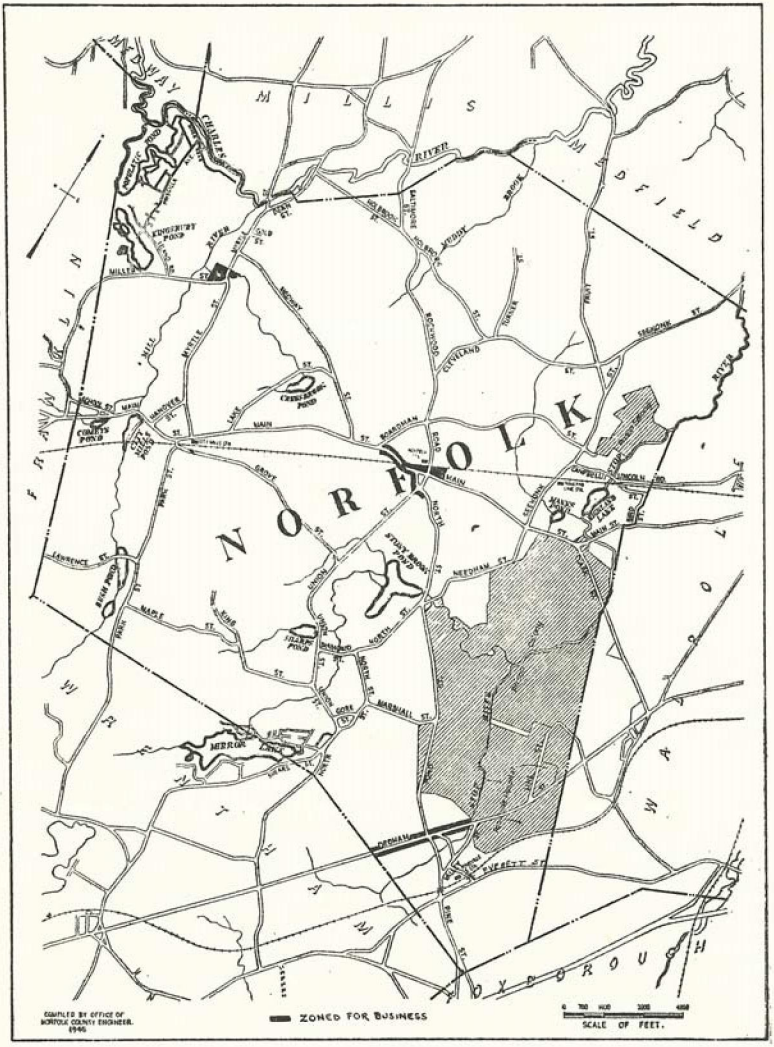
MEDWAY
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CHARLES RIVER
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COMBS POND
CHESTERBROOK POND
STUART BROOK POND
HILLER POND
MIRROR LAKE
MAIN ST.
NEEDHAM ST.
MARSHALL ST.
EVERETT ST.
ORDWAY
COMPILED BY OFFICE OF NORFOLK COUNTY ENGINEER. 1946
ZONED FOR BUSINESS
SCALE OF FEET.

Zoning By-Laws

of the Town of Norfolk

and

RULES AND REGULATIONS

of the

TOWN PLANNING BOARD

Chapter 1

SECTION 1

In pursuance of the authority conferred by Sections 25 to 39A, inclusive of Chapter 40 of the General Laws (Ter. Ed.) and for the purpose of promoting the health, safety, convenience, morals or welfare of the inhabitants of Norfolk by lessening congestion in the streets; securing safety from fires, panic or other danger; providing adequate light and air; preventing the overcrowding of land; avoiding undue congestion of population; facilitating the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and by other means in accordance with a comprehensive plan now, therefore the By-Laws of the Town of Norfolk are hereby amended by adding the following:

Definitions

A. "Lot"—a lot is a parcel of land occupied or amended to be occupied by one building or use, with its accessories, and including the open spaces accessory to it, which is defined in deed or plan recorded with Norfolk Deeds or Registered with the Norfolk Registry District. No land which is within the boundaries of a street, accepted, proposed, or dedicated, shall be included in determining lot areas.

B. "Erected"—shall include altered, rebuilt, remodelled, or moved.

C. "Frontage"—is that distance between the sidelines of a lot measured along the street line, or on corner lots the owner may elect on which street the same may front.

SECTION 2

For the purpose of general designation only, the districts may be named as follows:

1. **Business Area:**

   (a) Dedham Street for a depth of two hundred feet (200′) from the Walpole line to the Wrentham line.

   (b) Main Street beginning at Boardman Street, southerly to the Railroad bridge, for a depth of 200 feet (200′), and then that portion of land bounded by the N.Y., N.H. & H. R.R., southerly by Main Street and easterly by the easterly bound of the land of George F. Campbell.

   (c) Main Street from Boardman Street to North Street, a depth of two hundred feet (200′).

   (d) North Street from Main Street to Union Street, a depth of two hundred feet (200′).

   (e) Southerly on Union Street from the corner of North Street a depth of two hundred feet (200′), and a two hundred feet (200′) depth Easterly on North Street from Union Street.

   (f) A parcel of land on the westerly side of Rockwood Road owned by Lauris W. Boomer and Florence J. Boomer and New York, New Haven and Hartford Railroad by extending the present business district northerly from the base line of the location of said railroad, one hundred fifty-seven (157) feet more or less on said Rockwood Road to land of Helen Gardner and westerly to a depth of (200) two hundred feet.

2. **Industrial Area:**

   (a) A parcel of land bounded Southerly by Miller Street 500 feet Easterly by Myrtle Street, 300 feet Northerly by a line parallel with the Southerly boundary and 300 feet therefrom Westerly by a line parallel with the Easterly line and 500 feet therefrom.

   (b) A parcel of land on the Easterly side of Myrtle Street containing .807 acres as shown on plan of land belonging to Mrs. J. B. Anthony recorded with Norfolk Deeds Book 1106 and Page 392 and described in metes and bounds by deed recorded with Norfolk Deeds, Book 1681, Page 253.

   (c) Two lots of land totaling approximately 8½ acres on property known as the Franklin-Norfolk Airport and shown on plan of Land in Norfolk by Ernest W. Branch, C. E. August 7, 1952 and further described as follows: First Lot approximately 8.35 acres having upon it a hangar building and smaller buildings and

bounded as follows: Southerly 325 feet, by Lot AI shown on said plan, Northerly by various lots shown on said plan 369.75 feet, Westerly by various lots shown on said plan 1,202.85 feet. Second Lot A-395 on said plan.

(d) A parcel of land on Dedham Street from Wrentham line, Northeasterly to property of Commonwealth of Massachusetts, Easterly to a depth of approximately 1800 feet to property of N.Y., N.H. & H. Railroad (Wrentham Branch) and Westerly to a depth of 1400 feet.

3. **Restricted Residential:**

Any group of land owners wishing to impose additional restrictions applicable to new construction or lot areas in their immediate vicinity may make application to the Town Planning Board for assistance.

SECTION 3

Use Regulations

In a residential district no building shall be erected which is designed or intended to be used for mercantile, mechanical, manufacturing or other commercial use on land situated in a residential district and no foundation or cellar hole shall be used as a residence except as hereinafter provided.

1. Permitted uses.

The following are permitted in a residential district; private dwelling house; municipal, educational, religious uses, agricultural, greenhouse or nursery including the sale of produce similar to that raised on the premises; poultry or stock raising except that the number of swine shall be limited to not more than ten; telephone exchange; ice storage or harvest; licensed inns; cemetery; private club not conducted for profit; Accessory use on the same lot with and customarily incident to any of the above permitted uses and not detrimental to a residential neighborhood. Any of the following uses shall be considered "accessory use":

1. The renting of rooms to not more than 4 persons.
2. Furnishing table board to not more than 5 persons.
3. Garage for not more than 3 automobiles.
4. Storage of 1 commercial vehicle (except farm vehicles).
5. **Signs:**
   a. Real Estate sign advertising rental, lease or sale of the premises and not exceeding 12 sq. feet in area.
   b. Sign or bulletin board incidental to a permitted use and not exceeding 12 sq. ft. in area unless authorized by the Board of Appeals and in no case exceeding 16 sq. ft. in area.

c. Sign advertising authorized accessory use and not exceeding 1 sq. ft.

6. The use of a portion of a dwelling or of a building accessory thereto by a resident of the premises as an office, studio or workroom for the conduct of a profession or customary home occupation, subject to the conditions that: (a) not more than one other person is regularly employed thereon in connection with such use, (b) no stock in trade is regularly maintained except for products of the occupation itself, or for goods or materials customarily used incidental to its performance, (c) such use does not produce noise or other effects observable at the lot lines in amounts exceeding those normal to residential property, (d) no external change is made which alters the residential appearance of the buildings on the premises, and (e) there is no exterior display or other outward evidence that the premises are being used for any purpose other than residential (except for an accessory sign as hereinafter permitted). In particular, uses permitted hereunder may include, but are not limited to, the office of a physician, dentist, lawyer, architect, engineer, real estate agent or insurance agent, the studio of an artist, musician or teacher, or the workroom of a dressmaker, milliner, photographer or hairdresser.

7. The use of a portion of a dwelling or a building accessory thereto by a resident builder, carpenter, painter, plumber or other artisan, or by a resident tree surgeon or landscape gardener for incidental work and storage in connection with his off-premises occupation, subject to the same conditions and limitations as specified above in paragraph (6) for customary home occupations.

Any of the following uses provided the use is not injurious, noxious or offensive to the neighborhood and only if authorized by the Board of Appeals:

1. Aviation Field, Fur Farm, Riding Stable.
2. Stone quarry, soil, loam, sod or gravel removal.
   a. For the purpose of this By-Law, "earth" shall include soil, loam, sand, gravel, clay, sod, rock or other products.
   b. No gravel pit existing or in the future shall be excavated below the grade of the nearest public way.
   c. No permit for the removal of earth shall be approved by the Board, except upon condition that a cover of topsoil of not less than four (4) inches in depth, compacted, shall be replaced or allowed to remain, except where due to construction of roads, buildings or other permanent physical features, such provision is impractical.

d. Earth removal activities in lawful operation on any parcel of land at the time this By-Law is adopted may continue unless and until abandoned for more than twelve (12) consecutive months. However unless specifically authorized by a new permit issued hereinunder: (1) the depth of excavation shall not be increased below the grade of the lowest point excavated on the date of this By-Law.

e. The Board of Appeals may require a bond or other security to enforce performance of conditions imposed by this By-Law or under this section.

3. Parking of trailers, busses, and mobile units, or use of trailers, busses, or other mobile units for residence in excess of thirty days.

Exception

1. The Board of Appeals may authorize the conversion of a single family dwelling, in existence at the time of the adoption of this By-Law, to a two family dwelling.
2. The Board of Appeals may authorize the construction of a two family dwelling on a lot with a minimum frontage and area one hundred and thirty percent (130%) of that for a single family dwelling.

SECTION 4

Business District Uses

In a Business District no building shall be erected and no building or premises shall be used for any purpose injurious, noxious or offensive to a neighborhood by reason of the emission of odor, fumes, dust, smoke, vibration, noise or other cause, nor for any purpose except:

1. Any use permitted in residential district.
2. Hotel or lodging house. Restaurants.
3. Filling station, garage, or storage of automobiles.
4. Municipal use.
5. Newspaper or job printing.
6. Office or bank.
7. Retail or wholesale stores or any and all establishments wherein goods and services, or either of them, are sold, rented or offered directly to the consumer, customer or other patron.
8. Tailor shops, plumbing and heating establishments, barber shops and bakery.
9. Bowling alley, paint shop, beauty shop.

SECTION 5

Industrial District Uses

In an Industrial District no building shall be erected and no building shall be used for any purpose injurious, noxious or offensive to a neighborhood by reason of the emissions of odor, fumes, dust, smoke, noise or other cause, vibration, industrial waste except:

1. Any use permitted in Sections 3 and 4.
2. Manufacturing, employing unobjectionable motive power, utilizing hand labor or quiet machinery and processes, if authorized by the Board of Appeals.

SECTION 6

Non-Conforming Uses

1. **Continuation of non-conforming uses.** Any lawful building or use of a building or premises or part thereof existing at the time this By-Law or any amendment thereto is adopted may be continued although such building or use does not conform to the provisions thereof and such building or use may on the approval of the Board of Appeals be extended throughout such premises, provided such use has not been discontinued for a period of one year.

2. **Change of non-conforming uses.** The Board of Appeals may permit any non-conforming use to be changed to any specified use not more detrimental or objectionable to a neighborhood.

SECTION 7

HEIGHT REGULATIONS

Residential, Business and Industrial Districts

1. The limit of height of all buildings in all residence districts shall be two and one-half stories, not to exceed thirty-five feet.

2. The limit of height in business and industrial districts shall be two and one-half stories, not to exceed thirty-five feet.

3. The limitations of height in feet shall not apply to chimneys, ventilators, skylights, tanks, bulkheads, pent-houses and other necessary features usually carried above roofs, nor to towers or spires of churches and other buildings if such features are in no way used for living purposes.

SECTION 8

AREA REGULATIONS

In residential districts as provided in Section 31 and laid out after the adoption of this By-Law shall provide for each dwelling a minimum frontage of 150 feet and a minimum lot area of 30,000 square feet. Lots shown on any plan duly recorded by deed or plan at the time this By-Law is adopted may be used.

SECTION 9

PERCENTAGE OF LOT COVERED

The percentage of lot which may be covered by any dwelling and accessory building, shall in no instance, exceed the following maximum provisions:

(a) One family: Twenty-five percent, and no building shall be erected within fifty feet of the side line of any street, nor within twenty-five feet of a side line; nor within twenty-five feet of any rear lot line.

(b) In Business and Industrial districts no building shall be erected so that it covers more than 70 per cent of the lot. And if the use of such building necessitates the parking of motor vehicles adjacent thereto or in the vicinity thereof, adequate space and facilities for the parking of such motor vehicles shall be provided in such a manner as to provide a proper and sufficient entrance and exit for such vehicles so that said vehicles shall not be required to park on street or sidewalk or to use a street or sidewalk for the purpose of backing or turning thereon.

SECTION 10

ADMINISTRATION

1. **Inspector of Buildings**

A. The Board of Selectmen, forthwith upon the adoption of this By-Law shall appoint some suitable person to be Inspector of Buildings. Such appointee shall hold office at the pleasure of the Board of Selectmen and until his successor is appointed and accepts office.

B. The Inspector of Buildings shall enforce the provisions of this By-Law and exercise the powers and duties as provided in Section 29 of Chapter 40 of the General Laws (Ter. Ed.) as amended.

C. All applications for building permits shall be in writing and shall be accompanied by a plan drawn to a scale and showing the size and dimensions of the lot or lots to be built upon, the streets, and other premises that it abuts, the size and location of the buildings to be erected or altered. The application shall set forth the use or uses proposed or intended and such other information as requested by the Inspector of Buildings.

D. A permit under which no work is commenced within six months after issuance shall expire.

2. **Certification of Occupancy.** No premises or buildings or part thereof hereafter erected or altered wholly or partly, in use or structure, or the open spaces pertaining to which are in any way reduced, shall be used until the Inspector of Buildings shall have certified on the building permit, or, in case no permit is issued, shall

have issued a certificate of occupancy specifying the use to which the premises or the building upon being sufficiently completed to comply with the provisions and regulations relating thereto may be put.

3. **Board of Appeals.** Within 30 days after the adoption of this By-Law, the Board of Selectmen shall appoint a Board of Appeals of five members for terms of such length and so arranged that the term of one appointee will expire each year, and two associate members appointed in like manner, which shall act on all matters within its jurisdiction under this By-Law in the manner prescribed in Section 81Z of Chapter 41 of the General Laws, as amended, and subject always to the rule that it shall give due consideration to promoting public health, safety, convenience and welfare encouraging the most appropriate use of land and conserving property value that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

4. **Other Regulations.** This By-Law shall not interfere with or annul any by-law, rule, regulation or permit, provided that, unless specifically excepted, where this by-law is more stringent it shall control.

5. **Validity.** The invalidity of any section of provision of this By-Law shall not invalidate any other section or provision thereof.

SECTION 11

ENFORCEMENT

A. Whoever violates any provision of this By-Law shall be liable to a fine of not more than twenty dollars ($20.00) for each violation.

B. If any owner, agent or occupant fails to obey any lawful order of the Inspector of Buildings with respect to any violation or any use contrary to the provisions of this By-Law, the Inspector of Buildings shall revoke any permit issued for the occupation of the premises, shall make complaint to the Supreme Court or any court of competent jurisdiction for an injunction or order restraining further use of the premises and shall take any other action that may be necessary to enforce the provisions of this By-Law.

Chapter II

RULES AND REGULATIONS OF THE TOWN PLANNING BOARD

A. This section contains the Rules and Regulations of the Town Planning Board of the Town of Norfolk together with other information for subdivision of land.

The authority of the Town Planning Board is derived, for the most part, from General Laws (Tercentenary Edition) Chapter 41, Section 81A to 81GG inclusively as amended; and the General By-Laws and Zoning Laws of the said Town of Norfolk, with amendments thereto.

B. Before the making of final plans for submission, it is recommended that the subdivider present to the Town Engineer his preliminary plat or sketch, showing proposed developments drawn to scale, for his consideration and suggestions.

It is also recommended that even though a proposed layout of land has the required frontage in accordance with the Zoning By-Laws, but there is a possibility that one or more of the lots may at a later date be further subdivided, the proposed layout be informally submitted to the Town Planning Board.

It is further recommended that before any definite plat may be submitted, together with a public hearing, that a preliminary plat be informally submitted to the Town Planning Board. This procedure will, in many cases, specifically where there are questions of doubtful procedure, eliminate misinterpretation and unnecessary work, and the time and expense of all concerned will be conserved.

C. Subdivisions shall also comply with the General By-Laws of the Town, relating to zoning and the requirements of the Town Engineer and the Sewer Commissioners.

Unless the provisions of the Zoning By-Laws and other By-Laws are complied with, no building permit can be issued.

D. Copies of the Zoning By-Laws and this Building Code may be obtained from the Building Inspector, and other requirements from the respective departments. Engineering details as to existing streets, street grades, drainage areas, etc., may be obtained from the Town Engineer's office.

E. If the above suggestions and the following Rules and Regulations are followed carefully, it will save a great deal of time, both for the applicant and the Town Planning Board.

GENERAL REQUIREMENTS

Section One

In approving subdivisions, the Town Planning Board, hereinafter called the Board, requires that the land shall be suitable for residential building without danger to health, and that the proposed streets shall compose a convenient system with adequate street connections to insure free circulation of traffic, and that access for future street extensions, shall be made, together with such provision of street development and utilities, as in its opinion, will justify the sub-division.

Dead end streets, grades of less than eight-tenths of one per cent (8/10 of 1%) or more than seven per cent (7%) and sidewalks of less than five (5) feet in width will be approved only under exceptional circumstances.

Dead end streets will require rotary circles and must be laid out for future extensions.

Except as hereinafter provided, streets shall not be less than forty (40) feet in width and there shall be allowance for future sidewalks within the limits of such streets not less than five feet, in width, except in subdivisions approved prior to the acceptance of the herein Rules and Regulations.

PROCEDURE

Section Two

A. The Board will act upon application for approval of subdivisions only when submitted on an approved form; and accompanied by a plat, street profile plan, topographical map, if required, and construction specifications as hereinafter set forth. The Applicant must state deed restrictions, if any.

B. An applicant who does not include all of its contiguous land in his application for approval of a subdivision, shall with respect to areas not included, furnish as a part of any plat or street profile plan filed under these rules, data sufficient to enable the Board to relate the proposed subdivisions to the applicant's remaining land, and to adjoining territories. Such data shall include the lines of proposed streets and lots, and approximate grades, and such other details as the Board may reasonably require.

C. Before approval of a subdivision, a public hearing shall be held by the Board, notice of which, on an approved form, shall be given at least ten (10) days prior thereto, by publication in a newspaper of general circulation in the Town, one in each week for two successive weeks, the last publication to be at least four (4) days before such hearing; and by mailing a copy by registered mail, with return receipt, to mortgagees, if any, of the applicant's property, and to all owners of property, (as appearing in the most recent tax list) any part of which lies within 500 feet of any land of the applicant of which the proposed subdivisions forms a part.

The applicant shall arrange and pay for such publication and notices, and shall deliver a list of said (1) mortgagees, (2) property owners, (3) the return receipts and (4) a copy of such edition of the paper containing the notice to the Clerk of the Board at least three (3) days before the public hearing. The Word "applicant" as used, in these rules, shall be deemed to mean the owner, or all the owners, where title is held jointly, in common, or in tenancy by the entirety, and shall include operations.

D. Plats and specifications will be approved, modified and approved, or disapproved.

E. Every applicant shall state in his application the time within which he agrees to complete the ways in the subdivision, and approval of all plats shall be upon the condition that all ways shall be completed within the time so limited. No plat shall be approved by the Board unless the applicant agrees to complete the ways within two (2) years from the date of his application. If the ways in any subdivision are not completed within the time limit by the applicant and in all events within two (2) years from the date of the application, no such ways shall thereafter be laid out or constructed, completed, or opened for public use unless a new application is filed with and approved by the Board. Completion of ways shall include completion of the installation of utilities.

F. After the public hearing on a subdivision as provided by survey, in no case shall the final action of the Board be to approve a plat unless within thirty (30) days of the final adjournment of such public hearing a duly executed bond has been filed by the applicant with the Board as required under these rules; and if such bond is not filed within said thirty (30) days, the Clerk of the Board shall forthwith enter a final order disapproving said plat.

The penal sum of said bond shall be in an amount equal to the full cost as estimated by the proper Town officials and certified by the Town Engineer of constructing the ways and installing the utilities shown on said plat, provided, however, that if on presentation of said bond, a certified check or cash is presented to the Water Department to cover the construction of water mains and their appurtenances, the bond will not duplicate this cost. The applicant shall, except as hereinafter provided, provide surety on said bond, either by an indemnity or surety company satisfactory to the Board, or by depositing with the Town Treasurer, cash or United States Government Bonds in an amount equal to the penal sum of the bond.

G. In lieu of the surety or security provided above and upon the request of the applicant, the Board may accept a voluntary agreement which shall provide that the applicant shall not apply for or take out any building permit or undertake any construction or reconstruction of any building within the subdivision until the ways shown on said plat have been finally completed and all utilities installed as evidenced by a certificate of the Board of Survey. This voluntary agreement shall bind the heirs, executors, administrators, assigns, and grantees of the applicant, and shall be assented to by all mortgagees of the applicant's property, and shall be recorded by the applicant forthwith in the Registry of Deeds for the County of Norfolk.

FORM OF APPLICATION

Section Three

A. An application, substantially in the following form, shall be filed in duplicate on 8½ by 11 inch typewritten sheets with the Clerk of the Board.

APPLICATION AND AGREEMENT

Norfolk, Mass.

Date 19

Planning Board
Norfolk, Mass.

Gentlemen:

The applicant (undersigned) desires to subdivide a parcel of land and to open in the Town of Norfolk, ways for public use. Said parcel of land is described as follows:

The proposed ways run from

to

all as more particularly described and bounded on the plat filed herewith and made a part of this application and agreement.

The following are all the mortgagees, and other liens or encumbrances on the whole or any part of the above described property.

(List mortgagees, etc. here)

The undersigned hereby applies for approval of said plat by the Board. The undersigned hereby convenants and agrees with the Town of Norfolk upon approval of the plat:

(1) To install the utilities and complete the ways as finally approved by the Board with ..... months from the date thereof; and

(2) To install utilities in accordance with such rules of the Board of Sewer Commissioners and Town Engineer as are applicable to the installation of utilities within the limits of ways, and to complete and construct the said ways in accordance with all Rules and Regulations of the Town Planning Board in force at the date of this agreement, and in accordance with the appropriate cross-section plan and specifications provided in section VI of said Rules and Regulations. Said cross-section plan and construction specifications are specifically, by reference, incorporated herein and made a part of this agreement. This agreement shall be binding upon the heirs, executors, administrators, and assigns—successors and assigns—of the undersigned.

.....

Signature of Applicant

Assented to)
) mortgagees

C. The original cloth tracing and four (4) blueprints of each plan referred to in Section 2-A shall be filed with the application.

SURVEY AND PLATS

Section Four

A. All surveying shall conform to Land Court requirements, Class A and a certificate signed by a Registered Professional Engineer or Registered Land Surveyor certifying that the plan or plans was made in accordance with the requirements of the Town of Norfolk, and there also should be a statement signed and stamped by a Registered Professional Engineer stating that in his opinion, the area, as shown on the plans either is, or is not suitable for building purposes with a report to be filed with the Planning Board.

B. Plans shall be drawn:

1. To scale of 1 inch=40 feet.
2. With waterproof ink, on sheets of tracing cloth, 20x30¼ inches, with ½ inch border, except on the left side which shall be 2¼ inches.
3. With plan and profiles for one street only, shown on one sheet.

C. Plats shall show the following information:

1. A title stating the date, scale, bench mark, name and address of applicant, and of surveyor, name of subdivision, if any, names of proposed streets, and zoning classification.
2. Describe the meridian used.
3. The location and ownership of abutting property.
4. Location and character of all rights of way, or other easements existing or proposed pertinent to the plat.
5. Lengths and bearings of plat boundary lines with a table of the traverse closure.
6. Lengths and bearings of all subdivision lot lines, including lot frontage on the streets.
7. Lengths and bearings of all straight center lines of streets.
8. Lengths, radii, tangents, and central angles of all curves in lot lines and street center lines.
9. All angle points, or intersections of tangents along the center line of the street with computed co-ordinates using the Town system.
10. Curves of street side lines at street intersections, showing a radius of not less than twenty (20) feet, except where the angles of intersection varies more than ten degrees (10°) from a right angle, in which case the radius must be approved by the Town Engineer.

11. Location and width of all adjacent Town streets or private ways with names.
12. Granite monuments, at all points of curvature, and changes in directions of streets lines, or where designated by the Town Engineer.
13. Areas of lots with lot numbers, areas of other adjoining land of applicant not included in the subdivision.
14. All natural objects, and surfaces such as waterways, natural drainage courses, large boulders, stone walls, trees over twelve (12) inches in diameter, etc.
15. The natural surface of the ground, ordinarily to be represented by figures of elevation. If however, the topography is of such nature that the Board cannot readily determine the suitability of any land for subdivisions, a topographical map may be required, together with the plat and profile.
16. Size and location of existing, and proposed sewer pipes, and their appurtenances as determined and approved by the Board of Sewer Commissioners.
17. Size and location of existing and proposed water mains, and their appurtenances as determined and approved by the Town Engineer.
18. Size, type of pipe, and location of existing and proposed surface drains and appurtenances as determined and approved by Town Engineer.

PROFILE PLANS

Section Five

A. Profile and plans shall be drawn with:

1. A horizontal scale of 1 inch—40 feet.
2. A vertical scale of 1 inch—4 feet.
3. Existing right side lines in fine black dash line.
4. Existing center line in fine black and solid line.
5. Existing left side line in fine black dash line.
6. Proposed center line grades in burnt sienna water color figures in burnt sienna water color, showing grade elevations at every fifty (50) foot station, except in vertical curves and which shall be at every twenty-five (25) foot station.
7. All existing intersections, walks, and driveways shown on both sides.
8. Elevations, at least two bench marks as shown on plan, referred to Town Engineer.
9. Rates of gradient shown by figures.
10. Size and location of existing and proposed water mains and their appurtenances, sewer pipes and their appurtenances and surface drains and their appurtenances.

CONSTRUCTION SPECIFICATIONS

Section Six

Streets shall be constructed by the applicant and/or land owner, in accordance with the following specifications and in accordance with the appropriate typical cross-section plan.

A. General Rules

1. As each construction operation is completed, it shall be approved by the Town Engineer, previous to starting work on the succeeding operation.
2. All rolling on roadways shall be done with a roller of not less then ten (10) tons.

B. Preparation of the Roadway

1. All material shall be removed for the full length and width of the roadway to a depth of at least twelve (12) inches below the finished surface as shown on the profile plan; provided; however, that if the soil is soft and spongy, or contains undesirable material, such as clay, sand pockets, tree stumps, stones, over six (6) inches in diameter, or any other material detrimental to the subgrade, a deeper excavation, below the subgrade shall be made; as required by the Town Engineer.
2. At this point of preparation, all pipes shall be laid as specified in C in this section.
3. The excavated area below the subgrade shall be filled to subgrade with well compacted material satisfactory to the Town Engineer.
4. The entire roadway then shall be rolled, forming the subgrade with a four (4) inch crown, as required on the cross-section plan.

C. Completion of Roadways

1. Drainage—necessary drainage to take care of surface and subsurface water of the roadway, and adjoining land shall be provided, size and quality of pipes, and catch basins, and depth to be laid, to be determined by the Town Engineer, and/or his authorized agent. Catch basins shall be plastered on the outside.
2. Sewer—Sewer pipes and their appurtenances, shall be installed in accordance with such rules of the Board of Sewer Commissioners as apply to the installation of this utility within the limits of ways.
3. Water—Water mains and their appurtenances shall be installed in accordance with such rules of the Town Engineer, or his authorized agent; as apply to the installation of this utility within the limits of ways.

4. Pipes—Water, and all other underground utilities required by the Board—with all connections to the proposed subdivisions lots on both sides of the street, shall be laid after the roadway is subgraded, but before application of the gravel base and bituminous courses. The back filling of all trenches shall be thoroughly tamped and puddled.
   The Board suggests that consideration be given to the placing of telephone and electric wires underground.

5. Monuments—Granite monuments four (4) feet in length, dressed to six (6) inches at the top with a ⅜ inch drill hole in the center, and not less than six (6) inches square at the bottom, shall be set forth to finish grade, as required for future use of town engineer.

6. Gravel Base and Surfacing—before the gravel is spread, the roadbed shall be shaped to a true surface, conforming to the proposed cross-section of the road, and no gravel shall be spread until this sub-grade is approved by the Town Engineer. Gravel for base shall be spread in two six (6) inch layers to a total depth of twelve (12) inches; after rolling each layer so placed shall be thoroughly watered and rolled true to lines and grades, with a roller weighing not less than twelve tons. Any depressions that appear during or after the rolling shall be filled with gravel and be re-rolled until the surface is true and even. The completed gravel bases shall be treated for the full width of the Roadway with one application of T-3 at the rate of ¾ of a gallon per square yard, and covered with sand, evenly distributed. After being subjected to the action of traffic for thirty (30) days, or less, at the discretion of the Town Engineer, a second application of T-5, at the rate of ¼ of a gallon per square yard shall be used as a sealing course, covered with sand evenly distributed.

D. Sidewalks

1. There shall be a provision for sidewalks with a width of five (5) feet on each side of the street.

2. Preparation—All materials shall be removed for the full width of the sidewalk to subgrade ten (10) inches below the finished grade as shown on cross-section plan; and also all soft spots and other undesirable material below such subgrade shall be replaced with a good binding material and rolled.

   This excavated area then shall be filled with eight (8) inches of a good quality gravel containing some binding material, and rolled with a ⅜ inch to the foot pitch toward the gutter.

E. Planting Space

1. When a sidewalk is required, a planting space three (3) feet in width shall be placed between the sidewalk and roadway curbline as designated on the cross-section plan.
2. There shall be not less than six (6) inches of good quality loam seeded with lawn grass seed and rolled, the quality and quantity of the seed to be determined by the Town Engineer.

F. Slopes

The area in back of the sidewalk shall be sloped at the rate of two to one, 2 feet horizontally to 1 foot vertically to a point where it precisely coincides with the surrounding ground or the abutter's lawns. Six inches of loam shall be the minimum cover on all slopes. Slopes shall be seeded and rolled in the same manner as the "Planting Space."

The Board suggests that the owner consider planting trees on the lot instead of in the Planting Space. If the owner consents, the Tree Warden is now authorized to do this at the expense of the Town.

G. Street Signs

The developer shall funish and erect necessary street signs to designate the name of each street in his development, said signs to conform with those used by the Town.

All proper forms may be obtained at the Town Engineer's office. (Sample forms are at the Town Hall).

FORM

SPECIAL CONTRACT FORM

KNOW ALL MEN BY THESE PRESENTS

THAT WHEREAS,

The undersigned, applicant for approval of a subdivision now pending before the Planning Board of the Town of Norfolk, Massachusetts has submitted a bond in the penal sum of ..... dollars ($.....) conditioned upon the installation of certain utilities and the completion of certain ways within said subdivision all as set forth more particularly in an application and agreement and dated ..... and filed with said Board and .....

WHEREAS, the undersigned has requested the Board to accept the bond above, referred to without surety and without a cash deposit for security.

THIS AGREEMENT WITNESSETH THAT for the consideration that the Town waive any surety or other security upon the aforesaid bond the undersigned covenants and agrees with the Town of Norfolk as follows:

1. The undersigned will not petition for nor take out any permit to do, nor will the undersigned do, any building construction or reconstruction on the subdivision described and referred to said application and agreement until all the conditions on said bond have been fully performed and the same has been cancelled and discharged by the Town and is no longer of force and effect.

2. The undersigned agrees to record this agreement in the Registry of Deeds for Norfolk County forthwith.

3. The undersigned agrees that this contract shall be binding upon his heirs, executors, and administrators, and particularly upon any grantees of the undersigned.

It is the intention of the undersigned and it is hereby understood and agreed that this agreement and contract shall run with the land included in the aforesaid subdivision and operate as a restriction upon said land during such time as the bond referred to above shall continue a binding obligation. There are no mortgages of record or otherwise on any of the land in the aforesaid subdivision except as described below, and the present holders of said mortgages have assented to this agreement prior to its execution by the undersigned.

IN WITNESS WHEREOF, the undersigned, applicant as aforesaid, does hereunto set his hand and seal this day of ..... 19.....

Description of Mortgages—Give complete names and Registry of Deeds reference.

Assents of mortgages

.....

.....

.....

COMMONWEALTH OF MASSACHUSETTS

Date .....

Norfolk, ss.

Then personally appeared the above named ..... and acknowledged the foregoing to be his free act and deed before me.

.....

Notary Public

FORM

BOND WITH SURETY COMPANY

KNOW ALL MEN BY THESE PRESENTS

THAT WE .....
of ..... in the County of Norfolk, in the Commonwealth of Massachusetts, as principal, and .... Surety Company and Surety are holden and stand firmly bound and obliged unto the Town of Norfolk in the full and just sum of ..... dollars ($.....) to be ..... paid to the Town of Norfolk, to the true payment whereof we bind ourselves and each of us, our successors and assigns and our heirs, executors, and administrators jointly and severally by these presents.

SEALED with our seals and dated the ..... day of ..... 19.....

The condition of this obligation is such that if the above bounden ....., his heirs, executors, administrators and assigns shall in all things stand to and abide by, and well and truly keep and perform, in the time and in the manner specified, and covenants, conditions and agreements in the application and agreement dated ..... under which approval of a certain subdivision has been granted, then this obligation shall become and be null and void; otherwise it shall remain in full force and effect.

.....

.....

Sealed and delivered in the presence of

.....

FORM

BOND WITHOUT SURETY

KNOW ALL MEN BY THESE PRESENTS

That I, ... of ..... in the County of ..... in the Commonwealth of Massachusetts, am holden and stand firmly bound and obliged unto the Town of Norfolk in the full and just sum of ..... dollars ($.....) to be paid to said Town of Norfolk, to the true ..... payment whereof I bind myself and my heirs, executors and administrators by these presents.

Sealed with my seal and dated the ..... day of ..... 19..... The condition of this obligation is such that if the above bounden ..... his heirs, executors, and administrators shall in all things stand to and abide by, and well and truly keep and perform, in the time and in the manner specified, the covenants, conditions and agreements in the application and agreement dated ..... under which approval of a certain subdivision has been granted, then this obligation shall become and be null and void; otherwise it shall remain in full force and effect.

Sealed and delivered in the presence of

.....

NOTE: This form may be varied if it is to be executed by other than individual.