

## SECTION I

### PURPOSE

The following rules and regulations relating to subdivision control have been adopted by the Planning Board of the City of Westfield by virtue of the authority granted in Massachusetts General Laws Chapter 41, as amended for the purpose of protecting the safety, convenience and welfare of the inhabitants of the City of Westfield by regulating the laying out and construction of ways in subdivisions providing access 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 of the Board of Appeals under the Subdivision Control Laws shall be exercised with due regard for the provision of adequate access to all of the lots in a subdivision; for lessening congestion in such way 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 ensuring compliance with the applicable Zoning Ordinance, for securing adequate provision for water, sewerage, drainage, underground and above ground utility services, fire, police and other municipal equipment, and other requirements where necessary a subdivision; for protection of wetlands, watersheds and environmentally sensitive areas and; for coordinating the ways in neighboring communities with each other and with the public ways in the City and with the ways in neighboring subdivisions. It is the intent of the Subdivision ways in the City and with the ways in neighboring subdivisions. It is the intent of the Subdivision Control Law that any subdivision plan filed with the Planning Board shall receive approval of such board if said plan conforms to the recommendation of the Board of Health and to reasonable rules and regulations of the Planning Board pertaining to the subdivision of the land.

The law applicable to subdivision is the General Laws of Commonwealth of Massachusetts Chapter 41, Section 81 K to 81 GG, referred to as the "Subdivision Control Law."