

**RULES AND REGULATIONS GOVERNING  
THE SUBDIVISION OF LAND**

**RAYNHAM, MASSACHUSETTS**

**SECTION 1.0  
PURPOSE AND AUTHORITY**

**1.1 PURPOSE**

These Rules and Regulations Governing the Subdivision of Land in the Town of Raynham have been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the Town by regulating the layout and construction of ways in subdivisions which provide 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 Zoning Board of Appeals 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;
- Lessening congestion in subdivision ways and in the adjacent public ways;
- Reducing danger to life and limb in the operation of motor vehicles;
- Securing safety in the case of fire, flood, panic and other emergencies;
- Ensuring compliance with the applicable zoning by-laws and regulations of the Town of Raynham and all environmental regulations of the town;
- Securing adequate provision for water, sewage, drainage, underground utility services, fire, police and other municipal equipment, street lighting and other requirements where necessary in a subdivision;
- Coordinating the ways in a subdivision with each other, with the public ways in the Town of Raynham, and the ways in neighboring subdivisions;
- Ensuring conformance to the recommendations of the Board of Health;
- Ensuring the proper construction of infrastructure that will support the quality of life within the community and meet the standards for acceptance and ownership by the Town of Raynham;
- Ensuring that infrastructure will be constructed in such a manner that will minimize maintenance and costs to the Town;
- The Planning Board may regulate for all of the purposes set forth in the Subdivision Control Law, particularly G.L. c. 41, ss. 81M and 81Q, without limitation, and the following additional purposes:
- To implement the Planning Board's development objectives, policy decisions, and

design standards.

- To provide the Planning Board with information reasonably necessary to perform its duties pursuant to statute.
- To regulate the submittal, review and certification of plans believed not to require subdivision approval.
- To develop the Town consistent with the Master Plan and Open Space and Recreation Plan.

## **1.2 AUTHORITY**

These Rules and Regulations Governing the Subdivision of Land have been adopted by the Planning Board of the Town of Raynham, pursuant to authority vested in said Board by G.L. c. 41, s. 81Q.

## **1.3 AMENDMENT**

These Rules and Regulations or any portion thereof may be amended, supplemented, or repealed from time to time by the Board, after a public hearing, on its own motion or by petition, all pursuant to M.G.L. c. 41, s. 81Q.

## **1.4 SEVERABILITY**

The invalidity of any section, subsection or provision of these Rules and Regulations shall not invalidate any other section, subsection or provision thereof. If any provision of these Regulations is held by any court of competent jurisdiction to be invalidly applied to any particular case, all other applications of such provisions to other cases shall not be affected thereby.