

6. All catch basins shall have four (4) foot sumps and gas traps with removable hoods. All catch basins shall connect directly to drain manholes (no catch basin to catch basin connections).
7. Lot sub-drainage and foundations drains may NOT be discharged to road drainage.
8. The maximum depth of any portion of the storm system shall be ten (10) feet.

## **Section 10. Project Management**

**Pre-Construction Conference:** Prior to ANY construction, the developer, their project engineer, and their contractor must meet with the Planning Board and other appropriate town parties to review the subdivision permit and conditions. The applicant must provide evidence that all required documents have been recorded and adequate copies of all documents have been provided to the Planning Board. After the pre-construction conference, the developer shall notify in writing the Planning Board and Planning Board agents at least five (5) business days in advance of the date of commencement of construction and subsequent phases of construction.

**Deviation from Approved Plan:** After approval of any Definitive Plan, the location and width of ways shown thereon, or any street or way subject to the Subdivision Control Law, and related utilities, improvements, materials, and construction specifications shall not be changed unless the plan is amended in accordance with the provisions set forth in M.G.L. Chapter 41, Section 81-W, and approved by the Planning Board.

At the Planning Board's discretion, minor "field changes" may be approved with a simple vote and letter from the Board.

If the applicant proposed to amend or revise the plans, they shall:

1. Provide the Planning Board with a written request for such alteration and provide the appropriate fee (see Administration and Fees).
2. Provide the Planning Board with three (3) prints of the original Definitive Plan with the proposed changes drawn on said prints in red.
3. IF the Planning Board approves the change, the applicant shall cause such approved changes to be shown on the record plans.

**Privatized Project Inspection:** Inspection shall be made and the project shall be certified in writing to the Planning Board by a registered professional chosen by the applicant, who shall certify that all work was done in accordance with the approved subdivision plans, except as noted, and shall provide a detailed list and plan of changes between the approved plan and what was built. An engineer or engineer's agent shall be on site during the entire construction process to ensure compliance with the design.

## **Town Inspections**

The Planning Board shall be notified by the subdivider prior to commencement of each of the major phases of construction, and as each phase is completed, it shall be approved by the

Planning Board prior to starting work in the succeeding phase. The Planning Board may designate the Town Highway Superintendent as the inspector for the construction of streets and the installation of municipal services and utilities in subdivision.

**Warranty Period (see also Performance Guarantee section of these Regulations):** The Planning Board shall hold all lot covenants, or at least twenty (20%) percent of the original approved cost estimate or fifty thousand dollars (\$50,000), whichever is greater until one-year after the completion of all pavement, drainage facilities, and landscaping to ensure the success of those features. Only at the successful completion of this one-year warranty shall these covenants or funds be released. The required subdivision improvements are not considered complete, in accordance with the state subdivision control law, until this warranty period is complete and it has been documented that the improvements are well enough constructed to last this warranty period.

### **Section 11. Administration and Fees**

**Fees:** Fees shall be as follows and shall accompany each application:

<b>Approval Not Required (ANR) Surveys</b>	\$100
<b>Preliminary Subdivision Plan</b>	\$125 plus \$20 per newly created lot
<b>Definitive Subdivision if no Preliminary</b>	\$500 plus \$400 per newly created lot
<b>Definitive Subdivision if Preliminary Plan</b>	\$125 plus \$200 per newly created lot
<b>Subdivision amendments</b>	\$200, unless requested by Planning Board or minor field change, plus \$200 for any new lots not in original plan
<b>Inspection Costs</b>	All supervision and inspection by the Town or its engineers or representatives.
<b>Request to changes guarantees</b>	\$100 per request to change or reduce
<b>Review of final as-built plans</b>	\$150
<b>Final Street layout plans</b>	ANR fee
<b>Rules for Hiring Outside Consultants</b>	If required by Planning Board (see below):

As provided by GL Ch. 44, 53G, the Tyringham Planning Board may impose reasonable fees for the employment of outside consultants, engaged by the Planning Board, for specific expert services deemed necessary by the Board to come to a final decision on an application submitted to the Planning Board pursuant to the requirements of the Tyringham Bylaws, the Tyringham Subdivision Regulations, and any other Town bylaw, regulation, or rule as they may be amended or enacted from time to time.

Funds received by the Planning Board pursuant to these rules shall be deposited with the Town Treasurer, who shall establish a special account for this purpose. Expenditures from this special account may be made at the direction of the Planning Board without further appropriation as provided in GL Ch. 44, 53G. Expenditures from this account shall be made only in connection with the review of a specific project or projects for which a consultant fee has been collected from the applicant.