

SECTION I PURPOSE

Pursuant to M.G.L., Chapter 41, Section 81-M, these Rules and Regulations Governing the Subdivision of Land in the Town of West Springfield have been enacted for the purpose of protecting the health, safety, convenience and welfare of the inhabitants of West Springfield by regulating the laying out and construction of ways in subdivisions providing 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 Board of Appeals under the Subdivision Control Laws shall be exercised with due regard for:

- the provision of adequate access to all lots in a subdivision by ways that will be safe and convenient for travel and that the design of the new ways will not make the adjacent private, town or public ways less safe and inconvenient for travel or use;
- lessening congestion in such ways and in the adjacent public and private ways;
- reducing danger to life and limb in the adjacent public and private ways;
- securing safety in case of fire, flood, panic and other emergencies;
- ensuring compliance with the Zoning Ordinance, the General Ordinance and Rules and Regulations of the Town of West Springfield and its various departments and the rules and regulations of the West Springfield Conservation Commission;
- securing adequate provisions for water, sewerage, drainage, underground utility services, street lighting, fire, police, and other similar municipal equipment and services to and within a subdivision;
- ensuring that existing public facilities and services are available and will have sufficient capacity to serve the proposed subdivision;
- coordinating the ways in a subdivision with each other and with ways in neighboring subdivisions, and with public and private ways in the Town of West Springfield and neighboring communities;

- protection of wetlands, watersheds, wildlife, and environmentally sensitive areas;
- protecting the character and the social and economic stability of the Town and to encourage the orderly and beneficial development of the community through appropriate growth management techniques; and
- coordinating development of the community in conformity with the Master Plan and other accepted planning documents for the Town of West Springfield.