

ARTICLE 1: CITATION AND PURPOSE

SECTION 1.00 PURPOSE

- A. As authorized by Massachusetts General Laws as amended (MGL), Chapter 41, these subdivision regulations have been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the Town of Foxborough by regulating the laying out and construction of ways in subdivisions providing access to the 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 (hereinafter referred to as "the Board") shall be exercised with due regard for the provision of adequate access to all of the lots in a 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 the applicable provisions of the Code of the Town of Foxborough Chapter 275 Zoning; for securing adequate provision for water, sewerage, drainage underground utility services, fire, police and other similar municipal equipment, street lighting and other requirements where necessary in a subdivision; and for coordinating the ways in a subdivision with each other and with the public ways in the town and with the ways in neighboring subdivisions. It is the intent of these regulations that any subdivision plan filed with the Board shall receive the approval of this board if said plan conforms to the recommendation of the Board of Health and to these regulations; provided, however, that the Board may, when appropriate, waive, as provided for in MGL, Chapter 41, Section 81-R such portions of these regulations as is deemed advisable.

SECTION 1.01 REGULATIONS

- A. No person shall make a subdivision 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 and approved by the Board as hereinafter provided.
- B. The subdivision and lots therein, shall also comply with all other applicable local and State regulations.
- C. The provisions of these regulations shall apply to both residential and non-residential subdivisions, unless otherwise noted.