

may be agreed upon at the written request of the applicant, shall be deemed to be an approval thereof. Notice of such extension of time shall be filed forthwith by the planning board with the city or town clerk.”

### **Section 1. Purpose**

These Regulations have been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the Town of Tyringham and to preserve the environment, natural resources, and rural character of the Town through the construction of ways, subdivisions, and their infrastructure

The powers of the Planning Board and Board of Appeals under these Regulations shall be exercised with due regard for these purposes, the purposes of the state Subdivision Control Law and 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 zoning by-laws; for securing adequate provisions for water, sewerage, drainage and other requirements where necessary in a subdivision; and for coordinating the ways in a subdivision with each other and with adjacent and nearby public and private ways.

### **Section 2. Authority and Applicability**

**Authority:** Under the authority vested in the Planning Board of the Town of Tyringham by MGL Chapter 41, Section 81Q, said Board hereby adopts these rules and regulations governing the subdivision of land in the Town of Tyringham, consistent with MGL Chapter 41, Sections 81K to 81GG (“Subdivision Control Law”). These regulations should be read in conjunction with the Subdivision Control Law and do not repeat requirements or definitions of that law.

**Applicability:** No person shall subdivide any land in the Town of Tyringham, proceed with the subdivision of land within the meaning of the Subdivision Control Law or the improvement or sale of lots in a subdivision, or the construction of ways or the installation of municipal services therein except consistent with the Subdivision Control Law and these Subdivision Regulations and only when a definitive plan of such subdivision has been submitted to, approved and endorsed by, the Planning Board as hereinafter provided, and recorded at the Registry of Deeds.

**Severability:** 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.

**Relationship to Other Bylaws and Regulations:** Whenever these Rules and Regulations made under the authority hereof differ from those prescribed by any local Bylaw or regulations, the provision which imposes the greater restriction or the stricter standard shall govern.