

Road Width

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

Issue Overview Most subdivision regulations list the minimum required width of pavement for all of the types of roads allowed in the municipality. In general, a "travel lane" is 9 – 10 feet, so the most narrow requirements are 18 – 20 feet of pavement. The average car or pickup is 5.5 – 6.5 feet wide, and dump trucks and school buses are 7 feet. The rationale for roads wider than 20 feet is the need to accommodate parked cars and two-way traffic, as well as emergency vehicles.

Research Coding The road width requirements are often listed in a section titled "Street Design Standards," under the heading "Width." The regulations often include a table that lists the required width of pavement, right of way, and other standards for each road classification. A few of the regulations include the width requirement in the definitions of the road classifications. The answer is sometimes found in diagrams in the appendix that label the dimensions of a cross section of road. A few municipalities did not include a requirement for the width of pavement; for some of these towns, the researcher asked the planner or building inspector what the width requirement is for typical subdivision roads.

Researcher selected the width requirement for the road type selected for the question on typical subdivision road.

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

Issue Overview There is no standardized classification for types of roads. Each municipality labels and defines its road types in its own way. Typical names for residential subdivision roads include: minor, local, lane, residential, secondary, sub-collector, subsidiary, dead-end, cul-de-sac, court, feeder, intermediate and subdivision. The regulations sometimes define the type of road according to the number of houses on it, the number of expected vehicle trips per day, or both. Some municipalities define subdivision roads as "providing access to abutting lots" or serving as a connection between such roads and collector roads. Some regulations do not include definitions for the road types.

Research Coding For consistency, researchers coded "typical subdivision" as the street intended to serve 10-30 houses or 100-300 vehicle trips per day or closest equivalent category. If no house or traffic counts were listed, researchers chose the type "used primarily to provide access to abutting lots", generally not intended to carry through traffic. If no classification of roads is listed, then the answer is NA.

What is the minimum width of pavement required for the narrowest type of subdivision road?

Issue Overview

Research Coding The researcher selected the width requirement for the most narrow road type listed in the regulations. Courts, lanes and private roads are included.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

Issue Overview Subdivision regulations list the standard "right of way" boundaries for each type of road. The "right of way" refers to areas dedicated to use by the public for pedestrian and vehicular travel, and can include the paved street, sidewalk, curb, gutter, median, grassy shoulder, etc. The requirement for typical subdivision rights of way is usually 40 – 50 feet.

Research Coding The ROW requirements are usually found in the section of the subdivision regulations titled "Street Design Standards." For a few municipalities, the researcher calculated the ROW by adding the width requirements for all of the ROW components – pavements, sidewalks, curbs, etc.

Abington

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL/MINOR "Residential or Minor Streets: Existing or proposed streets which are used primarily for access to abutting properties for traffic at speeds of generally less than 30 M.P.H."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 The Rules and Regulations Governing the Subdivision of Land in the Town of Abington, Ma, Section V(B)(2)(amended 2001) has a table which lists the type of street and minimum pavement width. The table cannot be reproduced in this space.

"Residential or Minor Streets: Existing or proposed streets which are used primarily for access to abutting properties for traffic at speeds of generally less than 30 M.P.H."

The width of pavement for residential/minor streets is 26 feet.

Arterial w/10 foot centerstrip (2 at 22 feet); Arterial w/o centerstrip (50 feet); Collector (36 feet); and Residential and Minor (26 feet)

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Arterial w/10 foot centerstrip (2 at 22 feet); Arterial w/o centerstrip (50 feet); Collector (36 feet); and Residential and Minor (26 feet)

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

52 The width of right of way for residential/minor streets is 52 feet.

Arterial (80 feet); Collector (62 feet); and Residential or Minor (52 feet)

Acton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL SECTION 2 GENERAL
2.1 DEFINITIONS

ARTERIAL STREET A STREET having an Average Daily Traffic volume of greater than 8000 vehicles per day. For proposed STREETS, the projected Average Daily Traffic volume shall be based on maximum potential build-out of all LOTS being accessed by said STREET, plus projected future through traffic volumes as deemed reasonable and realistic by the BOARD.

COLLECTOR STREET A STREET having an Average Daily Traffic volume of greater than 2000 and up to and including 8000 vehicle trips per day. For proposed STREETS, the projected Average Daily Traffic volume shall be based on maximum potential build-out of all LOTS being accessed by said STREET, plus projected future through traffic volumes as deemed reasonable and realistic by the BOARD.

CUL-DE-SAC STREETS LOCAL STREETS open at one end only with special provisions for turning around.

DEAD-END STREETS LOCAL STREETS open at one end only without turnaround.

LOCAL STREET A STREET having an Average Daily Traffic volume of 2000 or fewer vehicles per day. For proposed STREETS, the projected Average Daily Traffic volume shall be based on maximum potential build-out of all LOTS being accessed by said STREET, plus projected future through traffic volumes as deemed reasonable and realistic by the BOARD.

SERVICE STREET A LOCAL STREET paralleling an ARTERIAL STREET or COLLECTOR STREET and specifically designed

to separate land access from through traffic.

SINGLE ACCESS STREET A CUL-DE-SAC STREET; a DEAD-END STREET; or other STREET having only one terminus onto a THROUGH STREET and providing access to other CUL-DE-SAC STREETS, DEAD-END STREETS, or STREETS forming a closed loop or circle.

STREET OR ROAD A general term denoting a public or, private STREET for purposes of public vehicular and pedestrian travel, including the entire area within the right-of-way.

THROUGH STREET A STREET having, by itself or by means of other STREETS, a connection at both ends to the overall ROAD system of the Town of Acton or of neighboring towns, so that each location on such STREET can be accessed through at least two alternative STREETS or combination of STREETS.

WAY, PATH A general term denoting a public or private WAY for purposes of public non-vehicular travel, including the entire area within the right-of-way. Such WAYS or PATHS do not provide frontage.

Note: In survey received on 3/23/05, it was marked "LOCAL (use this because it is the standard that most roads are built under.)"

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

20 Local Street: 20-24 feet
Collector Street: 24-26 feet

Acton has three major categories of streets -- local, collector, and arterial.

SECTION 8 DESIGN STANDARDS
TABLE I HORIZONTAL DESIGN STANDARDS
TABLE II VERTICAL DESIGN STANDARDS

	Local Street	Collector Street
Pavement Width	20**-24 feet	24-26 feet

** For low intensity LOCAL STREETS (see footnote under Table II).
* for low intensity LOCAL STREETS, typical residential SINGLE ACCESS STREETS as permitted in these RULES, and any other LOCAL STREETS where anticipated future traffic does not exceed an average daily traffic volume of 250 vehicles per day (vpd).

Note: On survey received 3/23/05 from Acton, the answer to this question was changed from "24" to "20." The "24" had been the answer for collector roads, but the survey notes that local roads are the "typical subdivision road."

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 SECTION 8 DESIGN STANDARDS
TABLE I HORIZONTAL DESIGN STANDARDS
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	Local Street	Collector Street
Pavement Width	20**-24 feet	24-26 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 SECTION 8 DESIGN STANDARDS
TABLE I HORIZONTAL DESIGN STANDARDS
TABLE II VERTICAL DESIGN STANDARDS

	Local Street	Collector Street
Width of Right-of-Way	40**-50 feet	50 feet

** For low intensity LOCAL STREETS (see footnote under Table II).

* for low intensity LOCAL STREETS, typical residential SINGLE ACCESS STREETS as permitted in these RULES, and any other LOCAL STREETS where anticipated future traffic does not exceed an average daily traffic volume of 250 vehicles per day (vpd).

Note: on survey received 3/23/05, the answer is marked "40 on LOCAL, plus 10-ft easements on both sides."

Amesbury

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR MINOR STREET A street so designed by the Board. A street which receives and distributes traffic from less than 100 dwelling units, up to 3 acres of commercial land, up to 15 acres of industrial land, or a proportionate combination of the above.

MAJOR STREET A street so designated by the Board. A street which receives traffic from more than 100 dwelling units, over 3 acres of commercial land, over 70 acres of industrial land, or proportionate combination of the above.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Common access driveway: 18 feet
Minor street: 24 feet
Major street: 30 feet

"E. Street Pavement Width

The required width of pavement for two-way, paved residential streets shall be as follows:

Common Access Driveway 18 feet

Minor Street 24 feet

Major Street 30 feet"

- Amesbury Subdivision Rules and Regulations March 5, 2002. 7.09.E. Street Pavement Width

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Common access driveway: 18 feet
Minor street: 24 feet
Major street: 30 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Common access driveway: 40 feet
Minor street: 50 feet
Major street: 60 feet

"F. Street Layout (Right of Way)

The minimum width of a street layout (rights of way) shall not be less than the following:

Common Access Driveway 40 feet

Minor Street 50 feet

Major Street 60 feet"

- Amesbury Subdivision Rules and Regulations March 5, 2002. 7.09.F. Street Layout

Andover

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MAJOR**
- a. Collector street: designed to serve a residential area of over 75 lots or dwellings.
 - b. Major street: designed to serve a residential area of over 20 lots or dwellings.
 - c. Minor street: designed to serve no more than 20 lots or dwellings. Minor streets shall be considered internal subdivision streets.
 - d. Industrial street: designed to serve subdivisions to be developed as industrial or office parks.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 28**
- The following are the category of streets in the town of Andover, according to the Code of the Town of Andover, Part II, Article XIII, Section (as amended 2003):
- a. Collector street: designed to serve a residential area of over 75 lots or dwellings.
 - b. Major street: designed to serve a residential area of over 20 lots or dwellings.
 - c. Minor street: designed to serve no more than 20 lots or dwellings. Minor streets shall be considered internal subdivision streets.
 - d. Industrial street: designed to serve subdivisions to be developed as industrial or office parks.

The width of pavement requirements may be found in The Code of the Town of Andover, Part II, Article XIII, Section VI(C)(3)(a) (as amended 2003).

Collector street: 34 feet
Major street: 28 feet
Minor street: 26 feet
Industrial street: 30 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 26**
- Collector street: 34 feet
Major street: 28 feet
Minor street: 26 feet
Industrial street: 30 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50**
- The Code of the Town of Andover, Part II, Article XIII, Section VI(C)(3)(a) (as amended 2003) sets forth the requirements for the right of way for different road types.
- Collector street: 66 feet
Major street: 50 feet
Minor street: 40 feet
Industrial street: 50 feet

Ashland

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR**
- Rules & Regulations Governing the Subdivision of Land in the Town of Ashland, Section 344-4:
- "ARTERIAL STREET - A street which conducts traffic between communities *and activity centers with high traffic volumes: over three thousand (3000) vehicles per day.
- COLLECTOR STREET - A street which collects or may reasonably be expected to collect or service traffic from several streets

or which handles traffic equivalent to that generated by fifty (50) dwelling units or more or which serves nonresidential abutting property. Average daily traffic ranges from five hundred (500) to three thousand (3,000) vehicles per day.

MINOR STREET - A street that carries, collects or may reasonably be expected to collect, service or carry traffic generated by fewer than fifty (50) dwelling units, does not service nonresidential abutting property and is not a lane. Average daily traffic ranges from two hundred fifty (250) to one thousand (1,000) vehicles per day."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 26 According to the Rules & Regulations Governing the Subdivision of Land in the Town of Ashland, Section 344-20(H), the pavement width, exclusive of curbing, shall be as follows:
Lane: twenty-four (24) feet,
Minor street: twenty-six (26) feet,
Collector street: twenty-eight (28) feet.
Arterial street: forty-four (44) feet of pavement.
Rail Transit Access Road: forty-four feet (44) feet of pavement. (Approved on April 26, 2001)

Rules & Regulations governing the subdivision of land in the Town of Ashland, Section 344-4:
"ARTERIAL STREET - A street which conducts traffic between communities *and activity centers with high traffic volumes: over three thousand (3000) vehicles per day.

COLLECTOR STREET - A street which collects or may reasonably be expected to collect or service traffic from several streets or which handles traffic equivalent to that generated by fifty (50) dwelling units or more or which serves nonresidential abutting property. Average daily traffic ranges from five hundred (500) to three thousand (3,000) vehicles per day.

MINOR STREET - A street that carries, collects or may reasonably be expected to collect, service or carry traffic generated by fewer than fifty (50) dwelling units, does not service nonresidential abutting property and is not a lane. Average daily traffic ranges from two hundred fifty (250) to one thousand (1,000) vehicles per day."

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24 According to the Rules & Regulations Governing the Subdivision of Land in the Town of Ashland, Section 344-20(H), the pavement width, exclusive of curbing, shall be as follows:
Lane: twenty-four (24) feet,
Minor street: twenty-six (26) feet,
Collector street: twenty-eight (28) feet.
Arterial street: forty-four (44) feet of pavement.
Rail Transit Access Road: forty-four feet (44) feet of pavement. (Approved on April 26, 2001)

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Rules & Regulations Governing the Subdivision of Land in the Town of Ashland, Section 344-12(B):
"Width. The minimum width of street rights-of-ways shall be forty (40) feet for a lane fifty (50) feet for a minor or collector street, and seventy-five (75) feet for an arterial street and one hundred (100) feet for a Rail Transit Access Road. Greater width shall be required by the Board when deemed necessary for present and future vehicular travel. (For pavement width, see 344-20H).(Approved on April 26, 2001)."

Attleboro

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR SECTION II: DEFINITIONS
Street, Major: Street designed to accommodate a large volume of traffic; collects traffic from minor and subcollector streets.
Street, Minor: Street designed for use by local residential and service traffic; provides access to subcollector or collector streets.
Street, Subcollector: Street designed to carry traffic of adjoining residential minor streets; carries higher traffic volumes than minor streets.

[Rules and Regulations Governing the Subdivision of Land City of Attleboro - July 2001] subdivision rules obtained from:
<http://www.cityofattleboro.us/rules.pdf>

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Minor street: 26 feet
Subcollector street: 31 feet

Rules and Regulations Governing the Subdivision of Land City of Attleboro §6.2 STREET WIDTH:
b. All minor streets in a subdivision shall be forty (40') feet in width, consisting of twenty-six (26') feet of pavement, plus a bituminous concrete molded berm on each side of the street.

[Rules and Regulations Governing the Subdivision of Land City of Attleboro - July 2001] subdivision rules obtained from:
<http://www.cityofattleboro.us/rules.pdf>

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Minor street: 26 feet
Subcollector street: 31 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Minor street: 40 feet
Subcollector street: 45 feet
Major street: greater than 45 feet

Rules and Regulations Governing the Subdivision of Land City of Attleboro §6.2 STREET WIDTH:
a. No street in a subdivision shall be less than forty (40') feet in width. Such shall consist of twenty-six (26') feet of pavement plus a bituminous concrete molded berm on each side of the street. Molded berm shall conform to the design and construction specifications of the Department of Public Works.
b. All minor streets in a subdivision shall be forty (40') feet in width, consisting of twenty-six (26') feet of pavement, plus a bituminous concrete molded berm on each side of the street.
c. Subdivisions which will consist of forty (40) lots, or have a total area of twenty (20) acres or more, shall be designed with subcollector streets which shall be forty-five (45') feet in width, consisting of thirty-one (31') feet of pavement, plus a bituminous concrete molded berm on each side of the street. Through streets within a subdivision shall also be classified as a subcollector street. Subdivisions, may be designed with both minor streets and subcollector streets. In such instances, the design engineer shall label each street with the applicable classification.
d. The Board reserves the right to require streets to be greater than forty-five (45') feet wide.

[Rules and Regulations Governing the Subdivision of Land City of Attleboro - July 2001]

Auburn

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR 8. Streets
(a) Major Street--a street which, in the opinion of the Board, is likely to carry substantial volumes of through traffic.
(b) Secondary Street--a street other than a major street which, in the opinion of the Board, is likely to carry traffic other than just to or from lots on that street.
(c) Minor Street--a street which is likely to be used only by vehicles travelling to or from lots on that street.
(d) Dead End Street/Cul-de-sac a public or private vehicular right-of-way which affords the principal means of access to abutting property and

which joins another thoroughfare at only one end.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 24** Minor street: 24-26
Secondary street: 24, 26, 28, 30
Major street: 40
- 24 or 26, "To be determined by Board at the review of the Preliminary Plan."
- Rules and Regulations governing the Subdivision of Land in the Town of Auburn, Right-of-Way and Street Design Standards.
- SECTION V
DESIGN STANDARDS

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24** Minor street: 24-26
Secondary street: 24, 26, 28, 30
Major street: 40

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 40** 40 or 50, "To be determined by Board at the review of the Preliminary Plan."
- Rules and Regulations governing the Subdivision of Land in the Town of Auburn, Right-of-Way and Street Design Standards.
- Minor street: 40 or 45
Secondary: 50 or 55
Major: 60

Avon

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL Town of Avon RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, A.3
L

b. Collector Streets

Existing and proposed streets which carry or will carry traffic from residential or minor streets to the system of arterial streets, as existing and proposed and as defined in the Town's Master Plan or as determined by the Planning Board.

c. Residential or Minor Streets

Existing or proposed streets which are used primarily for access to abutting properties.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 30** Town of Avon RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 5.B.2
- Arterial (w/ 10' centerstrips): 44'
Arterial (no centerstrips): 50'
Collector: 36'
Residential: 30'

Town of Avon RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, A.3

b. Collector Streets

Existing and proposed streets which carry or will carry traffic from residential or minor streets to the system of arterial streets, as existing and proposed and as defined in the Town's Master Plan or as determined by the Planning Board.

c. Residential or Minor Streets

Existing or proposed streets which are used primarily for access to abutting properties.

Town of Avon RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 4.B.4

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 Town of Avon RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 5.B.2

Arterial (w/ 10' centerstrips): 44'
Arterial (no centerstrips): 50'
Collector: 36'
Residential: 30'

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Avon RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 4.B.4

Arterial: 80
Collector: 60
Residential/Minor: 50

Ayer

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

36 Minor street: 36 feet
Major street: 40 feet

" 2. Cross-Section:

a. The minimum width of rights-of-way shall be as follows:

Minor streets: Fifty (50) feet

Major streets and such minor streets, which in the judgement of the Planning Board, may in the future be changed in character to become a major street may require sixty (60) feet of right-of-way.

The minimum roadway width for a fifty-foot right-of-way shall be thirty-six feet, two - four-foot wide sidewalk areas and two - three-foot wide planting strips. The minimum roadway width for a sixty-foot right-of-way shall be forty feet, two - four-foot wide sidewalk areas and two - six-foot-wide planting strips."

- Rules and Regulations Governing the Subdivision of Land, February 1966. Section IV.2

What is the minimum width of pavement required for the narrowest type of subdivision road?

36 Minor street: 36 feet
Major street: 40 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 " 2. Cross-Section:
a. The minimum width of rights-of-way shall be as follows:
Minor streets: Fifty (50) feet
Major streets and such minor streets, which in the judgement of the Planning Board, may in the future be changed in character to become a major street may require sixty (60) feet of right-of-way.
The minimum roadway width for a fifty-foot right-of-way shall be thirty-six feet, two - four-foot wide sidewalk areas and two - three-foot wide planting strips. The minimum roadway width for a sixty-foot right-of-way shall be forty feet, two - four-foot wide sidewalk areas and two - six-foot-wide planting strips."
- Rules and Regulations Governing the Subdivision of Land, February 1966. Section IV.2

Bedford

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Bedford Rules and Regulations Governing the Subdivision of Land, Section 2 (Revised 1990)
Section 2. Definitions
2.2.2 Principal Way. A way or portion thereof, which, in the opinion of the Board, is likely to carry a substantial volume of through vehicular traffic.
2.2.3 Secondary Way. A way or portion thereof other than a principal way, which, in the opinion of the Board, is likely to carry traffic other than just to or from lots on the way.
2.2.4 Minor Way. A way or portion thereof other than a principal way, which, in the opinion of the Board, is likely to carry traffic other than just to or from lots on that way.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Town of Bedford Rules and Regulations Governing the Subdivision of Land, Section 5.2.2 (Revised 1990)
5.2.2 Width. The minimum width of way rights-of-way shall be forty (40) feet. The minimum pavement width shall be twenty four (24) feet. Greater width shall be required by the Planning Board when deemed necessary for present and future vehicular travel.
Town of Bedford Rules and Regulations Governing the Subdivision of Land, Section 2 (Revised 1990)
Section 2. Definitions
2.2.2 Principal Way. A way or portion thereof, which, in the opinion of the Board, is likely to carry a substantial volume of through vehicular traffic.
2.2.3 Secondary Way. A way or portion thereof other than a principal way, which, in the opinion of the Board, is likely to carry traffic other than just to or from lots on the way.
2.2.4 Minor Way. A way or portion thereof other than a principal way, which, in the opinion of the Board, is likely to carry traffic other than just to or from lots on that way.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24** 24 for all subdivision ways: Principal, secondary and minor.
- Town of Bedford Rules and Regulations Governing the Subdivision of Land, Section 5.2.2 (Revised 1990)
- 5.2.2 Width. The minimum width of way rights-of-way shall be forty (40) feet. The minimum pavement width shall be twenty four (24) feet. Greater width shall be required by the Planning Board when deemed necessary for present and future vehicular travel.
- Town of Bedford Rules and Regulations Governing the Subdivision of Land, Section 2 (Revised 1990)
- Section 2. Definitions
- 2.2.2 Principal Way. A way or portion thereof, which, in the opinion of the Board, is likely to carry a substantial volume of through vehicular traffic.
- 2.2.3 Secondary Way. A way or portion thereof other than a principal way, which, in the opinion of the Board, is likely to carry traffic other than just to or from lots on the way.
- 2.2.4 Minor Way. A way or portion thereof other than a principal way, which, in the opinion of the Board, is likely to carry traffic other than just to or from lots on that way.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 40** Town of Bedford Rules and Regulations Governing the Subdivision of Land, Section 5.2.2 (Revised 1990)
- 5.2.2 Width. The minimum width of way rights-of-way shall be forty (40) feet. The minimum pavement width shall be twenty four (24) feet. Greater width shall be required by the Planning Board when deemed necessary for present and future vehicular travel.
- Town of Bedford Rules and Regulations Governing the Subdivision of Land, Section 2 (Revised 1990)
- Section 2. Definitions
- 2.2.2 Principal Way. A way or portion thereof, which, in the opinion of the Board, is likely to carry a substantial volume of through vehicular traffic.
- 2.2.3 Secondary Way. A way or portion thereof other than a principal way, which, in the opinion of the Board, is likely to carry traffic other than just to or from lots on the way.
- 2.2.4 Minor Way. A way or portion thereof other than a principal way, which, in the opinion of the Board, is likely to carry traffic other than just to or from lots on that way.

Bellingham

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR** Section 21 - Definitions
- COLLECTOR STREET: A street which handles traffic equivalent to that generated by fifty (50) homes or more, or which serves non-residential abutting property.
- LANE: A street which carries traffic equivalent to that generated by twelve (12) or fewer dwelling units, which has no abutting property either used or zoned for commerce or industry, and which is not capable of extension.
- MINOR STREET: A street which cannot qualify as a lane but which can be expected to handle less traffic than a collector street.
- Bellingham Subdivision Rules and Regulations (effective on and after March 7, 1990)

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Section 4241. Minimum street widths as follows:
Collector: 30 feet
Minor: 26 feet
Lane: 22 feet

Bellingham Subdivision Rules and Regulations
(effective on and after March 7, 1990)

What is the minimum width of pavement required for the narrowest type of subdivision road?

22 Section 4241. Minimum street widths as follows:
Collector: 30 feet
Minor: 26 feet
Lane: 22 feet

Bellingham Subdivision Rules and Regulations
(effective on and after March 7, 1990)

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 4241. Minimum street widths shall be as follows:
Collector: 60 feet
Minor: 50 feet
Lane: 40 feet

Bellingham Subdivision Rules and Regulations (effective on and after March 7, 1990)

Berkley

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

**SECONDARY SECTION IV. DESIGN STANDARDS
A. STREETS**

STREET : A public way shown on a plan approved in accordance with Subdivision Control Law, or otherwise qualifying a lot for frontage under the Subdivision Control Law, which in the opinion of the Planning Board is of sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic and the installation of municipal services to serve the land abutting on such way, and the buildings erected, or to be erected, thereon.

STREET, MAJOR : A street which, in the opinion of the Board is being used or will be used as a thorough-fare within the Town of Berkley or which will otherwise carry a heavy volume of traffic (generally, over 700 vehicles per day).

STREET, MINOR : A street which, in the opinion of the Board is being used or will be used primarily to provide access to abutting lots and which will not be used for through traffic.

STREET, SECONDARY : A street intercepting one (1) or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic (generally, over 150 vehicles per day) from such minor street(s) to a major street or community facility, and normally including a principal entrance street of a large subdivision, or group of subdivisions, and any principal circulation street within such subdivisions.

Information from:

RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, Ordinance for Town of Berkley, MA (Subdivision 4/6/00 current 4/6/01) at: ordinance.com

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 STREET DESIGN AND CONSTRUCTION STANDARDS Table

Width of pavement:
Minor streets: 24-26 feet
Secondary/Local streets: 26 feet
Major streets: 32 feet

Researcher obtained information from:
RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, Ordinance for Town of Berkley, MA (Subdivision 4/6/00 current 4/6/01) at: ordinance.com

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 STREET DESIGN AND CONSTRUCTION STANDARDS Table

Width of pavement:
Minor streets: 24-26 feet
Secondary/Local streets: 26 feet
Major streets: 32 feet

Information from:
RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, Ordinance for Town of Berkley, MA (Subdivision 4/6/00 current 4/6/01) at: ordinance.com

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 STREET DESIGN AND CONSTRUCTION STANDARDS Table

Width of right of way:
50 feet for all streets.

Berlin

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR

11. STREET, MAJOR - A street which, in the opinion of the Board, is being used or will be used as a thoroughfare between different portions of the Town of Berlin, or which will otherwise carry a heavy volume of traffic (generally, over fifteen hundred (1,500) vehicles per day).

12. STREET, MINOR - A street which, in the opinion of the Board, is being used or will be used primarily, to provide access to abutting lots and which will not be used for through traffic.

13. STREET, SECONDARY - A street intercepting one (1) or more minor streets and which, in the Opinion of the Board, is used or will be used to carry a substantial volume of traffic (generally, over four hundred (400) vehicles per day) from such minor streets to a major street or community facility, and normally including the principal entrance street of a large subdivision, or group of subdivisions, and any principal circulation street within such a subdivision.

[Town of Berlin, SUBDIVISION RULES AND REGULATIONS - 2001] rules obtained from: ordinance.com

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Minor street: 26 feet
Secondary street: 30 feet or 26 feet
Major street: 36 feet or 32 feet

Town of Berlin, SUBDIVISION RULES AND REGULATIONS
SECTION V. REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVIDER

C. Street and Roadway

2. Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in section IV A2 above.

The minimum width of roadways shall be as follows:

Minor Streets - twenty-six feet (26')

Secondary Streets - thirty feet (30') except in a subdivision in which the average lot size is an acre or more the roadway may be reduced to twenty six feet (26')

Major Streets - thirty-six feet (36'). except in a subdivision in which the average lot size is an acre or more the roadway may be reduced to thirty-two (32').

If, in the Opinion of the Planning Board, volume generated by other areas of the town using such streets exceeds the limits of a thirty- two foot (32') roadway the roadway should be forty feet (40'), and the Planning Board should initiate action to have the town reimburse the subdivider the cost of the additional eight feet (8').

[Town of Berlin, SUBDIVISION RULES AND REGULATIONS - 2001] rules obtained from: ordinance.com

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 26 Minor street: 26 feet
 Secondary street: 30 feet or 26 feet
 Major street: 36 feet or 32 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 60 Town of Berlin, SUBDIVISION RULES AND REGULATIONS
 SECTION IV. DESIGN STANDARDS B. Streets
 3. Width
 a. The minimum width of rights-of-way shall be sixty feet (60')
- b. When a minor street will provide the only access for lots fronting on a length in excess of five hundred feet (500'), or where on a major street potential volume is such to warrant it, the Planning board may require a greater right-of-way than that specified above and may require construction of a divided roadway.

[Town of Berlin, SUBDIVISION RULES AND REGULATIONS - 2001] rules obtained from: ordinance.com

Beverly

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SECONDARY STREET, SECONDARY . A street which may intersect one or more minor streets and which, in the opinion of the Board, is used or will be used to carry substantial traffic from such minor street(s) or abutting lots to a principal street or community facility, and normally including streets within a shopping center, industrial park, a large subdivision, a group of subdivisions, and any primary circulation route within such developments, or a street which will connect subdivisions.

STREET, MINOR . A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots and may be built to less exacting standards as described in Section IV.B.

A minor subdivision is a private street which, in the opinion of the Beverly Planning Board, may be built to a less exacting standard than otherwise described in these "Rules and Regulations", provided the following are met:

1. Such minor street serves as legal frontage for, or actual access to, not more than six lots.
2. Such minor street shall be no longer than 250 feet. if there is a cul-de-sac, the minor street may be up to 250 feet long from the intersection of a street to the beginning of the cul-de-sac.
3. There will be a covenant concerning the minor street which shall state that such minor street shall remain a private way unless it is both redesigned and improved in accordance with the minimum standards for streets by the owner or owners. In the event water or sewer lines are installed in a minor street, the covenant shall provide that the owner or owners of the minor street shall be solely responsible for the maintenance of the water and sewer installation. The owners of land abutting on a minor street

shall maintain and plow said private minor street at their own expense. This covenant shall be referenced and noted on individual plot plans.

4. Such minor street shall have no connection with, or projection to any street existing or proposed, other than that with which it originates.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

32 According Rules and Regulations Governing the Subdivision of Land in the City of Beverly, Section IV(A)(4), "[t]he minimum width of the right-of-way shall be fifty feet (50'), and the minimum pavement width shall be thirty-two feet (32'), except for minor streets (see Section IV.A.6.)."

Rules and Regulations Governing the Subdivision of Land in the City of Beverly, Section II(A):

"STREET, SECONDARY . A street which may intersect one or more minor streets and which, in the opinion of the Board, is used or will be used to carry substantial traffic from such minor street(s) or abutting lots to a principal street or community facility, and normally including streets within a shopping center, industrial park, a large subdivision, a group of subdivisions, and any primary circulation route within such developments, or a street which will connect subdivisions.

STREET, MINOR . A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots and may be built to less exacting standards as described in Section IV.B."

According to Rules and Regulations Governing the Subdivision of Land in the City of Beverly, Section IV(B), the minor streets are used in minor subdivisions where minor subdivisions have the following characteristics:

"A minor subdivision is a private street which, in the opinion of the Beverly Planning Board, may be built to a less exacting standard than otherwise described in these "Rules and Regulations", provided the following are met:

1. Such minor street serves as legal frontage for, or actual access to, not more than six lots.
2. Such minor street shall be no longer than 250 feet. if there is a cul-de-sac, the minor street may be up to 250 feet long from the intersection of a street to the beginning of the cul-de-sac.
3. There will be a covenant concerning the minor street which shall state that such minor street shall remain a private way unless it is both redesigned and improved in accordance with the minimum standards for streets by the owner or owners. In the event water or sewer lines are installed in a minor street, the covenant shall provide that the owner or owners of the minor street shall be solely responsible for the maintenance of the water and sewer installation. The owners of land abutting on a minor street shall maintain and plow said private minor street at their own expense. This covenant shall be referenced and noted on individual plot plans.
4. Such minor street shall have no connection with, or projection to any street existing or proposed, other than that with which it originates. "

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 STREET, MINOR . A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots and may be built to less exacting standards as described in Section IV.B.

A minor subdivision is a private street which, in the opinion of the Beverly Planning Board, may be built to a less exacting standard than otherwise described in these "Rules and Regulations", provided the following are met:

1. Such minor street serves as legal frontage for, or actual access to, not more than six lots.
2. Such minor street shall be no longer than 250 feet. if there is a cul-de-sac, the minor street may be up to 250 feet long from the intersection of a street to the beginning of the cul-de-sac.
3. There will be a covenant concerning the minor street which shall state that such minor street shall remain a private way unless it is both redesigned and improved in accordance with the minimum standards for streets by the owner or owners. In the event water or sewer lines are installed in a minor street, the covenant shall provide that the owner or owners of the minor street shall be solely responsible for the maintenance of the water and sewer installation. The owners of land abutting on a minor street shall maintain and plow said private minor street at their own expense. This covenant shall be referenced and noted on individual plot plans.
4. Such minor street shall have no connection with, or projection to any street existing or proposed, other than that with which it originates.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 According Rules and Regulations Governing the Subdivision of Land in the City of Beverly, Section IV(A)(4), "[t]he minimum width of the right-of-way shall be fifty feet (50'), and the minimum pavement width shall be thirty-two feet (32'), except for minor streets (see Section IV.A.6.)."

Billerica

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MAJOR Town of Billerica, Subdivision Rules and Regulations, Section 6(a)(1), Adopted 1996.
"1. Classifications
The Planning Board will in all cases determine what classification shall be applied to all streets shown on a definitive plan. In general, these classifications will be assigned on the following basis:

(a) Collector Streets are those which serve a residential area of over seventy-five (75) dwelling unless otherwise waived by the Board.

(b) Major Streets are those which serve a residential area of six (6) to seventy-five (75) dwellings unless otherwise waived by the Board.

(c) Minor streets are those which serve a residential area of not more than five (5) dwellings, unless otherwise waived by the Board."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 As listed in the Town of Billerica, Subdivision Rules and Regulations, Section 6(a)(3), Adopted 1996. Researcher was unable to post section as it was a .jpg file.

Collector street: 32 feet
Major street: 28 feet
Minor street: 24 feet

Town of Billerica, Subdivision Rules and Regulations, Section 6(a)(1), Adopted 1996.

"1. Classifications

The Planning Board will in all cases determine what classification shall be applied to all streets shown on a definitive plan. In general, these classifications will be assigned on the following basis:

(a) Collector Streets are those which serve a residential area of over seventy-five (75) dwelling unless otherwise waived by the Board.

(b) Major Streets are those which serve a residential area of six (6) to seventy-five (75) dwellings unless otherwise waived by the Board.

(c) Minor streets are those which serve a residential area of not more than five (5) dwellings, unless otherwise waived by the Board."

On survey received from Billerica on 3/21/05:

What is the width of pavement (in feet) required on a local/minor/subdivision road (with 10-30 houses)?

(Answer 28 is crossed out) "24"

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 As listed in the Town of Billerica, Subdivision Rules and Regulations, Section 6(a)(3), Adopted 1996. Researcher was unable to post section as it was a .jpg file.

Collector street: 32 feet
Major street: 28 feet

Minor street: 24 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 As listed in the Town of Billerica, Subdivision Rules and Regulations, Section 6(a)(3), Adopted 1996. The researcher was unable to post section as it was a .jpg file.

Collector street: 60 feet
Major street: 50 feet
Minor street: 50 feet

Town of Billerica, Subdivision Rules and Regulations, Section 6(a)(1), Adopted 1996.

"1. Classifications

The Planning Board will in all cases determine what classification shall be applied to all streets shown on a definitive plan. In general, these classifications will be assigned on the following basis:

(a) Collector Streets are those which serve a residential area of over seventy-five (75) dwelling unless otherwise waived by the Board.

(b) Major Streets are those which serve a residential area of six (6) to seventy-five (75) dwellings unless otherwise waived by the Board.

(c) Minor streets are those which serve a residential area of not more than five (5) dwellings, unless otherwise waived by the Board."

Blackstone

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR COLLECTOR STREET : A street which handles traffic equivalent to that generated by fifty (50) homes or more, or which serves non-residential abutting property.

LANE : A street which carries traffic equivalent to that generated by ten (10) or fewer dwelling units, which has no abutting property either used or zoned for commerce or industry, and which is not capable of extension.

MINOR STREET : A street which cannot qualify as a lane but which can be expected to handle less traffic than a collector street.

RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, Town of Blackstone, MA (Adopted 1987, Subdivisions last amended 5/2/96) at: www.ordinance.com

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Section 191-10. Streets.
Chart in 'width of pavement' section did not show up in ordinance.com

Article V Administration
Section 191-19. Reference to status.
Detailed drawing of road shows that pavement width is:
20' for lanes
26' for minor streets
30' for collector streets

RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, Town of Blackstone, MA (Adopted 1987, Subdivisions last amended 5/2/96) at: www.ordinance.com

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 Section 191-10. Streets.
Chart in 'width of pavement' section did not show up in ordinance.com

Article V Administration
Section 191-19. Reference to status.
Detailed drawing of road shows that pavement width is:
20' for lanes
26' for minor streets
30' for collector streets

RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, Town of Blackstone, MA (Adopted 1987, Subdivisions last amended 5/2/96) at: www.ordinance.com

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Section 191-10. Streets.
Chart in width of right of way section did not show up in ordinance.com

Article V Administration
Section 191-19. Reference to status.
Detailed drawing of road shows that width of right of way is:
40' for lanes
50' for minor streets
60' for collector streets

RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, Town of Blackstone, MA (Adopted 1987, Subdivisions last amended 5/2/96) at: www.ordinance.com

Bolton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR 5210. Classification of Streets
5211. Major Street:
A street which, in the opinion of the Board, is being used or will be used as a thoroughfare between different portions of the Town of Bolton, or which will otherwise carry a heavy volume of traffic (generally 1,500 vehicle trips per day). The design speed shall be 50 MPH.

5212. Secondary Street:
A street intercepting one or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic (generally 400 vehicle trips per day) from such minor street(s) to a major street or community facility, and normally including the principal entrance street of a large subdivision or group of subdivisions, and any principal circulation street within such subdivision. The design speed shall be 40 MPH.

5213. Minor Street:
A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots, carrying less than 400 vehicle trips per day (but greater than 150 vehicle trips per day) and/or less than 3,000 feet in length, and which will not be used for through traffic. The design speed shall be 30 MPH.

5214. Lane:
A street which, in the opinion of the Board, is being used or will be used primarily to provide access to a small number of abutting lots, carrying 150 (or less) vehicle trips per day. Lanes are typically used, but not limited to, dead-end streets. The design speed shall be 20 MPH.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 5223. Width
(a) The minimum width of pavements and rights-of-way shall be as follows:
Major Street: 70 feet right-of-way and 34 feet pavement.
Secondary Street: 60 feet right-of-way and 28 feet pavement

Minor Street: 50 feet right-of-way and 24 feet pavement
Lane: 40 feet right-of-way and 24 feet pavement

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24** 5223. Width
(a) The minimum width of pavements and rights-of-way shall be as follows:
Major Street: 70 feet right-of-way and 34 feet pavement.
Secondary Street: 60 feet right-of-way and 28 feet pavement
Minor Street: 50 feet right-of-way and 24 feet pavement
Lane: 40 feet right-of-way and 24 feet pavement

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50** 5223. Width
(a) The minimum width of pavements and rights-of-way shall be as follows:
Major Street: 70 feet right-of-way and 34 feet pavement.
Secondary Street: 60 feet right-of-way and 28 feet pavement
Minor Street: 50 feet right-of-way and 24 feet pavement
Lane: 40 feet right-of-way and 24 feet pavement

Boxborough

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SUBCOLLEC TOR "Lane" a rural residential road serving three or fewer house lots.
"Subcollector" a middle order residential road which provides frontage for access to lots, and carries traffic of adjoining Local Access Roads.
"Commercial, Industrial and Office Park Roads" roads accessing commercial areas such as plazas or retail stores, warehouses or similar establishments, office parks or research and development facilities.
"Collector" the highest order residential road. Collectors distribute traffic between lower order residential roads and higher order streets - arterials and expressways.
"Arterial" an inter-regional road conveying traffic between towns, counties and urban centers.

* Commercial Roads shall be designed using the standards for Collector or Arterial Streets depending on the type of development and the amount of anticipated traffic and truck traffic. The appropriate standard shall be determined by the Planning Board.

Town of Boxborough Planning Board: Rules and Regulations Regarding the Subdivision of Land
(Adopted 1954, Amended 2000)

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 22** Private lane: 20 feet
Local access: 22 feet
Subcollector: 22 feet
Commercial Roads*/Collector: 24 feet
Arterial: 30 feet

Town of Boxborough Planning Board: Rules and Regulations Regarding the Subdivision of Land
(Adopted 1954, Amended 2000)

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 20 Private lane: 20 feet
Local access: 22 feet
Subcollector: 22 feet
Commercial Roads*/Collector: 24 feet
Arterial: 30 feet

Town of Boxborough Planning Board: Rules and Regulations Regarding the Subdivision of Land
(Adopted 1954, Amended 2000)

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Private lane: 50 feet
Local access: 50 feet
Subcollector: 50 feet
Commercial roads/ Collector: 50 feet
Arterial: 60 feet

Town of Boxborough Planning Board: Rules and Regulations Regarding the Subdivision of Land
(Adopted 1954, Amended 2000)

Boxford

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Rules and Regulations Governing the Subdivision of Land in the Town of Boxford, Article IV, Section 300-12(E):

"STREET, MAJOR - A street which satisfies one or more of the following criteria: serves as direct access for 50 or more house lots; connects two or more existing major streets; has an average weekday ADT of 400 vpd or more.
STREET, MINOR - A street which, in the opinion of the Board, is being used, or will be used primarily, to provide access to abutting lots and has an average weekday ADT of 400 vpd or less."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 18 Leonard Phillips, Planning Administrator, on 7/19/04 said that the width of pavement on Minor Roads is 18 feet and the width of pavement for Major Roads is 24 feet. When asked which is the typical subdivision road, Mr. Phillips responded that the typical subdivision road is the Minor Road.

Rules and Regulations Governing the Subdivision of Land in the Town of Boxford, Article IV, Section 300-12(E):
"STREET, MAJOR - A street which satisfies one or more of the following criteria: serves as direct access for 50 or more house lots; connects two or more existing major streets; has an average weekday ADT of 400 vpd or more.
STREET, MINOR - A street which, in the opinion of the Board, is being used, or will be used primarily, to provide access to abutting lots and has an average weekday ADT of 400 vpd or less."

ARTICLE IV Design Requirements
Section 300-12. Streets.

C. Width.

(1) The minimum width of right-of-way shall be as follows:

- (a) Major streets: 60 feet.
- (b) Minor streets: 50 feet.

(2) When a minor street will provide the only access for lots fronting on a length in excess of 1,000 feet or where traffic volumes on a secondary street warrant, the Board may require a greater right-of-way than that specified above.

(3) Under certain circumstances, the Board may require an increase in the right-of-way widths by up to 10 feet to accommodate walkway construction and preserve natural features.

(4) Pavement widths shall be in conformance with Figure 3. No roadway pavement shall be less than 20 feet wide.

A diagram in the subdivision regulations titled "Subdivision Street Typical Section" illustrates minor streets as 20 feet and major streets as 24 feet.

A survey sent to the planning department in 3/05 including the answer "18 feet" was returned with the answer approved. Since this was also the answer given by the planning department, researcher left the answer as 18 feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

18 Leonard Phillips, Planning Administrator, on 7/19/04 said that the width of pavement on Minor Roads is 18 feet and the width of pavement for Major Roads is 24 feet. When asked which is the typical subdivision road, Mr. Phillips responded that the typical subdivision road is the Minor Road.

Rules and Regulations Governing the Subdivision of Land in the Town of Boxford, Article IV, Section 300-12(E):
"STREET, MAJOR - A street which satisfies one or more of the following criteria: serves as direct access for 50 or more house lots; connects two or more existing major streets; has an average weekday ADT of 400 vpd or more.
STREET, MINOR - A street which, in the opinion of the Board, is being used, or will be used primarily, to provide access to abutting lots and has an average weekday ADT of 400 vpd or less."

ARTICLE IV Design Requirements
Section 300-12. Streets.

C. Width.

(1) The minimum width of right-of-way shall be as follows:

(a) Major streets: 60 feet.

(b) Minor streets: 50 feet.

(2) When a minor street will provide the only access for lots fronting on a length in excess of 1,000 feet or where traffic volumes on a secondary street warrant, the Board may require a greater right-of-way than that specified above.

(3) Under certain circumstances, the Board may require an increase in the right-of-way widths by up to 10 feet to accommodate walkway construction and preserve natural features.

(4) Pavement widths shall be in conformance with Figure 3. No roadway pavement shall be less than 20 feet wide.

A diagram in the subdivision regulations titled "Subdivision Street Typical Section" illustrates minor streets as 20 feet and major streets as 24 feet.

A survey sent to the planning department in 3/05 including the answer "18 feet" was returned with the answer approved. Since this was also the answer given by the planning department, researcher left the answer as 18 feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Rules and Regulations Governing the Subdivision of Land in the Town of Boxford, Article IV, Section 300-12(E):

STREET, MAJOR - A street which satisfies one or more of the following criteria: serves as direct access for 50 or more house lots; connects two or more existing major streets; has an average weekday ADT of 400 vpd or more.

STREET, MINOR - A street which, in the opinion of the Board, is being used, or will be used primarily, to provide access to abutting lots and has an average weekday ADT of 400 vpd or less

Rules and Regulations Governing the Subdivision of Land in the Town of Boxford, Article IV, Section 300-12(C):

C. Width.

(1) The minimum width of right-of-way shall be as follows:

(a) Major streets: 60 feet.

(b) Minor streets: 50 feet."

Boylston

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL TOWN OF BOYLSTON RULES & REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 2004

2.1.21 Street; Collector - A street, which in the opinion of the Board is being used, or will be used to mark a secondary road between local streets and the nearest major street (generally carrying between 241-1500 vehicles per day)

2.1.22 Street; Local - A street, which in the opinion of the Board is being used, or will be used primarily to provide access to abutting lots, and which will not be used for through traffic (generally carrying less than 240 vehicles per day)

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 TOWN OF BOYLSTON RULES & REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 2004

SECTION VI - DESIGN AND CONSTRUCTION STANDARDS 6.2.0 STREETS 6.2.4 Width

b. The minimum width of pavement in all proposed streets shall be:

local street – twenty-four feet (24')

collector street – twenty-eight (28')

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 TOWN OF BOYLSTON RULES & REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 2004

SECTION VI - DESIGN AND CONSTRUCTION STANDARDS 6.2.0 STREETS 6.2.4 Width

b. The minimum width of pavement in all proposed streets shall be:

local street – twenty-four feet (24')

collector street – twenty-eight (28')

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 TOWN OF BOYLSTON RULES & REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 2004

SECTION VI - DESIGN AND CONSTRUCTION STANDARDS 6.2.0 STREETS 6.2.4 Width

a. The minimum width of any street right-of-ways, including dead-end streets, shall be fifty feet (50')

Braintree

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

TYPE I SECTION IV DESIGN STANDARDS

A. STREETS

3. Street Classification and Width:

a. Type I: A minor street for providing access to individual parcels in areas zoned as Residence A and Residence B Districts.

b. Type II: A major street for providing access to individual parcels and land areas zoned as Industrial, Business or Residence C District. It shall also be used to accommodate and direct traffic generated by minor streets in areas zoned Residence A or

Residence B Districts to existing Town Street Systems or to carry through traffic between various neighborhoods or parts of Town.

c. Type III: A street for use in areas zoned Residence A, B, or C Districts. Said street can be used in place of a Type II street. Proposed streets shall be classified by the Board as described above, depending upon the amount of traffic they are projected to accommodate. In no case shall the minimum widths of street rights of way be less than fifty (50) feet. Final determination of street, widths shall be by the Board. The location of all utilities and/or plantings within the cross-sections, street layouts and easements shall be determined by the Board.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 SECTION IV DESIGN STANDARDS
A. STREETS

3. Street Classification and Width:

- a. Type I: A minor street for providing access to individual parcels in areas zoned as Residence A and Residence B Districts.
- b. Type II: A major street for providing access to individual parcels and land areas zoned as Industrial, Business or Residence C District. It shall also be used to accommodate and direct traffic generated by minor streets in areas zoned Residence A or Residence B Districts to existing Town Street Systems or to carry through traffic between various neighborhoods or parts of Town.
- c. Type III: A street for use in areas zoned Residence A, B, or C Districts. Said street can be used in place of a Type II street. Proposed streets shall be classified by the Board as described above, depending upon the amount of traffic they are projected to accommodate. In no case shall the minimum widths of street rights of way be less than fifty (50) feet. Final determination of street, widths shall be by the Board. The location of all utilities and/or plantings within the cross-sections, street layouts and easements shall be determined by the Board.

Peter Lappola, Director of Planning and Conservation, said in a phone interview on 7/6/04 that the required width of pavement for the typical small subdivision road is 28 feet.

- Type 1: 28 feet
- Type 2 (collector): 40 feet
- Type 3: 36 feet plus the planting strip in between the lanes

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 Peter Lappola, Director of Planning and Conservation, said in a phone interview on 7/6/04 that the required width of pavement for the typical small subdivision road is 28 feet.

- Type 1: 28 feet
- Type 2 (collector): 40 feet
- Type 3: 36 feet plus the planting strip in between the lanes

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 "In no case shall the minimum widths of street rights of way be less than fifty (50) feet."

Rules and Regulations Governing the Subdivision of Land and the Improvement of Land Town of Braintree, Section IV (A) (3) (c) (from ordinance.com as of 2001)

SECTION IV DESIGN STANDARDS
A. STREETS

3. Street Classification and Width:

- a. Type I: A minor street for providing access to individual parcels in areas zoned as Residence A and Residence B Districts.

b. Type II: A major street for providing access to individual parcels and land areas zoned as Industrial, Business or Residence C District. It shall also be used to accommodate and direct traffic generated by minor streets in areas zoned Residence A or Residence B Districts to existing Town Street Systems or to carry through traffic between various neighborhoods or parts of Town.

c. Type III: A street for use in areas zoned Residence A, B, or C Districts. Said street can be used in place of a Type II street. Proposed streets shall be classified by the Board as described above, depending upon the amount of traffic they are projected to accommodate. In no case shall the minimum widths of street rights of way be less than fifty (50) feet. Final determination of street, widths shall be by the Board. The location of all utilities and/or plantings within the cross-sections, street layouts and easements shall be determined by the Board.

Bridgewater

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL SECTION II. DEFINITIONS AND DIRECTIVES
L A. DEFINITIONS

STREETS

a. Arterial: An interregional roadway with an Average Daily Traffic (ADT) of more than 10,000 vehicles. These types of roadways carry traffic between town/city centers, are primary routes to other communities, and have higher travel speeds.

b. Collector: A roadway, which carries a large volume of vehicles, between 5,000 and 10,000 ADT, between arterial streets and residential and sub-collector streets. This type of roadway has more limited direct access to lots and subdivisions.

c. Sub-collector: A roadway with a maximum ADT of between 1,000 to 5,000 which carries residential traffic to collector and arterial streets and provides more access to lots and subdivision.

d. Residential: A roadway with low traffic volumes, under 1000 ADT, which provides frontage to lots and carries traffic with destination or origin on the street itself. Can also be considered as part of a subdivision. All, other roadway's, not listed in the above classifications shall be considered residential.

STREET LAYOUT - The portion of land proposed within a subdivision designated as the way or street beyond the visible paved traveled roadway. Layout shall include all sidewalks, grass strips and reserved areas as shown on the approved Definitive plan.

Bridgewater Rules and Regulations Governing the Subdivision of Land (ordinance.com)

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Arterial: 38 feet
Collector: 38 feet
Sub-Collector: 28 feet
Residential: 28 feet

According to Section V.B.2 (Minimum Width Requirements), the minimum width of pavement for a Arterial, Industrial or Commercial road is 38 feet. The minimum width of pavement for a Residential and sub-collector road is 28 feet.

Bridgewater Rules and Regulations Governing the Subdivision of Land (ordinance.com)

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 Arterial: 38 feet
Collector: 38 feet
Sub-Collector: 28 feet
Residential: 28 feet

According to Section V.B.2 (Minimum Width Requirements), the minimum width of pavement for a Arterial, Industrial or Commercial road is 38 feet. The minimum width of pavement for a Residential and sub-collector road is 28 feet.

Bridgewater Rules and Regulations Governing the Subdivision of Land (ordinance.com)

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 According to (SECTION IV.C.4 - RIGHT OF WAY WIDTHS AND GRADES), the minimum width of right of way for a Residential, Sub-Collector street is 40 feet. The minimum width of right of way for a Collector, Industrial Arterial is 50 feet.

Bridgewater Rules and Regulations Governing the Subdivision of Land (ordinance.com)

Brockton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
L SECTION IV DESIGN STANDARDS
B. Streets
3. Width

The minimum width of residential street rights-of-way shall be fifty (50) feet with a thirty-four (34) foot pavement centered within the layout except when the proposed subdivision is located on an existing way of record.

RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
SECTION II GENERAL
A. DEFINITIONS

STREET

A public or private way shown on a plan approved in accordance with the Subdivision Control Laws.

Major - A street which in the opinion of the Board is being used or will be used as a thoroughfare within the City of Brockton or which will otherwise carry a heavy volume of traffic.

Minor - A street which in the opinion of the Board is being used or will be used primarily to provide access to abutting lots and which will be used for through traffic.

STREET SECONDARY A street intercepting one or more minor streets and which in the opinion of the Board is used or will be used to carry a substantial volume of traffic from such minor streets to a major street or community facility and normally including a principal entrance street of a large subdivision, or group of subdivisions, and any principal circulation street within such subdivision.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

34 Brockton has a 34' width of pavement on all of its residential streets.

The Land Use Ordinance of Brockton (City)
PLYMOUTH COUNTY, MASSACHUSETTS

RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
SECTION II GENERAL
A. DEFINITIONS

STREET

A public or private way shown on a plan approved in accordance with the Subdivision Control Laws.

Major - A street which in the opinion of the Board is being used or will be used as a thoroughfare within the City of Brockton or which will otherwise carry a heavy volume of traffic.

Minor - A street which in the opinion of the Board is being used or will be used primarily to provide access to abutting lots and which will be used for through traffic.

STREET SECONDARY A street intercepting one or more minor streets and which in the opinion of the Board is used or will be used to carry a substantial volume of traffic from such minor streets to a major street or community facility and normally including a principal entrance street of a large subdivision, or group of subdivisions, and any principal circulation street within such subdivision.

RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
SECTION IV DESIGN STANDARDS

B. Streets
3. Width

The minimum width of residential street rights-of-way shall be fifty (50) feet with a thirty-four (34) foot pavement centered within the layout except when the proposed subdivision is located on an existing way of record.

The minimum width of a commercial and/or industrial street shall match existing pavement width but shall be no less than twenty-four (24) feet. Rights-of-way shall be sixty (60) feet with forty (40) foot pavement centered within the layout. Greater width shall be required by the Board when deemed necessary for present and future vehicular traffic.

What is the minimum width of pavement required for the narrowest type of subdivision road?

34 Brockton has a 34' width of pavement on all of its residential streets.

The Land Use Ordinance of Brockton (City)
PLYMOUTH COUNTY, MASSACHUSETTS

RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
SECTION II GENERAL
A. DEFINITIONS

STREET

A public or private way shown on a plan approved in accordance with the Subdivision Control Laws.

Major - A street which in the opinion of the Board is being used or will be used as a thoroughfare within the City of Brockton or which will otherwise carry a heavy volume of traffic.

Minor - A street which in the opinion of the Board is being used or will be used primarily to provide access to abutting lots and which will be used for through traffic.

STREET SECONDARY A street intercepting one or more minor streets and which in the opinion of the Board is used or will be used to carry a substantial volume of traffic from such minor streets to a major street or community facility and normally including a principal entrance street of a large subdivision, or group of subdivisions, and any principal circulation street within such subdivision.

RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
SECTION IV DESIGN STANDARDS

B. Streets
3. Width

The minimum width of residential street rights-of-way shall be fifty (50) feet with a thirty-four (34) foot pavement centered within the layout except when the proposed subdivision is located on an existing way of record.

The minimum width of a commercial and/or industrial street shall match existing pavement width but shall be no less than twenty-four (24) feet. Rights-of-way shall be sixty (60) feet with forty (40) foot pavement centered within the layout. Greater width shall be required by the Board when deemed necessary for present and future vehicular traffic.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Brockton has a 50' right of way (row) on all of its residential streets.

The Land Use Ordinance of Brockton (City)
PLYMOUTH COUNTY, MASSACHUSETTS

RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
SECTION IV DESIGN STANDARDS

B. Streets
3. Width

The minimum width of residential street rights-of-way shall be fifty (50) feet with a thirty-four (34) foot pavement centered within the layout except when the proposed subdivision is located on an existing way of record.

The minimum width of a commercial and/or industrial street shall match existing pavement width but shall be no less than twenty-four (24) feet. Rights-of-way shall be sixty (60) feet with forty (40) foot pavement centered within the layout. Greater width shall be required by the Board when deemed necessary for present and future vehicular traffic.

Burlington

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Kristin Hoffman, Assistant Planner, said that the required road width is 28 feet.

Town of Burlington Rules and Regulations Governing the Subdivision of Land in Burlington, MA Section 10.2 (Adopted 1988, Amended 2002)

The paved width of a way shall vary between twenty-six (26) feet and thirty-four (34) feet or greater, depending on the approved roadway layout. For residential subdivision ways which serve no more than ten (10) lots and are permanent dead end streets, the Planning Board, in consultation with professional Town staff, may approve a pavement width less than twentysix (26) feet, but generally not less than twenty (20) feet.
Amended March 17, 1994 and October 17, 2002

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 Town of Burlington Rules and Regulations Governing the Subdivision of Land in Burlington, MA Section 10.2 (Adopted 1988, Amended 2002)

The paved width of a way shall vary between twenty-six (26) feet and thirty-four (34) feet or greater, depending on the approved roadway layout. For residential subdivision ways which serve no more than ten (10) lots and are permanent dead end streets, the Planning Board, in consultation with professional Town staff, may approve a pavement width less than twentysix (26) feet, but generally not less than twenty (20) feet.
Amended March 17, 1994 and October 17, 2002

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Major and minor arterial ways: 50 feet
Local streets and collector streets: 40 feet.

Town of Burlington Rules and Regulations Governing the Subdivision of Land in Burlington, MA Section 10.2 (Adopted 1988, Amended 2002)

10.2 Width and Grade of Way
No major or minor arterial way shall be less than fifty (50) feet between lot lines or less than forty (40) feet on a local street or collector street. The Planning Board may also require a fortyfour (44) foot or greater layout when anticipated vehicular traffic necessitates such width.

Canton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL L Rules and Regulations of the Canton Planning Board Governing the Subdivision of Land in the Town of Canton, Massachusetts, Section 1.4.23 (Adopted 1998)

1.4.23 Street Classification - Residential streets or ways are categorized by whichever methods result in higher or more restrictive classification as follows: 1) the number of dwelling units to which they provide access or 2) the 24 hour traffic volumes that are projected to be accommodated....

1.4.23.1 Residential Lane - A street or way capable of being extended to provide access to a maximum of four dwelling units or that accommodates a maximum of 40 two way vehicle trips during 24 hours.

1.4.23.2 Residential Street - A street or way capable of being extended to provide access to a minimum of five and a maximum of forty-nine dwelling units or that accommodates a minimum of 41 and a maximum 499 two way vehicle trips during 24 hours.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

22 Rules and Regulations of the Canton Planning Board Governing the Subdivision of Land in the Town of Canton, Massachusetts, Figure 3-1 (Adopted 1998)

Researcher found in Figure 3-1 a diagram of the "Typical Roadway Section". Included with the diagram is a chart of typical roadway section widths. The travel lane in both directions for Residential Streets is 10 feet. The diagram shows another strip on both sides of the travel lane that is 1 foot. That space appears to be an easement for water mains, but it is not clear.

Rules and Regulations of the Canton Planning Board Governing the Subdivision of Land in the Town of Canton, Massachusetts, Section 1.4.23 (Adopted 1998)

1.4.23 Street Classification - Residential streets or ways are categorized by whichever methods result in higher or more restrictive classification as follows: 1) the number of dwelling units to which they provide access or 2) the 24 hour traffic volumes that are projected to be accommodated....

1.4.23.1 Residential Lane - A street or way capable of being extended to provide access to a maximum of four dwelling units or that accommodates a maximum of 40 two way vehicle trips during 24 hours.

1.4.23.2 Residential Street - A street or way capable of being extended to provide access to a minimum of five and a maximum of forty-nine dwelling units or that accommodates a minimum of 41 and a maximum 499 two way vehicle trips during 24 hours.

What is the minimum width of pavement required for the narrowest type of subdivision road?

18 Rules and Regulations of the Canton Planning Board Governing the Subdivision of Land in the Town of Canton, Massachusetts, Figure 3-1 (Adopted 1998)

Researcher found in Figure 3-1 a diagram of the "Typical Roadway Section". Included with the diagram is a chart of typical roadway section widths. The travel lane in both directions for Residential Streets is 10 feet. The diagram shows another strip on both sides of the travel lane that is 1 foot. That space appears to be an easement for water mains, but it is not clear. For Residential Lanes, the travel lane is 8 feet, and the outside strip is 1 foot. Doubling the travel lanes and additional strips yields 18 feet of paved way.

Rules and Regulations of the Canton Planning Board Governing the Subdivision of Land in the Town of Canton, Massachusetts, Section 1.4.23 (Adopted 1998)

1.4.23 Street Classification - Residential streets or ways are categorized by whichever methods result in higher or more restrictive classification as follows: 1) the number of dwelling units to which they provide access or 2) the 24 hour traffic volumes that are projected to be accommodated....

1.4.23.1 Residential Lane - A street or way capable of being extended to provide access to a maximum of four dwelling units or that accommodates a maximum of 40 two way vehicle trips during 24 hours.

1.4.23.2 Residential Street - A street or way capable of being extended to provide access to a minimum of five and a maximum of forty-nine dwelling units or that accommodates a minimum of 41 and a maximum 499 two way vehicle trips during 24 hours.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50** Rules and Regulations of the Canton Planning Board Governing the Subdivision of Land in the Town of Canton, Massachusetts, Figure 3-1 (Adopted 1998)
- Researcher found in Figure 3-1 a diagram of the "Typical Roadway Section". Included with the diagram is a chart of typical roadway section widths. It lists 50 feet for the right of way for all types of streets.
- Rules and Regulations of the Canton Planning Board Governing the Subdivision of Land in the Town of Canton, Massachusetts, Section 1.4.23 (Adopted 1998)
- 1.4.23 Street Classification - Residential streets or ways are categorized by whichever methods result in higher or more restrictive classification as follows: 1) the number of dwelling units to which they provide access or 2) the 24 hour traffic volumes that are projected to be accommodated....
- 1.4.23.1 Residential Lane - A street or way capable of being extended to provide access to a maximum of four dwelling units or that accommodates a maximum of 40 two way vehicle trips during 24 hours.
- 1.4.23.2 Residential Street - A street or way capable of being extended to provide access to a minimum of five and a maximum of forty-nine dwelling units or that accommodates a minimum of 41 and a maximum 499 two way vehicle trips during 24 hours.

Carlisle

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- LOCAL** The road types from Town of Carlisle Rules and Regulations Governing the Subdivision of Land, Article II, Section 1:
- "COLLECTOR ROAD/STREET : shall mean a road designed to provide access into a particular neighborhood or region of the town. While there may be through traffic present, the majority of the traffic has its origin or destination within the neighborhood or local area. Such roads typically allow for travel speeds between 25 and 30 miles per hour. Examples: Rutland Street, Brook Street, Russell Street, Stearns Street
- LOCAL ROAD/STREET : shall mean a road designed to provide access to and from the abutting properties and for traffic that has its origin or destination in the immediate neighborhood and not designed to accommodate through traffic. This includes both Dead-end Roads and also non-Dead-end roadways in a Subdivision. Such roads typically allow for travel speeds between 20 and 30 miles per hour. Examples: Carleton Road, Hutchins Road, Munroe Hill Road.
- MAJOR ARTERIAL ROAD/STREET : shall mean a road which primarily serves traffic flows not originating directly along it. It carries traffic through town and/or provides a connection between one portion of town and another. Its design accommodates travel speeds of 35 miles per hour or greater. Examples: Bedford-Westford Roads and Concord-Lowell Roads.
- MINOR ARTERIAL ROAD/STREET : shall mean a road similar to a major arterial but with lower through traffic volumes, a higher percentage of traffic originating along it or along streets off of it and with travel speeds lower than 35 miles per hour. Examples: Acton Street, Cross Street, Curve Street, Maple Street, and South Street."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 20** There are four road types listed in the Subdivision Rules and Regulations. However, according to George Mansfield, Carlisle Town Planner, only local roads are constructed in the town.
- According to Anja Stam, Carlisle Planning Board Administrative Assistant, no road shall have a right of way less than 50 feet and the accepted subdivision road shall have a pavement width not less than 20 feet.
- Mr. Mansfield said that the following are the pavement width requirements:
- Local Roads serving 15 or more units: 20 feet
Local Roads serving less than 15 units: 18 feet
- Right of way widths: 50 feet (for both roads)

The road types from Town of Carlisle Rules and Regulations Governing the Subdivision of Land, Article II, Section 1:

"COLLECTOR ROAD/STREET : shall mean a road designed to provide access into a particular neighborhood or region of the town. While there may be through traffic present, the majority of the traffic has its origin or destination within the neighborhood or local area. Such roads typically allow for travel speeds between 25 and 30 miles per hour. Examples: Rutland Street, Brook Street, Russell Street, Stearns Street

LOCAL ROAD/STREET : shall mean a road designed to provide access to and from the abutting properties and for traffic that has its origin or destination in the immediate neighborhood and not designed to accommodate through traffic. This includes both Dead-end Roads and also non-Dead-end roadways in a Subdivision. Such roads typically allow for travel speeds between 20 and 30 miles per hour. Examples: Carleton Road, Hutchins Road, Munroe Hill Road.

MAJOR ARTERIAL ROAD/STREET : shall mean a road which primarily serves traffic flows not originating directly along it. It carries traffic through town and/or provides a connection between one portion of town and another. Its design accommodates travel speeds of 35 miles per hour or greater. Examples: Bedford-Westford Roads and Concord-Lowell Roads.

MINOR ARTERIAL ROAD/STREET : shall mean a road similar to a major arterial but with lower through traffic volumes, a higher percentage of traffic originating along it or along streets off of it and with travel speeds lower than 35 miles per hour. Examples: Acton Street, Cross Street, Curve Street, Maple Street, and South Street."

What is the minimum width of pavement required for the narrowest type of subdivision road?

18 Mr. Mansfield said that the following are the pavement width requirements:

Local Roads serving 15 or more units: 20 feet
Local Roads serving less than 15 units: 18 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 According to Anja Stam, Carlisle Planning Board Administrative Assistant, no road shall have a right of way less than 50 feet.

Right of way widths: 50 feet (for both roads)

Carver

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL Rules and Regulations Governing the Subdivision of the Land, Town of Carver (Adopted 1981, Amended 1991)

LOCAL STREETS : Streets which primarily provide access to adjacent land uses

COLLECTOR STREETS: Streets which receive and distribute traffic from and to various sub-areas within a given region, and receive traffic from a given residential neighborhood or industrial area and carry it to an arterial highway. These roads run through developed areas or connect concentrations of development, and carry significant volumes of traffic.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Rules and Regulations Governing the Subdivision of the Land, Town of Carver (Adopted 1981, Amended 1991)

Table 1: Street Cross Sectional Design Standards
Total Width of Pavement
Collector streets: 34 feet
Local streets: 24 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Rules and Regulations Governing the Subdivision of the Land, Town of Carver (Adopted 1981, Amended 1991)

Table 1: Street Cross Sectional Design Standards
Total Width of Pavement
Collector streets: 34 feet
Local streets: 24 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Rules and Regulations Governing the Subdivision of the Land, Town of Carver (Adopted 1981, Amended 1991)

Table 1: Street Cross Sectional Design Standards
Right-of-way
Collector streets: 50 feet
Local streets: 40 feet

Chelmsford

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR

The Land Use Ordinance of Chelmsford
MIDDLESEX COUNTY, MASSACHUSETTS
Chapter 202 SUBDIVISION OF LAND

ARTICLE I General Provisions
202-4. Definitions

BUSINESS STREET - A street serving abutting property which is chiefly used or zoned for industry or commerce.

COLLECTOR STREET - A street with anticipated traffic equivalent to that generated by 50 homes or more.

LANE - A street which, by its location and design, may not reasonably be expected to service nonresidential property or serve as a means of access to more than 10 homes.

MINOR STREET - A street which cannot qualify as a lane but which serves residential property and can be expected to handle less traffic than a collector street.

OFF-STREET PATH - A way for pedestrians, equestrians or bicycles not within a street right-of-way.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Collector Street: 30 feet
Minor Street: 26 feet
Lane: 22 feet
Off-street path: varies

The Land Use Ordinance of Chelmsford
MIDDLESEX COUNTY, MASSACHUSETTS
Chapter 202 SUBDIVISION OF LAND

ARTICLE I General Provisions
202-4. Definitions

BUSINESS STREET - A street serving abutting property which is chiefly used or zoned for industry or commerce.

COLLECTOR STREET - A street with anticipated traffic equivalent to that generated by 50 homes or more.

LANE - A street which, by its location and design, may not reasonably be expected to service nonresidential property or serve as a means of access to more than 10 homes.

MINOR STREET - A street which cannot qualify as a lane but which serves residential property and can be expected to handle less traffic than a collector street.

OFF-STREET PATH - A way for pedestrians, equestrians or bicycles not within a street right-of-way.

ARTICLE III Design Standards and Improvements

§ 202-13. Streets.

Horizontal design.

(1) Width of streets. All streets shall be designed so as to provide safe travel for vehicles and pedestrians. Streets shown on subdivision plans shall be classified as business streets, collector streets, minor streets or lanes, and minimum widths shall be the following:

Type of Street	Right of way (feet)	Pavement (feet)
Business street	60	34
Collector street	60	30
Minor street	50	26
Lane	40	22
Off-street path	8	Varies

What is the minimum width of pavement required for the narrowest type of subdivision road?

22 LANE - A street which, by its location and design, may not reasonably be expected to service nonresidential property or serve as a means of access to more than 10 homes.

The Land Use Ordinance of Chelmsford
MIDDLESEX COUNTY, MASSACHUSETTS
Chapter 202 SUBDIVISION OF LAND

ARTICLE III Design Standards and Improvements

§ 202-13. Streets.

Horizontal design.

(1) Width of streets. All streets shall be designed so as to provide safe travel for vehicles and pedestrians. Streets shown on subdivision plans shall be classified as business streets, collector streets, minor streets or lanes, and minimum widths shall be the following:

Type of Street	Right of way (feet)	Pavement (feet)
Business street	60	34
Collector street	60	30
Minor street	50	26
Lane	40	22
Off-street path	8	Varies

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 The Land Use Ordinance of Chelmsford
MIDDLESEX COUNTY, MASSACHUSETTS
Chapter 202 SUBDIVISION OF LAND

ARTICLE III Design Standards and Improvements

§ 202-13. Streets.

Horizontal design.

(1) Width of streets. All streets shall be designed so as to provide safe travel for vehicles and pedestrians. Streets shown on subdivision plans shall be classified as business streets, collector streets, minor streets or lanes, and minimum widths shall be the following:

Type of Street	Right of way (feet)	Pavement (feet)
Business street	60	34
Collector street	60	30
Minor street	50	26
Lane	40	22
Off-street path	8	Varies

Chelsea

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR** STREET, MINOR : A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots and which will not be used for through traffic.
- STREET, MAJOR : A street which carries, or is designed to carry, through traffic between parts of Chelsea, or between Chelsea and other cities and towns.
- STREET, SECONDARY : A street intercepting one (1) or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic from such minor street(s) to a major street, or community facility, and normally including a principal entrance street to a shopping center, industrial park, planned unit development, or a large subdivision, or a group of subdivisions, and any principal circulation street within the such subdivision.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 32** As listed in the City of Chelsea, Rules Governing the Subdivision of Land, Section V(b) chart.
- Secondary street: 34 feet
Major street: 36-42 feet
Secondary street (subdivision type B): 34-42 feet
Minor street: 34 feet
- City of Chelsea, Rules Governing the Subdivision of Land, SECTION V (b) chart - REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION.
- ***
- Survey received from Chelsea on 4/1/05 changed the answer from 34 feet to 32 feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 32** As listed in the City of Chelsea, Rules Governing the Subdivision of Land, Section V(b) chart.
- Secondary street: 34 feet
Major street: 36-42 feet
Secondary street (subdivision type B): 34-42 feet
Minor street: 34 feet
- Survey received from Chelsea on 4/1/05 changed the answer from 34 feet to 32 feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50** -50' for a minor street
-60' for a major street
-60' for a secondary street (subdivision type B)
-50' for a secondary street
- City of Chelsea, Rules Governing the Subdivision of Land, Section IV, Design Standards, Subsection (5).
i. Minor and secondary streets: fifty feet (50D for a minor street except sixty feet (60D for a secondary street in a Type 6 Subdivision or in an area which, in the opinion of the Planning Board, will become a high density area.
- City of Chelsea, Rules Governing the Subdivision of Land, Section IV, Design Standards, Subsection (5).
5. Width

a The minimum width of right-of-way shall be as follows:

i. Minor and secondary streets: fifty feet (50D for a minor street except sixty feet (60D for a secondary street in a Type 6 Subdivision or in an area which, in the opinion of the Planning Board, will become a high density area.

ii. Major streets and such secondary streets, which in the judgment of the Planning Board may in the future be changed in character to become a major street: sixty feet (60') in a low density area or greater as provided.

b. Alleys will not be approved in subdivisions of land in districts designated as residential under the Zoning Ordinance. Alleys with a minimum width of forty feet (40') may be required by the Board at the rear of any lots designated or zoned for non-residential use.

Clinton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Clinton Subdivision Control Rules and Regulations (Adopted 1973)

Definitions

2.1.14. LANE . Shall mean a street that carries traffic generated by ten (10) or fewer dwelling units and no traffic serving non-residential abutting property, and is not capable of extension.

2.1.28. STREET: COLLECTOR . Shall mean a street which collects, or may reasonably be expected to collect, traffic from several minor streets, or which handles traffic equivalent to that generated by fifty (50) dwelling units or more, or which services non-residential abutting property.

2.1.29. STREET: DEAD END . Shall mean a street or system of streets connected to a through street at only one point.

2.1.30. STREET: MAJOR . Shall mean a street which, in the opinion of the Board, is being used or will be used to carry a substantial volume of traffic from such collector street(s) or is or may be used as a thoroughfare within the Town of Clinton, which will connect communities or otherwise carry a heavy volume of traffic.

2.1.31 STREET: MINOR . Shall mean a street that carries traffic generated by fewer than fifty (50) dwelling units and no traffic serving nonresidential abutting property, and is not a lane.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Town of Clinton Subdivision Control Rules and Regulations (Adopted 1973)

5.2.7. The pavement width, exclusive of curbing, shall be as follows:

Lane - 24 Feet

Minor Street - 28 Feet

Collector Street - 32 Feet

Major Street - 36 Feet

Pavement shall be centered within the right-of-way.

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Town of Clinton Subdivision Control Rules and Regulations (Adopted 1973)

5.2.7. The pavement width, exclusive of curbing, shall be as follows:

Lane - 24 Feet

Minor Street - 28 Feet

Collector Street - 32 Feet

Major Street - 36 Feet

Pavement shall be centered within the right-of-way.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Clinton Subdivision Control Rules and Regulations (Adopted 1973)

4.1.3. Width

a. The minimum width of street right-of-way shall be:

Lane 40 Feet

Minor Street 50 Feet

Collector or Major Street 60 Feet

Greater width shall be required by the Board when deemed necessary for present and future vehicular travel.

Cohasset

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIA

L

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

Cohasset Subdivision Rules and Regulations, Section VII(3)(4) (Last Amended 2001).

"The Planning Board may adopt differing standards for various classes of driveway uses, provided that the standards to be required of the highest class of use may be equal to but not greater than that required for a comparable subdivision roadway as defined by Chapter 41, Massachusetts General Laws."

Cohasset Subdivision Rules and Regulations, Section V(B)(3) (Last Amended 2001)

"3. Width

In areas zoned for residences, street layouts shall not be less than forty (40) feet in width. Streets, which in the opinion of the Board, may be used for through or heavy local traffic, must be at least fifty (50) feet in width.

In areas zoned for industry, the minimum street widths shall be not less than 50 feet."

What is the minimum width of pavement required for the narrowest type of subdivision road?

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Cohasset Subdivision Rules and Regulations, Section V(B)(3) (Last Amended 2001)

"3. Width

In areas zoned for residences, street layouts shall not be less than forty (40) feet in width. Streets, which in the opinion of the Board, may be used for through or heavy local traffic, must be at least fifty (50) feet in width.

In areas zoned for industry, the minimum street widths shall be not less than 50 feet."

Concord

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

COLLECTOR Definitions:

1.3.11 Streets:

Local: A street that provides direct access to abutting properties only; this category includes cul-de-sacs and loop streets.

Collector: A street used primarily to connect local streets to arterial streets. It carries moderate volumes of traffic. Less than 25% of the average daily traffic of a collector is normally attributed to through traffic.

Minor arterial: A street used to provide movement between major arterials, collectors and other minor arterials. It carries relatively high volumes of traffic. At least 25% of the average daily traffic volume is normally attributed to through traffic.

Major arterial: A street of regional significance, with high volumes of traffic used primarily to carry traffic through the Town. It is not intended as a residential street.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 According to the Concord Subdivision Rules and Regulations, Section 6.8.1 Table 1A, 1B and 1C, Minimum Design Standards:

The width of pavement is the following in Concord:

22'- local road

26'- collector road

36'- arterial road

Definitions:

1.3.11 Streets:

Local: A street that provides direct access to abutting properties only; this category includes cul-de-sacs and loop streets.

Collector: A street used primarily to connect local streets to arterial streets. It carries moderate volumes of traffic. Less than 25% of the average daily traffic of a collector is normally attributed to through traffic.

Minor arterial: A street used to provide movement between major arterials, collectors and other minor arterials. It carries relatively high volumes of traffic. At least 25% of the average daily traffic volume is normally attributed to through traffic.

Major arterial: A street of regional significance, with high volumes of traffic used primarily to carry traffic through the Town. It is not intended as a residential street.

What is the minimum width of pavement required for the narrowest type of subdivision road?

22 According to the Concord Subdivision Rules and Regulations, Section 6.8.1 Table 1A, 1B and 1C, Minimum Design Standards:

The width of pavement is the following in Concord:

22'- local road

26'- collector road

36'- arterial road

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 According to the Concord Subdivision Rules and Regulations, Section 6.8.1 Table 1B Minimum Design Standards for Collector Streets, the width of right of way is 50 feet.

Local road: 50 feet

Collector road: 50 feet

Arterial road: 60 feet

Danvers

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL RESIDENTIAL Local streets are defined as, "a street which, in the opinion of the Board, is being or will be used primarily to provide access to lots abutting such streets."

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Residential Minor Streets are defined as, "a street which, in the opinion of the Board, is being or will be used primarily to provide access to maximum of either ten (1) residential lots or twenty (20) dwelling units, whichever is lesser, abutting such streets."

The Town of Danvers has eight (8) types of streets.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Local residential: 28 feet
Minor residential: 24 feet

Local streets are defined as, "a street which, in the opinion of the Board, is being or will be used primarily to provide access to lots abutting such streets."

Residential Minor Streets are defined as, "a street which, in the opinion of the Board, is being or will be used primarily to provide access to maximum of either ten (1) residential lots or twenty (20) dwelling units, whichever is lesser, abutting such streets."

The Town of Danvers has eight (8) types of streets.

Appendix B.1-B.7 Each appendix contains a cross section of each street type.

Arterial Streets (2-32 feet paved areas split by a median), Commercial Collector Streets (60 feet), Local Commercial and Residential Collector (40 feet), Industrial Collector (60 feet), Local Industrial (36 feet), Local Residential (28 feet), and Minor Residential (24 feet)

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Local residential: 28 feet
Minor residential: 24 feet

Local streets are defined as, "a street which, in the opinion of the Board, is being or will be used primarily to provide access to lots abutting such streets."

Residential Minor Streets are defined as, "a street which, in the opinion of the Board, is being or will be used primarily to provide access to maximum of either ten (1) residential lots or twenty (20) dwelling units, whichever is lesser, abutting such streets."

The Town of Danvers has eight (8) types of streets.

Appendix B.1-B.7 Each appendix contains a cross section of each street type.

Arterial Streets (2-32 feet paved areas split by a median), Commercial Collector Streets (60 feet), Local Commercial and Residential Collector (40 feet), Industrial Collector (60 feet), Local Industrial (36 feet), Local Residential (28 feet), and Minor Residential (24 feet)

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

54 Local residential: 54 feet.

According to the Planning Board Rules and Regulations Governing the Subdivision of Land in Danvers, Massachusetts, Table 1 (adopted 1979), the width of right of way required is Arterial Streets (96 feet), Commercial Collector Streets (82 feet), Local Commercial and Residential Collector (66 feet), Industrial Collector (80 feet), Local Industrial (56 feet), Local Residential (54 feet), and Minor Residential (50 feet).

Dedham

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL 1.4.47 Street Classifications -- Residential streets or ways are categorized by whichever method results in the higher or more restrictive classification as follows: 1) the number of dwelling units to which they provide access or 2) the 24 hour traffic volume that are projected to accommodate. These determinations must consider the maximum extent to which the street can be extended. The street classifications listed below are listed in ascending order from lower to higher. Traffic volumes are determined by twenty-four hour traffic volume counts at representative times and by an adjusted 24 hour trip generation rates as set forth in The Institute of Transportation Engineers Trip Generation, an Informational Report, current edition.

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a Residential Lane -- A street or way capable of being extended to provide access to a maximum of four dwelling units or that accommodates a maximum of 40 two way vehicle trips during 24 hours

b Residential Street -- A street or way capable of being extended to provide access to a minimum of five and a maximum of forty-nine dwelling units or that accommodates a minimum of 41 and a maximum 499 two way vehicle trips during 24 hours.

c Non-Residential Street -- A street or way providing access to or capable of being extended to provide access to land in a non-residential zoning district.

d Collector Street -- A street or way capable of being extended to provide access to a fifty or more dwelling units or that accommodates 500 or more two way vehicle trips during 24 hours.

3.4 STREETS AND ROADWAYS

3.4.1 Required Roadway Improvements -- Required roadway improvements are established for the classes of roadways as defined in section 1.4.47 and as follows:

a Residential Lane

b Residential Street

c Non-Residential Street

d Collector Street

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

22 Arthur Noonan, Town of Dedham Planning, confirmed on 3/21/05 that the pavement requirement for "typical subdivision roads" is 22 feet. He said it was reduced.

According to the chart titled "Typical Roadway Section", Dedham require the following pavement widths:

Residential lane: 18 feet

Residential street (SRA only): 22 feet

Residential street: 28 feet

Non-residential street: 28 feet

Collector street: 32 feet

1.4.47 Street Classifications -- Residential streets or ways are categorized by whichever method results in the higher or more restrictive classification as follows: 1) the number of dwelling units to which they provide access or 2) the 24 hour traffic volume that are projected to accommodate. These determinations must consider the maximum extent to which the street can be extended. The street classifications listed below are listed in ascending order from lower to higher. Traffic volumes are determined by twenty-four hour traffic volume counts at representative times and by an adjusted 24 hour trip generation rates as set forth in The Institute of Transportation Engineers Trip Generation, an Informational Report, current edition.

a Residential Lane -- A street or way capable of being extended to provide access to a maximum of four dwelling units or that accommodates a maximum of 40 two way vehicle trips during 24 hours

b Residential Street -- A street or way capable of being extended to provide access to a minimum of five and a maximum of forty-nine dwelling units or that accommodates a minimum of 41 and a maximum 499 two way vehicle trips during 24 hours.

c Non-Residential Street -- A street or way providing access to or capable of being extended to provide access to land in a non-residential zoning district.

d Collector Street -- A street or way capable of being extended to provide access to a fifty or more dwelling units or that

accommodates 500 or more two way vehicle trips during 24 hours.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 18 Residential lane: 18 feet
Residential street (SRA only): 22 feet
Residential street: 28 feet
Non-residential street: 28 feet
Collector street: 32 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 According to the chart titled "Typical Roadway Section", Dedham require the following pavement widths:

Residential lane: 50 feet
Residential street (SRA only): 50 feet
Residential street: 50 feet
Non-residential street: 50 feet
Collector street: 60 feet

Arthur Noonan from Dedham Planning noted that the ROW was increased from 40 feet to feet in the last revision of the subdivision regulations. The increase creates space for planting strips and sidewalks.

Dighton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR Town of Dighton Rules and Regulations Governing the Subdivision of Land, Section 2100

"STREET CATEGORIES:

Collector shall mean a street with anticipated traffic equivalent to that generated by 50 homes or more, or which serves abutting land zoned for business or industry.

Dead End shall mean a street or a combination of streets, which has only one means of ingress from or egress to a collector or minor street. Only lanes shall be dead-end streets.

Cul de sac shall mean a street, which cannot serve as access to more than ten (10) dwelling units.

Minor shall mean a street which cannot qualify as a lane but which can be expected to handle less traffic than a collector street and which serves no abutting land zoned for business or industry."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 24 Collector streets: 30 feet
Minor streets: 24 feet
Lanes: 20 feet

Town of Dighton Rules and Regulations Governing the Subdivision of Land

"4230. Widths.

The minimum width of streets shall conform to the following:

Collector streets: Sixty (60) feet right of way; Thirty (30) feet pavement

Minor streets: Fifty (50) feet right of way;

Twenty-four (24) feet pavement

Lanes: Forty (40) feet right of way; Twenty (20) feet of pavement"

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 Collector streets: 30 feet
Minor streets: 24 feet
Lanes: 20 feet

Town of Dighton Rules and Regulations Governing the Subdivision of Land

"4230. Widths.

The minimum width of streets shall conform to the following:

Collector streets: Sixty (60) feet right of way; Thirty (30) feet pavement

Minor streets: Fifty (50) feet right of way;
Twenty-four (24) feet pavement

Lanes: Forty (40) feet right of way; Twenty (20) feet of pavement"

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Collector streets: 60 feet
Minor streets: 50 feet
Lanes: 40 feet

Town of Dighton Rules and Regulations Governing the Subdivision of Land, Section 4230

"4230. Widths.

The minimum width of streets shall conform to the following:

Collector streets: Sixty (60) feet right of way; Thirty (30) feet pavement

Minor streets: Fifty (50) feet right of way;
Twenty-four (24) feet pavement

Lanes: Forty (40) feet right of way; Twenty (20) feet of pavement"

Douglas

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL Town of Douglas Rules and Regulations Governing the Subdivision of Land (Adopted 1975, Amended 1998)

L

Definitions

4. STREETS :

a. Residential Street: A street which generally serves only those residents living on that street and which can be considered to permanently serve the exclusive function of being a residential street.

b. Secondary Street: A street which connects or may eventually connect two or more subdivisions or two or more groups of minor streets within the same subdivision.

c. Principal Street: A street which handles or is expected to handle a considerable volume of traffic and provides inter-town access between Douglas and adjoining communities.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Town of Douglas Rules and Regulations Governing the Subdivision of Land (Adopted 1975, Amended 1998)

SECTION IV: DESIGN STANDARDS
A. Streets
This section does not list width of pavement. A detailed drawing at the end of the subdivision rules shows that the width of pavement on residential roads is 24'.
There is no table of street design standards in this town's subdivision rules.

Residential street: 24 feet
Secondary street: 34 feet
Principal street: 36 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Town of Douglas Rules and Regulations Governing the Subdivision of Land (Adopted 1975, Amended 1998)

SECTION IV: DESIGN STANDARDS
A. Streets
This section does not list width of pavement. A detailed drawing at the end of the subdivision rules shows that the width of pavement on residential roads is 24'.
There is no table of street design standards in this town's subdivision rules.

Residential street: 24 feet
Secondary street: 34 feet
Principal street: 36 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

44 Town of Douglas Rules and Regulations Governing the Subdivision of Land (Adopted 1975, Amended 1998)

SECTION IV: DESIGN STANDARDS
A. Streets
2. Width
The minimum width of street rights-of-way shall be fifty (50) feet. Greater width shall be required by the Board when deemed necessary for present and future vehicular travel.

The above section contradicts a detailed drawing at the end of the subdivision rules that shows that the width of right of way for streets is as listed here:

Residential street: 44 feet
Secondary street: 60 feet
Principal street: 60 feet

Dover

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR ARTICLE III, Definitions; Plans Not Requiring Approval

§ 248-6. Terms defined.

MAJOR STREET -- A street which, in the opinion of the Board, is being used or will be used as a thoroughfare across or between different portions of the Town of Dover or which will otherwise carry a heavy volume of traffic.

MINOR STREET -- A street which, in the opinion of the Board, is used or will be used primarily to provide access to abutting lots, and which is designed to discourage its use by through traffic.

SECONDARY STREET -- A street intercepting 1 or more minor streets and which, in the opinion of the Board, is used or will be

used to carry a substantial volume of traffic from such minor street(s) to a major street or community facility and normally including the principal entrance street of a large subdivision or group of subdivisions and any principal circulation streets within such subdivisions.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

22 Minor streets: 22 feet
Secondary streets: 24 feet
Major streets: 28 feet

ARTICLE III, Definitions; Plans Not Requiring Approval

§ 248-6. Terms defined.

MAJOR STREET -- A street which, in the opinion of the Board, is being used or will be used as a thoroughfare across or between different portions of the Town of Dover or which will otherwise carry a heavy volume of traffic.

MINOR STREET -- A street which, in the opinion of the Board, is used or will be used primarily to provide access to abutting lots, and which is designed to discourage its use by through traffic.

SECONDARY STREET -- A street intercepting 1 or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic from such minor street(s) to a major street or community facility and normally including the principal entrance street of a large subdivision or group of subdivisions and any principal circulation streets within such subdivisions.

C.Widths. The minimum width of streets shall be as follows, exclusive of berms:

- (1)Minor streets: right-of-way of 52 feet, and pavement, exclusive of berms of 22 feet.
- (2)Secondary streets: right-of-way of 54 feet, and pavement, exclusive of berms, of 24 feet.
- (3)Major streets: right-of-way of 60 feet, and pavement, exclusive of berms, of 28 feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

22 Minor streets: 22 feet
Secondary streets: 24 feet
Major streets: 28 feet

C.Widths. The minimum width of streets shall be as follows, exclusive of berms:

- (1)Minor streets: right-of-way of 52 feet, and pavement, exclusive of berms of 22 feet.
- (2)Secondary streets: right-of-way of 54 feet, and pavement, exclusive of berms, of 24 feet.
- (3)Major streets: right-of-way of 60 feet, and pavement, exclusive of berms, of 28 feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

52 Minor street: 52 feet
Secondary street: 54 feet
Major street: 60 feet

C.Widths. The minimum width of streets shall be as follows, exclusive of berms:

- (1) Minor streets: right-of-way of 52 feet, and pavement, exclusive of berms of 22 feet.
- (2) Secondary streets: right-of-way of 54 feet, and pavement, exclusive of berms, of 24 feet.
- (3) Major streets: right-of-way of 60 feet, and pavement, exclusive of berms, of 28 feet.

Dracut

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR** Section II, A (6. PRINCIPAL STREET : A Street or portion thereof, which, in the opinion of the Board, is likely to carry a substantial volume of through vehicular traffic.
 7. SECONDARY STREET : A Street or portion thereof other than a principal street which, in the opinion of the Board, is likely to carry traffic other than just to or from lots on that street.
 8. MINOR STREET : A street or portion thereof which is likely to be used by vehicles traveling to or from lots on that street.)

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 30** Researcher could not locate the information in the subdivision rules.

 According to Mike Buxton, Dracut Public Works Director, (10/18/04) road widths vary from 18' to 32' but 30' is the average width of pavement on both main roads and subdivision roads.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 18** Researcher could not locate the information in the subdivision rules.

 According to Mike Buxton, Dracut Public Works Director, (10/18/04) road widths vary from 18' to 32' but 30' is the average width of pavement on both main roads and subdivision roads.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50** Town of Dracut Rules and Regulations Governing the Subdivision of Land

 Section V, 1. b. Street right-of-way widths shall be as follows: Local street - 50 feet; Minor Collector - 60 feet; Major Collector - 70 feet.

Dunstable

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

NA

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 28** 20' for travel lanes plus 8' for parking = 28'

 "3. Street Cross Section
 All streets shall have:
 a) 2-10' lanes for travel

- b) 1-8' lane for parking
- c) Planting strips for snow storage, hydrants, trees, grass, and shrubs as shown on the street section drawing, Figure 1 of these regulations
- d) 2- 5' sidewalks (one each side)"

- "Rules and Regulations the subdivision of land in Dunstable, Massachusetts, Revised February 2003" Section IV.A.3 Width - Street design standards.

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 20' for travel lanes plus 8' for parking = 28'

"3. Street Cross Section
All streets shall have:

- a) 2-10' lanes for travel
- b) 1-8' lane for parking
- c) Planting strips for snow storage, hydrants, trees, grass, and shrubs as shown on the street section drawing, Figure 1 of these regulations
- d) 2- 5' sidewalks (one each side)"

- "Rules and Regulations the subdivision of land in Dunstable, Massachusetts, Revised February 2003" Section IV.A.3 Width - Street design standards.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

55 Entire section pertaining to road width right-of-way:

"IV.A.2. Width
The minimum width of rights-of-way shall be fifty-five (55) feet."

-- "Rules and Regulations Governing Subdivision of Land in Dunstable, Massachusetts, Revised February 2003"

Duxbury

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SECONDARY Town of Duxbury Rules and Regulations Governing the Subdivision of Land (as of 2004)

STREET, LOCAL : A way that provides access to abutting lots only serves three (3) or less lots and is not a through street. The R.O.W. layout shall have a width of fifty (50) feet.

STREET, MINOR : A way that provides access to abutting lots on serves ten (10) or less lots and is not a through street. R.O.W. layout shall have a width of fifty (50) feet.

STREET, PRINCIPAL : A way that carries or is designed to carry through traffic between parts of Town or between Duxbury an other Towns. Principal streets shall have a R.O.W. layout width of sixty (60) feet.

STREET, SECONDARY : A way that carries or is designed to carry through traffic to abutting lots and provides access to local and minor streets. Secondary streets provide access to eleven (11) or more lots. Secondary streets shall have a R.O.W. layout width of fifty (50) feet.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

22 Town of Duxbury Rules and Regulations Governing the Subdivision of Land (as of 2004)

7.3.2 Minimum pavement width for roads with:
1-3 lots 14 feet

4-10 18 feet
11+ 22 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

14 Town of Duxbury Rules and Regulations Governing the Subdivision of Land (as of 2004)

7.3.2 Minimum pavement width for roads with:
1-3 lots 14 feet
4-10 18 feet
11+ 22 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Duxbury Rules and Regulations Governing the Subdivision of Land (as of 2004)

STREET, LOCAL : A way that provides access to abutting lots only serves three (3) or less lots and is not a through street. The R.O.W. layout shall have a width of fifty (50) feet.

STREET, PRINCIPAL : A way that carries or is designed to carry through traffic between parts of Town or between Duxbury and other Towns. Principal streets shall have a R.O.W. layout width of sixty (60) feet.

STREET, SECONDARY : A way that carries or is designed to carry through traffic to abutting lots and provides access to local and minor streets. Secondary streets provide access to eleven (11) or more lots. Secondary streets shall have a R.O.W. layout width of fifty (50) feet.

East Bridgewater

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of East Bridgewater Subdivision Rules and Regulations, Section 4(b)(4) (Last Amended 2001).

LOCAL STREET : A street which in the opinion of the Planning Board has been designated to be permanently dead end and which services no more than 12 single family dwellings.

MINOR STREET : A street which in the opinion of the Planning Board is being used or will be used primarily to Provide access to abutting lots and will not be used for through traffic.

SECONDARY STREET : a street intercepting one or more minor or local streets and which, in the opinion of the Planning Board, is used or will be used to carry a substantial volume of traffic from such minor or local streets to a major thoroughfare which connects the various parts of the Town. This would include Principal entrance streets which Provide access to large subdivisions or groups of subdivisions.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

20 Local road: 20 feet
Minor road: 20 feet
Secondary road: 26 feet
Commercial: 26 feet
Industrial: 32 feet

Town of East Bridgewater Subdivision Rules and Regulations, Section 4(b)(4) (Last Amended 2001).

LOCAL STREET : A street which in the opinion of the Planning Board has been designated to be permanently dead end and which services no more than 12 single family dwellings.

MINOR STREET : A street which in the opinion of the Planning Board is being used or will be used primarily to Provide access

to abutting lots and will not be used for through traffic.

SECONDARY STREET : a street intercepting one or more minor or local streets and which, in the opinion of the Planning Board, is used or will be used to carry a substantial volume of traffic from such minor or local streets to a major thoroughfare which connects the various parts of the Town. This would include Principal entrance streets which Provide access to large subdivisions or groups of subdivisions.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 20** Local road: 20 feet
Minor road: 20 feet
Secondary road: 26 feet
Commercial: 26 feet
Industrial: 32 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 40** Town of East Bridgewater Subdivision Rules and Regulations, Section 4(b)(4) (Last Amended 2001).

Local road: 40 feet
Minor road: 40 feet
Secondary road: 50 feet
Commercial: 50 feet
Industrial: 50 feet

Easton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MAJOR** According to the Town of Easton Subdivision Rules and Regulations, Section 5.01:
"3. Median Divided Street (MDS) - See Plates 8 & 8-A
a. MDS shall be designed according to Typical Roadway Section Plates No. 8 and 8-A.
b. MDS shall extend only as far as determined necessary by the Board in consideration of public safety and traffic patterns.
4. Collector Street - See Plates 6 & 6-A (Residential).
a. Any residential street that connects two different streets and services more than thirty-six (36) lots. Pavement width shall be thirty-two (32) feet.
5. Major Street - See Plates 5 & 5-A
a. A street longer than 600 feet in length which shall not exceed 1,200 feet and shall not service more than twelve (12) lots. Pavement width shall be twenty-eight (28) feet.
b. Any major street that serves more than twelve (12) lots and is greater than 1,200 feet in length shall have two points of access. In the event the second access is not deemed desirable by the Board, the Board in its discretion may permit a median divided strip. In no event shall a major street with only two points of access service more than thirty-six (36) lots.
6. Minor Street - See Plates 4 & 4-A
a. Shall not exceed 600 feet in length. Pavement width shall be twenty-four (24) feet.
b. Shall not provide access to more than 8 lots."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 28** Town of Easton Subdivision Rules and Regulations, Table 1, Street Design Standards:

Residential Streets:
Minor: 24 feet
Major: 28 feet
Collector: 32 feet
Median Divided: 18 each lane

Industrial: 34 feet

According to the Town of Easton Subdivision Rules and Regulations, Section 5.01:

"3. Median Divided Street (MDS) - See Plates 8 & 8-A

a. MDS shall be designed according to Typical Roadway Section Plates No. 8 and 8-A.

b. MDS shall extend only as far as determined necessary by the Board in consideration of public safety and traffic patterns.

4. Collector Street - See Plates 6 & 6-A (Residential).

a. Any residential street that connects two different streets and services more than thirty-six (36) lots. Pavement width shall be thirty-two (32) feet.

5. Major Street - See Plates 5 & 5-A

a. A street longer than 600 feet in length which shall not exceed 1,200 feet and shall not service more than twelve (12) lots. Pavement width shall be twenty-eight (28) feet.

b. Any major street that serves more than twelve (12) lots and is greater than 1,200 feet in length shall have two points of access. In the event the second access is not deemed desirable by the Board, the Board in its discretion may permit a median divided strip. In no event shall a major street with only two points of access service more than thirty-six (36) lots.

6. Minor Street - See Plates 4 & 4-A

a. Shall not exceed 600 feet in length. Pavement width shall be twenty-four (24) feet.

b. Shall not provide access to more than 8 lots."

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Town of Easton Subdivision Rules and Regulations, Table 1, Street Design Standards:

Residential Streets:

Minor: 24 feet

Major: 28 feet

Collector: 32 feet

Median Divided: 18 each lane

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a. Any residential street that connects two different streets and services more than thirty-six (36) lots. Pavement width shall be thirty-two (32) feet.

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a. A street longer than 600 feet in length which shall not exceed 1,200 feet and shall not service more than twelve (12) lots. Pavement width shall be twenty-eight (28) feet.

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6. Minor Street - See Plates 4 & 4-A

a. Shall not exceed 600 feet in length. Pavement width shall be twenty-four (24) feet.

b. Shall not provide access to more than 8 lots."

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Residential Streets:

Minor: 50 feet

Major: 50 feet

Collector: 50 feet

Median divided: 76 feet

Industrial: 55 feet

Essex

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

URBAN

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Essex subdivision rules and regulations do not provide a definition for the difference between urban and rural roads. The width of pavement and the width of shoulders are the two categories where Essex makes a distinction between urban and rural roads.

The Land Use Ordinance of Essex
ESSEX COUNTY, MASSACHUSETTS
RULES AND REGULATIONS RELATIVE TO SUBDIVISION CONTROL

Section 3: General
3.05 Access Adequacy
2. Standards of Adequacy
Development Potentially Served

	1-10 Dwelling Units	More Units or Existing Large Non-Residential Use
--	---------------------	--

Min. right-of-way width	44 feet	44 feet
Gravel. foundation minimum	12 inches	12 inches
Surface type	Gravel	3" Bit. (Conc.)
Surface width minimum*	16 feet	20 feet
Sight, distance minimum	75 feet	225 feet
Maximum grade	8%	8%

*except for short intervals of not more than 200 feet each

Section 7: General Requirements and Design Standards For All Subdivision Plans
7.02 Streets and Ways

4. Table of Geometric and Other Standards for Streets.e

a. Streets:

1. Minimum width of right of way, 44 feet.
2. Minimum width of pavement:
 - (a) Urban, 24 feet.
 - (b) Rural, 20 feet.
3. Maximum grade, eight percent.
4. Maximum grade at intersections, three percent within 50 feet of intersections.
5. Minimum angle of intersections, 60 degrees.
6. Width of shoulders:
 - (a) Urban, 10 feet
 - (b) Rural, 12 feet
- Minimum centerline radii on curves, 200 feet.
8. Minimum tangent length between reverse curves, 100 feet.
9. Minimum road base, 12 inches of compacted gravel to design width of the pavement.
10. Bituminous paving, where used, minimum 3 inches.
11. Road crown, minimum, one-fourth per foot.

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 The Land Use Ordinance of Essex
ESSEX COUNTY, MASSACHUSETTS
RULES AND REGULATIONS RELATIVE TO SUBDIVISION CONTROL

4. Table of Geometric and Other Standards for Streets.e

a. Streets:

1. Minimum width of right of way, 44 feet.
2. Minimum width of pavement:
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 - (b) Rural, 20 feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

44 The Land Use Ordinance of Essex
ESSEX COUNTY, MASSACHUSETTS
RULES AND REGULATIONS RELATIVE TO SUBDIVISION CONTROL

4. Table of Geometric and Other Standards for Streets.e

a. Streets:

1. Minimum width of right of way, 44 feet.
2. Minimum width of pavement:
 - (a) Urban, 24 feet.
 - (b) Rural, 20 feet.

Everett

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 6/15/04 Phone conversation with Al Spaulding who put the width of pavement between 30-35 feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 6/15/04 Phone conversation with Al Spaulding who put the width of pavement between 30-35 feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 City of Everett Rules and Regulations Governing the Subdivision of Land: Section 2
Section 2: Definitions

STREET A street is any existing street, square, lane, terrace, avenue, court, place, way or private way, set aside as a permanent right of way for street purposes and including any such right of way as may be created after the enactment of these rules and regulations provided it is 40 feet or more in width.

Foxborough

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL SECTION 5.02 STREET WIDTH & GRADES
L

- A. Street layouts shall be a minimum of fifty (50) feet. Street layouts within non residential developments shall be sixty (60) feet.
- B. The width of dead end residential streets with no possibility of extension shall be based upon the criteria in Table 5-1. The width of the through ways in a subdivision shall be twenty-four (24) feet. These widths may differ for ways within Residential Compounds or Open Space Residential Developments.

TABLE 5-1 MINIMUM PAVEMENT WIDTHS OF DEAD-END STREETS

Minimum Pavement Widths of Dead End Streets

# of Lots Served	Road Width
1-5	20 feet
6-12	22 feet
12+	24 feet

C. Pavement widths for streets within non-residential subdivisions shall be a minimum of 30 feet.

D. Grades

1. The center line grade of residential streets shall not be less than 0.5% nor more than 6%. For non-residential subdivision streets, the grade shall not be more than 3%. The grades of ways within fifty feet of an intersection shall not exceed 1%.
2. All summits of vertical curves shall be so graded as to provide two hundred (200) feet of clear, non-passing sight distance to drivers.
3. The maximum super elevation for runoff on horizontal curves shall be 0.06 feet.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Town of Foxborough Subdivision Rules and Regulations, Section 5.02(b)

"The width of the through ways in a subdivision shall be twenty-four (24) feet. These widths may differ for ways within Residential Compounds or Open Space Residential Developments."

SECTION 5.02 STREET WIDTH & GRADES

A. Street layouts shall be a minimum of fifty (50) feet. Street layouts within non residential developments shall be sixty (60) feet.

B. The width of dead end residential streets with no possibility of extension shall be based upon the criteria In Table 5-1. The width of the through ways in a subdivision shall be twenty-four (24) feet. These widths may differ for ways within Residential Compounds or Open Space Residential Developments.

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What is the minimum width of pavement required for the narrowest type of subdivision road?

SECTION 5.02 STREET WIDTH & GRADES

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B. The width of dead end residential streets with no possibility of extension shall be based upon the criteria In Table 5-1. The width of the through ways in a subdivision shall be twenty-four (24) feet. These widths may differ for ways within Residential Compounds or Open Space Residential Developments.

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Minimum Pavement Widths of Dead End Streets

# of Lots Served	Road Width
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C. Pavement widths for streets within non-residential subdivisions shall be a minimum of 30 feet.

D. Grades

1. The center line grade of residential streets shall not be less than 0.5% nor more than 6%. For non-residential subdivision streets, the grade shall not be more than 3%. The grades of ways within fifty feet of an intersection shall not exceed 1%.

2. All summits of vertical curves shall be so graded as to provide two hundred (200) feet of clear, non-passing sight distance to drivers.

3. The maximum super elevation for runoff on horizontal curves shall be 0.06 feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

SECTION 5.02 STREET WIDTH & GRADES

A. Street layouts shall be a minimum of fifty (50) feet. Street layouts within non residential developments shall be sixty (60) feet.

Framingham

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?**RESIDENTIAL ACCESS**

. Streets

1. Street Classification

For the purposes of these Regulations, streets shall be classified as follows:

a. Residential Access: Residential Access Streets are the lowest order streets in the street hierarchy. They provide frontage and access to residential lots and generally carry only traffic generated on the street itself. Residential Access Streets are designed to accommodate up to a maximum average daily traffic of 250 trip ends (effectively 25 single family houses on the street) or up to a maximum average daily traffic of 500 trip ends (effectively 50 single family houses on the street) where the street loops or has two points of access, provided the traffic will not exceed 250 trip ends at any point of traffic concentration.

b. Residential Subcollector: Residential Subcollector Streets also provide access and frontage to residential lots. They are designed to carry traffic collected from intersecting Residential Access Streets and the traffic generated from the street itself. Residential Subcollector Streets should be designed to discourage shortcutting of through traffic by laying out such streets as loops or in patterns that are unappealing as shortcuts. Residential Subcollector Streets are designed to accommodate a maximum average daily traffic of a 1000 trip ends (effectively up to 100 single family houses served by the street), or up to a maximum average daily traffic of 2,000 trip ends (effectively up to 200 single family houses served by the street) where the street loops or has two points of access to a higher order street, provided the traffic will not exceed 1000 trip ends at any point of traffic concentration.

c. Primary: Primary Streets shall include all higher order streets in the street hierarchy, including Residential Collector Streets (which carry traffic between lower order residential streets or local streets, as classified above, and higher order streets), Non-Residential Streets and Arterials.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Town of Framingham
Subdivision Rules and Regulations (Ordinance.com)

Section VII. Design Standards And Specifications
B. Streets
Table 1
Street Design Minimum Standards

Residential SubCollector: 28 feet
Residential Access: 24 feet

In R-4 district, the pavement widths differ from the other districts:

Residential SubCollector: 26 feet
Residential Access: 24 feet

. Streets

1. Street Classification

For the purposes of these Regulations, streets shall be classified as follows:

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b. Residential Subcollector: Residential Subcollector Streets also provide access and frontage to residential lots. They are designed to carry traffic collected from intersecting Residential Access Streets and the traffic generated from the street itself. Residential Subcollector Streets should be designed to discourage shortcutting of through traffic by laying out such streets as loops or in patterns that are unappealing as shortcuts. Residential Subcollector Streets are designed to accommodate a maximum average daily traffic of a 1000 trip ends (effectively up to 100 single family houses served by the street), or up to a maximum average daily traffic of 2,000 trip ends (effectively up to 200 single family houses served by the street) where the street loops or has two points of access to a higher order street, provided the traffic will not exceed 1000 trip ends at any point of traffic concentration.

c. Primary: Primary Streets shall include all higher order streets in the street hierarchy, including Residential Collector Streets (which carry traffic between lower order residential streets or local streets, as classified above, and higher order streets), Non-Residential Streets and Arterials.

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Residential SubCollector: 28 feet
Residential Access: 24 feet

In R-4 district, the pavement widths differ from the other districts:

Residential SubCollector: 26 feet
Residential Access: 24 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

60 Residential SubCollector: 60 feet
Residential Access: 60 feet

In R-4 district, the pavement amounts differ from the other districts:

Residential SubCollector: 80 feet
Residential Access: 70 feet

Franklin

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MAJOR Franklin Subdivision Rules and Regulations, Section 300.10 (Last Amended 1999).

§ 300-10. Streets.

A. Classification.

(1) Streets within a subdivision shall be classified as follows:

(a) Collector: a street which carries traffic equivalent to that generated by fifty (50) dwelling units or more or which serves property either used or zoned for commerce or industry.

(b) Major: a street which carries traffic equivalent to that generated by more than twelve (12) but fewer than fifty (50) dwelling units, which has no abutting property either used or zoned for commerce or industry and which is not capable of extension to serve more than fifty (50) dwelling units.

(c) Minor: a street which carries traffic equivalent to that generated by twelve (12) or fewer dwelling units, which has no abutting property either used or zoned for commerce or industry and which is not capable of extension.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Right-of-way Pavement

Street (feet) (feet)

Collector 56 32

Major 56 28

Minor 56 26

Franklin Subdivision Rules and Regulations, Section 300.10 (Last Amended 1999).

§ 300-10. Streets.

A. Classification.

(1) Streets within a subdivision shall be classified as follows:

(a) Collector: a street which carries traffic equivalent to that generated by fifty (50) dwelling units or more or which serves property either used or zoned for commerce or industry.

(b) Major: a street which carries traffic equivalent to that generated by more than twelve (12) but fewer than fifty (50) dwelling units, which has no abutting property either used or zoned for commerce or industry and which is not capable of extension to serve more than fifty (50) dwelling units.

(c) Minor: a street which carries traffic equivalent to that generated by twelve (12) or fewer dwelling units, which has no abutting property either used or zoned for commerce or industry and which is not capable of extension.

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Minor: 26 feet
Major: 28 feet
Collector: 32 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 56 Right-of-way Pavement
Street (feet) (feet)
Collector 56 32
Major 56 28
Minor 56 26

Freetown

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR** "STREET, DEAD-END : A segment of a street which only intersects another street at one end. For the purposes of this regulation any proposed street which intersects solely with a dead end street shall be deemed to be an extension of the dead end street.
- STREET, MAJOR : A street which, in the opinion of the Board, is being used or will be used as a thoroughfare within the Town of Freetown, or which will otherwise carry a heavy volume of traffic (generally, over fifteen hundred (1500) vehicles per day). In residential areas, volume per day shall be computed at the rate of ten (10) trips per dwelling day.
- STREET, MINOR : A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots, and which will not be used for through traffic.
- STREET, PRIMARY : A street which connects two existing major streets.
- STREET, SECONDARY : A street intercepting one (1) or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic (generally, over four hundred (400) vehicles per day) from such minor street(s) to a major street or community facility, and normally including a principal entrance street to a shopping center, industrial park, planned unit development, or a large subdivision or group of subdivisions, and any principal circulation street within such subdivision. In residential areas, volume per day shall be computed at the rate of ten (10) trips per dwelling day."
- Rules and Regulations governing the subdivision of land in the Town of Freetown, Section IV, Table 2 Street Cross Sectional Design Standards & Section II.A Definitions.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 24 -Rules and Regulations governing the subdivision of land in the Town of Freetown, Section IV, Table 2, Street Cross Sectional Design Standards.
- Minor and cul-de-sac: 24 feet
Secondary and Major: 30 feet
Primary: 40 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24 -Rules and Regulations governing the subdivision of land in the Town of Freetown, Section IV, Table 2, Street Cross Sectional Design Standards.
- Minor and cul-de-sac: 24 feet
Secondary and Major: 30 feet
Primary: 40 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 42 Rules and Regulations governing the subdivision of land in the Town of Freetown, Section IV, Table 2, Street Cross Sectional Design Standards.
- Minor and cul-de-sac: 42 feet
Secondary and Major: 50 feet
Primary: 60 feet

Georgetown

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 26 Town of Georgetown, CHAPTER 365 SUBDIVISION REGULATIONS, ARTICLE VI Construction Section 365-50. Street construction standards and specifications.
E. The minimum width of the pavement shall be twenty-six (26) feet. All materials to be used on the construction shall be subject to the approval of the highway surveyor and of the Planning Board. [Amended 12-5-1986 (Amdt. E)]

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 26 Town of Georgetown, CHAPTER 365 SUBDIVISION REGULATIONS, ARTICLE VI Construction Section 365-50. Street construction standards and specifications.
E. The minimum width of the pavement shall be twenty-six (26) feet. All materials to be used on the construction shall be subject to the approval of the highway surveyor and of the Planning Board. [Amended 12-5-1986 (Amdt. E)]

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Town of Georgetown, CHAPTER 365 SUBDIVISION REGULATIONS, ARTICLE V Contents of Definitive Plan Section 365-37. Design standards.
E. The minimum width of street rights-of-way shall be fifty (50) feet. They shall be designed as shown in Sketch B of 365-50C(1). Greater width shall be required by the Board when deemed necessary for present and future vehicular travel.

Gloucester

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR** Gloucester Rules and Regulations Governing the Subdivision of Land (Adopted 1960, Amended 1998)
- COURT. A street which serves as a means of access for no more than three single-family dwellings
- LANE. A street which may not service non-residential property, or serve as a means of access to more than ten homes.
- MINOR STREET. A street which cannot qualify as a "Lane" but which can be expected to handle less traffic than a "Collector" street.
- COLLECTOR STREET. A street which collects, or may reasonably be expected to collect, traffic from several minor streets, or which handles traffic equivalent to that generated by 50 homes or more, or which serves non-residential abutting property.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 26** Gloucester Rules and Regulations Governing the Subdivision of Land (Adopted 1960, Amended 1998)
- Section 4.3.2(B) Width
b. The minimum width of pavement between curb lines shall not be less than the following:
- Courts - Sixteen (16) feet, except for streets having a grade in excess of six percent, in which instance the minimum width of pavement shall be twenty (20) feet.
Lanes - Twenty (20) feet
Minor Streets - Twenty-six (26) feet
Collector Streets - Thirty-two (32) feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 16** Gloucester Rules and Regulations Governing the Subdivision of Land (Adopted 1960, Amended 1998)
- Section 4.3.2(B) Width
b. The minimum width of pavement between curb lines shall not be less than the following:
- Courts - Sixteen (16) feet, except for streets having a grade in excess of six percent, in which instance the minimum width of pavement shall be twenty (20) feet.
Lanes - Twenty (20) feet
Minor Streets - Twenty-six (26) feet
Collector Streets - Thirty-two (32) feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50** Gloucester Rules and Regulations Governing the Subdivision of Land (Adopted 1960, Amended 1998)
- Section 4.3.2(A) Width
a. The width of street rights-of-way shall not be less than the following:
- Courts - Twenty-five (25) feet, except for streets having a grade in excess of six percent, in which instance the minimum right-of-way shall be thirty (30) feet.
Lanes - Forty (40) feet
Minor Streets - Fifty (50) feet
Collector Street - Sixty (60) feet

Grafton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR C** Town of Grafton Rules and Regulations Governing the Subdivision of Land, 1998
- 2.2 STREET, MAJOR : A street which, in the opinion of the Board, is or will be used as a roadway within the Town of Grafton and which will connect towns, or which will carry more than fifteen hundred (1500) vehicles per day; or a street intersecting one (1) or more streets which, in the opinion of the Board, is or will be used to carry a substantial volume of traffic from such streets to another major street or community facility; normally including a principal entrance street to a shopping center, industrial park, cluster development, planned unit development, or a large subdivision, or group of subdivisions, and any principal circulation street within such developments, or a street which will connect subdivisions.
- Street, Minor A: A residential street expected to carry less than 1500 vehicles per day.
Street, Minor B: A residential street expected to carry less than 500 vehicles per day.
Street, Minor C: A residential street expected to carry less than 250 vehicles per day.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

22 Town of Grafton Rules and Regulations Governing the Subdivision of Land, 1998

4.1.4.2 Pavement Width

- a) Minor Street - C Twenty-two (22) feet minimum
- b) Minor Street - B Twenty-six (26) feet minimum
- c) Minor Street - A Thirty (30) feet four (4) inches minimum
- d) Major Streets - Thirty-eight (38) feet minimum

What is the minimum width of pavement required for the narrowest type of subdivision road?

22 Town of Grafton Rules and Regulations Governing the Subdivision of Land, 1998

4.1.4.2 Pavement Width

- a) Minor Street - C Twenty-two (22) feet minimum
- b) Minor Street - B Twenty-six (26) feet minimum
- c) Minor Street - A Thirty (30) feet four (4) inches minimum
- d) Major Streets - Thirty-eight (38) feet minimum

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Grafton Rules and Regulations Governing the Subdivision of Land, 1998

4.1.4.1 Right of Way Width

- a) The minimum width of right-of-way shall be as follows:
Major Streets: sixty feet (60')
Minor Streets: fifty feet (50')
- b) When a minor street will provide the only access for lots fronting on a length in excess of five hundred feet (500') or where, in the opinion of the Board it is appropriate, the Board may require a greater right-of-way than that specified above and/or may require a divided roadway.

Groton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Groton Subdivision of Land, Chapter 346 (Adopted 1983, Amended 1990)

346-3. Definitions.

STREET CATEGORIES:

- A. COLLECTOR -- A street with anticipated traffic equivalent to that generated by 50 homes or more or which serves abutting land zoned for business or industry.
- B. DEAD-END -- A street or street system which has only one means of ingress from or egress to a collector or minor street.
- C. LANE -- A dead-end street or loop street which cannot serve as access to more than 12 dwelling units and cannot be extended. [Amended 11-3-1994]
- D. MINOR -- A street which cannot qualify as a "lane" but which can be expected to handle less traffic than a collector street and which serves no abutting land zoned for business or industry.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

22 Town of Groton Subdivision of Land, Chapter 346 (Adopted 1983, Amended 1990)

~ 346-10. Streets.

C. [Amended 11-3-1994] Widths. The minimum width of streets shall be as follows:

- (1) Collector streets: 60 feet of right-of-way and pavement of 24 feet if serving land zoned residential; 60 feet of right-of-way and pavement width of 28 feet if serving land zoned for business or industry.
- (2) Minor streets: 50 feet of right-of-way and pavement of 22 feet.
- (3) Lane: Forty feet of right-of-way and pavement of 20 feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 20** Town of Groton Subdivision of Land, Chapter 346 (Adopted 1983, Amended 1990)
- ~ 346-10. Streets.
C. [Amended 11-3-1994] Widths. The minimum width of streets shall be as follows:
(1) Collector streets: 60 feet of right-of-way and pavement of 24 feet if serving land zoned residential; 60 feet of right-of-way and pavement width of 28 feet if serving land zoned for business or industry.
(2) Minor streets: 50 feet of right-of-way and pavement of 22 feet.
(3) Lane: Forty feet of right-of-way and pavement of 20 feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50** Town of Groton Subdivision of Land, Chapter 346 (Adopted 1983, Amended 1990)
- ~ 346-10. Streets.
C. [Amended 11-3-1994] Widths. The minimum width of streets shall be as follows:
(1) Collector streets: 60 feet of right-of-way and pavement of 24 feet if serving land zoned residential; 60 feet of right-of-way and pavement width of 28 feet if serving land zoned for business or industry.
(2) Minor streets: 50 feet of right-of-way and pavement of 22 feet.
(3) Lane: Forty feet of right-of-way and pavement of 20 feet.

Groveland

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR** Town of Groveland Rules and Regulations Governing the Subdivision of Land (1998)
- 4.3.2 Classification.
All roads shall be classified as either major or minor streets. In classifying streets, the Planning Board shall consider projected traffic demands at full build out of abutting undeveloped properties.
- STREET, MAJOR A street which satisfies one or more of the following criteria:
(a) serves as direct access for 50 or more house lots;
(b) has an average weekday ADT of 400 vehicles per day (vpd) or more.
- STREET, MINOR . A street which, in the opinion of the Board, is being used, or will be used primarily, to provide access to abutting lots and has an average weekday ADT of 400 vpd or less

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 24** Town of Groveland Rules and Regulations Governing the Subdivision of Land (1998)
- 4.3.9.3 Pavement widths shall be as follows:
Major Streets -- Thirty Feet (30')
Minor Streets--- Twenty Four Feet (24')

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24** Town of Groveland Rules and Regulations Governing the Subdivision of Land (1998)
- 4.3.9.3 Pavement widths shall be as follows:
Major Streets -- Thirty Feet (30')
Minor Streets--- Twenty Four Feet (24')

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Groveland Rules and Regulations Governing the Subdivision of Land (1998)

4.3.9 Width.

The minimum width of right-of-way shall be as follows:

Major Streets-- Sixty Feet (60')

Minor Streets-- Fifty Feet (50')

Halifax

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Major: 50 feet
Collector: 38 feet
Minor: 26 feet

Town of Halifax, Subdivision Regulations, ARTICLE III Design Standards: Section 235-21. Streets.

A. Street classification and widths.

(1) Proposed streets shall be classified by the Board as provided below, depending upon the amount of traffic they are projected to accommodate:

(a) Major street: designed to accommodate large volumes of moderate-speed traffic, with access to abutting lots controlled. Major streets are thoroughfares and carry through traffic between the various parts of the town.

Major streets shall have a minimum width of pavement of fifty (50) feet.

(b) Collector street: designed to accommodate and direct traffic generated by minor streets in one (1) or more neighborhoods or subdivisions to major streets and other areas of the town.

Collector streets shall have a minimum width of pavement of thirty-eight (38) feet.

(c) Minor street; designed for use by local residential and service traffic only. The function of a minor street is to provide direct access from abutting homes to collector streets and the town street system.

Minor streets shall have a minimum width of pavement of twenty-six (26) feet.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Major: 50 feet
Collector: 38 feet
Minor: 26 feet

Town of Halifax, Subdivision Regulations, ARTICLE III Design Standards: Section 235-21. Streets.

A. Street classification and widths.

(1) Proposed streets shall be classified by the Board as provided below, depending upon the amount of traffic they are projected to accommodate:

(a) Major street: designed to accommodate large volumes of moderate-speed traffic, with access to abutting lots controlled. Major streets are thoroughfares and carry through traffic between the various parts of the town.

Major streets shall have a minimum width of pavement of fifty (50) feet.

(b) Collector street: designed to accommodate and direct traffic generated by minor streets in one (1) or more neighborhoods or subdivisions to major streets and other areas of the town.

Collector streets shall have a minimum width of pavement of thirty-eight (38) feet.

(c) Minor street; designed for use by local residential and service traffic only. The function of a minor street is to provide direct access from abutting homes to collector streets and the town street system.

Minor streets shall have a minimum width of pavement of twenty-six (26) feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Major: 50 feet
Collector: 38 feet
Minor: 26 feet

Town of Halifax, Subdivision Regulations, ARTICLE III Design Standards: Section 235-21. Streets.

A. Street classification and widths.

(1) Proposed streets shall be classified by the Board as provided below, depending upon the amount of traffic they are projected to accommodate:

(a) Major street: designed to accommodate large volumes of moderate-speed traffic, with access to abutting lots controlled. Major streets are thoroughfares and carry through traffic between the various parts of the town.

Major streets shall have a minimum width of pavement of fifty (50) feet.

(b) Collector street: designed to accommodate and direct traffic generated by minor streets in one (1) or more neighborhoods or subdivisions to major streets and other areas of the town.

Collector streets shall have a minimum width of pavement of thirty-eight (38) feet.

(c) Minor street; designed for use by local residential and service traffic only. The function of a minor street is to provide direct access from abutting homes to collector streets and the town street system.

Minor streets shall have a minimum width of pavement of twenty-six (26) feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Major: 100 feet
Collector: 70 feet
Minor: 50 feet

Town of Halifax, Subdivision Regulations, ARTICLE III Design Standards: Section 235-21. Streets.

A. Street classification and widths.

(1) Proposed streets shall be classified by the Board as provided below, depending upon the amount of traffic they are projected to accommodate:

(a) Major street: designed to accommodate large volumes of moderate-speed traffic, with access to abutting lots controlled. Major streets are thoroughfares and carry through traffic between the various parts of the town.

Major streets shall have a minimum right-of-way of one hundred (100) feet. This category includes industrial subdivisions.

(b) Collector street: designed to accommodate and direct traffic generated by minor streets in one (1) or more neighborhoods or subdivisions to major streets and other areas of the town.

Collector streets shall have a minimum right-of-way of seventy (70) feet.

(c) Minor street; designed for use by local residential and service traffic only. The function of a minor street is to provide direct access from abutting homes to collector streets and the town street system.

Minor streets shall have a minimum right-of-way of fifty (50) feet.

(2) In no way shall the minimum widths of street rights-of-way be less than fifty (50) feet. The final determination of street classifications and widths shall be by determination of the Board.

Hamilton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR SECTION III GENERAL
A. Definitions

MAJOR STREET . A street which, in the opinion of the Board, is being used or will be used as a thoroughfare across or between different portions of the Town or which will otherwise carry a heavy volume of traffic.

MINOR STREET . A street which, in the opinion of the Board, is being used or will be used primarily, to provide access to abutting lots, and which is designed to discourage its use by through traffic.

SECONDARY STREET . A street intercepting one or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic from such minor street(s) to a major street or community facility, and normally including the principal entrance street of a large subdivision, or group of subdivisions, and any principal circulation streets within such subdivisions.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

32 Major Street: 44 feet
Secondary Street: 32 feet
Minor Street: 32 feet

SECTION III GENERAL
A. Definitions

MAJOR STREET . A street which, in the opinion of the Board, is being used or will be used as a thoroughfare across or between different portions of the Town or which will otherwise carry a heavy volume of traffic.

MINOR STREET . A street which, in the opinion of the Board, is being used or will be used primarily, to provide access to abutting lots, and which is designed to discourage its use by through traffic.

SECONDARY STREET . A street intercepting one or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic from such minor street(s) to a major street or community facility, and normally including the principal entrance street of a large subdivision, or group of subdivisions, and any principal circulation streets within such subdivisions.

SECTION V DESIGN STANDARDS
C. Streets

3. Widths

a. The minimum width of streets shall be as follows:

Major streets: 70 feet right of way and pavement of 44 feet;
Secondary streets: 60 feet right of way and pavement of 32 feet;
Minor streets: 50 feet right of way and pavement of 32 feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

32 Major Street: 44 feet
Secondary Street: 32 feet
Minor Street: 32 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Major Street: 70 feet
Secondary Street: 60 feet
Minor Street: 50 feet

SUBDIVISION REGULATIONS
Hamilton Planning Board

SECTION V DESIGN STANDARDS
C. Streets
3. Widths

a. The minimum width of streets shall be as follows:

Major streets: 70 feet right of way and pavement of 44 feet Secondary streets: 60 feet right of way and pavement of 32 feet Minor streets: 50 feet right of way and pavement of 32 feet

Hanover

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Rules and Regulations Governing the Subdivision of Land in the Town of Hanover

SECTION II GENERAL
A. Definitions

STREET, MINOR . A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots, carrying less than 400 vehicles per day and/or less than 1000 feet in length, and which will not be used for through traffic.

STREET, MAJOR . A street intercepting one or more minor streets, or one which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic (generally over 400 vehicles per day) from such minor street(s) to a major street or community facility, and normally including the principal entrance street of a subdivision, or group of subdivisions, and any principal circulation streets within such subdivisions.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Minor Streets: 26 feet
Major Streets: 30 feet

SECTION V REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION
A. Roadways

1. Paved roadways shall be constructed for the full length of all streets within the subdivision. The centerline radius shall conform to the requirements of Section IV A.2. The centerline of all roadways shall coincide with the centerline of the street right-of-way unless a deviation is approved by the Planning Board. The minimum width of roadway pavement shall be as follows:

Minor Streets-twenty-six (26) feet.
Major Streets-thirty (30) feet.

Rules and Regulations Governing the Subdivision of Land in the Town of Hanover

SECTION II GENERAL
A. Definitions

STREET, MINOR . A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots, carrying less than 400 vehicles per day and/or less than 1000 feet in length, and which will not be used for through traffic.

STREET, MAJOR . A street intercepting one or more minor streets, or one which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic (generally over 400 vehicles per day) from such minor street(s) to a major street or community facility, and normally including the principal entrance street of a subdivision, or group of subdivisions, and any

principal circulation streets within such subdivisions.

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Minor Streets: 26 feet
Major Streets: 30 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Minor Streets: 50 feet
Major Streets and minor streets which are future major streets: 60 feet

Rules and Regulations Governing the Subdivision of Land in the Town of Hanover

SECTION IV DESIGN STANDARDS

A. Streets

3. Width

a. The minimum width of rights-of-way shall be as follows:

Minor streets: fifty (50) feet.

Major streets and such minor streets, which in the judgment of the Planning Board may in the future be changed in character to become major streets: sixty (60) feet.

b. When a street will provide the only access for lots fronting on a length in excess of five hundred (500) feet or where on a major street potential volume is such as to warrant it, the Planning Board may require a greater right-of-way than that specified above.

Hanson

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL THE RULES AND REGULATIONS OF HANSON PLANNING BOARD
SECTION 6. DESIGN STANDARDS

STREET CLASSIFICATION

6.5.4 Depending on the amount of traffic they will be expected to accommodate, the streets in town, except state highways, shall be classified as arterial, collector, local and minor. The classification of a proposed street shall be determined by the Planning Board. Stopping sight distances for all streets shall conform to standards for horizontal and vertical alignment and intersections given in the American Association of State Highway and Transportation Officials "A Policy on Geometric Design of Rural Highways" latest revised publication.

COLLECTOR STREETS

A. Collector streets shall include streets expected to accommodate traffic generated by one or more sub-divisions or neighborhoods, or streets connecting parts of the town or carrying industrial or commercial traffic but not serving as major thoroughfares. Collector streets shall have a right-of-way width of 50 feet, minimum pavement width of 32 feet, and a minimum sight distance of 200 feet.

LOCAL STREETS

B. Local streets shall include dead-end streets of over 200 feet in length and all streets not otherwise classified and shall have a right-of-way width of 40 feet, minimum pavement width of 26 feet, and a minimum sight distance of 150 feet.

MINOR STREETS

C. Minor streets shall include residential streets expected to carry only the traffic generated by the residences on such street and in the immediate proximity thereof and shall have a right-of-way width of 40 feet, minimum pavement width of 20 feet, and a minimum sight distance of 125 feet.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Collector: 32 feet
Local: 26 feet
Minor: 20 feet

THE RULES AND REGULATIONS OF HANSON PLANNING BOARD
SECTION 6. DESIGN STANDARDS

STREET CLASSIFICATION

6.5.4 Depending on the amount of traffic they will be expected to accommodate, the streets in town, except state highways, shall be classified as arterial, collector, local and minor. The classification of a proposed street shall be determined by the Planning Board. Stopping sight distances for all streets shall conform to standards for horizontal and vertical alignment and intersections given in the American Association of State Highway and Transportation Officials "A Policy on Geometric Design of Rural Highways" latest revised publication.

COLLECTOR STREETS

A. Collector streets shall include streets expected to accommodate traffic generated by one or more sub-divisions or neighborhoods, or streets connecting parts of the town or carrying industrial or commercial traffic but not serving as major thoroughfares. Collector streets shall have a right-of-way width of 50 feet, minimum pavement width of 32 feet, and a minimum sight distance of 200 feet.

LOCAL STREETS

B. Local streets shall include dead-end streets of over 200 feet in length and all streets not otherwise classified and shall have a right-of-way width of 40 feet, minimum pavement width of 26 feet, and a minimum sight distance of 150 feet.

MINOR STREETS

C. Minor streets shall include residential streets expected to carry only the traffic generated by the residences on such street and in the immediate proximity thereof and shall have a right-of-way width of 40 feet, minimum pavement width of 20 feet, and a minimum sight distance of 125 feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 Collector: 32 feet
Local: 26 feet
Minor: 20 feet

THE RULES AND REGULATIONS OF HANSON PLANNING BOARD
SECTION 6. DESIGN STANDARDS

STREET CLASSIFICATION

6.5.4 Depending on the amount of traffic they will be expected to accommodate, the streets in town, except state highways, shall be classified as arterial, collector, local and minor. The classification of a proposed street shall be determined by the Planning Board. Stopping sight distances for all streets shall conform to standards for horizontal and vertical alignment and intersections given in the American Association of State Highway and Transportation Officials "A Policy on Geometric Design of Rural Highways" latest revised publication.

COLLECTOR STREETS

A. Collector streets shall include streets expected to accommodate traffic generated by one or more sub-divisions or neighborhoods, or streets connecting parts of the town or carrying industrial or commercial traffic but not serving as major thoroughfares. Collector streets shall have a right-of-way width of 50 feet, minimum pavement width of 32 feet, and a minimum sight distance of 200 feet.

LOCAL STREETS

B. Local streets shall include dead-end streets of over 200 feet in length and all streets not otherwise classified and shall have a right-of-way width of 40 feet, minimum pavement width of 26 feet, and a minimum sight distance of 150 feet.

MINOR STREETS

C. Minor streets shall include residential streets expected to carry only the traffic generated by the residences on such street and in the immediate proximity thereof and shall have a right-of-way width of 40 feet, minimum pavement width of 20 feet, and a minimum sight distance of 125 feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Collector: 50 feet
Local: 40 feet
Minor: 40 feet

THE RULES AND REGULATIONS OF HANSON PLANNING BOARD
SECTION 6. DESIGN STANDARDS

STREET CLASSIFICATION

6.5.4 Depending on the amount of traffic they will be expected to accommodate, the streets in town, except state highways, shall be classified as arterial, collector, local and minor. The classification of a proposed street shall be determined by the Planning Board. Stopping sight distances for all streets shall conform to standards for horizontal and vertical alignment and intersections given in the American Association of State Highway and Transportation Officials "A Policy on Geometric Design of Rural Highways" latest revised publication.

COLLECTOR STREETS

A. Collector streets shall include streets expected to accommodate traffic generated by one or more sub-divisions or neighborhoods, or streets connecting parts of the town or carrying industrial or commercial traffic but not serving as major thoroughfares. Collector streets shall have a right-of-way width of 50 feet, minimum pavement width of 32 feet, and a minimum sight distance of 200 feet.

LOCAL STREETS

B. Local streets shall include dead-end streets of over 200 feet in length and all streets not otherwise classified and shall have a right-of-way width of 40 feet, minimum pavement width of 26 feet, and a minimum sight distance of 150 feet.

MINOR STREETS

C. Minor streets shall include residential streets expected to carry only the traffic generated by the residences on such street and in the immediate proximity thereof and shall have a right-of-way width of 40 feet, minimum pavement width of 20 feet, and a minimum sight distance of 125 feet.

Harvard

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

CONVENTIONAL SUBDIVISION The only definitions that the researcher found relation to streets are as follows:

Code of the Town of Harvard, Chapter 130, Subdivision Control (Adopted 1970, Amended 1986)

§ 130-29. Definitions.

ROAD -- The roadway of a regular street (see below) .

STREET -- A public way or an approved subdivision way not constructed under this article.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Code of the Town of Harvard, Chapter 130, Subdivision Control (Adopted 1970, Amended 1986)

According to Table A Street and Roadway Width Requirements (Summarized from § 130-23, Street Design, and Article V, Mini-Subdivision), the requirements for width of pavement are as follows:

Conventional Subdivision roads (including Standard Dead-end): 24-26 feet

Limited Use Private Dead-end: 20 feet

Mini-subdivision: Two Lanes (18 feet), One Lane (12 feet)

What is the minimum width of pavement required for the narrowest type of subdivision road?

18 Code of the Town of Harvard, Chapter 130, Subdivision Control (Adopted 1970, Amended 1986)

According to Table A Street and Roadway Width Requirements (Summarized from § 130-23, Street Design, and Article V, Mini-Subdivision), the requirements for width of pavement are as follows:

Conventional Subdivision roads (including Standard Dead-end): 24-26 feet

Limited Use Private Dead-end: 20 feet

Mini-subdivision: Two Lanes (18 feet), One Lane (12 feet)

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Code of the Town of Harvard, Chapter 130, Subdivision Control (Adopted 1970, Amended 1986)

According to Table A Street and Roadway Width Requirements (Summarized from § 130-23, Street Design, and Article V, Mini-Subdivision), the requirements for width of right of way are as follows:
Conventional Subdivision roads (including Standard Dead-end): 50 feet
Limited Use Private Dead-end: 40 feet
Mini-subdivision: 40 feet

Haverhill

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL ACCESS City of Haverhill Rules and Regulations Governing the Subdivision of Land, 2000

Definitions, Section II, A
STREET (a) a public way; or (b) a way shown on a plan approved by the Planning Board under the Commonwealth's Subdivision Control Law.

STREET, ARTERIAL - A street which, in the opinion of the Board, is being used or will be used as a thorough-fare within the City of Haverhill, which will otherwise carry a heavy volume of through traffic, generally over one thousand (1000) vehicles per day. An arterial street is a high volume street which functions to convey traffic through the community and to major state and interstate highways.

STREET, CUL-DE-SAC - A minor street with only one vehicular outlet that terminates in a vehicular turnaround having an appropriate terminal for the safe and convenient reversal of traffic Street, Dead end - A street or portion of a street with only one vehicular traffic outlet that does not terminate in a vehicular turnaround. Dead end streets shall not be permitted.

STREET, COLLECTOR - A street which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic, generally over three hundred (300) and under one thousand (1000) vehicles per day. A collector street serves as a principle traffic artery within residential or commercial areas and conveys traffic between arterial streets, other collector streets and local access.

STREET, LOCAL ACCESS - A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots and to other local access streets which will not be wed for through traffic, and will generally carry less than three hundred (300) vehicles per day.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 City of Haverhill Rules and Regulations Governing the Subdivision of Land, 2000

Section V,5.1.e. Increase/Reduction of Width - The Board may increase or reduce the width of the travel way if deemed necessary to address: (1) both present possible future traffic demands; (2) the preservation of existing site features such as hillsides, wetlands, and the reduction of cutting and filling due to topography conditions found on the site; or (3) other reasons deemed necessary.

Pavement
The minimum width of pavement for roadways between curb lines shall be as follows:

Pavement Sections For Residential Zones:

Collector Streets: Thirty-two (32) feet and a gravel base of thirty-five (35) feet;

Local access Streets: Twenty-eight (28) feet and a gravel base of thirty-one (31) feet.

Pavement Sections for Business or Industrial Zones:

All Streets: Forty (40) feet and a gravel base of forty-three (43) feet.

Greater or lesser pavement width may be required by the Planning Board where deemed necessary for present and/or future vehicular travel.

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 City of Haverhill Rules and Regulations Governing the Subdivision of Land, 2000

Section V,5.1,e. Increase/Reduction of Width - The Board may increase or reduce the width of the travel way if deemed necessary to address: (1) both present possible future traffic demands; (2) the preservation of existing site features such as hillsides, wetlands, and the reduction of cutting and filling due to topography conditions found on the site; or (3) other reasons deemed necessary.

Pavement
The minimum width of pavement for roadways between curb lines shall be as follows:

Pavement Sections For Residential Zones:

Collector Streets: Thirty-two (32) feet and a gravel base of thirty-five (35) feet;
Local access Streets: Twenty-eight (28) feet and a gravel base of thirty-one (31) feet.

Pavement Sections for Business or Industrial Zones:

All Streets: Forty (40) feet and a gravel base of forty-three (43) feet.

Greater or lesser pavement width may be required by the Planning Board where deemed necessary for present and/or future vehicular travel.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 City of Haverhill Rules and Regulations Governing the Subdivision of Land, 2000

Section V, 5.1 Streets
Right of Way

a. Residential Streets - In all residential zones the streets right-of-way width shall be fifty (50) feet.

b. Business and Industrial Zones - In all business and industrial zones, the street right-of-way shall be sixty (60) feet.

c. Cul-de-sac Turnarounds - The street right-of-way at turnarounds shall be a minimum of one hundred and twenty (120) feet in diameter.

e. Increase/Reduction of Width - The Board may increase or reduce the width of the travel way if deemed necessary to address: (1) both present possible future traffic demands; (2) the preservation of existing site features such as hillsides, wetlands, and the reduction of cutting and filling due to topography conditions found on the site; or (3) other reasons deemed necessary.

Hingham

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR B. Streets (or Ways)
(1) Types of Streets
The following types of streets are hereby established for the purpose of developing design criteria in accordance with the expected use and type of traffic anticipated thereon.

(a) Major Streets A street which, in the opinion of the Board is being used or will be used as a thoroughfare between different portions of the Town of Hingham, or which will be the principal access to a business or industrial subdivision.

(b) Secondary Street A street intercepting several minor streets and which, in the opinion of the Board may carry traffic from such minor streets to a major street or community facility,

including the principal access streets or principal circulation streets of residential subdivisions, and including all streets, except those designated as major streets, or a business or industrial subdivision.

(c) Minor Street A street which, in the opinion of the Board is being used or will be used primarily to provide access to abutting lots, and which is not intended for use by through traffic.

(d) Limited Residential Street A street, or network of streets, less than 400' in length ending in a turnaround and which intersects no other streets except at its origin, which may never serve more than 7 lots, which in the opinion of the Board is of such topography that its layout and design in accordance with the Minimum Design Standards for limited residential streets creates no risk to the public safety or convenience, and which the developer agrees will never be lengthened. The requirements of this section shall be guaranteed by a covenant running with the land of the subdivision and each lot thereof. The Board will not entertain any request for waiver of the length limitation or design requirements for such a street.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

22 Major road: 40 feet
Secondary road: 28 feet
Minor road: 22 feet
Limited residential road: 18 feet

Rules and Regulations Governing the Subdivision of Land in the Town of Hingham, Section 4 Design Standards, Table I, Minimum Design Standards for Streets

B. Streets (or Ways)

(1) Types of Streets

The following types of streets are hereby established for the purpose of developing design criteria in accordance with the expected use and type of traffic anticipated thereon.

(a) Major Streets A street which, in the opinion of the Board is being used or will be used as a thoroughfare between different portions of the Town of Hingham, or which will be the principal access to a business or industrial subdivision.

(b) Secondary Street A street intercepting several minor streets and which, in the opinion of the Board may carry traffic from such minor streets to a major street or community facility, including the principal access streets or principal circulation streets of residential subdivisions, and including all streets, except those designated as major streets, or a business or industrial subdivision.

(c) Minor Street A street which, in the opinion of the Board is being used or will be used primarily to provide access to abutting lots, and which is not intended for use by through traffic.

(d) Limited Residential Street A street, or network of streets, less than 400' in length ending in a turnaround and which intersects no other streets except at its origin, which may never serve more than 7 lots, which in the opinion of the Board is of such topography that its layout and design in accordance with the Minimum Design Standards for limited residential streets creates no risk to the public safety or convenience, and which the developer agrees will never be lengthened. The requirements of this section shall be guaranteed by a covenant running with the land of the subdivision and each lot thereof. The Board will not entertain any request for waiver of the length limitation or design requirements for such a street.

What is the minimum width of pavement required for the narrowest type of subdivision road?

18 Major road: 40 feet
Secondary road: 28 feet
Minor road: 22 feet
Limited residential road: 18 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

46 Rules and Regulations Governing the Subdivision of Land in the Town of Hingham, Section 4 Design Standards, Table I, Minimum Design Standards for Streets listed the following widths for right of way:

Major road: 70 feet
Secondary road: 55 feet
Minor road: 46 feet
Limited residential: 40 feet

Holbrook

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SECONDARY Rules and Regulations Governing the Subdivision of Land Town of Holbrook, Section II (A) Definitions, (Adopted, 1954, Amended 1998; from ordinance.com as of August 2004)

STREET - SECONDARY : An existing or proposed street which is used primarily for access to abutting properties or to carry relatively small volumes of traffic between residential streets and to principal streets.

STREET - PRINCIPAL : An existing or proposed street which is used primarily to carry heavy volumes of traffic between residential streets and to the major highway system.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Secondary street: 26 feet
Principal street: 30 feet

Rules and Regulations Governing the Subdivision of Land Town of Holbrook, Section IV(A)(2), (Adopted, 1954, Amended 1998; from ordinance.com as of August 2004)

2. Width - The minimum width of street rights-of-way shall be forty (40) feet for secondary streets and fifty (50) feet for principal streets. Greater width shall be required by the Board when deemed necessary for present and future vehicular travel. The minimum roadway pavement width shall be twenty-six (26) feet for secondary streets and thirty (30) feet for principal streets.

Rules and Regulations Governing the Subdivision of Land Town of Holbrook, Section II (A) Definitions, (Adopted, 1954, Amended 1998; from ordinance.com as of August 2004)

STREET - SECONDARY : An existing or proposed street which is used primarily for access to abutting properties or to carry relatively small volumes of traffic between residential streets and to principal streets.

STREET - PRINCIPAL : An existing or proposed street which is used primarily to carry heavy volumes of traffic between residential streets and to the major highway system.

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Secondary street: 26 feet
Principal street: 30 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Secondary street: 40 feet
Principal street: 50 feet

Rules and Regulations Governing the Subdivision of Land Town of Holbrook, Section IV(A)(2), (Adopted, 1954, Amended 1998; from ordinance.com as of August 2004)

2. Width - The minimum width of street rights-of-way shall be forty (40) feet for secondary streets and fifty (50) feet for principal streets. Greater width shall be required by the Board when deemed necessary for present and future vehicular travel. The

minimum roadway pavement width shall be twenty-six (26) feet for secondary streets and thirty (30) feet for principal streets.

Rules and Regulations Governing the Subdivision of Land Town of Holbrook, Section II (A) Definitions, (Adopted, 1954, Amended 1998; from ordinance.com as of August 2004)

STREET - SECONDARY : An existing or proposed street which is used primarily for access to abutting properties or to carry relatively small volumes of traffic between residential streets and to principal streets.

STREET - PRINCIPAL : An existing or proposed street which is used primarily to carry heavy volumes of traffic between residential streets and to the major highway system.

Holden

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Rules and Regulations Governing Subdivision of Land in Holden, Definitions

4. STREETS :

a. Minor Street: A street which generally serves only those residents living on that street and which can be considered to permanently serve the exclusive function of being a residential street.

b. Collector Street: A street which serves or may eventually serve any of the following purposes: provide for internal traffic movement within an area of the town, such as a subdivision provide for through-traffic movements within a local area; connect such areas with the major Arterial System, or other subdivision, or industrial/commercial centers. A collector street is intended to supply abutting property with the same degree of land service as a local street while at the same time serving local traffic movement.

c. Arterial Street: A street which handles or is expected to handle a considerable volume of traffic and provides inter-town access between Holden and adjoining communities.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Rules and Regulations Governing Subdivision of Land in Holden, V.A.2

Minor: 28 feet
Collector: 30 feet
Arterial: 44 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 Rules and Regulations Governing Subdivision of Land in Holden, V.A.2

Minor: 28 feet
Collector: 30 feet
Arterial: 44 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Rules and Regulations Governing Subdivision of Land in Holden, V.A.2

Minor: 50feet
Collector: 60 feet
Arterial: 80 feet

Holliston

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL RESIDENTIAL
L

Holliston Planning Board Subdivision Rules and Regulations, Section 5.2.2: "Street Classification and Dimensional Requirements.

a) The following classification shall apply to the streets in a subdivision:

- 1) Local Residential Streets are streets serving a limited number of private residences and are to be designed primarily for passenger vehicles and light trucks.
- 2) Residential Feeder Streets serve general residential areas connecting Local Residential Streets with existing town streets and highways and with other existing or potential Local Streets.
- 3) Industrial Streets are to provide access to and within commercial and industrial areas as they may exist or as they may be zoned. This classification is further divided into "Primary Industrial Streets" and "Secondary Industrial Streets". A Primary Industrial Street serves as a major access into and/or through a commercial or industrial district. All other streets in such districts not qualifying as a Primary Street shall be defined as a Secondary Industrial Street.

b) For the purpose of classification, all streets in a subdivision containing apartments of multifamily dwellings shall be considered as Residential Feeder Streets.

c) Streets shown on a residential subdivision plan submitted for approval, which may qualify as a Local Residential Street based on traffic service for the proposed subdivision, shall be classified as a Residential Feeder Street if the street may serve as a major access route upon future development of adjacent land areas.

d) The Planning Board shall determine the classification of the various streets in a subdivision, using as a guide the above and the Master Plan of the Town as such plan provides at the time of submission."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24

Holliston Planning Board Subdivision Rules and Regulations, Appendix A
Design Standards
TABLE 1 ROADWAY DIMENSIONAL REQUIREMENTS:

Local Residential Street: 24 feet
Residential Feeder Street: 30 feet
Industrial Primary Street: 36 feet
Industrial Secondary Street: 30 feet

Holliston Planning Board Subdivision Rules and Regulations, Section 5.2.2: "Street Classification and Dimensional Requirements.

a) The following classification shall apply to the streets in a subdivision:

- 1) Local Residential Streets are streets serving a limited number of private residences and are to be designed primarily for passenger vehicles and light trucks.
- 2) Residential Feeder Streets serve general residential areas connecting Local Residential Streets with existing town streets and highways and with other existing or potential Local Streets.
- 3) Industrial Streets are to provide access to and within commercial and industrial areas as they may exist or as they may be zoned. This classification is further divided into "Primary Industrial Streets" and "Secondary Industrial Streets". A Primary Industrial Street serves as a major access into and/or through a commercial or industrial district. All other streets in such districts not qualifying as a Primary Street shall be defined as a Secondary Industrial Street.

b) For the purpose of classification, all streets in a subdivision containing apartments of multifamily dwellings shall be considered as Residential Feeder Streets.

c) Streets shown on a residential subdivision plan submitted for approval, which may qualify as a Local Residential Street based on traffic service for the proposed subdivision, shall be classified as a Residential Feeder Street if the street may serve as a major access route upon future development of adjacent land areas.

d) The Planning Board shall determine the classification of the various streets in a subdivision, using as a guide the above and the Master Plan of the Town as such plan provides at the time of submission."

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24 Local Residential Street: 24 feet
Residential Feeder Street: 30 feet
Industrial Primary Street: 36 feet
Industrial Secondary Street: 30 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Holliston Planning Board Subdivision Rules and Regulations, Appendix A
Design Standards
TABLE 1 ROADWAY DIMENSIONAL REQUIREMENTS:

Local Residential: 50 feet
Residential Feeder: 60 feet
Industrial Primary: 60 feet
Industrial Secondary: 60 feet

Hopedale

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR Town of Hopedale Rules and Regulations Governing the Subdivision of Land

STREET - A public or private way either shown on a plan approved in accordance with the subdivision control law, or otherwise qualifying a lot for frontage under the subdivision control law.

STREET, MAJOR - A street which, in the opinion of the Board is being used or will be used a through-fare within the Town of Hopedale or which will otherwise carry a heave volume of traffic.

STREET, MINOR - A street which, in the opinion of the Board, is used or will be used primarily to provide access to abutting lots and which will not be used for through traffic.

STREET, SECONDARY - A street intercepting one (1) or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic form such minor street(s) to a major street or community facility, and normally including a principal entrance street of a large subdivision, or group of subdivisions and any principal circulation street within such subdivision.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 30 Town of Hopedale Rules and Regulations Governing the Subdivision of Land

SECTION IV DESIGN STANDARDS
A. Streets
2. Width
The minimum width of pavement in all proposed streets shall be thirty (30) feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 30 Town of Hopedale Rules and Regulations Governing the Subdivision of Land

SECTION IV DESIGN STANDARDS
A. Streets
2. Width
The minimum width of pavement in all proposed streets shall be thirty (30) feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Town of Hopedale Rules and Regulations Governing the Subdivision of Land
- Town of Hopedale, RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, SECTION IV DESIGN STANDARDS
- A. Streets
2. Width
- The minimum width of street right of ways shall be fifty (50) feet. Greater width may be required by the Board when deemed necessary for major and secondary streets.

Hopkinton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR** RULES AND REGULATIONS
RELATING TO THE SUBDIVISION OF LAND (Adopted May 8, 2000, Amended through June 16, 2003)

Section 4. Definitions

Street or Way - A strip of land dedicated to use as a public thoroughfare, including a public way laid out and accepted by a public authority or which the Town Clerk certifies is used and maintained as a public way, or a way laid out on a definitive subdivision plan theretofore approved and endorsed under the Subdivision Control Law, or a way in existence when the Subdivision Control Law became effective in Hopkinton and having in the opinion of the Planning Board adequate width, construction and grades for the needs of the existing and future buildings and uses abutting thereon or to be served thereby.

Non-Residential Street - A street, designed and constructed, or proposed, to serve property either used or zoned for business or industry.

Major Street - A street which carries, or is anticipated to carry, traffic equivalent to that generated by 50 dwelling units or more.

Minor Street - A street which carries or is anticipated to carry, traffic equivalent to that generated by more than 10, but fewer than 50, dwelling units, is designed to discourage through traffic, and is not capable of extension to serve more than 50 dwelling units.

Rural Street - A street which carries, or is anticipated to carry, traffic equivalent to that generated by 10 or fewer dwelling units, and is not capable of extension.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 22 Major: 24 feet
Minor: 22 feet
Rural: 20 feet
Non-Residential: 30 feet
- RULES AND REGULATIONS
RELATING TO THE SUBDIVISION OF LAND (Adopted May 8, 2000, Amended through June 16, 2003)

Section 4. Definitions

Street or Way - A strip of land dedicated to use as a public thoroughfare, including a public way laid out and accepted by a public authority or which the Town Clerk certifies is used and maintained as a public way, or a way laid out on a definitive subdivision plan theretofore approved and endorsed under the Subdivision Control Law, or a way in existence when the Subdivision Control Law became effective in Hopkinton and having in the opinion of the Planning Board adequate width, construction and grades for the needs of the existing and future buildings and uses abutting thereon or to be served thereby.

Non-Residential Street - A street, designed and constructed, or proposed, to serve property either used or zoned for business or industry.

Major Street - A street which carries, or is anticipated to carry, traffic equivalent to that generated by 50 dwelling units or more.

Minor Street - A street which carries or is anticipated to carry, traffic equivalent to that generated by more than 10, but fewer than 50, dwelling units, is designed to discourage through traffic, and is not capable of extension to serve more than 50 dwelling units.

Rural Street - A street which carries, or is anticipated to carry, traffic equivalent to that generated by 10 or fewer dwelling units, and is not capable of extension.

Section 8 Design Standards

8.2 Streets

8.2.3 Width

A. The minimum width of street rights-of-way shall be 50 feet unless otherwise specifically allowed by the Board.

B. The Board may require street rights-of-way, which in its judgment, may become major or non-residential streets to be more than 50 feet in width.

C. The minimum width of the actual traveled way in a subdivision shall be determined by the Board with regard to the nature of the subdivision, as follows:

Type of Street Traveled Way Pavement Width

Major

24 feet

Minor

22 feet

Rural

20 feet

Non-Residential

30 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 Major: 24 feet
Minor: 22 feet
Rural: 20 feet
Non-Residential: 30 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Section 8 Design Standards
8.2 Streets
8.2.3 Width
A. The minimum width of street rights-of-way shall be 50 feet unless otherwise specifically allowed by the Board.
B. The Board may require street rights-of-way, which in its judgment, may become major or non-residential streets to be more than 50 feet in width.

Hudson

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

COLLECTOR Town of Hudson Rules and Regulations Governing the Subdivision of Land, 1993

Section 2.1 - Definitions

ALLEY . (Service Road). A narrow strip of land between buildings, especially through the middle of a block, giving access to the rear of buildings and or lots and which is not owned, constructed, reconstructed or maintained by the Town and which does not qualify for frontage.

STREET . A way either shown on a Definitive Plan submitted, approved, and recorded in accordance with the Subdivision Control Law or otherwise qualifying a lot for frontage under the Subdivision Control Law.

STREET, COLLECTOR . A street intercepting one (1) or more minor streets and which, in the opinion of the Board, will be used to carry only a moderate volume of traffic (generally less than four-hundred (400) vehicles per day) from such minor streets to either a major or secondary street.

STREET, MAJOR . A street which, in the opinion of the Board, is being used or will be used as a thoroughfare within the Town of Hudson or which will otherwise carry a heavy volume of traffic (generally, carrier fifteen-hundred (1,500) vehicles per day)

STREET, MINOR . A street which, in the opinion of the Board, is being used or will be used primarily, to provide access to no more than ten (10) abutting lots and which is not designed to be used for through traffic.

STREET, SECONDARY . A street intercepting one (1) or more minor streets and/or collector streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic (generally, over four-hundred (400) vehicles per day) from such minor street(s) and/or collector street(s) to a major street or community facility, and normally including a principal entrance street to a shopping center, industrial park, planned unit development, or a large subdivision, or group of subdivisions, and any principal circulation street within such subdivision.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Town of Hudson Rules and Regulations Governing the Subdivision of Land, 1993

According to Section 5.2.2, the width of pavement is 30 feet for Major Streets and 28 feet for Secondary, Collector, and Minor Streets.

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 Town of Hudson Rules and Regulations Governing the Subdivision of Land, 1993

According to Section 5.2.2, the width of pavement is 30 feet for Major Streets and 28 feet for Secondary, Collector, and Minor Streets.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Hudson Rules and Regulations Governing the Subdivision of Land, 1993

According to Section 5.2.2, the width of right of way is 60 feet for Major Streets and 50 feet for Secondary, Collector, and Minor Streets.

Hull

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR TOWN OF HULL RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 4.B.1(b-c) and 4.B.3 (1988, Current 3/27/01)

b) Secondary Street. A street intercepting several minor streets and which in the opinion of the Board may carry traffic from such minor streets to a major street or community facility, including the principal access streets or principal circulation streets of residential subdivisions, and including all streets, except those designated as major streets, of a business or industrial subdivision.

(c) Minor Street. A street which, in the opinion of the Board, is being used or will be used primarily, to provide access to abutting lots, and which is not intended for use by through traffic.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

25 The widths are listed on Table 1 in Section 3 - Width, Alignment and Grades of Streets.

Major: 40
Secondary: 32
Minor: 25
Minor Dead-End: 21

TOWN OF HULL RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 4.B.1(b-c) and 4.B.3 (1988, Current 3/27/01)

b) Secondary Street. A street intercepting several minor streets and which in the opinion of the Board may carry traffic from such minor streets to a major street or community facility, including the principal access streets or principal circulation streets of residential subdivisions, and including all streets, except those designated as major streets, of a business or industrial subdivision.

(c) Minor Street. A street which, in the opinion of the Board, is being used or will be used primarily, to provide access to abutting lots, and which is not intended for use by through traffic.

What is the minimum width of pavement required for the narrowest type of subdivision road?

21 The widths come from Table 1 in Section 3 - Width, Alignment and Grades of Streets.

Major: 40
Secondary: 32
Minor: 25
Minor Dead-End: 21

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

46 Major: 60
Secondary: 50
Minor: 46
Minor Dead-End: 40

TOWN OF HULL RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 4.B.3 (1988, Current 3/27/01)

The widths come from Table 1 in Section 3 - Width, Alignment and Grades of Streets.

Ipswich

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL Ipswich Subdivision Rules and Regulations (Adopted 1993, Amended 1999)

1.3.17 STREET :

Local: a street that provides direct access to abutting properties only and carries low volumes of traffic; this category includes cul-de-sacs and loop streets.

Collector: a street used primarily to connect local streets to arterial streets. It carries moderate volumes of traffic. Less than 25% of the average daily traffic of a collector street is normally attributed to through traffic.

Minor arterial: a street used to provide movement between major arterials, collectors and other minor arterials. It carries relatively high volumes of traffic. At least 25% of the average daily traffic volume is normally attributed to through traffic.

Major arterial: a street of regional significance, with high volumes of traffic used primarily to carry traffic through the Town. It is not intended as a residential street.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Ipswich Subdivision Rules and Regulations (Adopted 1993, Amended 1999)

6.8 STREETS - DESIGN STANDARDS
6.8.1 Table 1

Court 18
Lane 20
Local 24
Collector 28
Minor Arterial 36
Major Arterial 36

What is the minimum width of pavement required for the narrowest type of subdivision road?

18 Ipswich Subdivision Rules and Regulations (Adopted 1993, Amended 1999)

6.8 STREETS - DESIGN STANDARDS
6.8.1 Table 1

Court 18
Lane 20
Local 24
Collector 28
Minor Arterial 36
Major Arterial 36

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Ipswich Subdivision Rules and Regulations (Adopted 1993, Amended 1999)

6.8 STREETS - DESIGN STANDARDS

6.8.7 Excess Right-of-Way: Right of way widths in excess of the standards designated in Tables 1A, 1B, and 1C may be required whenever, due to anticipated future traffic/loading conditions, additional width is necessary to provide improved alignment.

Court: 30 feet
Lane: 40 feet
Local: 50 feet
Collector: 50 feet
Minor Arterial: 60 feet
Major Arterial: 60 feet

Kingston

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL Town of Kingston Rules and Regulations Governing the Subdivision of Land in Kingston

STREET, ARTERIAL : Roadways with statewide significance that link cities and large towns forming an integrated network on the county level. Includes major divided highways that serve corridor movements having trip lengths and travel densities characteristic of interstates. Principal function as an avenue for the circulation of traffic onto, out, or around the Town and carries high volumes of traffic.

STREET, COLLECTOR : Roadways that provide service to cities and towns and other traffic generators not being served by the arterial system; roads that link these places with the arterial system; and roads that serve the intra-county travel corridors. Principal function is to carry traffic between minor, local and sub-collector and arterial streets but may also provide direct access to abutting properties. It serves or is designed to serve, directly or indirectly, more than 100 dwelling units and is designed to be used or is used to carry more than 800 trips per day.

STREET, SUB-COLLECTOR : Roads that bring traffic from local streets, collector roads, and road that provide service to small communities and link traffic generators to the rural areas. Principal function is to provide access to abutting properties but is also designed to be used to connect minor and local streets with collector or arterial. Including residences indirectly served through connecting streets, it serves or is designed to serve at least 26 but not more than 100 dwelling units and is expected to or does handle between 200 and 800 trips per day.

STREET, LOCAL : Roads that provide access to adjacent land and roads that provide service for relatively short distances. Includes all roads not classified as part of arterial or collector system. A street whose sole function is to provide access to abutting properties. It serves or is designed to serve at least 10 but not more than 25 dwelling units and is expected to or does handle between 75 and 200 trips per day.

STREET, MINOR : A street whose sole function is to provide access to abutting properties. It serves or is designed to serve not more than 9 dwelling units and is expected to or does handle up to 75 trips per day. [Amended 5/1/99]

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 22 Town of Kingston, RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND SECTION 4.0 DESIGN STANDARDS 4.2.2. Right-of-Way Width and Street Design Standards
4.2.2.1. On all classification of streets, the following characteristics shall be the minimum acceptable. Provisions for narrower pavement widths and smaller cul-de-sacs may be made by the Planning Board for developments employing accepted "traffic calming measures."
Street Classification/Pavement Width (ft)
Local 22 ft.
Sub-collector 26 ft.
Collector 34 ft.
Arterial 48 ft.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 22 Town of Kingston, RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
SECTION 4.0 DESIGN STANDARDS 4.2.2. Right-of-Way Width and Street Design Standards
4.2.2.1. On all classification of streets, the following characteristics shall be the minimum acceptable. Provisions for narrower pavement widths and smaller cul-de-sacs may be made by the Planning Board for developments employing accepted "traffic calming measures."
Street Classification/Pavement Width (ft)
Local 22 ft.
Sub-collector 26 ft.
Collector 34 ft.
Arterial 48 ft.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 40 Town of Kingston, RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND SECTION 4.0 DESIGN STANDARDS 4.2.2. Right-of-Way Width and Street Design Standards
4.2.2.1. On all classification of streets, the following characteristics shall be the minimum acceptable. Provisions for narrower pavement widths and smaller cul-de-sacs may be made by the Planning Board for developments employing accepted "traffic calming measures."
Street Classification/Right-of-Way Width (ft)
Local 40 feet.
Sub-collector 50 feet
Collector 50 feet
Arterial 70 feet

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Lakeville Rules and Regulations Governing the Subdivision of Land

STREET, DEAD-END : A segment of a street which only intersects another street at one end.

STREET, MAJOR : A street which, in the opinion of the Board is being used or will be used as a thoroughfare within the Town of Lakeville or which will otherwise carry a heavy volume of traffic (generally, over fifteen hundred (1500) vehicles per day). In residential areas volume per day shall be computed at the rate of ten (10) trips per dwelling.

STREET, MINOR : A street which, in the opinion of the Board, is being or will be used primarily, to provide access to abutting lots and which will not be used for through traffic.

STREET, PRIMARY : A street which connects two existing major streets.

STREET, SECONDARY : A street intercepting one (1) or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic (generally, over four hundred (400) vehicles per day) from such minor street(s) to a major street or community facility, and normally including a principal entrance street to a shopping center, industrial park, planned unit development, or a large subdivision or group of subdivisions, and any principal circulation street within such subdivisions. In residential areas volume per day shall be computed at the rate of ten (10) trips per dwelling day.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 "g) Roadway pavement shall be constructed for the full length of all streets within the subdivision and shall have the curb radii required in Section 1V, B-2, b above. The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Planning Board. The minimum widths of a roadway pavement shall be as follows:

Major and Primary Streets Thirty Feet (30')
Secondary Streets Twenty-Six Feet (26')
Minor Streets Twenty-Four Feet (24')
Dead-end Streets Twenty-Four Feet (24)''

- Rules and Regulations Governing Subdivision of Land in the Town of Lakeville. IV.B.6

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 "g) Roadway pavement shall be constructed for the full length of all streets within the subdivision and shall have the curb radii required in Section 1V, B-2, b above. The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Planning Board. The minimum widths of a roadway pavement shall be as follows:

Major and Primary Streets Thirty Feet (30')
Secondary Streets Twenty-Six Feet (26')
Minor Streets Twenty-Four Feet (24')
Dead-end Streets Twenty-Four Feet (24)''

- Rules and Regulations Governing Subdivision of Land in the Town of Lakeville. IV.B.6

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 "3. Width.

a) The minimum width of any street right-of-way, including dead-end streets, shall be fifty feet (50').

b) When on a secondary or major street and potential volume warrants, the Board may require a greater right-of-way than that specified above and may require construction of a divided highway.

c) Major streets and such secondary streets, which in the judgement of the Planning Board may in the future be changed in character to become major streets, shall have a minimum right-of-way of sixty feet (60').

d) When a minor street will provide the only access for lots fronting on a length in excess of five hundred feet (500') or where, on a major street, potential volume warrants, the Planning Board may require construction of a divided roadway."

Lancaster

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Lancaster Rules and Regulations Governing the Subdivision of Land

COLLECTOR STREET : a street which handles traffic equivalent to that generated by 50 homes or more, or which serves nonresidential abutting property.

LANE : a street which carries traffic, equivalent to that generated by 12 or fewer dwelling units, which has no abutting property either used or zoned for commerce or industry, and which is not capable of extension.

MINOR STREET : a street which cannot qualify as a "lane*" but which can be expected to handle less traffic than a collector street.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Town of Lancaster Rules and Regulations Governing the Subdivision of Land

424. Width
a) [Amended 4/27/871 Minimum street width shall be as follows].

Collector street: 30 feet
Minor street: 24 feet
Lane: 22 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

22 Town of Lancaster Rules and Regulations Governing the Subdivision of Land

424. Width
a) [Amended 4/27/871 Minimum street width shall be as follows].

Collector street: 30 feet
Minor street: 24 feet
Lane: 22 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Lancaster Rules and Regulations Governing the Subdivision of Land

424. Width
a) [Amended 4/27/871 Minimum street width shall be as follows].

ROW Pavement

Collector Street 60
Minor Street 50
Lane 40

Lawrence

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

City of Lawrence Subdivision Rules and Regulations, Section 7.1.

"7.1 Street and Roadway

The construction of pavement and other roadway appurtenances shall conform to the specifications of the Director of Engineering and the City Engineer of the City of Lawrence in effect at the time of review of the subdivision."

What is the minimum width of pavement required for the narrowest type of subdivision road?

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 City of Lawrence Subdivision Rules and Regulations, Section 6.3. (Last Amended 2001).

"6.3 Streets, Width and Grade

a. The minimum width of street rights-of-way shall be fifty feet. A greater width shall be required by the Planning Board when a proposed street is shown as a secondary street on the Master Plan, or when the street will be required to carry excessive traffic loads in the future due to some foreseeable land use condition."

Leicester

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

NA Leicester Subdivision Rules and Regulations (Adopted 1995, last Amended 2003)

Definitions:

STREET: A street is that area of land in an existing or proposed way between the lines designating the entire right-of-way and shall include the area intended for vehicular use, curbing, planting strips, sidewalks and median strips, if any.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Leicester Subdivision Rules and Regulations (Adopted 1995, last Amended 2003)

SECTION IV. DESIGN STANDARDS

A. STREETS:

1. WIDTH:

a.) The minimum width of street rights-of-way shall not be less than forty feet (40) with a minimum travel way of twenty-eight (28) feet. Greater width shall be required by the Board when deemed necessary for present and future vehicular travel.

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 Leicester Subdivision Rules and Regulations (Adopted 1995, last Amended 2003)

SECTION IV. DESIGN STANDARDS

A. STREETS:

1. WIDTH:

a.) The minimum width of street rights-of-way shall not be less than forty feet (40) with a minimum travel way of twenty-eight (28) feet. Greater width shall be required by the Board when deemed necessary for present and future vehicular travel.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Leicester Subdivision Rules and Regulations (Adopted 1995, last Amended 2003)

SECTION IV.

DESIGN STANDARDS

A. STREETS:

1. WIDTH:

a.) The minimum width of street rights-of-way shall not be less than forty feet (40) with a minimum travel way of twenty-eight (28) feet. Greater width shall be required by the Board when deemed necessary for present and future vehicular travel.

Leominster

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR City of Leominster Rules and Regulations Governing the Subdivision of Land

COLLECTOR STREET - A street which collects, or may reasonably be expected to collect, traffic from several minor streets, or which handles traffic equivalent to that generated by 100 homes or more, or which serves non-residential abutting property.

MINOR STREET - A street which primarily provides, and can be expected to provide access to abutting property.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

34 City of Leominster Rules and Regulations Governing the Subdivision of Land

4.1.1 Width

4.1.1.0 The width of street right-of-ways and travelled ways shall not be less than the following:

Right-of-way /Travelled Way

Minor Streets 50 feet 34 feet

Collector Street 60 feet 40 feet

Greater width shall be required by the Board when deemed necessary for present and future vehicular travel.

What is the minimum width of pavement required for the narrowest type of subdivision road?

34 City of Leominster Rules and Regulations Governing the Subdivision of Land

4.1.1 Width

4.1.1.0 The width of street right-of-ways and travelled ways shall not be less than the following:

Right-of-way /Travelled Way

Minor Streets 50 feet 34 feet

Collector Street 60 feet 40 feet

Greater width shall be required by the Board when deemed necessary for present and future vehicular travel.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 City of Leominster Rules and Regulations Governing the Subdivision of Land
- 4.1.1 Width
- 4.1.1.0 The width of street right-of-ways and travelled ways shall not be less than the following:
- Right-of-way /Travelled Way
- Minor Streets 50 feet 34 feet
- Collector Street 60 feet 40 feet
- Greater width shall be required by the Board when deemed necessary for present and future vehicular travel.

Lexington

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- LOCAL** (2)Classification hierarchy. The hierarchy of the street classification system is based on the volume and characteristics of the traffic which is likely to use the street. The hierarchy is:
- (a)Minor residential street (dead end): the lowest classification of residential street designed to serve not more than four proposed, potential or existing dwelling units. It carries only the traffic that has its origin or destination on the lots which have access to the street. In nearly every case, the limitation of not more than four proposed, potential or existing dwelling units served means the street will be a dead end. As many dwellings in a subdivision as is possible shall have their access onto this class of street.
- (b)Local street: the next lowest street designed to serve five or more proposed, potential or existing dwelling units. It carries traffic that has its origin or destination in the immediate neighborhood, such as on the lots that have access to the street and from minor residential streets which connect to it. Dead-end streets with more than five proposed, potential or existing dwelling units are in this class of street. As many dwellings in a subdivision as is possible shall have their access onto this class of street rather than a higher classification street.
- (c)Collector street: the next lowest street designed to serve 15 or more existing, proposed or potential dwelling units, or a commercial development in a commercial subdivision, and to act as a connection to other streets. It conducts and distributes traffic between lower classification streets and higher classification streets. In larger residential developments, a collector street may be necessary to carry traffic from one neighborhood to another adjoining neighborhood or from the neighborhood to other areas in the Town. In a residential development, it is not intended to be a bypass or shortcut to serve through traffic that has its origin or destination outside of Lexington, in a commercial area, or in other, more distant, residential neighborhoods in Lexington such as those that are a mile or more away. On corner lots, access should be to the lower classification street.
- (d)Arterial street: the highest classification street designed primarily to carry through traffic that does not have its origin or destination within a proposed subdivision. It carries traffic to and from commercial districts within Lexington, residential neighborhoods in Lexington that are a mile or more away, and to and from activity centers in adjoining cities and towns. Private access and frontage should be discouraged and limited to higher volume generators of traffic such as large commercial or multifamily residential developments. Arterial streets would rarely be appropriate for a single-family residential development.

Written on survey received from Lexington on 4/14/05:

"The standards for local are much more indicative of what has been approved. Certainly nothing in the last 10 years has been built using the standards for a 'collector' street."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 24 Residential: 20
Local: 24
Connector: 32
Arterial: 50

Town of Lexington, Chapter 175 Planning Board Development Regulations, Part 2 Subdivision Control, Article VIII, Required Improvements; Design Standards, 175-45. Streets and rights-of-way., E(1)

Minor
Requirement Residential Local Collector Arterial
Minimum pavement width 20 feet 24 feet 32 feet 50 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 Town of Lexington, Chapter 175 Planning Board Development Regulations, Part 2 Subdivision Control, Article VIII, Required Improvements; Design Standards, 175-45. Streets and rights-of-way., E(1) (Enacted 1993, Current 2003)

Residential: 20
Local: 24
Connector: 32
Arterial: 50

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Residential: 40
Local: 50
Connector: 60
Arterial: 70

Town of Lexington, Chapter 175 Planning Board Development Regulations, Part 2 Subdivision Control, Article VIII, Required Improvements; Design Standards, 175-45. Streets and rights-of-way., E(1)

E.Design standards for streets and rights-of-way.
(1)Design standards for streets and rights-of-way.
Type of Street
Minor
Requirement Residential Local Collector Arterial
Minimum right-of-way 40 feet 50 feet 60 feet 70 feet

Lincoln

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SECONDARY Town of Lincoln, Rules and Regulations Governing the Subdivision of Land, Section 6.1.1, (2001).

6.1.1 PRINCIPAL STREET

A principal street is any street that carries or is designed to carry through traffic between parts of, or principal streets in, Lincoln or between Lincoln and other towns.

6.1.2 SECONDARY STREET

A secondary street is any street used solely for access to the abutting lots.

6.1.3 MINOR STREET

A minor street is any street which, in the opinion of the Board, may be built to a less exacting standard than those hereinafter prescribed for principal streets and secondary streets, provided:

(1) In the interest of the Town and the residents of the lots served by said street, it should remain as a private way.

(2) Such street serves as legal frontage for not more than three (3) lots; provided that for the purposes of this paragraph any lot owned by or under deed of gift to the Town of Lincoln, the Lincoln Land Conservation Trust, or any other nonprofit organization organized and acting for the purpose of preserving open space shall not be counted as one of the three lots if there is an enforceable restriction upon the land, satisfactory to the Planning Board, to the effect that no building or other-structure shall be

built or placed upon the lot unless and until the minor street is redesigned and improved in accordance with the minimum standards hereinafter prescribed for a secondary street.

(3) To ensure that the lots served by a minor street are substantially larger than the minimum required by the Lincoln Zoning By-Law, the total acreage of the lots served must be twelve acres (480,000 square feet), or greater, and each lot must be at least three acres (120,000 square feet); moreover, the Planning Board may require any lot to be larger than three acres if it deems that such action is required by Section 1.1 of these Rules and Regulations.

(4) Such street shall have no connection with or projection to any street existing or proposed other than that with which it originates.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

20 Principal streets: 24 feet
Secondary streets: 20 feet
Minor streets: 16 feet

Town of Lincoln, Rules and Regulations Governing the Subdivision of Land, Section 7.5.8, (2001).

7.5.8 SURFACE TREATMENT

Both courses will be installed over the full twenty-four (24) foot width for principal streets, and over the full twenty (20) foot width for secondary streets.

The paved surface on dead-end turnarounds shall have an outside radius of sixty (60) feet, and the inside radius shall be thirty-six (36) feet. Plantings or other landscaping will be provided in sufficient quantity and scale to indicate the location and boundary of the center island in the turnaround (i.e., to snow plow operators).

When, in the opinion of the Board, the grades or other conditions applying to minor streets require pavement, paving materials approved by the Board shall be applied to a width of sixteen (16) feet. Where such conditions apply to a turnaround on a minor street, the outside radius of the paved surface shall be fifty (50) feet and the inside radius shall be twenty-five (25) feet.

Town of Lincoln, Rules and Regulations Governing the Subdivision of Land, Section 6.1.1, (2001).

6.1.1 PRINCIPAL STREET

A principal street is any street that carries or is designed to carry through traffic between parts of, or principal streets in, Lincoln or between Lincoln and other towns.

6.1.2 SECONDARY STREET

A secondary street is any street used solely for access to the abutting lots.

6.1.3 MINOR STREET

A minor street is any street which, in the opinion of the Board, may be built to a less exacting standard than those hereinafter prescribed for principal streets and secondary streets, provided:

(1) In the interest of the Town and the residents of the lots served by said street, it should remain as a private way.

(2) Such street serves as legal frontage for not more than three (3) lots; provided that for the purposes of this paragraph any lot owned by or under deed of gift to the Town of Lincoln, the Lincoln Land Conservation Trust, or any other nonprofit organization organized and acting for the purpose of preserving open space shall not be counted as one of the three lots if there is an enforceable restriction upon the land, satisfactory to the Planning Board, to the effect that no building or other-structure shall be built or placed upon the lot unless and until the minor street is redesigned and improved in accordance with the minimum standards hereinafter prescribed for a secondary street.

(3) To ensure that the lots served by a minor street are substantially larger than the minimum required by the Lincoln Zoning By-Law, the total acreage of the lots served must be twelve acres (480,000 square feet), or greater, and each lot must be at least three acres (120,000 square feet); moreover, the Planning Board may require any lot to be larger than three acres if it deems that such action is required by Section 1.1 of these Rules and Regulations.

(4) Such street shall have no connection with or projection to any street existing or proposed other than that with which it originates."

What is the minimum width of pavement required for the narrowest type of subdivision road?

16 Principal streets: 24 feet
Secondary streets: 20 feet
Minor streets: 16 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Principal streets: 60 feet
Secondary streets: 50 feet
Minor streets: 40 feet

Town of Lincoln, Rules and Regulations Governing the Subdivision of Land, Section 6.2.3 Right of Way Widths, (2001) specifies:

The minimum width of street rights of way shall be sixty (60) feet for principal streets, fifty (50) feet for secondary streets, and forty (40) feet for minor streets. Greater width shall be required by the Board when deemed necessary for present and future vehicular travel.

Littleton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Code of the Town of Littleton, Part II, Chapter 249, Article II, Section 249-6 (as amended 2003):

STREETS:

LANE -- A street that can be expected to carry traffic equivalent to that generated by ten or fewer dwelling units.

MINOR STREET -- A street that can be expected to carry traffic equivalent to that generated by more than ten and fewer than fifty dwelling units.

COLLECTOR STREET -- A street which can be expected to carry traffic equivalent to that generated by fifty or more dwelling units or to serve property either used or zoned for business or industry.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

22 Collector Street: 24 feet
Minor Street: 22-24 feet
Lane: 20-22 feet

According to Maren Toohill, Planning Board Administrator, in a telephone conversation 7/15/04, the pavement width for collector streets is 24 feet, for minor streets 22-24 feet, and lanes 20-22 feet. The right of way width for all types of streets is 40 feet.

Code of the Town of Littleton, Part II, Chapter 249, Article II, Section 249-6 (as amended 2003):

STREETS:

LANE -- A street that can be expected to carry traffic equivalent to that generated by ten or fewer dwelling units.

MINOR STREET -- A street that can be expected to carry traffic equivalent to that generated by more than ten and fewer than fifty dwelling units.

COLLECTOR STREET -- A street which can be expected to carry traffic equivalent to that generated by fifty or more dwelling units or to serve property either used or zoned for business or industry.

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 Collector Street: 24 feet
Minor Street: 22-24 feet
Lane: 20-22 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 According to Maren Toohill, Planning Board Administrator, in a telephone conversation 7/15/04, the right of way width for all types of streets is 40 feet.

Lowell

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL Lowell Subdivision of Land Regulations, Section II:

"COLLECTOR - This class of street serves the internal vehicular movements within an area of the city, such as a subdivision, and connects that area with the arterial street system. Collector streets are not intended to handle through vehicular travel and therefore generally are not continuous for any great length.

LOCAL - Local streets are those streets whose function is to provide access to immediately adjacent land. They make up a large percentage of the total street mileage of the city, but carry a small portion of the total traffic volumes of the city."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 According to George Proakis, Lowell Associate Planner, (7/27/04) local streets would be the "typical subdivision street."

George Proakis indicated that there are instances where the Planning Department will waive the 28 foot requirement, such as when the road only serves a couple of lots (20 feet might be allowed - if road is classified as private). If it is a public street then the 28 foot requirement applies.

Lowell Subdivision of Land Regulations, Section II:

"COLLECTOR - This class of street serves the internal vehicular movements within an area of the city, such as a subdivision, and connects that area with the arterial street system. Collector streets are not intended to handle through vehicular travel and therefore generally are not continuous for any great length.

LOCAL - Local streets are those streets whose function is to provide access to immediately adjacent land. They make up a large percentage of the total street mileage of the city, but carry a small portion of the total traffic volumes of the city."

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 According to George Proakis, Lowell Associate Planner, (7/27/04) local streets would be the "typical subdivision street."

George Proakis indicated that there are instances where the Planning Department will waive the 28 foot requirement, such as when the road only serves a couple of lots (20 feet might be allowed - if road is classified as private). If it is a public street then the 28 foot requirement applies.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

45 According to George Proakis, the width of right of way for local roads is 45 feet.

Lunenburg

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

INTERMEDIATE Town of Lunenburg Rules and Regulations Governing the Subdivision of Land

STREET - A way either shown on a definitive plan submitted, approved and recorded in accordance with the subdivision control law or otherwise qualifying a lot for frontage under the subdivision control law.

STREET - MAJOR . A street which, in the opinion of the Board, is being used or will be used as a thoroughfare within the Town of Lunenburg or which will otherwise carry a heavy volume of traffic (generally, over fifteen hundred (1500) vehicles per day.

STREET - MINOR . A street which, in the opinion of the Board, is being used or will be used primarily to provide access to no more than ten (10) abutting lots and which is not designed to be used for through traffic.

STREET - INTERMEDIATE . A street which, in the opinion of the Board will normally carry between one hundred (100) and four hundred (400) vehicles per day.

STREET - SECONDARY . A street intercepting one (1) or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic (generally, over 400 hundred (400) vehicles per day) from such minor streets(s) to a major street or community facility and normally including a principal entrance street to a shopping center, industrial park, planned residential area or a large subdivision or group of subdivisions and any principal circulation street within such subdivision.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Town of Lunenburg Rules and Regulations Governing the Subdivision of Land

5.2. Street and Roadway ...

5.2.2. Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in Section 4.1.2.5. The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Planning Board The minimum and maximum widths of roadways shall be as follows

Right-of-Way / Width as Required Pavement

In Section 4.1.3. Width

Major Street 60 feet /30 feet

Secondary Street 50 feet/ 24 feet

Minor Street 50 feet/ 24 feet

Intermediate Street 40 feet /22 feet

All pavement widths shall be as defined above but are subject to alteration by the Planning Board at its option. Pavement width shall be measured from within the inside edge of the curb or berm.

What is the minimum width of pavement required for the narrowest type of subdivision road?

22 Town of Lunenburg Rules and Regulations Governing the Subdivision of Land

5.2. Street and Roadway ...

5.2.2. Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in Section 4.1.2.5. The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Planning Board The minimum and maximum widths of roadways shall be as follows

Right-of-Way / Width as Required Pavement

In Section 4.1.3. Width

Major Street 60 feet /30 feet

Secondary Street 50 feet/ 24 feet

Minor Street 50 feet/ 24 feet

Intermediate Street 40 feet /22 feet

All pavement widths shall be as defined above but are subject to alteration by the Planning Board at its option. Pavement width shall be measured from within the inside edge of the curb or berm.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

5.2. Street and Roadway ...

5.2.2. Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in Section 4.1.2.5. The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Planning Board. The minimum and maximum widths of roadways shall be as follows:

Right-of-Way / Width as Required Pavement

In Section 4.1.3. Width

Major Street 60 feet /30 feet

Secondary Street 50 feet/ 24 feet

Minor Street 50 feet/ 24 feet

Intermediate Street 40 feet /22 feet

All pavement widths shall be as defined above but are subject to alteration by the Planning Board at its option. Pavement width shall be measured from within the inside edge of the curb or berm.

4.2.3. Width

4.2.3.1. The minimum width of right-of-way shall be as follows: a) Minor, intermediate and secondary streets: fifty (50) feet except sixty (60) feet for a secondary street in a Type "B" subdivision or in an area which, in the opinion of the Planning Board, will become a high density area. b) Major streets and such secondary streets, which in the judgment of the Planning Board may in the future be changed in character to become a major street: sixty (60) feet in a low density area or greater as provided in the paragraph immediately below.

4.2.3.2. When a minor street will provide the only access for lots fronting on a major street, potential volume or safety warrants, in the opinion of the Planning Board, the Board may require a greater right-of-way than that specified above and may require construction of a divided roadway.

Lynn

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

34 Lynn's Subdivision Rules, Section VI, A. Street and Roadway (Last Amended 2001).

"All roadways shall be to a width of at least thirty-four (34) feet."

Lynn's Subdivision Rules, Section VI, A. Street and Roadway (Last Amended 2001).

"3. All roadways shall be brought to an elevation of four (4) inches below finished grade as shown on the profiles of the Definitive Plan with at least the top twelve (12) inches consisting of well-compacted binding gravel to a width of at least thirty-four (34) feet. Approval shall be obtained before application of the binding surface from the Commissioner of the Department of Public Works (D.P.W.)."

What is the minimum width of pavement required for the narrowest type of subdivision road?

34 Lynn's Subdivision Rules, Section VI, A. Street and Roadway (Last Amended 2001).

"All roadways shall be to a width of at least thirty-four (34) feet."

Lynn's Subdivision Rules, Section VI, A. Street and Roadway (Last Amended 2001).

"3. All roadways shall be brought to an elevation of four (4) inches below finished grade as shown on the profiles of the Definitive Plan with at least the top twelve (12) inches consisting of well-compacted binding gravel to a width of at least thirty-four (34) feet. Approval shall be obtained before application of the binding surface from the Commissioner of the Department of Public Works (D.P.W.)."

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Lynn's Subdivision Rules, Section VI, A. Street and Roadway (Last Amended 2001).
"2. Width
The minimum width of street rights-of-way shall be fifty (50) feet. Greater width shall be required by the Board when deemed necessary for present and future vehicular travel."

Lynnfield

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- ALL NON-PRINCIPAL** Town of Lynnfield RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 8.2.2
2. Roadways shall be constructed for the full length of all streets in the subdivision. The center line of such roadways shall coincide with the center line of the street rights-of-way unless a variance is specifically authorized by the Director of Public Works. The minimum width of roadways between curb lines shall be as follows: all principal streets thirty-two (32) feet; all other twenty-six (26) feet.

3.1.9 PRINCIPAL STREET . A street which in the opinion of the Board is being used or will be used as a thoroughfare between different municipalities or will carry a heavy volume of traffic.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 26 Principal Streets: 32 feet
All Others: 26 feet

Town of Lynnfield RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 8.2.2
2. Roadways shall be constructed for the full length of all streets in the subdivision. The center line of such roadways shall coincide with the center line of the street rights-of-way unless a variance is specifically authorized by the Director of Public Works. The minimum width of roadways between curb lines shall be as follows: all principal streets thirty-two (32) feet; all other twenty-six (26) feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 26 Principal Streets: 32 feet
All Others: 26 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 40 Principal Streets: 50 feet
All of other streets: 40 feet
Alleys: 20 feet

Town of Lynnfield RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 7.1.2 (Adopted 1977)

7.1.2 Width

1. The minimum width of street rights-of-way shall be fifty (50) feet for principal streets and forty (40) feet for all other streets.
2. Alleys with a minimum width of twenty (20) feet may be required by the Board at the rear of any lots designated or zoned for non-residential use.

Malden

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

CLASS B Malden Rules and Regulations of the Malden Planning Board Governing the Subdivision of Land SECTION V DESIGN STANDARDS, A. Streets

"Class "B" Streets.- streets servicing land designated for Medium Density Residential Use and not a Major Street.

Class "C" Streets- streets serving land tentatively designated for Low Density Residential Use due to inadequate water pressure or a location beyond the present limits of the sewer system but ultimately designated for Medium Density Residential after correction of these defects.

Class "D" Streets- streets servicing land permanently designated for Low Density Residential Use due to the steep and rocky character of the land.

b. Where the Planning Board in its opinion is given satisfactory assurance that the total vehicular parking needs of the subdivision will be satisfied off the street and on street parking areas are consequently unneeded, the above minimum street and roadway widths may be reduced by five (5) feet on each side where said assurance is given. In no case may the roadway width be reduced less than twenty-six (26) feet."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

35 Class B: 35 feet
Class C: 35 feet
Class D: 35 feet

Researcher located the information in Subdivision of Land SECTION V DESIGN STANDARDS, A. Streets, Subsection (3)(a) Chart which researcher was not able to copy.

Malden Rules and Regulations of the Malden Planning Board Governing the Subdivision of Land SECTION V DESIGN STANDARDS, A. Streets

"Class "B" Streets.- streets servicing land designated for Medium Density Residential Use and not a Major Street.

Class "C" Streets- streets serving land tentatively designated for Low Density Residential Use due to inadequate water pressure or a location beyond the present limits of the sewer system but ultimately designated for Medium Density Residential after correction of these defects.

Class "D" Streets- streets servicing land permanently designated for Low Density Residential Use due to the steep and rocky character of the land.

b. Where the Planning Board in its opinion is given satisfactory assurance that the total vehicular parking needs of the subdivision will be satisfied off the street and on street parking areas are consequently unneeded, the above minimum street and roadway widths may be reduced by five (5) feet on each side where said assurance is given. In no case may the roadway width be reduced less than twenty-six (26) feet."

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 b. Where the Planning Board in its opinion is given satisfactory assurance that the total vehicular parking needs of the subdivision will be satisfied off the street and on street parking areas are consequently unneeded, the above minimum street and roadway widths may be reduced by five (5) feet on each side where said assurance is given. In no case may the roadway width be reduced less than twenty-six (26) feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

55 Class B: 55 feet
Class C: 55 feet
Class D: 55 feet

The width of right of way for Class B, C, D roads is 55 feet.

Manchester-by-the-Sea

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Section 2

ARTERIAL STREET : A proposed or existing street servicing more than one hundred twenty (120) dwelling units, or for non-residential subdivisions is to be used for major through traffic with a volume in excess of twelve hundred (1,200) vehicles in a representative twenty-four (24) hour period, as determined by the most recent edition of Trip Generation, Institute of Transportation Engineers (ITE), Washington, D.C.

COLLECTOR STREET : A proposed or existing street which is to be used primarily for residential purposes and servicing no more than one hundred twenty (120) dwelling units, or in the case of a non-residential subdivision to be used for through traffic with a volume of not more than twelve hundred (1,200) vehicles in a representative twenty-four (24) hour period, as determined by the most recent edition of Trip Generation, Institute of Transportation Engineers (ITE). Washington, D.C.,

MINOR STREET : A proposed or existing street which, in the opinion of the Board, is to be used primarily for residential purposes and servicing no more than forty (40) dwelling units.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

22 Collector street: 30 feet
Arterial street: 34 feet
Minor Street: 22 feet
Lane: 15 feet

As listed in Subdivision Rules and Regulations, Section 7.9 (E)(Last Amended 2001).

"E. Street Width

1. The required width for two-way, paved residential streets shall be as follows:

Lane 15 feet
Minor Street 22 feet
Collector 30 feet
Arterial 34 feet"

Section 2

ARTERIAL STREET : A proposed or existing street servicing more than one hundred twenty (120) dwelling units, or for non-residential subdivisions is to be used for major through traffic with a volume in excess of twelve hundred (1,200) vehicles in a representative twenty-four (24) hour period, as determined by the most recent edition of Trip Generation, Institute of Transportation Engineers (ITE), Washington, D.C.

COLLECTOR STREET : A proposed or existing street which is to be used primarily for residential purposes and servicing no more than one hundred twenty (120) dwelling units, or in the case of a non-residential subdivision to be used for through traffic with a volume of not more than twelve hundred (1,200) vehicles in a representative twenty-four (24) hour period, as determined by the most recent edition of Trip Generation, Institute of Transportation Engineers (ITE). Washington, D.C.,

MINOR STREET : A proposed or existing street which, in the opinion of the Board, is to be used primarily for residential purposes and servicing no more than forty (40) dwelling units.

What is the minimum width of pavement required for the narrowest type of subdivision road?

15 Collector street: 30 feet
Arterial street: 34 feet
Minor Street: 22 feet
Lane: 15 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Lane: 40 feet
Minor: 50 feet
Collector: 60 feet
Arterial: 75 feet

As listed in Subdivision Rules and Regulations, Section 7.9 (F)(Last Amended 2001).
"F. Rights-of-Way

The minimum width of street rights of way shall not be less than the following:

Lane 40 feet
Minor Street 50 feet
Collector 60 feet
Arterial 75 feet

2. Rights-of-way for pedestrian access adjacent to paved streets shall be obtained where sidewalks, bikeways, or other structures are necessary. "

Mansfield

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Mansfield Rules and Regulations Governing the Subdivision of Land

STREET, MAJOR . A street which, in the opinion of the Board is being used, or will be, used as a thoroughfare within the Town of Mansfield or which will otherwise carry a heavy volume of traffic (generally over fifteen hundred [1500] vehicles per day). (See Vehicle Trips Per Day, Page 4.)

STREET, MINOR . A street which, in the opinion of the Planning Board, is being used, or will be used, primarily to provide access to abutting lots and which will not be used for through traffic nor carry more than three hundred (300) vehicles per day. (See Vehicle Trips Per Day, Page 4.)

STREET, SECONDARY . A street intercepting one (1) or more minor streets and which, in the opinion of the Board, is used, or will be used, to carry a substantial volume of traffic (generally over three hundred (300) vehicles per day) from such minor streets to a major street or community facility, and normally including a principal entrance street to a shopping center, industrial park, planned unit development, or a large subdivision, or group of subdivisions, and any principal circulation street within such subdivision (See Vehicle Trips Per Day, Page 4)

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Town of Mansfield Rules and Regulations Governing the Subdivision of Land

5.2.2. Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in Section 4.1.2 above. The required widths of roadway pavements shall be as follows:

Minor Streets Twenty-four (24) feet
Secondary Streets Twenty-eight (28) feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Town of Mansfield Rules and Regulations Governing the Subdivision of Land

5.2.2. Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in Section 4.1.2 above. The required widths of roadway pavements shall be as follows:

Minor Streets Twenty-four (24) feet
Secondary Streets Twenty-eight (28) feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Mansfield Rules and Regulations Governing the Subdivision of Land

4.1.3.1. The minimum width of right-of-way shall be as follows:

4.1.3.1.1. Minor and secondary streets: fifty feet (50') and in area which, in the opinion of the Planning Board, is high density or an area of high intensity use sixty feet (60') for a secondary street may be permitted.

4.1.3.1.2. Major streets and such secondary streets, which in the judgment of the Planning Board may in the future be changed in character to become a major street shall be a maximum of sixty feet (60').

4.1.3.1.3 In no case shall the right-of-way width of any road-street or way vary from the above standards without a waiver being granted by the Planning Board.

4.1.3.2. When a minor street will provide the only access for lots fronting on a length in excess of five hundred feet (500') or where, on a major street, potential volume warrants, the Planning Board may require a greater right-of-way than that specified above and may require construction of a divided roadway.

Marblehead

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR § 258-17. Streets.

All streets in the subdivision shall comply with policies and standards per the American Association of State Highway and Transportation Officials (AASHTO) publication, "A Policy on Geometric Design of Highways and Streets" (latest edition). Major streets should, as far as practicable, provide for the continuation or projection of existing principal streets.

A. Classification of streets.

(1) Major street: a street which, in the opinion of the Board, is being used or will be used as a thoroughfare between different portions of the Town of Marblehead, or which will otherwise carry a heavy volume of traffic (generally 1,500 vehicle trips per day). The design speed shall be 50 miles per hour.

(2) Secondary street: a street intercepting one or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic (generally 400 vehicle trips per day) from such minor street(s) to a major street or community facility, and normally including the principal entrance street of a large subdivision or group of subdivisions, and any principal circulation street within such subdivision. The design speed shall be 40 miles per hour.

(3) Minor street: a street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots, carrying fewer than 400 vehicle trips per day (but greater than 150 vehicle trips per day) and/or less than 3,000 feet in length, and which will not be used for through traffic. The design speed shall be 30 miles per hour.

(4) Lane: a street which in the opinion of the Board, is being used or will be used primarily to provide access to a small number of abutting lots, carrying 150 (or fewer) vehicle trips per day. Lanes are typically used, but not limited to, dead-end streets. The design speed shall be 20 miles per hour.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Major Street: 34 feet
Secondary Street: 28 feet
Minor Street: 24 feet
Lanes: 24 feet

Marblehead Subdivision Rules and Regulations, Section 258-17(B)(3)(a-d)(adopted 1997) sets forth the street pavement widths as follows:

"Width. The minimum width of pavements and rights-of-way shall be as follows:

- (a) Major street: 70 feet right-of-way and 34 feet pavement.
- (b) Secondary street: 60 feet right-of-way and 28 feet pavement.
- (c) Minor street: 50 feet right-of-way and 24 feet pavement.
- (d) Lane: 40 feet right-of-way and 24 feet pavement."

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24 Major Street: 34 feet
Secondary Street: 28 feet
Minor Street: 24 feet
Lanes: 24 feet

(4) Lane: a street which in the opinion of the Board, is being used or will be used primarily to provide access to a small number of abutting lots, carrying 150 (or fewer) vehicle trips per day. Lanes are typically used, but not limited to, dead-end streets. The design speed shall be 20 miles per hour.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Major street: 70 feet
Secondary street: 60 feet
Minor street: 50 feet
Lanes: 40 feet

Marblehead Subdivision Rules and Regulations, Section 258-17(B)(3)(a-d)(adopted 1997) sets forth the right of way widths as follows:

"Width. The minimum width of pavements and rights-of-way shall be as follows:

- (a) Major street: 70 feet right-of-way and 34 feet pavement.
- (b) Secondary street: 60 feet right-of-way and 28 feet pavement.
- (c) Minor street: 50 feet right-of-way and 24 feet pavement.
- (d) Lane: 40 feet right-of-way and 24 feet pavement."

Marlborough

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SECONDARY City of Marlborough Subdivision Rules and Regulations (Revised 2003)

Section II: General A. Definitions

LANE: A secondary street which serves as access to no more than eight (8) potential dwelling units, has lot frontages averaging 150' or more, and is incapable of extension.(Amended 7/18/88)

STREET, MAJOR: A street which, in the opinion of the Board, is being used or will be used as a thoroughfare between different portions of the City of Marlborough or which will otherwise carry a heavy volume of traffic.

STREET SECONDARY: A street, which in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 32 City of Marlborough Subdivision Rules and Regulations (Revised 2003)
Section V. Required Improvements for an Approved Subdivision (B) Street and Roadway

2.Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in Section IV A.2 above. The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Planning Board. The minimum width of roadways shall be as follows:

Lanes - twenty-six feet (26')
Other Secondary Streets - thirty-two feet (32')
Major Streets
Residential - thirty-eight feet (38')
Industrial & commercial - forty-four feet (44') (Amended 7/18/88)

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 City of Marlborough Subdivision Rules and Regulations (Revised 2003)

Section V. Required Improvements for an Approved Subdivision (B) Street and Roadway

2.Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in Section IV A.2 above. The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Planning Board. The minimum width of roadways shall be as follows:

Lanes - twenty-six feet (26')
Other Secondary Streets - thirty-two feet (32')
Major Streets
Residential - thirty-eight feet (38')
Industrial & commercial - forty-four feet (44') (Amended 7/18/88)

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 City of Marlborough Subdivision Rules and Regulations (Revised 2003)

Section IV: Design Standards (B)Streets

3.Width

(a)The minimum width of rights-of-way shall be as follows:

Secondary streets: fifty feet (50');

Major streets and such secondary streets, which in the judgement of the Planning Board may in the future be changed in character to become a major street: sixty feet (60').

(b)When a secondary street will provide the only access for lots fronting on a length in excess of five hundred feet (500') or where on a major street potential volume is such to warrant it, the Planning Board may require a greater right-of-way than that specified above and may require construction of a divided roadway.

Marshfield

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

TYPE C Town of Marshfield Subdivision Rules and Regulations

Secondary (Major Collector) Street: A street intercepting several minor collector streets or which will be the principal access to a business or industrial subdivision and which, in the opinion of the Board, may carry traffic from such collector streets to a major street or community facility. Examples: Pine, Oak, Ferry, Summer, Elm, So. River, Church, Clay Pit, School, Prospect, Forest, Highland, Spring, Old Ocean, Mt. Skirgo, Winslow, Parsonage, Webster, Canal, and Enterprise Drive.

Residential Streets :

TYPE "A" - Serving 5 or less houses; typically a dead-end street, with no chance of being extended into adjoining undeveloped land; R-1 and R-2 Zoning Districts; one sidewalk required.

TYPE "B" - Serving 8 or less houses; typically a dead-end street; R-3 Zoning District; one sidewalk required.

TYPE "C" Serving less than 25 houses; two sidewalks required; all zoning districts.

TYPE "D" Serving 25 or more houses; includes the principal access street for circulation within a large residential subdivision, or one which is planned to be extended to serve adjoining undeveloped land; two sidewalks required; all zoning districts.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

20	Secondary	26 feet
	Residential "D"	24 feet
	Residential "C"	20 feet
	Residential "B"	20 feet
	Residential "A"	18 feet

Town of Marshfield Subdivision Rules and Regulations

4.1.4 Width, Alignment and Grades of Streets:

Width of roadway on secondary street is 26 feet.

(The Board may require that the traveled way be separated by a raised median strip with a width, minimum 20 feet, to be determined by the Board. In this case, the traveled way shall consist of two roadways, each with a minimum width of 20 feet or such greater width as the Board may specify.)

Survey received from Town Planner Angus Jennings on 6/8/05 marked the answer: "20-24"

What is the minimum width of pavement required for the narrowest type of subdivision road?

18	Secondary	26 feet
	Residential "D"	24 feet
	Residential "C"	20 feet
	Residential "B"	20 feet
	Residential "A"	18 feet

Town of Marshfield Subdivision Rules and Regulations

4.1.4 Width, Alignment and Grades of Streets:

Width of roadway on secondary street is 26 feet.

(The Board may require that the traveled way be separated by a raised median strip with a width, minimum 20 feet, to be determined by the Board. In this case, the traveled way shall consist of two roadways, each with a minimum width of 20 feet or such greater width as the Board may specify.)

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

46	Secondary	50-60 feet
	Residential "D"	52 feet
	Residential "C"	46 feet
	Residential "B"	40 feet
	Residential "A"	40 feet

Town of Marshfield Subdivision Rules and Regulations

Maynard

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SECONDARY "Principal Street" A street with anticipated traffic equivalent to that generated by fifty (50) homes or more, or which is located in or abutting to business and industrial districts.

"Secondary Street" A street that can be expected to handle less traffic than a principal street and is not located in or abutting to business and industrial districts."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 According to the Town of Maynard Rules and Regulations Governing the Subdivision of Land, Section IV(A)(2):
"2. Width
The minimum width of right-of-ways shall be forty feet (40') for secondary streets. The minimum width of right-of-ways shall be fifty feet (50') for principal streets. The Board shall require Greater widths when deemed necessary for present and future vehicular or pedestrian travel.

The minimum roadway width shall be twenty-six feet (26') for secondary street (reference Figure 1). The minimum roadway width shall be thirty feet (30') for principal streets (reference Figure 2)."

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Principal Street: 30 feet
Secondary Street: 26 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Principal Street: 50 feet
Secondary Street: 40 feet

According to the Town of Maynard Rules and Regulations Governing the Subdivision of Land, Section IV(A)(2):
"2. Width
The minimum width of right-of-ways shall be forty feet (40') for secondary streets. The minimum width of right-of-ways shall be fifty feet (50') for principal streets. The Board shall require Greater widths when deemed necessary for present and future vehicular or pedestrian travel."

Medfield

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

**RESIDENTIA
L
SECONDARY**

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 According Norma Cronin, Medfield Planning Administrator, (7/14/04):

Residential Primary: 27 feet
Residential Secondary: 24 feet
Industrial: 44 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Residential Primary: 27 feet
Residential Secondary: 24 feet
Industrial: 44 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 According Norma Cronin, Medfield Planning Administrator, (7/14/04):

Residential Primary: 50 feet
Residential Secondary: 50 feet
Industrial: 60 feet

Medford

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

9.08 STREET, CLASS 'A' Shall mean an arterial or collector street, or a street serving land in all Zoning Districts except Single Family Districts as designated by the Medford Zoning Ordinance.

9.09 STREET, CLASS 'B' Shall mean a through street, other than an arterial or collector street or a dead end street which is intended to be more than 200 feet in length, serving land in a Single Family Residential District as designated by the Medford Zoning Ordinance.

9.10 STREET, CLASS 'C' Shall mean a street designed to have one permanently closed and 200 feet in length, measured between the center of the circle and the side line of the first intersecting street, serving land in a Single Family Residential District as designated by the Medford Zoning Ordinance.

[City of Medford, RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND ~ Revised through September 1991] obtained from ordinance.com

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 Class A: 40 ft
Class B & C: 30 ft

SECTION 7 DETAILED DESIGN STANDARDS FOR STREETS AND UTILITIES

7.1 Width - Minimum requirements shall be as follows:

Roadway Pavement Width

Class A: 40 feet

Class B & C: 30 feet

9.08 STREET, CLASS 'A' Shall mean an arterial or collector street, or a street serving land in all Zoning Districts except Single Family Districts as designated by the Medford Zoning Ordinance.

9.09 STREET, CLASS 'B' Shall mean a through street, other than an arterial or collector street or a dead end street which is intended to be more than 200 feet in length, serving land in a Single Family Residential District as designated by the Medford Zoning Ordinance.

9.10 STREET, CLASS 'C' Shall mean a street designed to have one permanently closed and 200 feet in length, measured between the center of the circle and the side line of the first intersecting street, serving land in a Single Family Residential District as designated by the Medford Zoning Ordinance.

[City of Medford, RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND ~ Revised through September 1991] obtained from ordinance.com

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 Class A: 40 ft
Class B & C: 30 ft

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 SECTION 7 DETAILED DESIGN STANDARDS FOR STREETS AND UTILITIES
7.1 Width - Minimum requirements shall be as follows:
Street Width
Class A: 60 feet
Class B & C: 50 feet

Medway

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR The Land Use Ordinance of Medway
NORFOLK COUNTY, MASSACHUSETTS
LAND SUBDIVISION RULES AND REGULATIONS

SECTION 2.0 DEFINITIONS
2.1 Definitions

STREET, MAJOR : A street which, in the opinion of the Board, is being used, or could potentially be used as a thoroughfare within the Town of Medway or which will otherwise carry a volume of traffic over fifteen hundred (1,500) vehicles per day. In residential areas volume per day shall be computed at the rate of ten (10) trips per single-family dwelling per day. Also, any street, which connects two (2) existing major streets.

STREET, MINOR : A street which, in the opinion of the Board, is being or will be used primarily, to provide access to abutting lots and which will not be used for through traffic.

STREET, SECONDARY : A street collecting traffic from one (1) or more minor streets and which, in the opinion of the Board, is used or will be used to carry a volume of traffic, over four hundred (400) vehicles per day from such minor street(s) to a major street or community facility, a principal entrance street to a shopping center, industrial park, planned-unit development large subdivisions or group of subdivisions; and any principal circulation street within such subdivisions. In residential areas volume per day shall be computed at the rate of ten (10) trips per single-family dwelling per day.

STREET : A Street which provides two (2) means of egress and access (dual egress). The dual egress cannot empty onto the same single access street.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Major streets: 32 feet
Secondary streets: 29 feet
Minor streets & Dead-End streets: 26 feet
Non-Residential streets: 36 feet

Density of a subdivision is equal to 1/2 the density allowed: 20 feet

Density of a subdivision is equal to or less than 1/3 (one-third) the allowed density: 18 feet

SECTION 4.0 DESIGN AND CONSTRUCTION STANDARDS
4.1 General

4.1.6.1 The following design and construction standards shall apply to reduced density residential subdivisions as follows.

4.1.6.1 The following design and construction standards shall apply to reduced density residential subdivisions as follows.

4.1.6.1.1 Where the density of a subdivision is equal to 1/2 the density allowed under the Zoning By-Law the following standards apply.

Minimum horizontal centerline radius - 100'
Property line at street intersection radius - 20'
Granite Curb radius at intersections - 30's
Layout width - 45'
Maximum centerline grade - 10%
Dead end length - no maximum provided that no more than 12 dwellings shall have access from the way
Pavement width - 20' traveled way + 1.0 Cape Cod berm each side
Sidewalks - one 5 1/2' walk
Design Storm - 10 year for pipe size (Rational Method)

4.1.6.1.2 Where the density of a subdivision is equal to or less than 1/3 (one-third) the allowed density the following standards shall apply

Minimum horizontal centerline radius - 75'
Property line at street intersection - 20'
Granite Curb radius at intersections - 30'
Layout width - 40'
Maximum centerline grade - 12%
Deadend length - no maximum provided that no more than 15 dwellings shall have access from the way
Pavement width - 18' traveled way + 1.0 Cape Cod berm each side
Sidewalks - one 5 1/2' walk
Design Storm - 10 year for pipe size (Rational Method)

4.2 Streets and Road-ways

4.2.6.7 Roadway pavement shall be constructed for the full length of all streets within the subdivision and shall have the curb radii as required in Section 4.2.2.2 above. The center line of all roadways shall coincide with the centerline of the street right-of-way unless a deviation is approved by the Planning Board. The minimum widths of the roadway pavement shall be as follows:

Major Streets Thirty-Two Feet (32)
Secondary Streets Twenty-Nine Feet (29)
Minor Streets & Dead-End Streets Twenty-Six Feet (26)
Non-Residential Streets Thirty-Six Feet (36)

4.2 Streets and Road-ways

4.2.6.8 Pavement for roadways in subdivisions shall be Class I Bituminous Concrete Pavement Type I-1. The material and construction methods for laying pavement shall conform in every way to the applicable sections of Section 400 and Section M of the Standard Specifications except that no such construction shall be undertaken before April 1st of any year nor after November 15th of any year. Pavement on minor and secondary residential subdivision streets shall be laid to a compacted depth of four inches (4") and placed in two (2) courses. The intermediate (binder) course shall consist of Dense Binder and be compacted to two and one-half inches (2-1/2"), the surface shall consist of Top Course and shall be compacted to one and one half inches (1-1/2"). Pavement on major and non-residential subdivision streets shall be laid to a finished depth of five and one-half inches (5 1/2") and laid in three (3) courses. The bottom base course shall be two and one-half inches (2 1/2"), binder course shall be one and one-half inches (1 1/2") and top course shall be one and one-half inches (1 1/2"). (Amended April 25, 2000)

Pavement on major and non-residential subdivision streets shall be laid to a compacted depth of six inches (6") and placed in three (3) courses. The HMA base layer shall consist of a Base Course mixture and shall be compacted to two and one-half inches (2-1/2"), intermediate (binder) course shall consist of Dense Binder and be compacted to one and three-quarter inches (1-3/4"), the surface shall consist of Modified Top Course and shall be compacted to one and three quarter inches (1-3/4"). (Amended April 25, 2000)

The Planning Board or its Agent may require the installation of a Petromat type fabric or any approved equal over any areas in the base pavement that, in their opinion, require reinforcement prior to the placement of an additional course of pavement. (Amended April 25, 2000)

What is the minimum width of pavement required for the narrowest type of subdivision road?

18 Major streets: 32 feet
Secondary streets: 29 feet
Minor streets & Dead-End streets: 26 feet
Non-Residential streets: 36 feet

Density of a subdivision is equal to 1/2 the density allowed: 20 feet

Density of a subdivision is equal to or less than 1/3 (one-third) the allowed density: 18 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Minor, Secondary, and Dead-End Streets: 50 feet
Non-Residential Minor, Secondary, and Dead-End Streets: 60 feet
Major Streets and Secondary Streets becoming Major Streets: 60 feet

Density of a subdivision is equal to 1/2 the density allowed: 45 feet

Density of a subdivision is equal to or less than 1/3 (one-third) the allowed density: 40 feet

The Land Use Ordinance of Medway
NORFOLK COUNTY, MASSACHUSETTS
LAND SUBDIVISION RULES AND REGULATIONS

SECTION 4.0 DESIGN AND CONSTRUCTION STANDARDS

4.1 General

4.1.6.1 The following design and construction standards shall apply to reduced density residential subdivisions as follows.

4.1.6.1.1 Where the density of a subdivision is equal to 1/2 the density allowed under the Zoning By-Law the following standards apply.

Minimum horizontal centerline radius - 100'
Property line at street intersection radius - 20'
Granite Curb radius at intersections - 30's
Layout width - 45'
Maximum centerline grade - 10%
Dead end length - no maximum provided that no more than 12 dwellings shall have access from the way
Pavement width - 20' traveled way + 1.0 Cape Cod berm each side
Sidewalks - one 5 1/2' walk
Design Storm - 10 year for pipe size (Rational Method)

4.1.6.1.2 Where the density of a subdivision is equal to or less than 1/3 (one-third) the allowed density the following standards shall apply

Minimum horizontal centerline radius - 75'
Property line at street intersection - 20'
Granite Curb radius at intersections - 30'
Layout width - 40'
Maximum centerline grade - 12%
Deadend length - no maximum provided that no more than 15 dwellings shall have access from the way
Pavement width - 18' traveled way + 1.0 Cape Cod berm each side
Sidewalks - one 5 1/2' walk
Design Storm - 10 year for pipe size (Rational Method)

4.2 Streets and Road-ways

4.2.3 Width

4.2.3.1 The minimum width of any minor or secondary street right-of-way, including dead-end streets, will be fifty feet (50), except for streets in non-residential zoned areas where the minimum right-of-way will be sixty feet (60').

4.2.4.1 All major streets, and such secondary streets which, in the judgment of the Planning Board may in the future be changed in character to become major streets, shall have a minimum right-of-way of sixty feet (60').

Melrose

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 32 According to Rules and Regulations Governing the Subdivision of Land in the City of Melrose, Section VI(B)(3) (Adopted 1958):
"The minimum width of roadways between curb lines shall be thirty-two (32) feet unless a greater width is required by the Board in the case of principal streets."

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 32 According to Rules and Regulations Governing the Subdivision of Land in the City of Melrose, Section VI(B)(3) (Adopted 1958):
"The minimum width of roadways between curb lines shall be thirty-two (32) feet unless a greater width is required by the Board in the case of principal streets."

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 According to Rules and Regulations Governing the Subdivision of Land in the City of Melrose, Section V(A)(2)(a)(Adopted 1958), "[t]he minimum width of street right-of-way shall be fifty (50) feet. Greater width may be required by the Board when deemed necessary."

Mendon

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SECONDARY Town of Mendon Rules and Regulations for Subdivision of Land

STREETS :

(Principle & Secondary) Streets having access upon an accepted public way in the Town of Mendon, shall be designated as Principle streets within the subdivision shall be designated as Secondary streets. Both ends of all Secondary streets shall intersect Principle street..

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 30 Town of Mendon Rules and Regulations for Subdivision of Land
- 5.2. Streets and Roadways
- 5.2.1. Minim Widths and Depths
- The following minimum improvement standards shall be required (see typical cross sections).
- 5.2.1.1. Mini Width Requirements (in feet) [Amended 12/29/97]
- Traveled way
- Principle: 30
Secondary: 30

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 Town of Mendon Rules and Regulations for Subdivision of Land
5.2. Streets and Roadways
5.2.1. Minim Widths and Depths
The following minimum improvement standards shall be required (see typical cross sections).
5.2.1.1. Mini Width Requirements (in feet) [Amended 12/29/97]
Traveled way
Principle: 30
Secondary: 30

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Mendon Rules and Regulations for Subdivision of Land
5.2. Streets and Roadways
5.2.1. Minim Widths and Depths
The following minimum improvement standards shall be required (see typical cross sections).
5.2.1.1. Mini Width Requirements (in feet) [Amended 12/29/97]
Right of Way
Principle: 50
Secondary: 50

Merrimac

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SECONDARY Town of Merrimac Rules and Regulations Governing the Subdivision of Land
SECTION V. DESIGN STANDARDS
A. Streets
1. General
d. Streets shall be classified according to the Master Plan, adopted by the Planning Board as follows:
(1) Principal Streets as identified in the Master Plan as Minor Arterials, Urban Collector, Major Collector, and Minor Connector Road.
(2) Secondary Streets - Identified as all other roads in Merrimac with the exception of Interstate Highways.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

35 Town of Merrimac Rules and Regulations Governing the Subdivision of Land
SECTION V. DESIGN STANDARDS
A. Streets
Width
a. Minimum Street and Roadway widths shall be as follows:
Street Width/

Roadway Width

Principal Streets 60 feet /40 feet

Secondary Streets 55 feet /35 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

35 Town of Merrimac Rules and Regulations Governing the Subdivision of Land

SECTION V. DESIGN STANDARDS

A. Streets

Width

a. Minimum Street and Roadway widths shall be as follows:

Street Width/
Roadway Width

Principal Streets 60 feet /40 feet

Secondary Streets 55 feet /35 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

55 Town of Merrimac Rules and Regulations Governing the Subdivision of Land

SECTION V. DESIGN STANDARDS

A. Streets

Width

a. Minimum Street and Roadway widths shall be as follows:

Street Width/
Roadway Width

Principal Streets 60 feet /40 feet

Secondary Streets 55 feet /35 feet

Methuen

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SECONDARY City of Methuen Subdivision Rules and Regulations

4.1.1 PRINCIPAL STREET

A principal street is any street that carries, or is designed to carry through traffic between parts of Methuen, other principal streets in Methuen, or between Methuen and other towns. (Usually seventy-five (75) dwellings or structures, or more.)

4.1.2 SECONDARY STREET

A secondary street is any street used solely for access to the abutting lots. (Two (2) to seventy-five (75) dwellings.)

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

25 According to the street diagrams, the width of pavement is 34 feet for principal streets and 25 feet for secondary streets.
City of Methuen Subdivision Rules and Regulations

What is the minimum width of pavement required for the narrowest type of subdivision road?

25 According to the street diagrams, the width of pavement is 34 feet for principal streets and 25 feet for secondary streets.
City of Methuen Subdivision Rules and Regulations

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 City of Methuen Subdivision Rules and Regulations
4.2.3 WIDTH
The minimum width of street rights of way shall be fifty (50) feet for principal streets and forty (40) feet for secondary streets. Greater width shall be required by the Board where deemed necessary for present and future vehicular movement.

Middleborough

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Middleborough Rules and Regulations Governing the Subdivision of Land

STREET COLLECTOR : A street which carries traffic equivalent to that generated by 25 dwelling units or more, or which serves property either used or zoned for commerce or industry.

STREET LANE : A street which carries traffic equivalent to that generated by 10 or fewer dwelling units, which has no abutting property either used or zoned for commerce or industry, and which is not capable of extensions.

STREET MINOR : A street which carries traffic equivalent to that generated by more than 10 but fewer than 25 dwelling units, which has no abutting property either used or zoned for commerce or industry, and which is not capable of extension to serve more than 25 dwelling units.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Town of Middleborough Rules and Regulations Governing the Subdivision of Land

SECTION IV DESIGN STANDARDS
B. STREETS AND ROADWAYS
6. ROADWAY CONSTRUCTION
g. Roadway pavement shall be constructed for the full length of all streets within the subdivision and shall have the alignment required in Section IV-B-2. The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Planning Board. The minimum widths of a roadway pavement shall be as follows:

Collector (25+ homes) 26'
Minor (11-24 homes) 24'
Lane (1-10 homes) 22'
Dead End (1-10 homes) 22'

What is the minimum width of pavement required for the narrowest type of subdivision road?

22 Town of Middleborough Rules and Regulations Governing the Subdivision of Land

SECTION IV DESIGN STANDARDS
B. STREETS AND ROADWAYS
6. ROADWAY CONSTRUCTION

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Collector (25+ homes) 26'
Minor (11-24 homes) 24'
Lane (1-10 homes) 22'
Dead End (1-10 homes) 22'

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Middleborough Rules and Regulations Governing the Subdivision of Land

SECTION IV DESIGN STANDARDS
B. STREETS AND ROADWAYS
3. WIDTH

a. The minimum width of any street right-of-way, including dead-end streets, shall be fifty feet (50').

b. When on a secondary or major street potential volume warrants, the Board may require a greater right-of-way than that specified above and may require construction of a divided roadway.

c. No ON-STREET PARKING will be allowed on any subdivision roadway.

Middleton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Middleton Subdivision Rules and Regulations, Section 1 (Last Amended 2001).

STREET - MAJOR . A street which, in the opinion of the Board, is being used or will be used as a thoroughfare within the Town of Middleton, which will connect communities or which will otherwise carry a heavy volume of traffic.

STREET - SECONDARY . A street intersecting one (1) or more minor streets and which, in the opinion of the Board, is used or will be used to carry substantial traffic from such minor street(s) to a major street or community facility, and normally including a shopping center, industrial park, a large subdivision, a group of subdivisions, and any principal circulation street within such developments, or a street which will connect subdivisions.

STREET - MINOR . A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots and which will not be used for through traffic.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 As listed in the Town of Middleton Subdivision Rules and Regulations, Appendix-Street Construction Standards, (Last Amended 2001).

Major street: 30 feet
Secondary street: 28 feet
Minor street: 26 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Major street: 30 feet
Secondary street: 28 feet
Minor street: 26 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Town of Middleton Subdivision Rules and Regulations, Section VIII (b)(2) (Last Amended 2001).

2. Width;

a. Major Streets shall have a minimum right of way of sixty (60) feet.

b. Secondary Streets shall have a minimum right of way of fifty (50) feet.

c. Minor Streets shall have a minimum right of way of forty (40) feet.

d. Property lines at all right of way intersections shall be cut back to provide for a curb radius on the roadway of not less than twenty-five (25) feet except where the angle of intersection varies more than ten (10) degrees from a right angle in which case the radius of the curve connecting the acute angle may be less and the opposite radius must be correspondingly greater."

Milford

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Milford Rules and Regulations Relating to Subdivision of Land, Effective 2002

ARTICLE III GENERAL
A. DEFINITIONS
MINOR STREET OR SECONDARY STREET shall mean a street serving only abutting residential uses up to 50 (fifty) homes.
(Revised 7/19/65)

ARTERIAL STREET shall mean a street which can be expected to handle a considerable amount of through traffic, or average daily traffic in excess of 2500 vehicles per day.

COLLECTOR STREET shall mean a street which collects, or may reasonably be expected to collect, traffic from several minor streets, or which handles traffic equivalent to that generated by 50 or more homes, or which serves non-residential traffic. Collector and arterial streets shall also be known as "principal streets".

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 Town of Milford Rules and Regulations Relating to Subdivision of Land, Effective 2002

ARTICLE VI REQUIRED IMPROVEMENTS
FOR AN APPROVED SUBDIVISION
D. COMPLETION OF ROADWAYS
5. Gravel Base and Surfacing (Revised 1/14/98)The minimum width for the paved way shall be not less than the following:
Arterial streets 40 (forty) feet
Collector streets 30 (thirty) feet
Minor streets 30 (thirty) feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 Town of Milford Rules and Regulations Relating to Subdivision of Land, Effective 2002

ARTICLE VI REQUIRED IMPROVEMENTS
FOR AN APPROVED SUBDIVISION
D. COMPLETION OF ROADWAYS

5. Gravel Base and Surfacing (Revised 1/14/98)The minimum width for the paved way shall be not less than the following:
Arterial streets 40 (forty) feet
Collector streets 30 (thirty) feet
Minor streets 30 (thirty) feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Milford Rules and Regulations Relating to Subdivision of Land, Effective 2002

ARTICLE V DESIGN STANDARDS
A. STREETS
2. Width
a. The minimum width of street rights-of-way shall be not less than the following:
Arterial streets 80 (eighty) feet
Collector streets 60 (sixty) feet
Minor streets 50 (fifty) feet (Revised 1/14/98)

Millbury

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Rules and Regulations Governing the Subdivision of Land in Millbury (Adopted 1980, Amended 2001)

Section 2: Definitions
Streets and Ways ~ Lane: a short street, cul de sac, or court, or a street with branching lanes. The primary purpose of a lane is to conduct traffic to and from dwelling units to other streets within the hierarchy. Occasionally a lane will connect with two or three small places or lanes. Usually, there is no through traffic between two streets of a higher classification.
Subcollector: provides access to places and lanes and conducts traffic to an activity center or a higher classification street. It may be a loop street connecting one collector or arterial street at two points, or a more or less straight street conducting traffic between collector and/or arterial streets.
Collector: functions to conduct traffic between major arterial streets and/or activity centers. It is a principal traffic artery within residential areas and carries relatively high volume.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Rules and Regulations Governing the Subdivision of Land in Millbury (Adopted 1980, Amended 2001)

Section 7: Design Standards
7.02 Streets and Ways
5. Street Width
Lane or Cul-de-sac 20 Ft.
Minor Street or Subcollector 26 ft.
Collector 32 feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 Rules and Regulations Governing the Subdivision of Land in Millbury (Adopted 1980, Amended 2001)

Section 7: Design Standards
7.02 Streets and Ways
5. Street Width
Lane or Cul-de-sac 20 Ft.
Minor Street or Subcollector 26 ft.
Collector 32 feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Rules and Regulations Governing the Subdivision of Land in Millbury (Adopted 1980, Amended 2001)

Section 7: Design Standards
7.02 Streets and Ways
6. Rights-of-Way (Suburban/All other Districts)
Lane or Cul-de-sac 40 ft./50 ft.
Minor Street or Subcollector 50 ft./60 ft.
Collector 60 ft./70 ft.

Millis

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

2.12.1 PRIMARY STREET : A street which receives and distributes traffic from and to various subareas within a given region, and receives traffic from a given residential neighborhood or industrial area and carries it to an arterial highway. These roads run through developed areas or connect concentrations of development, and carry significant volumes of traffic.

2.12.2 SECONDARY STREET : A street which primarily provides access to adjacent land uses.

2.14 SUBDIVISION TYPES :

2.14.1 Subdivision Types I: A subdivision for single and two-family residential purposes.

2.14.2 Subdivision Type II: A subdivision for apartments, business, or industrial purposes.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Secondary Street Type I: 26 feet
Secondary Street Type II: 32 feet
Primary Street: 36 feet

According to Table 1: Geometric Design Standards, the width of pavement required on a typical subdivision road is 26 ft.

[Town of Millis, LAND SUBDIVISION RULES AND REGULATIONS - current through 2001] obtained from ordinance.com

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Secondary Street Type I: 26 feet
Secondary Street Type II: 32 feet
Primary Street: 36 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 According to Table 1: Geometric Design Standards, the width of right of way required on a typical subdivision road is 50 ft.

[Town of Millis, LAND SUBDIVISION RULES AND REGULATIONS - current through 2001] obtained from ordinance.com

Secondary Street Type I: 50 feet
Secondary Street Type II: 60 feet
Primary Street: 60 feet

Millville

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Millville Subdivision Regulations

ROADWAY : shall mean the area within the limits of the traveled way.

1. "Collector Street" shall mean a street which collects, or may reasonable be expected to collect traffic from several minor streets, or which handles traffic equivalent to that generated by 50 homes or more, or which serves non-residential abutting property.

2. "Minor Street" shall mean a street: which cannot qualify as a "Local road" but can be expected to handle less traffic than a collector street.

3. "Local Road" shall mean a street by its location and design, may not reasonably be expected to serve non-residential property, or serve as means of access to more than ten homes;

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Town of Millville SUBDIVISION REGULATIONS (Adopted 1984, 2001)

SECTION IV DESIGN STANDARDS

A. Streets

2. Width

b) Streets shall be constructed for the following widths of paving exclusive of curbing:

Collector Street 30 feet

Minor Street 26 feet

Local 24 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Town of Millville SUBDIVISION REGULATIONS (2001)

SECTION IV DESIGN STANDARDS

A. Streets

2. Width

b) Streets shall be constructed for the following widths of paving exclusive of curbing:

Collector Street 30 feet

Minor Street 26 feet

Local 24 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Millville SUBDIVISION REGULATIONS

SECTION IV DESIGN STANDARDS

A. Streets

2. Width

a) Minimum width of secondary street right-of-way is 40 feet. Greater widths may be required to accommodate anticipated vehicular traffic. Through streets shall have a right-of-way width of 50 feet.

Milton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

32 According to Aaron Henry, Director of Planning, the minimum width of pavement for subdivision roads is 32 feet, although the requirement is frequently waived. (9/2/04)

Rules and Regulations of the Planning Board of the Town of Milton, Massachusetts Governing the Subdivision of Land and the Laying Out of Ways, Section 6.1.10 (Adopted 1966, Amended 2004)

6.1.10 Right of Way Widths

Except as hereinafter provided, streets shall be not less than fifty feet (50') in width and there shall be sidewalks within the limits of such streets not less than four and one-half feet (4 1/2') in width.

What is the minimum width of pavement required for the narrowest type of subdivision road?

32 According to Aaron Henry, Director of Planning, the minimum width of pavement for subdivision roads is 32 feet, although the requirement is frequently waived. (9/2/04)

Rules and Regulations of the Planning Board of the Town of Milton, Massachusetts Governing the Subdivision of Land and the Laying Out of Ways, Section 6.1.10 (Adopted 1966, Amended 2004)

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What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Rules and Regulations of the Planning Board of the Town of Milton, Massachusetts Governing the Subdivision of Land and the Laying Out of Ways, Section 6.1.10 (Adopted 1966, Amended 2004)

6.1.10 Right of Way Widths

Except as hereinafter provided, streets shall be not less than fifty feet (50') in width and there shall be sidewalks within the limits of such streets not less than four and one-half feet (4 1/2') in width.

Nahant

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Nahant RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 2.01 and 4.03(D)

STREET, MAJOR : A street which, in the opinion of the Board, is being used or will be used as a thoroughfare within the Town of Nahant, which will carry a heavy volume of traffic.

STREET, MINOR : A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots and which will not be used for through traffic.

STREET, SECONDARY : A street intercepting one (1) or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic from such minor street(s) to a major street or community facility.

STREET, SUBSIDIARY : A street serving only one lot. See 4.01 A (e). Subdivide The owner.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

22 Major: 32 feet
Secondary: 26 feet
Minor: 22 feet

Town of Nahant RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 4.03(D)

D. Pavement Width

The minimum paved width of roadways between curb lines shall be as follows:

Street type Paved width (in feet)
Major 32
Secondary 26
Minor 22

The minimum paved width of roadways at turn arounds shall be ninety (90) feet in diameter.

What is the minimum width of pavement required for the narrowest type of subdivision road?

22 Major: 32 feet
Secondary: 26 feet
Minor: 22 feet

Town of Nahant RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 4.03(D)

D. Pavement Width

The minimum paved width of roadways between curb lines shall be as follows:

Street type Paved width (in feet)
Major 32
Secondary 26
Minor 22

The minimum paved width of roadways at turn arounds shall be ninety (90) feet in diameter.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

32 Town of Nahant RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 4.02(C)

C. Width

1. Street right-of-way widths shall be as follows:

Street Type.....Width (in feet)
Major.....50
Secondary.....40
Minor.....32

Natick

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Sarkis Sarkisian, Director of Community development said "24 feet but we've approved 22 feet. In one case we approved 20 feet." (9/10/04)

Researcher could not find the required width of pavement or right of way for residential subdivision roads. The only number listed was for roads in commercial areas.

Town of Natick Planning Board Subdivision Rules and Regulations, Section VIII (Adopted 1963, from ordinance.com, August 2004)

SECTION VIII. REQUIREMENTS OF AN APPROVED INDUSTRIAL OR COMMERCIAL SUBDIVISION

A. Suitability of Land

Same as SECTION III B-3

B. Suitability of Street System

Same as SECTIONS IV, V, VI, VII - EXCEPT

Width: The minimum width of streets shall be fifty (50) feet. All streets determined to be major streets by the Planning Board shall have a layout width of sixty (60) feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

24

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Sarkis Sarkisian, Director of Community Development said "50 feet, but we usually approve 40 feet. We usually grant a waiver for 40."

Researcher could not find the required width of pavement or right of way for residential subdivision roads. The only number listed was for roads in commercial areas.

Town of Natick Planning Board Subdivision Rules and Regulations, Section VIII (Adopted 1963, from ordinance.com, August 2004)

SECTION VIII. REQUIREMENTS OF AN APPROVED INDUSTRIAL OR COMMERCIAL SUBDIVISION

A. Suitability of Land

Same as SECTION III B-3

B. Suitability of Street System

Same as SECTIONS IV, V, VI, VII - EXCEPT

Width: The minimum width of streets shall be fifty (50) feet. All streets determined to be major streets by the Planning Board shall have a layout width of sixty (60) feet.

Needham

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

NA Road classifications not specified.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Subdivision Regulations and Procedural Rules of the Planning Board, Town of Needham Massachusetts, Section 3.3.1 (1993)

3.3.1 All streets shall be laid out to a width of 50 feet and shall be paved to a width of 24 feet. In the case of one- and two-lot subdivisions, the Planning Board may, by waiver, require a street width of 40 feet. Streets of width greater than 50 feet may be laid out where traffic or other considerations warrant.

The following information is from a table in Section 5 entitled "Recommended Design Criteria for Private Streets in Planned Residential Developments and Residential Compounds" (Adopted February 11, 1986).

Min. Width of Road Surface:
Accepted Town Streets:
34 - 24 Feet
Unaccepted (Private) Way(s):
1 - 3 units: 18 feet
4 - 7 units: 22 feet
8+ units: 24 feet

The Land Use Ordinance of Needham
NORFOLK COUNTY, MASSACHUSETTS
ZONING BY-LAW
1. GENERAL
1.3 Definitions

STREET OR WAY : any public way or any private way shown on a plan approved under the provisions of the Subdivision Control Law or in existence when the provisions of said Subdivision Control Law became effective in the Town of Needham, having in the opinion of the Planning Board suitable width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of land abutting thereon or served thereby and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.

What is the minimum width of pavement required for the narrowest type of subdivision road?

18 Subdivision Regulations and Procedural Rules of the Planning Board, Town of Needham Massachusetts, Section 3.3.1 (1993)

3.3.1 All streets shall be laid out to a width of 50 feet and shall be paved to a width of 24 feet. In the case of one- and two-lot subdivisions, the Planning Board may, by waiver, require a street width of 40 feet. Streets of width greater than 50 feet may be laid out where traffic or other considerations warrant.

The following information is from a table in Section 5 entitled "Recommended Design Criteria for Private Streets in Planned Residential Developments and Residential Compounds" (Adopted February 11, 1986).

Min. Width of Road Surface:
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Unaccepted (Private) Way(s):
1 - 3 units: 18 feet
4 - 7 units: 22 feet
8+ units: 24 feet

The Land Use Ordinance of Needham
NORFOLK COUNTY, MASSACHUSETTS
ZONING BY-LAW
1. GENERAL
1.3 Definitions

STREET OR WAY : any public way or any private way shown on a plan approved under the provisions of the Subdivision Control Law or in existence when the provisions of said Subdivision Control Law became effective in the Town of Needham, having in the opinion of the Planning Board suitable width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of land abutting thereon or served thereby and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Subdivision Regulations and Procedural Rules of the Planning Board, Town of Needham Massachusetts, Section 3.3.1 (1993)
- 3.3.1 All streets shall be laid out to a width of 50 feet and shall be paved to a width of 24 feet. In the case of one- and two-lot subdivisions, the Planning Board may, by waiver, require a street width of 40 feet. Streets of width greater than 50 feet may be laid out where traffic or other considerations warrant.

Newbury

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR** Town of Newbury Chapter 117, Subdivision of Land (Adopted 1961, Amended 2000)
- Section 3. Definitions
F. Streets:
(2) Collector: A street which, in the opinion of the Board, is being used or will be used as a thoroughfare across or between different portions of the Town, or which will otherwise carry a heavy volume of traffic.
(3) Subcollector: A street intercepting one or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic from minor street(s) to a major street or community facility, and normally including the principal entrance street of a large subdivision, or group of subdivisions, and any principal circulation streets within such subdivisions.
(4) Minor: A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots and which is designed to discourage its use by through traffic.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 22 Town of Newbury Chapter 117, Subdivision of Land (Adopted 1961, Amended 2000)
- Section 21. General layout and dimensions.
Minor: Cul-de-sac/non-through 20 ft.; Through 22 ft.
Subcollector: Through only 24 ft.
Collector: Through only 28 ft.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 22 Town of Newbury Chapter 117, Subdivision of Land (Adopted 1961, Amended 2000)
- Section 21. General layout and dimensions.
Minor: Cul-de-sac/non-through 20 ft.; Through 22 ft.
Subcollector: Through only 24 ft.
Collector: Through only 28 ft.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Town of Newbury Chapter 117, Subdivision of Land (Adopted 1961, Amended 2000)
- Section 21. General layout and dimensions.
Minor: Cul-de-sac/non-through/through 50 ft.
Subcollector: Through only 50 ft.
Collector: Through only 60 ft.

Newburyport

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL City of Newburyport Rules and Regulations Governing the Subdivision of Land

SECTION 1. PURPOSE, AUTHORITY AND DEFINITIONS

1.3 DEFINITIONS

1.3.5 CUL-DE-SAC : a local, dead-end street with a turnaround at the end.

1.3.15 SCENIC ROAD : A street, designated M.G.L. Ch.40, Section. 15-C, as having stone walls and trees of significant value within the street right-of-way. Said street designation shall be by the Newburyport Planning Board and the Newburyport City Council and shall not include numbered state roads.

1.3.16 STREET :

Court: A street which, by its location and design, serves as the sole means of access to no more than two residential lots, and which has no potential to serve additional lots. Said court shall be retained forever as a private way and recorded as such in the Registry of Deeds in Salem

Lane: A street which, by its location and design, serves as the sole means of access to no more than Four residential lots, and which has no potential to serve additional lots. Said Lane shall be retained forever as a private way and recorded as such in the Registry of Deeds in Salem

Local: a street that provides direct access to abutting properties only and carries low volumes of traffic; this category includes cul-de-sacs and loop streets.a

Collector: a street used primarily to connect local streets to arterial streets. It carries moderate volumes of traffic. Less than 25% of the average daily traffic of a collector street is normally attributed to through traffic.

Minor arterial: a street used to provide movement between major arterials, collectors, and other minor arterials. It carries relatively high volumes of traffic. At least 25% of the average daily traffic volume is normally attributed to through traffic.

Major arterial: a street of regional significance, with high volumes of traffic used primarily to carry traffic through the City. It is not intended as a residential street.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 City of Newburyport Rules and Regulations Governing the Subdivision of Land

6.8 STREETS - DESIGN STANDARDS

According to this section the requirements for width of pavement are as follows:

Court: 20 feet

Lane: 20 feet

Local: 24 feet

Collector: 28 feet

Arterial: 36 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 City of Newburyport Rules and Regulations Governing the Subdivision of Land

6.8 STREETS - DESIGN STANDARDS

According to this section the requirements for width of pavement are as follows:

Court: 20 feet

Lane: 20 feet

Local: 24 feet

Collector: 28 feet

Arterial: 36 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 City of Newburyport Rules and Regulations Governing the Subdivision of Land
- 6.8 STREETS - DESIGN STANDARDS
According to this section the requirements for "width of right of way" are as follows:
- Court: 30 feet
Lane: 40 feet
Local: 50 feet
Collector: 50 feet
Arterial: 60 feet

Newton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 24 According to Daryl Azure, office engineer, (6/28/04) the width of pavement for a typical subdivision road is 24 feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24 According to Daryl Azure, office engineer, (6/28/04) the width of pavement for a typical subdivision road is 24 feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 45 City of Newton, Subdivision of Land, Rules and Regulations, Section 5 (Last amended 2001).
- "3. Width
- a. The minimum width of street rights-of-way shall be forty-five (45) feet. Greater width shall be required by the Planning Board when deemed necessary for present and future vehicular traffic.
- b. All existing streets, if extended, shall be extended at the same width, or at a greater width if it be deemed advisable by the Planning Board."

Norfolk

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- SECONDARY** RULES AND REGULATIONS FOR SUBDIVISION OF LAND AND SITE PLAN APPROVAL
SECTION 2.0 GENERAL
2.1. Definitions
STREET See Town of Norfolk Zoning ByLaws for definition.
PRIMARY A street which carries traffic equivalent to that generated by 50 dwelling units or more, or which serves property either used or zoned for business or industry.
SECONDARY A street which carries traffic equivalent to that generated by more than 7 but fewer than 50 dwelling units, and which is not capable of extension to serve more than 50 dwelling units.

RESIDENTIAL A street which carries traffic equivalent to that generated by 7 or fewer dwelling units, and which is not capable of extensions. A cul de sac that cannot be extended.
THROUGH A street with an outlet to more than one paved public way.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 26 RULES AND REGULATIONS FOR SUBDIVISION OF LAND AND SITE PLAN APPROVAL
SECTION 5.0 - REQUIRED IMPROVEMENTS FOR SUBDIVISIONS
5.2. Streets and Roadways
5.2.1. Minimum Widths and Depths
5.2.1.1 Minimum Width Requirements (in feet)
- One-way street with no on-street parking:
Residential: 14 feet
Secondary: 16 feet
Primary: 16 feet
- Two-way street with no on-street parking:
Residential: 24 feet
Secondary: 26 feet
Primary: 28 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 14 One-way street with no on-street parking:
Residential: 14 feet
Secondary: 16 feet
Primary: 16 feet
- Two-way street with no on-street parking:
Residential: 24 feet
Secondary: 26 feet
Primary: 28 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 60 RULES AND REGULATIONS FOR SUBDIVISION OF LAND AND SITE PLAN APPROVAL
SECTION 5.0 - REQUIRED IMPROVEMENTS FOR SUBDIVISIONS
5.2. Streets and Roadways
5.2.1. Minimum Widths and Depths
5.2.1.1 Minimum Width Requirements (in feet)
- One-way street with no on-street parking:
Residential: 40 feet
Secondary: 50 feet
Primary: 50 feet
- Two-way street with no on-street parking:
Residential: 50 feet
Secondary: 60 feet
Primary: 60 feet

North Andover

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

COLLECTOR 1.3.23 Street:

Local: a street that provides direct access to abutting properties only and carries low volumes of traffic; this category includes cul-de-sacs and loop streets.

Collector: a street used primarily to connect local streets to arterial streets. It carries moderate volumes of traffic. Less than 25% of the average daily traffic of a collector street is normally attributed to through traffic.

Minor arterial: a street used to provide movement between major arterial, collectors and other minor arterial. It carries relatively high volumes of traffic. At least 25% of the average daily traffic volume is normally attributed to through traffic. Major arterial: a street of regional significance, with high volumes of traffic used primarily to carry traffic through the Town. It is not intended as a residential street.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Local and Connector Residential Streets: 26 feet
Local and Collector Non-Residential Streets: 30 feet
All Arterial Streets: 36 feet

Section 6.8.1 from the Town of North Andover Massachusetts Planning Board Rules and Regulations Governing the Subdivision of Land (November 2000, revised October 2001)

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Local and Connector Residential Streets: 26 feet
Local and Collector Non-Residential Streets: 30 feet
All Arterial Streets: 36 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Local and Connector Residential Streets: 50 feet
Local and Collector Non-Residential Streets: 60 feet
All Arterial Streets: 60 feet

Section 6.8.1 from the Town of North Andover Massachusetts Planning Board Rules and Regulations Governing the Subdivision of Land (November 2000, revised October 2001)

North Attleborough

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

TYPE I Town of North Attleborough Rules and Regulations Governing the Subdivision of Land (Amended 2004)

Section 2 - Definitions

2.4 PRINCIPAL STREET : Street which receives and distributes traffic from and to various subareas within a given region, and receives traffic from a given area, and carries it to an arterial highway. These roads run through developed areas or connect concentrations of development, and carry significant volumes of traffic.

2.5 MINOR STREET : Street which primarily provides access to adjacent land uses.

2.8 SUBDIVISION, TYPE I : A subdivision for residential purposes other than multi-family dwellings.

2.9 SUBDIVISION, TYPE II : A subdivision for multi-family dwellings, business or industrial purposes.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 26 Town of North Attleborough Rules and Regulations Governing the Subdivision of Land (Amended 2004)
- According to Figures 1,2,3 and 4, the required width of pavement are as follows:
Type I Subdivision Minor Street: 26 feet
Type I Subdivision Principal Street: 30 feet
Type II Subdivision Minor Street: 36 feet
Type II Subdivision Principal Street: 58 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 26 Town of North Attleborough Rules and Regulations Governing the Subdivision of Land (Amended 2004)
- According to Figures 1,2,3 and 4, the required width of pavement are as follows:
Type I Subdivision Minor Street: 26 feet
Type I Subdivision Principal Street: 30 feet
Type II Subdivision Minor Street: 36 feet
Type II Subdivision Principal Street: 58 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 40 Town of North Attleborough Rules and Regulations Governing the Subdivision of Land (Amended 2004)
- According to Figures 1,2,3 and 4, the required width of right of way are as follows:
Type I Subdivision Minor Street: 40 feet
Type I Subdivision Principal Street: 50 feet
Type II Subdivision Minor Street: 50 feet
Type II Subdivision Principal Street: 85 feet

North Reading

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SECONDARY Subdivision Rules and Regulations Town of North Reading, Article II, Section 350-3 (Adopted 1944, Amended 1989, from ordinance.com August 2004)

ARTICLE II General Provisions
§ 350-3. Definitions.

STREET, PRINCIPAL -- A street which, in the opinion of the Commission, is being used or will be used as thoroughfare within the Town of North Reading or which will otherwise carry a heavy volume of traffic.

STREET, SECONDARY -- A street which, in the opinion of the Commission, is being used or will be used primarily to provide access to abutting lots and which will not be used for through traffic.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 28 Arterial: 30 feet
Standard Subdivision: 28 feet

According to Robert Rogers, Planning Director, the pavement requirement for typical subdivision roads is 28 feet, and for Arterial Roads 30 feet. (8/24/04)

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 Arterial: 30 feet
Standard Subdivision: 28 feet

According to Robert Rogers, Planning Director, the pavement requirement for typical subdivision roads is 28 feet, and for Arterial Roads 30 feet. (8/24/04)

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Subdivision Rules and Regulations Town of North Reading, Section 350-14 (Adopted 1944, Amended 1989, from ordinance.com August 2004)

ARTICLE IV Design Standards
§ 350-14. Streets.

C. Width.

(1) The minimum width of right-of-way shall be 50 feet.'

(2) Alleys will not be approved in subdivision of land in districts designated as residential under the Zoning Bylaws. Alleys with a minimum width of 40 feet may be required by the Commission at the rear of any lots designated or zoned for nonresidential use.

Northborough

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

NA Northborough Subdivision Rules and Regulations

10-36-050 Streets

A. Location and alignment.

(1) Streets shall be continuous, of uniform width and in alignment with existing streets, as far as practicable.

(2) Provision shall be made for the proper protection of streets, if adjoining property is not subdivided.

(3) All curved streets must be designed to permit safe vehicular travel. A minimum two-hundred-foot-length stopping sight distance shall be provided. A minimum two-hundred-twenty-five-foot center-line radius shall be provided on all streets. [Amended 2-11-1991]

(4) Street lines at intersections shall be cut back so as to provide curb radii of not less than thirty (30) feet.

(5) Streets shall be laid out so as to intersect as nearly as possible at right angles.

(6) Rights-of-way shall be located a minimum of fifteen (15) feet from abutting property lines. [Amended 10-7-1997]

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Northborough Subdivision Rules and Regulations

10-36-050

B. Width.

(3) The minimum width of the actual traveled way in a subdivision shall be determined by the Board with regard to the nature of the subdivision, but shall not be less than twenty-six (26) feet in any case. [Amended 5-6-2003]

Town planner Kathy Joubert stated that the width of pavement on most town roads is 30 feet but that she has been trying to get the width eased down to 26 feet on a case by case basis. She commented that 30 feet "is like a plane runway." (10/25/04)

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Northborough Subdivision Rules and Regulations

B. Width.

(3) The minimum width of the actual traveled way in a subdivision shall be determined by the Board with regard to the nature of the subdivision, but shall not be less than twenty-six (26) feet in any case. [Amended 5-6-2003]

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Northborough Subdivision Rules and Regulations

B. Width.

(1) The width of rights-of-way shall be fifty (50) feet.

(2) The Board may require street rights-of-way, which, in its judgment, may become primary streets, to be sixty (60) feet in width.

Northbridge

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

TYPE I Town of Northbridge Chapter 222 Subdivision Rules and Regulations (Adopted 1956, Amended 1998)

Definitions

SUBDIVISION CONTROL LAW -- Refer to MGL C. 41, §§ 81-K to 81GG, inclusive, entitled "Subdivision Control."

SUBDIVISION, TYPE I -- A subdivision for residential purposes in which the minimum lot size in the applicable zoning district is 20,000 square feet or more.

SUBDIVISION, TYPE II -- A subdivision for residential purposes in which the minimum lot size in the applicable zoning district is less than 20,000 square feet.

SUBDIVISION, TYPE III -- A subdivision for business or industrial purposes.

STREETS:

A. ARTERIAL STREETS -- Highways which connect Northbridge and other towns and form part of the state highway system.

B. MAJOR STREETS -- Those streets which carry traffic from developed areas to an arterial street.

C. SECONDARY STREETS -- Streets that collect traffic from neighborhoods.

D. MINOR STREETS -- Streets which provide primary access to abutting properties.

E. DEAD-END STREETS/CULS-DE-SAC -- Streets or portions of streets which join another street at only one point.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Town of Northbridge Chapter 222 Subdivision Rules and Regulations (Adopted 1956, Amended 1998)

Table 1

Street Design Standard

Subdivision Type 1 Minimum Pavement width is 24'.

Subdivision Type 2 Minimum Pavement width is 32'.

Table 1

Street Design Standard

Minimum Pavement Width

Minor/ Secondary/ Major

Type 1 24/ 24/ 24

Type 2 32/ 32/ 24

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Town of Northbridge Chapter 222 Subdivision Rules and Regulations (Adopted 1956, Amended 1998)

Table 1
Street Design Standard
Subdivision Type 1 Minimum Pavement width is 24'.
Subdivision Type 2 Minimum Pavement width is 32'.

Table 1
Street Design Standard
Minimum Pavement Width

Minor/ Secondary/ Major

Type 1 24/ 24/ 24
Type 2 32/ 32/ 24

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Town of Northbridge Chapter 222 Subdivision Rules and Regulations (Adopted 1956, Amended 1998)

Table 1
Street Design Standard

Minimum ROW Width

Minor 40
Secondary 50
Major 60

Norton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL Town of Norton Rules and Regulations Governing the Subdivision of Land

MINOR STREET - A street serving not more than nine residences, carrying no other traffic and terminating in a permanent turnaround.

LOCAL STREET - A way which, in the opinion of the Planning Board, serves or will serve the traffic generated by the abutting residences and will carry no significant through traffic, nor will have an average daily traffic load of more than 400 cars in both directions.

MAJOR STREET OR COLLECTOR STREET - A street which carries or, in the opinion of the Planning Board, is expected to carry significant traffic from several other streets or neighborhoods, a significant percentage of through or truck traffic, or average daily traffic in excess of 400 cars in both directions

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Town of Norton Rules and Regulations Governing the Subdivision of Land

ARTICLE V: DESIGN STANDARDS
5.3 Street Width and Grade

Except where otherwise required by the Planning Board due to special conditions, all street shall conform to the Typical Cross-Section (appendix B) and to the following design criteria:

Pavement Width in feet
Minor: 24

Local: 26
Major: 28-38

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Town of Norton Rules and Regulations Governing the Subdivision of Land

ARTICLE V: DESIGN STANDARDS

5.3 Street Width and Grade

Except where otherwise required by the Planning Board due to special conditions, all street shall conform to the Typical Cross-Section (appendix B) and to the following design criteria:

Pavement Width in feet

Minor: 24

Local: 26

Major: 28-38

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Norton Rules and Regulations Governing the Subdivision of Land

ARTICLE V: DESIGN STANDARDS

5.3 Street Width and Grade

Except where otherwise required by the Planning Board due to special conditions, all street shall conform to the Typical Cross-Section (appendix B) and to the following design criteria:

Right-of-way Width, in feet

Minor: 40

Local: 50

Major: 60

Norwell

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR

The types of streets in the Norwell, according to the Rules and Regulations of the Norwell Planning Board, Section 1.5:

MAJOR STREET: A street which, in the opinion of the Board, is being used, or will be used as a thoroughfare between different portions of the town or which will be the principal access to a business or industrial subdivision.

SECONDARY STREET: A street intercepting several minor streets and in which in the opinion of the Board may carry traffic from such minor streets to a major street or community facility, including the principal access street or principal circulation streets of residential subdivisions, and including all streets except those designated as major streets, of business or industrial subdivision.

MINOR STREET: A street, which in the opinion of the Board, is being used or will be used primarily, to provide access to abutting lots, and which is not intended for use by through traffic. There shall be two types of minor streets:

(a) That street which, in the opinion of the Board, may be used for access to land as yet unsubdivided or is of sufficient length to justify the additional width to insure convenience of travel;

(b) That street which, in the opinion of the Board, may not be used for access to land as yet undeveloped and is less than five hundred (500) feet in length."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Rules and Regulations of the Norwell Planning Board, Section 4.7.2:

"WIDTH OF STREETS:

Streets shall be constructed in the manner described herein with a surface width of twenty-six (26) feet for minor streets. Greater pavement widths may be required on secondary and major streets. Each street shall be constructed on the center line of the

way. The Board may require that the traveled way be separated by a raised median strip with a width to be determined by the Board. In this case, the traveled way shall consist of two roadways each with a minimum width of twenty (20) feet or such greater width as the Board may specify."

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Rules and Regulations of the Norwell Planning Board, Section 4.7.2:

"WIDTH OF STREETS:

Streets shall be constructed in the manner described herein with a surface width of twenty-six (26) feet for minor streets. Greater pavement widths may be required on secondary and major streets. Each street shall be constructed on the center line of the way. The Board may require that the traveled way be separated by a raised median strip with a width to be determined by the Board. In this case, the traveled way shall consist of two roadways each with a minimum width of twenty (20) feet or such greater width as the Board may specify."

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Minor Street, Major Street, Secondary Street: 50 feet
Industrial Park or Area: 70 feet

Rules and Regulations of the Norwell Planning Board, Section 4.7.3:

"WIDTH OF RIGHTS-OF-WAY:

The minimum width of street rights-of-way shall be fifty (50) feet. A greater width may be required for principal streets. Width of street rights-of-way within an industrial park or area shall be seventy (70) feet."

Norwood

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL RESIDENTIAL STREETS : Streets shall mean all the land within the public right-of-way including the traveled way, curbing, grass strips, sidewalks, drainage, and utilities.

ARTERIAL STREET : A street so designated by the Board; a street which receives and distributes traffic from and to more than 500 dwelling units, 15 acres of commercial land, 70 acres of industrial land or proportional combination of the above; or a street which provides access between or among neighborhoods, major commercial areas, other towns or highways such as Route 1, 1A, or I-95.

COLLECTOR STREET : A street so designated by the Board; a street which receives and distributes traffic from and to between 100 and 500 dwelling units, between 3 and 15 acres of commercial land, between 15 and 709 acres of industrial land or a proportional combination of the above, or a street which intersects with 5 or more local streets or ways.

1. Residential Collector Street: A street serving residential lots only.

2. Commercial Collector Street: A street serving commercial lots of commercial and residential lots.

3. Industrial Collector Street: A street serving industrial and commercial lots, or industrial and residential lots, or industrial, commercial and residential lots.

LOCAL STREET : A street so designated by the Board; street which receives and distributes traffic from and to less than 100 dwelling units, 3 acres of commercial land, 15 acres of industrial land, or a proportional combination of the above.

1. Residential Local Street: A street serving residential lots only.

2. Commercial Local Street: A street serving industrial lots, or industrial and commercial lots, or industrial and residential lots, or industrial, commercial, and residential lots.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Local Residential: 26 feet
Industrial: 34 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 According to Stephen Costello, Norwood Town Planner, (7/6/04) Norwood has two types of roads, industrial and local residential. Residential is the typical subdivision road. He said that the pavement width for a local residential street is 26 feet while the pavement width for industrial street is 34 feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

55 According to Stephen Costello, Norwood Town Planner, (7/6/04) Norwood has two types of roads, industrial and local residential. Residential is the typical subdivision road. He said that the right of way width for a local residential street is 55 feet and the right of way width for industrial street is 60 feet.

Paxton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

NA No definition given.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Town of Paxton Rules and Regulations Governing the Subdivision of Land (Adopted 1987, Amended 2001)
4.2 Streets
4.2.5.2 The minimum pavement width shall be twenty-eight feet (28').

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 Town of Paxton Rules and Regulations Governing the Subdivision of Land (Adopted 1987, Amended 2001)
4.2 Streets
4.2.5.2 The minimum pavement width shall be twenty-eight feet (28').

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

60 Town of Paxton Rules and Regulations Governing the Subdivision of Land (Adopted 1987, Amended 2001)
4.2.5 Width
4.2.5.1 Right-of-Way Width
a) The minimum width of right-of-way shall be sixty feet (60').
b) Where the only access is to lots fronting on a dead-end street with a length in excess of five hundred feet (500'), or where in the opinion of the Board it is appropriate, the Board may require a greater right-of-way than that specified above and/or may require a divided roadway.

Peabody

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SECONDARY RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND City of Peabody, Section IIA (Ordinance.com)

SECTION II GENERAL

A. Definitions

STREET, ARTERIAL . A street which functions to convey traffic between municipalities and other activity centers and to provide connections with major state and interstate roadways.

STREET, PRINCIPAL . A street which carries, or is designed to carry, traffic collected from intersecting secondary streets and between parts or neighborhoods of Peabody.

STREET, SECONDARY . A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

32 RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND City of Peabody, Section V.B.2 (ordinance.com)

2. Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in Section IV.A.3. above. The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Peabody Planning Board. The minimum and maximum widths of roadway pavements shall be thirty two feet (32') on a fifty foot (50') right-of-way.

Note: Joe Viola, Senior Planner, said that there are not a lot of new subdivisions in Peabody.

What is the minimum width of pavement required for the narrowest type of subdivision road?

32 RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND City of Peabody, Section V.B.2 (ordinance.com)

2. Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in Section IV.A.3. above. The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Peabody Planning Board. The minimum and maximum widths of roadway pavements shall be thirty two feet (32') on a fifty foot (50') right-of-way.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND City of Peabody, Section IV.A.4(ordinance.com)

4. Width

a. The minimum width of right-of-way shall be fifty feet (50').

b. Alleys will not be approved in subdivisions of land in districts designated as residential under the Zoning Ordinance. Alleys with a minimum width of forty feet (40') may be required by the Board at the rear of any lots designated or zoned for non-residential use.

Pembroke

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Pembroke Rules and Regulations Governing the Subdivision of Land (Amended 2000)

MAJOR STREET : "Major Street" - a way that will be, or will possible be, used to handle heavy vehicular traffic. All street proposed to provide access to commercial or industrial subdivision shall be major streets. Four (4) lane access roadways may be required by the Board for any proposed roadways servicing industrial or commercial subdivision.

SECONDARY STREET : a way which will be used for local traffic.

MINOR STREET : "Minor Street" - a way which will be used to service small subdivisions or portions or large subdivisions, but will more than likely never become a secondary or major street.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

Town of Pembroke Rules and Regulations Governing the Subdivision of Land (Amended 2000)

b. The typical cross section for streets shall conform to that indicated in Appendix B.

What is the minimum width of pavement required for the narrowest type of subdivision road?

Town of Pembroke Rules and Regulations Governing the Subdivision of Land (Amended 2000)

b. The typical cross section for streets shall conform to that indicated in Appendix B.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

Town of Pembroke Rules and Regulations Governing the Subdivision of Land (Amended 2000)

b. The typical cross section for streets shall conform to that indicated in Appendix B.

Pepperell

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SUBCOLLECTOR Town of Pepperell Rules and Regulations Governing the Subdivision of Land

STREETS AND WAYS :

A. MINOR STREET - A short street, cul-de-sac or court or a street with branching lanes which conducts traffic between dwelling units and other streets. Streets allowing through traffic between two (2) other streets and loop streets shall not be classified as "minor streets." Cul-de-sac or dead-end streets shall generally not be permitted by the Planning Board.

B. SUBCOLLECTOR - A residential street which provides access to minor streets and conducts traffic to an activity center or a collector street. A residential loop street which connects back onto itself shall not generally be permitted by the Planning Board.

C. COLLECTOR - A street which is used to conduct traffic between major centers or is required to conduct a significant volume of heavy-duty commercial and industrial traffi

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Minor street: 20 feet
Subcollector street: 24 feet
Collector street: 24 feet

Pepperell Town Engineer Robert Lee (12/02/04) reports that they are currently revision the Subdivision Rules and Regulations,

and the 20' pavement width for minor streets will 'almost certainly' be changed to 24'.

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 Minor street: 20 feet
Subcollector street: 24 feet
Collector street: 24 feet

Pepperell Town Engineer Robert Lee (12/02/04) reports that they are currently revision the Subdivision Rules and Regulations, and the 20' pavement width for minor streets will 'almost certainly' be changed to 24'.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Town of Pepperell Rules and Regulations Governing the Subdivision of Land

" D. Street rights-of-way.

(1) The minimum width of a minor or subcollector right-of-way shall be forty (40) feet. The minimum width of a collector right-of-way shall be fifty (50) feet."

Plainville

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL Town of Plainville Rules and Regulations Governing the Subdivision of Land, Adopted 1971

2.1 - Definitions

ARTERIAL STREET : A way carrying or expected to carry in the opinion of the Planning Board volumes in excess 2,000 vehicles per day of primarily through traffic between communities, neighborhoods or major subdivisions.

COLLECTOR STREET : A way which collects or is expected to collect traffic from several local streets or subdivisions or can be expected to carry volumes in excess of 1,000 vehicles per day or more than 30 percent of through traffic or 12 percent of truck traffic.

MINOR STREET : A dead-end street or a street which because of its location or other factors does not and is not expected to carry the traffic other than that generated by or destined for not more than twelve abutting residences.

LOCAL STREET : A way carrying and expected to carry primarily the traffic generated by or designed for the adjoining minor and local streets in the same subdivision.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Town of Plainville Rules and Regulations Governing the Subdivision of Land, Adopted 1971

According to Table 1 - Street Design Standards, the width of pavement requirements are as follows:

Arterial: 36 feet
Collector: 32 feet
Local: 28 feet
Minor: 28 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 Town of Plainville Rules and Regulations Governing the Subdivision of Land, Adopted 1971

According to Table 1 - Street Design Standards, the width of pavement requirements are as follows:
Arterial: 36 feet
Collector: 32 feet
Local: 28 feet
Minor: 28 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Plainville Rules and Regulations Governing the Subdivision of Land, Adopted 1971

According to Table 1 - Street Design Standards, the width of right of way requirements are as follows:
Arterial: 80 feet
Collector: 50 feet
Local: 50 feet
Minor: 50 feet

Plymouth

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Plymouth Rules and Regulations Governing the Subdivision of Land

STREETS

307 Street Classification and Widths

Proposed streets, shall be classified by the Board as provided below, depending upon the amount of traffic they are projected to accommodate.

1. Major Street - Designed to accommodate large volumes of moderate speed traffic with access to abutting lots controlled. Major streets are throughfares and carry through traffic between the various parts of Town. Major streets shall have a minimum right of way of sixty (60).
2. Collector Street - Designed to accommodate and direct traffic generated by minor streets in one or more neighborhoods or subdivisions to major streets, and other areas of Town. Collector streets shall have a minimum right of way of fifty (50) feet, and a paved surface width, exclusive of berms, of thirty-two (32) feet.
3. Minor Street - Designed for use by local residential and service traffic only. The function of a minor street is to provide direct access from abutting homes to collector streets, and the Town street system. Minor streets shall have a minimum right-of-way of fifty (50) feet, and a paved surface width of twenty-six (26) feet. In special cases, the Board may allow rights-of-way widths of less than 50 feet, but in no case shall the minimum widths of street rights-of-way be less than forty (40) feet.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Minor street: 26 feet
Collector street: 32 feet

Town of Plymouth Rules and Regulations Governing the Subdivision of Land

STREETS

307 Street Classification and Widths

Proposed streets, shall be classified by the Board as provided below, depending upon the amount of traffic they are projected to accommodate.

1. Major Street - Designed to accommodate large volumes of moderate speed traffic with access to abutting lots controlled. Major streets are throughfares and carry through traffic between the various parts of Town. Major streets shall have a minimum right of way of sixty (60).
2. Collector Street - Designed to accommodate and direct traffic generated by minor streets in one or more neighborhoods or subdivisions to major streets, and other areas of Town. Collector streets shall have a minimum right of way of fifty (50) feet, and

a paved surface width, exclusive of berms, of thirty-two (32) feet.

3. Minor Street - Designed for use by local residential and service traffic only. The function of a minor street is to provide direct access from abutting homes to collector streets, and the Town street system. Minor streets shall have a minimum right-of-way of fifty (50) feet, and a paved surface width of twenty-six (26) feet. In special cases, the Board may allow rights-of-way widths of less than 50 feet, but in no case shall the minimum widths of street rights-of-way be less than forty (40) feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Town of Plymouth Rules and Regulations Governing the Subdivision of Land

STREETS

307 Street Classification and Widths

Proposed streets, shall be classified by the Board as provided below, depending upon the amount of traffic they are projected to accommodate.

1. Major Street - Designed to accommodate large volumes of moderate speed traffic with access to abutting lots controlled.

Major streets are throughfares and carry through traffic between the various parts of Town. Major streets shall have a minimum right of way of sixty (60).

2. Collector Street - Designed to accommodate and direct traffic generated by minor streets in one or more neighborhoods or subdivisions to major streets, and other areas of Town. Collector streets shall have a minimum right of way of fifty (50) feet, and a paved surface width, exclusive of berms, of thirty-two (32) feet.

3. Minor Street - Designed for use by local residential and service traffic only. The function of a minor street is to provide direct access from abutting homes to collector streets, and the Town street system. Minor streets shall have a minimum right-of-way of fifty (50) feet, and a paved surface width of twenty-six (26) feet. In special cases, the Board may allow rights-of-way widths of less than 50 feet, but in no case shall the minimum widths of street rights-of-way be less than forty (40) feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Major street: 60 feet
Collector street: 50 feet
Minor street: 50 feet (special cases: 40 feet)

Town of Plymouth Rules and Regulations Governing the Subdivision of Land

STREETS

307 Street Classification and Widths

Proposed streets, shall be classified by the Board as provided below, depending upon the amount of traffic they are projected to accommodate.

1. Major Street - Designed to accommodate large volumes of moderate speed traffic with access to abutting lots controlled.

Major streets are throughfares and carry through traffic between the various parts of Town. Major streets shall have a minimum right of way of sixty (60).

2. Collector Street - Designed to accommodate and direct traffic generated by minor streets in one or more neighborhoods or subdivisions to major streets, and other areas of Town. Collector streets shall have a minimum right of way of fifty (50) feet, and a paved surface width, exclusive of berms, of thirty-two (32) feet. This category includes industrial subdivision.

3. Minor Street - Designed for use by local residential and service traffic only. The function of a minor street is to provide direct access from abutting homes to collector streets, and the Town street system. Minor streets shall have a minimum right-of-way of fifty (50) feet, and a paved surface width of twenty-six (26) feet. In special cases, the Board may allow rights-of-way widths of less than 50 feet, but in no case shall the minimum widths of street rights-of-way be less than forty (40) feet.

Plympton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL No road classifications offered in the Plympton subdivision or zoning regulations.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Plympton Building Inspector Fred Svenson (10/18/04) said that 28 feet is the typical width of pavement on local roads, and 40 feet for major roads.

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 Plympton Building Inspector Fred Svenson (10/18/04) said that 28 feet is the typical width of pavement on local roads, and 40 feet for major roads.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Plympton Rules and Regulations Governing the Subdivision of Land
Section 4, C, 2
Width
a. The minimum width of street rights-of-way shall be fifty (50) feet. Greater width shall be required by the Planning Board when deemed necessary for sight distance at the intersections. Right-of-way lines shall be rounded by tangent arcs with a minimum radius of fifty (50) feet. This will result in the right-of-way width totaling at least one hundred fifty (150) feet at the intersection.
b. The typical cross section for minor streets shall conform to that indicated on Plate 4, (contained in the Appendix to the Regulations). The Planning Board may require greater paving sidewalk, and planting strip widths and curb requirements for major streets and secondary streets.

Princeton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Princeton Rules and Regulations Governing the Subdivision of Land (1996)

SECTION II. - General A. Definitions

STREET, MAJOR. (1) A street which, in the opinion of the Board is being used or will be used as a traveled way within the Town of Princeton and which will carry a heavy volume of traffic, generally over fifteen hundred (1500) vehicles per day. (1) For purposes of determining street type the Planning Board shall calculate ten (10) trips per day for a single family dwelling or each unit in a duplex residence and six (6) trips per day for each townhouse or unit in an apartment or multi-family structure.

STREET, MINOR. (1) A street which, in the opinion of the Board is being used, or will be used primarily to provide access to abutting lots and which will not be used for through traffic.

STREET, SECONDARY. (1) A street intercepting one (1) or more Minor Streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic, generally, over four hundred (400) vehicles per day from such Minor Street(s) to a Major Street or community facility, and normally including a principal entrance to a large Subdivision or group of Subdivisions, and any principal circulation street within such Subdivisions.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Minor streets: 26 feet
Secondary streets: 30 feet
Major streets: 36 feet

Town of Princeton Rules and Regulations Governing the Subdivision of Land (1996)

SECTION V. REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION

B. Street and Roadway

2. The minimum and maximum widths of Roadway pavements shall be as follows:

Minor Streets: Twenty-six feet (26') Minimum

Secondary Streets: Thirty feet (30') Minimum, except in a residential Subdivision in which the average lot size is two (2) acres or more the Roadway pavement width may be reduced to twenty-six feet (26') by the Planning Board. Forty feet (40')

Maximum Major Streets and all streets in a Subdivision

other than a residential subdivision: Thirty-six feet (36') Minimum, except in a residential Subdivision in which the average lot size is two (2) acres or more, the Roadway pavement width may be reduced to thirty feet (30') by the Planning Board. Forty-eight feet (48') Maximum, width may be raised by the Planning Board as needed to accommodate a median strip.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 26 Minor streets: 26 feet
 Secondary streets: 30 feet
 Major streets: 36 feet

Town of Princeton Rules and Regulations Governing the Subdivision of Land (1996)

SECTION V. REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION

B. Street and Roadway

2. The minimum and maximum widths of Roadway pavements shall be as follows:

Minor Streets: Twenty-six feet (26') Minimum

Secondary Streets: Thirty feet (30') Minimum, except in a residential Subdivision in which the average lot size is two (2) acres or more the Roadway pavement width may be reduced to twenty-six feet (26') by the Planning Board. Forty feet (40')

Maximum Major Streets and all streets in a Subdivision

other than a residential subdivision: Thirty-six feet (36') Minimum, except in a residential Subdivision in which the average lot size is two (2) acres or more, the Roadway pavement width may be reduced to thirty feet (30') by the Planning Board. Forty-eight feet (48') Maximum, width may be raised by the Planning Board as needed to accommodate a median strip.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Minor/Secondary streets: 50 feet or 60 feet
 Major streets: 60 feet or 90 feet

Town of Princeton Rules and Regulations Governing the Subdivision of Land (1996)

SECTION IV. DESIGN STANDARDS

A. Streets 3. Width

a. The minimum width of right-of-way shall be as follows:

(1) Minor and Secondary Streets: fifty feet (50') and in an area which in the opinion of the Planning Board is high density or an area of high intensity use sixty (60') feet for a secondary Street.

(2) Major Streets and such Secondary Streets, which in the judgment of the Planning Board may in the future be changed in character to become a Major Street: sixty (60') in a low density area and ninety (90") feet in an area which in the opinion of the Planning Board is a high density or high intensity area.

b. When a Minor Street will provide the only access for Lots fronting on a length in excess of five hundred feet (500') or where, on a Major Street, potential volume warrants, the Planning Board may require a greater right-of-way than that specified above and may require construction of a divided Roadway.

Quincy

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Researcher could not find the width in the regulations. Dennis Harrington, Director of Planning, (8/17/04) said that he think sthe width is twenty-four feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Researcher could not find the width in the regulations. Dennis Harrington, Director of Planning, (8/17/04) said that he think sthe width is twenty-four feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Dennis Harrington, Director of Planning, (8/17/04) said that right of way requirement for the "basic subdivision road" is forty feet.

Randolph

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SECONDARY 3.6.4 The Board will specify as to whether a road will be constructed as primary road or as a secondary road based upon traffic requirements and safety conditions. All streets in Business and Industrial Zoned subdivisions will be constructed as primary roads.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Primary street: 36 feet
Secondart street: 29 feet

Town of Randolph Subdivision Rules and Regulations, Section 3.7.13-14.

3.7.13 A typical primary road shall not be less than 50 feet in width and shall include therein two paved sidewalks of not less than 7 feet.

3.7.14 Secondary roads shall be not less than 40 feet in width and shall include therein two paved sidewalks of not less than 5-1/2 feet in width including curbing or berms, with utility poles recessed 8 inches back from the gutter line.

Survey received from Randolph (Richard Goodhue, Chair, Planning Board) on 3/24/05:

Answer changed to 24 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Primary street: 36 feet
Secondart street: 29 feet

Town of Randolph Subdivision Rules and Regulations, Section 3.7.13-14.

3.7.13 A typical primary road shall not be less than 50 feet in width and shall include therein two paved sidewalks of not less than 7 feet.

3.7.14 Secondary roads shall be not less than 40 feet in width and shall include therein two paved sidewalks of not less than 5-1/2 feet in width including curbing or berms, with utility poles recessed 8 inches back from the gutter line.

Survey received from Randolph (Richard Goodhue, Chair, Planning Board) on 3/24/05:

Answer changed to 24 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Primary street: 50 feet
Secondary street: 40 feet

Town of Randolph Subdivision Rules and Regulations, Section 3.7.13-14.

3.7.13 A typical primary road shall not be less than 50 feet in width and shall include therein two paved sidewalks of not less than 7 feet.

3.7.14 Secondary roads shall be not less than 40 feet in width and shall include therein two paved sidewalks of not less than 5-1/2 feet in width including curbing or berms, with utility poles recessed 8 inches back from the gutter line.

Raynham

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

ACCESS Town of Raynham Rules and Regulations Governing the Subdivision of Land (Adopted 1955, Amended 1999)

2.2 Definitions

ACCESS (RESIDENTIAL) STREET OR WAY - shall mean a way carrying or expected to carry an average daily trip count of (0-250).

ARTERIAL STREET OR WAY - shall mean a way so designated by a Master of Study Plan or a Way carrying or expected to carry primarily through traffic to and/or from other municipalities; or to carry traffic in excess of 2,000 vehicles in both directions during the peak hour, which shall include numbered state highways.

COLLECTOR (RESIDENTIAL) STREET OR WAY - shall mean a way carrying or expected to carry an average daily trip count of (1001-3000)

SUB COLLECTOR (RESIDENTIAL) STREET OR WAY - shall mean a way carrying or expected to carry an average daily trip count of (251-1000)

LOCAL OR MINOR STREET LOCAL - a way serving primarily the traffic originating in one large or several small subdivisions and not expected to carry a large percentage of through traffic or trucks or any way not otherwise classified.

Minor - a dead end street or other way not expected to serve the traffic generated by more than ten dwelling units, or carry through traffic or commercial vehicles, other than those destined for or originating from the development served by such way.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Town of Raynham Rules and Regulations Governing the Subdivision of Land (Adopted 1955, Amended 1999)

7.3.H.1.B. The minimum width for the roadway (pavement) shall be not less than the following:

AVERAGE ROADWAY WIDTHS:

Arterial: 64 feet

Non-Residential Collector: 40 feet

Residential Collector: 36 feet

Residential Sub-Collector: 26 feet

Access Street: 24 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Town of Raynham Rules and Regulations Governing the Subdivision of Land (Adopted 1955, Amended 1999)

7.3.H.1.B. The minimum width for the roadway (pavement) shall be not less than the following:
AVERAGE ROADWAY WIDTHS:
Arterial: 64 feet
Non-Residential Collector: 40 feet
Residential Collector: 36 feet
Residential Sub-Collector: 26 feet
Access Street: 24 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Raynham Rules and Regulations Governing the Subdivision of Land (Adopted 1955, Amended 1999)

7.3 Streets
H. Property lines at street intersections shall be rounded or cut back to provide for a curb radius of not less than twenty (20) feet at intersections of, minor streets with other minor streets, and twenty-five (25) feet or greater at all other intersections.
1. Median Islands may be required in case of extreme traffic flow, etc.
2. Width
A. The minimum width of street rights-of-way shall be not less than the following:
Arterial Streets.....96 feet
Non-Residential Collector Streets...62 feet
Residential Collector Streets.....60 feet
Local or Minor Streets.....50 feet (Sub collector and Access Streets)

Reading

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- 2.24. STREET, ARTERIAL : A street of regional significance which carries high volumes of traffic between and through towns; such streets may also provide direct access to abutting parcels.
- 2.25. STREET, COLLECTOR : A street used primarily to connect local streets with arterial streets; such streets may also provide direct access to abutting parcels.
- 2.26. STREET, LOCAL : A street which primarily serves to provide direct access to abutting parcels.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 Town of Reading Subdivision Rules Section 7.1.3. Street Cross Section the following shall be the minimum provided for streets. The Commission may require additional lanes, widths, and other dimensions where the use requires such increases. Cross sections shall conform to Figure 1, "Typical Cross Section for a Sixty-Foot Street", in the Appendix.

a. At least a 30 foot travel way completely paved and uniformly graded from the crown of the roadway to the granite curbing at three-eighths of an inch (3/8") per foot.

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 Town of Reading Subdivision Rules Section 7.1.3. Street Cross Section the following shall be the minimum provided for streets. The Commission may require additional lanes, widths, and other dimensions where the use requires such increases. Cross sections shall conform to Figure 1, "Typical Cross Section for a Sixty-Foot Street", in the Appendix.

a. At least a 30 foot travel way completely paved and uniformly graded from the crown of the roadway to the granite curbing at three-eighths of an inch (3/8") per foot.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 60 Town of Reading Subdivision Regulations, Section 7.1.1. Width and Grade of Ways (1997).
 - a. The width of street rights-of-way shall be sixty (60) feet. Cul-de-sac terminations of street rights-of-way shall consist of a right-of-way circle with a radius of fifty-five (55) feet, the center of which radius shall coincide with the centerline of the roadway. Where appropriate for the needs of vehicular access and public safety, the CPDC may require a greater right-of-way width or radius.

Rehoboth

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- LOCAL RESIDENTIAL** Rules and Regulations Governing the Subdivision of Land in the Town of Rehoboth (Adopted 1947, Amended 2001)
- L** ARTERIAL STREET shall mean, as determined by the Planning Board, a continuous street or highway e.g. the State numbered routes in Town - Rte. 44, 118 and 6) that serves, or is expected to serve as a route for the circulation of traffic into, out of or around the municipality and carries a volume of traffic greater than 3,500 vehicles per day.

COLLECTOR STREET shall mean, as determined by the Planning Board, a street whose principle function is to carry traffic between local streets, collectors and arterial streets and carries volumes of traffic between 1,000 and 3,500 vehicles per day.

LOCAL STREET OR RESIDENTIAL STREET shall mean, as determined by the Planning Board, a street that provides direct access to abutting land use activities and connections to arterial and collector streets and carries volumes of traffic less than 1,000 vehicles per day.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 26 Rules and Regulations Governing the Subdivision of Land in the Town of Rehoboth (Adopted 1947, Amended 2001)
 - 602 Improvement Specifications
 - Arterial: 36 feet
 - Collector: 34 feet
 - Local/Residential: 26 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 26 Rules and Regulations Governing the Subdivision of Land in the Town of Rehoboth (Adopted 1947, Amended 2001)
 - 602 Improvement Specifications
 - Arterial: 36 feet
 - Collector: 34 feet
 - Local/Residential: 26 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Rules and Regulations Governing the Subdivision of Land in the Town of Rehoboth (Adopted 1947, Amended 2001)
 - 502.4 Right-of-Way Widths and Alignments
 - Arterial: 60 feet
 - Collector: 60 feet
 - Local/Residential: 60 feet max/50 feet min

Revere

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Definition of Minor Street from Rules and Regulations:
City of Revere, Rules and Regulations Governing the Subdivision of Land, Section 1:
SECTION 1 - DEFINITIONS

STREET - MINOR - Existing or proposed street which is used primarily for access to abutting properties or to carry relatively small volumes of traffic.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Principal Streets: 2 lanes @ 12' = 24 feet
Minor Streets: 2 lanes @ 13' = 26 feet

Revere requires 2 lanes 13' wide each on Minor Subdivision streets based on Figure 2 drawing in the Appendix.

City of Revere, Rules and Regulations Governing the Subdivision of Land
APPENDIX - FIGURE 2 SECTION-MINOR STREETS

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Principal Streets: 2 lanes @ 12' = 24 feet
Minor Streets: 2 lanes @ 13' = 26 feet

Revere requires 2 lanes 13' wide each on Minor Subdivision streets based on Figure 2 drawing in the Appendix.

City of Revere, Rules and Regulations Governing the Subdivision of Land
APPENDIX - FIGURE 2 SECTION-MINOR STREETS

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Minor streets: 50 feet
Principal streets: 60 feet

City of Revere, Rules and Regulations Governing the Subdivision of Land, Section 5.B.8:

8) Minimum width of minor street rights-of-way shall be fifty feet, and minimum width of principal street rights-of-way shall be sixty feet.

Rockland

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL RESIDENTIAL L Town of Rockland Subdivision Rules and Regulations, Section III(B)(2) (Adopted 1990, Last Amended 2001).
2. Street Classification and Dimensional Requirements

a. The following classification shall apply to the streets in a subdivision:

(1) Local Residential Streets are streets serving a limited number of private residences and are to be designed primarily for passenger vehicles and light trucks; in general, streets serving less than forty (40) lots, each lot approximately equal to the minimum area requirement of the Zoning By-Law, shall be considered as a Local Residential Street.

(2) Residential Feeder Streets serve general residential areas connecting Local Residential Streets with existing town streets

and highways and other existing or potential Local Streets.

(3) Industrial Streets are to provide access to and within commercial and industrial areas as they may exist or as they may be zoned. This classification is further divided into "Primary Industrial Streets" and "Secondary Industrial Streets." A Primary Industrial Street serves as a major access into and/or through a commercial or industrial district. All other streets in such districts not qualifying as a Primary Street shall be defined as a Secondary Industrial Street.

b. For the purpose of classification, all streets in a subdivision containing apartments or multi-family dwellings shall be considered as Residential Feeder Streets.

c. Streets shown on a residential subdivision plan submitted for approval, which may qualify as a Local Residential Street based on traffic service for the proposed subdivision, shall be classified as a Residential Feeder Street if the street may serve as a major access route upon future development of adjacent land areas.

d. The Board shall determine the classification of the various streets in a subdivision, using as a guide the above and the Master Circulation Plan of the Town as such plan provides at the time of submission.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 Local residential street: 30 feet
Residential feeder street: 30 feet
Industrial primary street: 36 feet
Industrial secondary street: 30 feet

As listed in the Town of Rockland Subdivision Rules and Regulations, Appendix C (Adopted 1990, Last Amended 2001).

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 Local residential street: 30 feet
Residential feeder street: 30 feet
Industrial primary street: 36 feet
Industrial secondary street: 30 feet

As listed in the Town of Rockland Subdivision Rules and Regulations, Appendix C (Adopted 1990, Last Amended 2001).

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Local residential street: 50 feet
Residential feeder street: 60 feet
Industrial primary street: 60 feet
Industrial secondary street: 60 feet

As listed in the Town of Rockland Subdivision Rules and Regulations, Appendix C (Adopted 1990, Last Amended 2001).

Rockport

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL Road classifications are not defined in the subdivision regulations.
L

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Town of Rockport Rules and Regulations Governing the Subdivision of Land

" 5.2.2 The minimum width of roadway pavements shall be as follows:

Residential streets: 24 feet
Secondary streets: 34 feet

Business streets: 44 feet"

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24** Town of Rockport Rules and Regulations Governing the Subdivision of Land
- " 5.2.2 The minimum width of roadway pavements shall be as follows:
- Residential streets: 24 feet
Secondary streets: 34 feet
Business streets: 44 feet"

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 40** Town of Rockport Rules and Regulations Governing the Subdivision of Land
- "4.1.3 WIDTH
- (a) The minimum width of street rights-of-way shall be as follows:
Residential streets: 40 feet
Secondary streets: 50 feet
Business streets: 60 feet"

Rowley

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR** Town of Rowley Rules and Regulations Governing the Subdivision of Land
- STREET: MAJOR A street which, in the opinion of the Board, is being used or will be used as a thoroughfare within the Town of Rowley, which will connect communities or which will otherwise carry a heavy volume of traffic.
- STREET: MINOR A street which, in the opinion of the Board, is being used or will be used primarily, to provide access to abutting lots and which will not be used for through traffic.
- STREET: SECONDARY A street intercepting one (1) or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic from such minor street(s) to a major street or community facility, and normally including a principal entrance street to a shopping center, industrial park, planned unit development, or a large subdivision, or group of subdivisions, and any principal circulation street within such developments, or a street which will connect subdivisions.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 26** Town of Rowley Rules and Regulations Governing the Subdivision of Land
- 5.2.2. Pavement
- 5.2.2.1. Roadway pavement shall be constructed for the full length of all streets within the subdivision and shall have the radii required in Section 4.1.2.5. above. The centerline of all roadways shall coincide with the centerline of the street right-of-way unless a deviation is approved by the Planning Board. The minimum widths of the roadway and pavement shall be in accordance with the following:
Major: 48 feet (high intensity area), 40 feet (low intensity area)
Minor: 26 feet
Secondary: 40 feet (high intensity area), 30 feet (low intensity area)

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Town of Rowley Rules and Regulations Governing the Subdivision of Land

5.2.2. Pavement

5.2.2.1. Roadway pavement shall be constructed for the full length of all streets within the subdivision and shall have the radii required in Section 4.1.2.5. above. The centerline of all roadways shall coincide with the centerline of the street right-of-way unless a deviation is approved by the Planning Board. The minimum widths of the roadway and pavement shall be in accordance with the following:

Major: 48 feet (high intensity area), 40 feet (low intensity area)

Minor: 26 feet

Secondary: 40 feet (high intensity area), 30 feet (low intensity area)

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

55 Town of Rowley Rules and Regulations Governing the Subdivision of Land

4.1.4. Width

4.1.4.1. The minimum width of right-of-way shall be as follows:

Major Streets: Sixty five (65) feet in a low intensity area and eighty (80) feet in a high intensity area as determined by the Planning Board.

Secondary streets and such minor streets, which in the judgement of the Board may in the future be changed in character to become a secondary street: fifty five (55) feet in a low intensity area and sixty five (65) feet in a high intensity area as determined by the Board.

Minor Streets: Fifty five (55) feet.

Salem

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR PRIMARY : street which carries through traffic, serves itself, and is fed by one or more collector streets.

COLLECTOR : A street which serves itself, receives traffic from one or more streets, is joined by other streets at both ends, and which by its nature does not carry through traffic.

MINOR : A street which is joined by other streets only at both ends and provides the principal means of access for only the lots on that street.

DEAD END : A street under 500 feet in length which joins another street at only one end.

* In instances where existing street widths are greater than 36 feet the existing width shall be met.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Primary street: 36 feet
Collector street: 32 feet
Minor street: 24 feet

City of Salem, Rules and Regulations Governing the Subdivision of Land, Section IV Design Standards, (A)(2), (2001).

2. Width *

a. The minimum width of right-of-way improvements shall conform to the schedule below:

Roadway - Plant Strip - Sidewalk - Curb

Primary 36' - 5' - 5' - 6"

Collector 32' - 3' - 5' - 6"

Minor/ Deadedn 24' - 3' - 5' - 6"

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24 Primary street: 36 feet
Collector street: 32 feet
Minor street: 24 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 41 City of Salem, Rules and Regulations Governing the Subdivision of Land, Section IV Design Standards, (A)(2), (2001).
2. Width *
a. The minimum width of right-of-way improvements shall conform to the schedule below:
Roadway - Plant Strip - Sidewalk - Curb
Primary 36' - 5' - 5' - 6"
Collector 32' - 3' - 5' - 6"
Minor/ Deadend 24' - 3' - 5' - 6"

Salisbury

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- TYPE I SUBDIVISION** Town of Salisbury Rules and Regulations Governing the Subdivision of Land
Definitions
SECONDARY COLLECTOR ROADWAYS : Roadways which collect traffic from minor streets and carry it to arterial or primary collector roadways, as designated in the "Circulation" section of the Salisbury Master Plan of 1969.
MINOR STREETS : Roadways which primarily provide access to abutting properties (both residential and nonresidential), as designated in the "Circulation" section of the Salisbury Master Plan of 1969.
SUBDIVISION, TYPE I : A subdivision for residential purposes in which the minimum lot size is 20,000 square feet or more.
SUBDIVISION, TYPE II : A subdivision for residential purposes In which the minimum lot size is less than 20,000 square feet.
SUBDIVISION, TYPE III : A subdivision for business, or Industrial purposes.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 30 Town of Salisbury Rules and Regulations Governing the Subdivision of Land
SECTION V DESIGN AND CONSTRUCTION STANDARDS
Street Cross Sectional Design Standards for Subdivisions
Total minimum width of pavement
Secondary Collector Streets 40'
Subdivision Type I 30'
Minor Streets Subdivision Type II 34'
Subdivision Type III 44'

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 Town of Salisbury Rules and Regulations Governing the Subdivision of Land

SECTION V DESIGN AND CONSTRUCTION STANDARDS
Street Cross Sectional Design Standards for Subdivisions
Total minimum width of pavement

Secondary Collector Streets	40'
Subdivision Type I	30'
Minor Streets Subdivision Type II	34'
Subdivision Type III	44'

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Salisbury Rules and Regulations Governing the Subdivision of Land

SECTION V DESIGN AND CONSTRUCTION STANDARDS
Street Cross Sectional Design Standards for Subdivisions
Minimum right of way width

Secondary Collector Streets	56'
Subdivision Type I	50'
Minor Streets Subdivision Type II	50'
Subdivision Type III	58'

Saugus

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Street, Major

A street that, in the opinion of the Board, is being used or will be used as a thoroughfare within the Town of Saugus, that will connect communities or that will otherwise carry a heavy volume of traffic.

Street, Minor

A street that, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots and that will not be used for through traffic.

Street, Secondary

A street intercepting one (1) or more minor streets and that, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic from such minor street(s) to a major street or community facility, and normally including a principal entrance street to a shopping center, industrial park, planned unit development, or a large subdivision, or a group of subdivisions, and any principal circulation street within such developments, or a street that will connect subdivisions.

Street, Subsidiary

A street serving only one lot. See 4.1.A(e).

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

34 Major: 34 feet
Secondary: 34 feet
Minor: 34 feet
Subsidiary: 24 feet

Answer based 6/29/04 phone conversation with Town Engineer's Office -- on 50 foot ROW, 34 feet of pavement; 40 foot ROW, 24 feet of pavement.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24 Major: 34 feet
Secondary: 34 feet
Minor: 34 feet
Subsidiary: 24 feet

Answer based 6/29/04 phone conversation with Town Engineer's Office -- on 50 foot ROW, 34 feet of pavement; 40 foot ROW, 24 feet of pavement.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 All street types including all new roads: 50 feet
Subsidiary roads: 40 feet

TOWN OF SAUGUS RULES AND REGULATIONS
GOVERNING THE SUBDIVISION OF LAND, Section 4.1(A)(e)(5) (February 1998)

C. Width

a. Except for subsidiary streets (4.1.A.e) the minimum width of right-of-way shall be fifty feet (50'). Greater width shall be required by the Board when deemed necessary for present and future vehicular travel.

Scituate

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Street, Major: A street which, in the opinion of the Board, is being or will be used as a thoroughfare between different portions of the Town of Scituate, or between towns, or which will otherwise carry a heavy volume of traffic (generally, over 2,000 vehicles per day).

Street, Minor: A street which, in the opinion of the Board, is being or will be used primarily to provide access to abutting lots, and which is designed to discourage its use by through traffic.

Street, Secondary: A street intercepting one or more minor streets and which, in the opinion of the Board, is being or will be used to carry a substantial volume of traffic (generally, over 1,000 vehicles per day).

Subdivision, Type I: A subdivision in which the area and width at the building setback line of each lot equals or exceeds forty thousand (40,000) square feet and one hundred seventy-five (175) feet respectively, or where, in the opinion of the Board, the predominant lot area and average lot width equals or exceeds said amounts.

Subdivision, Type II: A subdivision in which the area and width of each lot equals or exceeds twenty thousand (20,000) square feet respectively, or where, in the opinion of the Board, the predominant lot area and average lot width equals or exceeds said amounts.

Subdivision, Type III: A subdivision in which the area and/or width of lots is less than for a Type II subdivision.

Subdivision, Type IV: A subdivision in which the area being subdivided is zoned for business, commercial and/or industrial purposes.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 24 Minor street: 24 - 26 feet
Secondary street: 27 - 29 feet
Major street: 32 - 40 feet

According to Town of Scituate Subdivision Rules and Regulations, Appendix B, Table of Street Dimensions (as amended 2003):

Minor 24 (cape cod berm two sides), 26 (curb two sides)
Secondary 27 (cape cod berm two sides), 29 (curb two sides)
Major 32 (all roads except Type IV), 40 (Type IV)

Answer "24" listed on survey received from Scituate on 3/21/05.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24 Minor street: 24 - 26 feet
Secondary street: 27 - 29 feet
Major street: 32 - 40 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 42 Town of Scituate Subdivision Rules and Regulations, Section 7.2.1(3)(as amended 2003):
The minimum width of street rights of way shall be as follows:
Minor Streets: forty two (42) feet
Secondary Streets: fifty (50) feet
Major Streets: sixty (60) feet

Seekonk

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL/MINOR Town of Seekonk Rules and Regulations Governing the Subdivision of Land

R ROADWAY OR TRAVELLED WAY shall mean that portion of a street or way intended for vehicular use, usually the pavement.

STREET OR WAY shall mean the entire right of way, not just the paved or travelled portion, of any way, street or road open and dedicated to public use, including a public way or a way certified by the Town Clerk to have been used and maintained by public authorities as a public way, a way approved and constructed under the provisions of the Subdivision Control Law, or a private way in existence prior to said Subdivision Control Law having become effective in Seekonk and having in the opinion of the Board adequate width, grades and construction for the needs of the vehicular traffic and the installation of municipal services to serve the land abutting thereon or served thereby and the buildings erected or to be erected on such land.

ARTERIAL STREET OR WAY shall mean a way so designated by a Master or Study Plan or a Way carrying or expected, in the opinion of the Planning Board, to carry primarily through traffic from and/or to other municipalities or to carry traffic in excess of 2,000 vehicles in both directions during the peak hour, and shall include numbered State highways.

COLLECTOR STREET OR WAY shall mean a way meeting or expected to meet, in the opinion of the Planning Board, any of the following conditions: (1) carry significant traffic from several other streets or neighborhoods; (2) carry a significant percentage of through or truck traffic; (3) carry peak hour traffic in excess of 400 cars in both directions.

LOCAL OR MINOR STREET shall mean a way serving or expected to serve in the opinion of the Planning board of the following conditions:

- (1) a street serving only traffic generated by abutting residences;
- (2) a street not expected to carry significant through or truck traffic;
- (3) a street not expected to have peak hour traffic in excess of 400 vehicles in both directions.

WAY - same as street.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 Town of Seekonk Rules and Regulations Governing the Subdivision of Land

SECTION VII DESIGN STANDARDS
7.2. Streets
2. The minimum width for the roadway (pavement) shall be not less than the following:

Arterial Streets 64 feet
Non-Residential Collector Streets 40 feet
Residential Collector Streets 38 feet
Local or Minor Streets
30 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 Town of Seekonk Rules and Regulations Governing the Subdivision of Land

SECTION VII DESIGN STANDARDS
7.2. Streets
2. The minimum width for the roadway (pavement) shall be not less than the following:

Arterial Streets 64 feet
Non-Residential Collector Streets 40 feet
Residential Collector Streets 38 feet
Local or Minor Streets
30 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Seekonk Rules and Regulations Governing the Subdivision of Land

SECTION VII DESIGN STANDARDS
7.2. Streets
7.2.2. Width
1. The minimum width of street rights-of-way shall be not less than the following:

Arterial Streets 96 feet
Non-Residential Collector Streets 62 feet
Residential Collector Streets 60 feet
Local or Minor Streets 50 feet

The Planning Board may also accept other rights-of-way widths in the design of boulevards, parkways, or double roadways.

Sharon

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR SECTION 2.0 GENERAL
2.1 Definitions

STREET--COLLECTOR A street which carries traffic equivalent to that generated by fifty (50) dwelling units or more, or which serves property either used or zoned for commerce or industry.

STREET--LANE A street which carries traffic equivalent to that generated by twelve (12) or fewer dwelling units, which has no abutting property either used or zoned for commerce or industry, and which is not capable of extensions.

STREET--MINOR A street which carries traffic equivalent to that generated by more than twelve (12) but fewer than fifty (50) dwelling units, which has no abutting property either used or zoned for commerce or industry, and which is not capable of extension to serve more than 50 dwelling units.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 RULES AND REGULATIONS
GOVERNING THE SUBDIVISION OF LAND
SHARON, MASSACHUSETTS
(Adopted under the Subdivision Control Law
Section 81-K to 81-GG inclusive, Chapter 41, G.L.)

4.2.2. Alignment
Roadway Alignment Tables

Lane: 22 feet
Minor Street: 24 feet
Collector Street: 26 feet
Non-Residential Street: 28 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

22 4.2.2. Alignment
Roadway Alignment Tables

Lane: 22 feet
Minor Street: 24 feet
Collector Street: 26 feet
Non-Residential Street: 28 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 RULES AND REGULATIONS
GOVERNING THE SUBDIVISION OF LAND
SHARON, MASSACHUSETTS
(Adopted under the Subdivision Control Law
Section 81-K to 81-GG inclusive, Chapter 41, G.L.)

4.2.2. Alignment
Roadway Alignment Tables

Rural District:
Lane: 50 feet
Minor Street: 60 feet
Collector Street: 70 feet
Non-Residential Street: 70 feet

Residential District:
Lane: 50 feet
Minor Street: 50 feet
Collector Street: 60 feet
Non-Residential Street: 70 feet

Sherborn

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 24** According to Gino Carlucci, Town Planner in Sherborn, the width of pavement required on a typical subdivision road is 24 feet.
4.3.3. Width (See Appendix, Schedule A, Typical Street Cross-Sections for each of the above categories.)
a. The minimum width of street rights of way shall be sixty feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24** According to Gino Carlucci, Town Planner in Sherborn, the width of pavement required on a typical subdivision road is 24 feet.
4.3.3. Width (See Appendix, Schedule A, Typical Street Cross-Sections for each of the above categories.)
a. The minimum width of street rights of way shall be sixty feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 60** 4.3.3. Width (See Appendix, Schedule A, Typical Street Cross-Sections for each of the above categories.)
a. The minimum width of street rights of way shall be sixty feet.

According to Gino Carlucci, Town Planner in Sherborn, the width of right of way has been waived in certain circumstances. In some cases, a right of way has been allowed that could be 40' to 50'.

Shirley

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR** Town of Shirley Rules and Regulations Governing the Subdivision of Land
Street Categories:
Collector: A street with anticipated traffic equivalent to that generated by fifty (50) homes or more, or which serves abutting land zoned for business or industry.
Dead-end: A street or street system which has only one means of ingress from or egress to a collector or minor street.
Minor: A street which can be expected to handle less traffic than a collector street and which serves no more than fifty (50) dwellings and can not be extended, and which serves no abutting land zoned for business or industry.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 24** Town of Shirley Rules and Regulations Governing the Subdivision of Land
4.5 STREETS
4.5.3 Widths

The minimum width of streets shall be as follows:

Collector streets: sixty (60) feet right of way and pavement of twenty-eight (28) feet

Minor streets: fifty (50) feet right of way and pavement of twenty-four (24) feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Town of Shirley Rules and Regulations Governing the Subdivision of Land

4.5 STREETS

4.5.3 Widths

The minimum width of streets shall be as follows:

Collector streets: sixty (60) feet right of way and pavement of twenty-eight (28) feet

Minor streets: fifty (50) feet right of way and pavement of twenty-four (24) feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Shirley Rules and Regulations Governing the Subdivision of Land

4.5 STREETS

4.5.3 Widths

The minimum width of streets shall be as follows:

Collector streets: sixty (60) feet right of way and pavement of twenty-eight (28) feet

Minor streets: fifty (50) feet right of way and pavement of twenty-four (24) feet.

Shrewsbury

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Shrewsbury Rules and Regulations Governing the Subdivision of Land (Adopted 1973, Amended 2002)

A. Definitions

"Street, Major" - A street which, in the opinion of the Board is being used or will be used as a thoroughfare within the Town of Shrewsbury or which will otherwise carry a heavy volume of traffic.

"Street, Minor" - A street which, in the opinion of the Board is being used or will be used primarily to provide access to abutting lots and which will not be used for through traffic.

"Street, Secondary" - A street intercepting one (1) or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic from such minor street(s) to a major street or community facility, and normally including a principal entrance street of a large subdivision, or group of subdivisions and any principal circulation street within such subdivision.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 Town of Shrewsbury Rules and Regulations Governing the Subdivision of Land (Adopted 1973, Amended 2002)

SECTION IV DESIGN STANDARDS

A. Streets

2. Width

The minimum width of pavement in all proposed streets shall be thirty (30)feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 Town of Shrewsbury Rules and Regulations Governing the Subdivision of Land (Adopted 1973, Amended 2002)

SECTION IV DESIGN STANDARDS

A. Streets

2. Width

The minimum width of pavement in all proposed streets shall be thirty (30)feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Shrewsbury Rules and Regulations Governing the Subdivision of Land (Adopted 1973, Amended 2002)

SECTION IV DESIGN STANDARDS

A. Streets

2. Width

The minimum width of street right of ways shall be fifty (50) feet. Greater width may be required by the Board when deemed necessary for major and secondary streets.

Somerset

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL Town of Somerset Rules and Regulations Governing the Subdivision of Land (Adopted 1954, Amended 1999)

(ARTERIAL STREET) : A way carrying or expected to carry in the opinion of the Planning Board volumes in excess of 2,000 vehicles per day of primarily through traffic between communities, neighborhoods or major subdivisions.

(COLLECTOR STREET) : A way which collects or is expected to collect traffic from several local streets or subdivisions or can be expected to carry volumes in excess of 1,000 vehicles per day or more than 30 percent of through traffic or 12 percent of truck traffic.

(LOCAL STREET) : A way carrying and expected to carry primarily the traffic generated by or designed for the adjoining minor and local streets in the same subdivision.

(MINOR STREET) : A dead-end street or a street which because of its location or other factors does not and is not expected to carry the traffic other than that generated by or destined for not more than twelve abutting residences.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Town of Somerset Rules and Regulations Governing the Subdivision of Land (Adopted 1954, Amended 1999)

7.1.5

TABLE OF STREET DESIGN

Width of pavement:

collector/ local / minor

32 28 24

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Town of Somerset Rules and Regulations Governing the Subdivision of Land (Adopted 1954, Amended 1999)
7.1.5
TABLE OF STREET DESIGN
Width of pavement:
collector/ local / minor
32 28 24

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Somerset Rules and Regulations Governing the Subdivision of Land (Adopted 1954, Amended 1999)
7.1.5
TABLE OF STREET DESIGN
Width of right of way:
collector/ local / minor
60 50 40

Somerville

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

What is the minimum width of pavement required for the narrowest type of subdivision road?

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

Southborough

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL RESIDENTIAL Rules and Regulations Governing the Subdivision of Land in the Town of Southborough, Massachusetts (adopted 1986).
L STREET, COLLECTOR - A street which carries or can be expected to carry vehicular traffic originating in another street or streets, or streets expected to carry at least two thousand (2,000) vehicles average daily traffic.

STREET, LOCAL RESIDENTIAL - A street expected to serve more than eight (8) but fewer than fifty (50) dwelling units, no nonresidentially zoned land, and to carry no significant through traffic.

STREET, MAJOR COMMERCIAL COLLECTOR OR ARTERIAL - A street expected to have an estimated average daily traffic volume in excess of five thousand (5,000) trips.

STREET, MAJOR RESIDENTIAL OR MINOR COMMERCIAL COLLECTOR - A street expected to serve more than two hundred (200) dwelling units and/or nonresidentially zoned land and to have an estimated daily traffic volume of fewer than five thousand (5,000) trips.

STREET, MINOR RESIDENTIAL - A relatively short street expected to have no through traffic and to serve no more than eight (8) dwelling units and no nonresidentially zoned land.

STREET, MINOR RESIDENTIAL COLLECTOR - A street expected to serve more than fifty (50) but fewer than two hundred (200) dwelling units and no nonresidentially zoned land.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Chart: Design Standards for Various Street Classifications

Minor residential: 20 feet
Local residential: 24 feet
Minor residential collector: 28 feet
Major residential collector: 38 feet

According to Vera Kolas, AICP, Southborough Town Planner, (7/21/04) the town has Minor Residential Developments (less than 8 lots) and Major Residential Developments (8-50 lots). The minor residential street runs through the Minor Residential Development while the local residential street runs through the Major Residential Development. The local residential street has a pavement width of 24 feet. The minor residential street has a pavement width of 24 feet as well. The only other street is the collector street which also has a 24 foot pavement width requirement.

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 Chart: Design Standards for Various Street Classifications

Minor residential: 20 feet
Local residential: 24 feet
Minor residential collector: 28 feet
Major residential collector: 38 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Chart: Design Standards for Various Street Classifications

Minor residential: 50 feet
Local residential: 50 feet
Minor residential collector: 50 feet
Major residential collector: 60 feet

Sterling

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Sterling Subdivision Rules and Regulations

STREET CATEGORIES:

Cartway shall be defined as set forth in the Sterling Protective By-Law.

Collector shall mean a street with anticipated traffic equivalent to that generated by 50 homes or more, or which serves abutting land zoned for business or industry.

Dead-End shall mean a street or a combination of streets which has only one means of ingress from or egress to a collector or minor street.

Lane shall mean a dead-end street which cannot serve as access to more than six (6) dwelling units and cannot be extended.

Minor shall mean a street which cannot qualify as a lane but which can be expected to handle less traffic than a collector street and which serves no abutting land zoned for business or industry.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 24** Collector: 30 feet
- Minor: 24 feet
- Lanes: 20 feet
- Cartways: 16 feet

Town of Sterling Subdivision Rules and Regulations

4000. REQUIRED IMPROVEMENTS

4230. Widths.

The minimum width of streets shall conform to the following:

Collector streets: Thirty (30) feet pavement

Minor streets: Twenty-four (24) feet pavement

Lanes: Twenty (20) feet of pavement

Cartways: Sixteen (16) feet of road surface

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 20** Collector: 30 feet
- Minor: 24 feet
- Lanes: 20 feet
- Cartways: 16 feet

Town of Sterling Subdivision Rules and Regulations

4000. REQUIRED IMPROVEMENTS

4230. Widths.

The minimum width of streets shall conform to the following:

Collector streets: Thirty (30) feet pavement

Minor streets: Twenty-four (24) feet pavement

Lanes: Twenty (20) feet of pavement

Cartways: Sixteen (16) feet of road surface

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50** Collector: 60 feet
- Minor: 50 feet
- Lanes: 40 feet
- Cartways: 35 feet

Town of Sterling Subdivision Rules and Regulations

4000. REQUIRED IMPROVEMENTS

4230. Widths.

The minimum width of streets shall conform to the following:
Collector streets: Sixty (60) feet right of way
Minor streets: Fifty (50) feet right of way
Lanes: Forty (40) feet right of way
Cartways: Thirty-five (35) feet right of way

Stoneham

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

32 Answer based on 6/30/04 phone conversation with Jeff Oxman, Assistant Town Engineer (781) 438-0760, who stated that 32' applies to the roads in Stoneham because there is only one type. However, he did say that the width of pavement used to be lower several years ago (originally 24' then 29' and now 32').

What is the minimum width of pavement required for the narrowest type of subdivision road?

32 Answer based on 6/30/04 phone conversation with Jeff Oxman, Assistant Town Engineer (781) 438-0760, who stated that 32' applies to the roads in Stoneham because there is only one type. However, he did say that the width of pavement used to be lower several years ago (originally 24' then 29' and now 32').

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 According Jeff Oxman, Assistant Town Engineer, (6/30/04) 50 has been the standard for the past 25 years, but it used to be 45 and before that 40.

Stoughton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR COLLECTOR STREET : Town or combined state, county and town street which connects small population centers and carries traffic between state highways and minor streets.

MINOR STREET : Street which primarily provides access to individual parcels.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 Town of Stoughton Rules and Regulations Governing the Subdivision of Land, Table 1 (Last Amended 2001)

Minor street: 30 feet pavement width
Collector street: 44 feet pavement width

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 Town of Stoughton Rules and Regulations Governing the Subdivision of Land, Table 1 (Last Amended 2001)

Minor street: 30 feet pavement width
Collector street: 44 feet pavement width

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Stoughton Rules and Regulations Governing the Subdivision of Land, Table 1 (Last Amended 2001)

Collector street: 60 feet
Minor street: 50 feet

Stow

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

ACCESS Town of Stow Subdivision Rules and Regulations, Section 7.6 (Last Amended 2001).

"7.6 Streets - Classifications

The Board will determine the classification to be applied to all streets shown on a subdivision plan. Classifications will be assigned on the following basis, except for those streets classified as Special Purpose Streets and described in Section 7.7 of these Rules.

Access Street

Subcollector Street

Collector Street

Industrial Street

Arterial Street

7.6.1 Access Street

Lowest order of residential streets. Provides frontage for access to lots, and carries traffic having destination or origin on the street itself. Designed to carry the least amount of traffic at the lowest speed. Residential subdivisions should be designed so that all, or the maximum number possible, of the homes will front on this class of street.

7.6.1.1 Access streets should be designed so that no section conveys an Average Daily Traffic (ADT) greater than 250 vehicles. Each half of a loop street may be classified as a single residential access street, but the total traffic volume generated on the loop street should not exceed 500 ADT, nor should it exceed 250 ADT at any point of traffic concentration.

7.6.2 Subcollector Street

Middle order of residential streets. Provides frontage for access to lots and carries traffic of adjoining access streets. Designed to carry somewhat higher traffic volumes with traffic limited to motorists having origin or destination within the immediate neighborhoods. It is not intended to interconnect adjoining neighborhoods or subdivisions and should not carry regional through traffic.

Subcollector Streets should be designed so that no section conveys an ADT greater than 500. Each half of a loop subcollector may be classified as a single subcollector street, but the total traffic volume conveyed on the loop street should not exceed 1,000 ADT, nor should it exceed 500 ADT at any point of traffic concentration.

7.6.3 Collector Street

Highest order of residential streets. Conducts and distributes traffic between lower-order residential streets and high volume streets. Carries the largest volume of residential traffic at higher speeds. Function is to promote free traffic flow With minimum interruption or curb cuts; therefore, parking and direct access to homes from this level of street should be prohibited. Collectors should be designed so that they cannot be used as shortcuts by non-neighborhood traffic. No section of a collector street should convey an ADT greater than 3,000 ADT.

7.6.4 Industrial Street

Designed to serve subdivisions to be developed as industrial, commercial, business, or office parks. Industrial streets carry large volumes of traffic at moderate speeds. Function is to promote free traffic flow from residential streets and arterial streets to lots within subdivision. Industrial streets should be designed so that they cannot be used as shortcuts by residential traffic. No section of an industrial street should convey an ADT greater than 3,000.

7.6.5 Arterial Street

A higher order, Interregional road in the street hierarchy. Conveys traffic between centers and should be excluded from residential areas. Arterial streets should be designed so that they can safely carry a traffic volume in excess of 3,000 ADT."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

22 Town of Stow Subdivision Rules and Regulations, Section 7.8 (chart) (Last Amended 2001)

Access street: 22 feet
Subcollector street: 24 feet
Industrial and collector street: 28 feet
Arterial: 30 feet
Rural lane: 18 feet
Marginal access: 22 feet
Cul-de-sac: 22 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

18 Access street: 22 feet
Subcollector street: 24 feet
Industrial and collector street: 28 feet
Arterial: 30 feet
Rural lane: 18 feet (serving no more than 4 lots)
Marginal access: 22 feet
Cul-de-sac: 22 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Town of Stow Subdivision Rules and Regulations, Section 7.8 (chart) (Last Amended 2001)

Access street: 50 feet
Subcollector street: 50 feet
Industrial and collector street: 60 feet
Arterial: 70 feet
Rural lane: 40 feet
Marginal access: 40 feet
Cul-de-sac: 40 feet

Survey received from Stow on 3/28/05 marked the answer as "40."

Sudbury

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIA The street classifications are not further defined.

L

2. Surface Width and Alignment: Streets shall be constructed in the manner described below with a surface width of twenty-four (24) feet for Residential and Collector streets. On certain streets, beside which the Board requires walkway construction, a paved street width of twenty (20) feet may be required. Greater pavement widths may be required on Feeder streets, Thoroughfares, and Highways as defined in the Sudbury Master Plan. Each street shall be constructed on the centerline of the layout. Where turnarounds exist they shall be constructed with a minimum paved radius of forty (40) feet from the center of the layout.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Residential street: 24 feet
Collector street: 24 feet
Other streets: 20 feet
Feeder streets: not specified, but will be greater than 24 feet
Thoroughfares: not specified, but will be greater than 24 feet
Highways: not specified, but will be greater than 24 feet

PLANNING BOARD
TOWN OF SUDBURY, MASSACHUSETTS
RULES AND REGULATIONS
Governing the Subdivision of Land
Adopted September 10, 1973
Latest Revision January 26, 1999

SECTION VI IMPROVEMENTS IN SUBDIVISIONS

D. Street and Roadway

2. Surface Width and Alignment: Streets shall be constructed in the manner described below with a surface width of twenty-four (24) feet for Residential and Collector streets. On certain streets, beside which the Board requires walkway construction, a paved street width of twenty (20) feet may be required. Greater pavement widths may be required on Feeder streets, Thoroughfares, and Highways as defined in the Sudbury Master Plan. Each street shall be constructed on the centerline of the layout. Where turnarounds exist they shall be constructed with a minimum paved radius of forty (40) feet from the center of the layout.

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 Residential street: 24 feet
Collector street: 24 feet
Other streets: 20 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Sudbury's subdivision regulations state 50 feet as the right of way (row) on all non-principal streets.

PLANNING BOARD
TOWN OF SUDBURY, MASSACHUSETTS
RULES AND REGULATIONS
Governing the Subdivision of Land
Adopted September 10, 1973
Latest Revision January 26, 1999

SECTION V. DESIGN STANDARDS

B. Street and Roadway Design

2. Alignment and Width

f. The minimum width of street right-of-ways shall be fifty (50) feet. A greater width may be required for principal streets.

Sutton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

NA Road classification not listed.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Town of Sutton Subdivision Rules and Regulations (Amended 2004)

SECTION 4 DESIGN STANDARDS A. STREETS
3. Width
The minimum roadway width for a 50 foot right-of-way shall be 26 feet. The minimum road width for a 60 foot right-of-way shall be 36 feet. This section may also be applied to access roads to the subdivision.

Survey received from Sutton in July 2005:
"although waivers are regularly granted."

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Town of Sutton Subdivision Rules and Regulations (Amended 2004)

SECTION 4 DESIGN STANDARDS A. STREETS
3. Width
The minimum roadway width for a 50 foot right-of-way shall be 26 feet. The minimum road width for a 60 foot right-of-way shall be 36 feet. This section may also be applied to access roads to the subdivision.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Sutton Subdivision Rules and Regulations (Amended 2004)

SECTION 4 DESIGN STANDARDS A. STREETS
3. Width
The minimum width of street right-of-way shall be 50 feet. Greater width shall be required by the Board when deemed necessary for present and future vehicular travel, safety and snow removal.

Swampscott

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 According to the Rules and Regulations Governing the Subdivision of Land in the Town of Swampscott, Section V(49)(63), states that, "Granite curbs and gutters shall be installed not closer than twenty-eight feet face to face." Additionally, the Rules and Regulations Governing the Subdivision of Land in the Town of Swampscott, Section IV(56)(a) discuss right of way width "[t]he minimum width of street rights-of-way shall be forty-four (44) feet. This forty-four feet shall include the street (twenty-eight feet) bounded on each side by granite curbs (6"), grass strips (18") and sidewalks (6)."

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 28 According to the Rules and Regulations Governing the Subdivision of Land in the Town of Swampscott, Section V(49)(63), states that, "Granite curbs and gutters shall be installed not closer than twenty-eight feet face to face."
- Rules and Regulations Governing the Subdivision of Land in the Town of Swampscott, Section IV(56)(a): "[t]he minimum width of street rights-of-way shall be forty-four (44) feet. This forty-four feet shall include the street (twenty-eight feet) bounded on each side by granite curbs (6"), grass strips (18") and sidewalks (6)."

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 44 Rules and Regulations Governing the Subdivision of Land in the Town of Swampscott, Section IV(56)(a): "[t]he minimum width of street rights-of-way shall be forty-four (44) feet. This forty-four feet shall include the street (twenty-eight feet) bounded on each side by granite curbs (6"), grass strips (18") and sidewalks (6)."

Swansea

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR** Town of Swansea Subdivision Rules and Regulations
- MINOR STREET : A street which is used solely for access to abutting lots, and serves as legal frontage and access to residential units.
- PRINCIPAL STREET : A street which in the opinion of the Board is being used or will be used as a thoroughfare between different municipalities or will carry a heavy volume of traffic.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 26 Town of Swansea Subdivision Rules and Regulations
- Table 1, Street Design Standards.
- Minor: 26 feet
Principal: 32 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 26 Town of Swansea Subdivision Rules and Regulations
- Table 1, Street Design Standards.
- Minor: 26 feet
Principal: 32 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Town of Swansea Subdivision Rules and Regulations
- Table 1, Street Design Standards.
- Minor: 50 feet
Principal: 60 feet

Taunton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR 307 STREET CLASSIFICATIONS AND WIDTHS

Proposed streets shall be classified by the Board as provided below, depending upon the amount of traffic they are projected to accommodate.

1) Major Street-Designed to accommodate large volumes of moderate speed traffic with access to abutting lots controlled. Major streets are thoroughfares, and carry through traffic between the various parts of the city. Major streets shall have a minimum right of way of one hundred (100) feet. (See Appendix A, Plate-1.) This category includes Industrial Subdivisions.

2) Collector Street-Designed to accommodate and direct traffic generated by minor streets in one or more neighborhoods or subdivisions to major street, and other areas of the city. Collector streets shall have a minimum right of way of seventy (70) feet. (See Appendix A, Plate 1.)

3) Minor Street-Designed for use by local residential and service traffic only. The function of a minor street is to provide direct access for abutting homes to collector streets, and the city street system. Minor streets shall have a minimum right of way of fifty (50) feet. (See Appendix A, Plate-1.)

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 Researcher found information in Appendix A's drawing.

City of Taunton Rules and Regulations Governing the Subdivision of Land

Minor Street: 30 feet
Collector Street: 36 feet
Major Street: 36 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 Researcher found information in Appendix A's drawing.

City of Taunton Rules and Regulations Governing the Subdivision of Land

Minor Street: 30 feet
Collector Street: 36 feet
Major Street: 36 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Major: 100 feet
Collector: 70 feet
Minor: 50 feet

City of Taunton Rules and Regulations Governing the Subdivision of Land

307 STREET CLASSIFICATIONS AND WIDTHS

Proposed streets shall be classified by the Board as provided below, depending upon the amount of traffic they are projected to accommodate.

1) Major Street-Designed to accommodate large volumes of moderate speed traffic with access to abutting lots controlled. Major streets are thoroughfares, and carry through traffic between the various parts of the city. Major streets shall have a minimum right of way of one hundred (100) feet. (See Appendix A, Plate-1.) This category includes Industrial Subdivisions.

2) Collector Street-Designed to accommodate and direct traffic generated by minor streets in one or more neighborhoods or subdivisions to major street, and other areas of the city. Collector streets shall have a minimum right of way of seventy (70) feet. (See Appendix A, Plate 1.)

3) Minor Street-Designed for use by local residential and service traffic only. The function of a minor street is to provide direct access for abutting homes to collector streets, and the city street system. Minor streets shall have a minimum right of way of fifty (50) feet. (See Appendix A, Plate-1.)

In no case shall the minimum widths of street rights of way be less than fifty (50) feet. Final determination of street classifications and widths shall be by determination of the Board.

Tewksbury

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

32 Town of Tewksbury Subdivision Rules and Regulations, Table 1 Horizontal Design Standards (Adopted 1998, Last Amended 2003)

Industrial commercial road: 34 feet
Local street: 32 feet
Dead end (1-4 lots): 24 feet
Dead end (5-9 lots): 26 feet
Dead end (10-14 lots): 28 feet
Dead end (15-19 lots): 30 feet
Dead end (20 or more lots): 32 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Town of Tewksbury Subdivision Rules and Regulations, Table 1 Horizontal Design Standards (Adopted 1998, Last Amended 2003)

Industrial commercial road: 34 feet
Local street: 32 feet
Dead end (1-4 lots): 24 feet
Dead end (5-9 lots): 26 feet
Dead end (10-14 lots): 28 feet
Dead end (15-19 lots): 30 feet
Dead end (20 or more lots): 32 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Tewksbury Subdivision Rules and Regulations, Table 1 Horizontal Design Standards (Adopted 1998, Last Amended 2003)

Industrial commercial road: 60 feet
Local street: 50 feet
Dead end (1-4 lots): 40 feet
Dead end (5-9 lots): 50 feet
Dead end (10-14 lots): 50 feet
Dead end (15-19 lots): 50 feet
Dead end (20 or more lots): 50 feet

Topsfield

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

TYPE I SUBDIVISION

Topsfield Rules and Regulations Governing the Subdivision of Land, Section 2.22 SUBDIVISION TYPES

2.22.1 Subdivision Type I: A subdivision for single and two-family residential purposes.

2.22.2 Subdivision Type II: A subdivision for apartments, townhouses, business, or industrial purposes.

From Topsfield Rules and Regulations Governing the Subdivision of Land, Table 1, Geometric Design Standards, Type I Subdivision Minor Street has a pavement width of 26 feet while Type II Subdivision Minor Streets is 32 feet.

Topsfield Rules and Regulations Governing the Subdivision of Land, Section 2.18 STREETS : Streets shall mean all the land within the public right-of-way including the traveled way, curbing, grass strips, sidewalks, drainage, and utilities.

2.18.1 Collector Street: A street which receives and distributes traffic from and to various subareas within a given region, and receives traffic from a given residential neighborhood of over 75 dwellings or industrial area and carries it to an arterial highway. These roads run through developed areas or concentrations of development, and carry significant volumes of traffic.

2.18.2 Minor Street: A street which primarily provides access to adjacent land uses. These roads shall serve a residential area of less than 75 dwellings.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Topsfield Rules and Regulations Governing the Subdivision of Land, Table 1, Geometric Design Standards

Type I Subdivision minor streets: 26 feet

Type II Subdivision minor street: 32 feet

Type I and II collector street: 36 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Topsfield Rules and Regulations Governing the Subdivision of Land, Table 1, Geometric Design Standards

Type I Subdivision minor streets: 26 feet

Type II Subdivision minor street: 32 feet

Type I and II collector street: 36 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Topsfield Rules and Regulations Governing the Subdivision of Land, Table 1, Geometric Design Standards:

Type I Subdivision minor streets: 50 feet

Type II Subdivision minor street: 60 feet

Type I and II collector street: 60 feet

Townsend

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

TYPE I Townsend Rules and Regulations for Subdivision Control

§175-17. Construction standards for required improvements.

A. Streets.

(10) Wherever bituminous concrete curbing is constructed, Class I bituminous concrete pavement Type I-1 shall be 26 feet wide on a forty-foot-wide street, 36 feet wide on a fifty-foot-wide street and 46 feet wide on a sixty-foot-wide street, with gravel base and penetration as required in their respective road construction to provide proper subbase for curbing.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 26** Forty-foot ROW: 26 feet
Fifty-foot ROW: 36 feet
Sixty-foot ROW: 46 feet

Townsend Rules and Regulations for Subdivision Control

§175-17. Construction standards for required improvements.

A. Streets.

(10) Wherever bituminous concrete curbing is constructed, Class I bituminous concrete pavement Type I-1 shall be 26 feet wide on a forty-foot-wide street, 36 feet wide on a fifty-foot-wide street and 46 feet wide on a sixty-foot-wide street, with gravel base and penetration as required in their respective road construction to provide proper subbase for curbing.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 26** Forty-foot ROW: 26 feet
Fifty-foot ROW: 36 feet
Sixty-foot ROW: 46 feet

Townsend Rules and Regulations for Subdivision Control

§175-17. Construction standards for required improvements.

A. Streets.

(10) Wherever bituminous concrete curbing is constructed, Class I bituminous concrete pavement Type I-1 shall be 26 feet wide on a forty-foot-wide street, 36 feet wide on a fifty-foot-wide street and 46 feet wide on a sixty-foot-wide street, with gravel base and penetration as required in their respective road construction to provide proper subbase for curbing.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 40** Townsend Rules and Regulations for Subdivision Control

§175-16. Design standards.

B. Streets.

(2) Minimum widths of roads, ways and streets shall be determined by the Board, and in no case shall the right-of-way width of any road, way or street be less than 40 feet.

Tyngsborough

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL Tyngsborough Planning Board Subdivision Rules and Regulations (Approved 1987)

L

18. STREET:

- a. Primary Streets: Existing and proposed streets which are primarily used as the principal means of access to any area within the town.
- b. Secondary Streets: Existing and proposed streets which are primarily used as the principal means of access to or from the aforesaid Primary Street, or to a community facility, and normally including the principal entrance streets of a large subdivision, or

group of subdivisions, and any principal circulation street within such subdivisions.
c. Residential Streets: Existing or proposed streets which are primarily used as the principal means of access to or from lots within a subdivision

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Tyngsborough Planning Board Subdivision Rules and Regulations (Approved 1987)
Section VII, Table 1
WIDTH PRIMARY SECONDARY RESIDENTIAL
Roadway width 34 ft. 30 ft. 28 ft.
16. ROADWAY: That portion of a street which is designed and prepared for vehicular travel.

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 Tyngsborough Planning Board Subdivision Rules and Regulations (Approved 1987)
Section VII, Table 1
WIDTH PRIMARY SECONDARY RESIDENTIAL
Roadway width 34 ft. 30 ft. 28 ft.
16. ROADWAY: That portion of a street which is designed and prepared for vehicular travel.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Tyngsborough Planning Board Subdivision Rules and Regulations (Approved 1987)
Section VII, Table 1
WIDTH PRIMARY SECONDARY RESIDENTIAL
Street width 70 ft. 50 ft. 50 ft.
Roadway width 34 ft. 30 ft. 28 ft.

Upton

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Upton Rules and Regulations Governing the Subdivision of Land (Adopted 1970, Amended 2000)
SECTION II GENERAL
A. Definitions
Street, Major: A street which, in the opinion of the Board, is being used, or will be used as a thoroughfare between different portions of the Town of Upton, or which will otherwise carry a heavy volume of traffic (generally, over fifteen hundred [1500] vehicles per day).
Street, Minor: A street which in the opinion of the Board, is being used, or will be used primarily, to provide access to abutting lots and which will not be used for through traffic; a street carrying less than four hundred [400] vehicles per day and/or less than 3,000 feet in length.
Street, Secondary: A street intercepting one [1] or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic (generally, over four hundred [400] vehicles per day) from such minor street(s) or community facility, and normally including the principal entrance street of a large subdivision, or group of subdivisions, and any principal circulation's street within such subdivisions.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

20 Town of Upton Rules and Regulations Governing the Subdivision of Land (Adopted 1970, Amended 2000)

(not listed)

Email received from Denise Smith on 6/9/05:

"The typical subdivision road width is 20 feet."

What is the minimum width of pavement required for the narrowest type of subdivision road?

Town of Upton Rules and Regulations Governing the Subdivision of Land (Adopted 1970, Amended 2000)

[not listed]

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Upton Rules and Regulations Governing the Subdivision of Land (Adopted 1970, Amended 2000)

SECTION IV. DESIGN STANDARDS

A. Streets

3. Width

a. The minimum width of rights-of-way shall be as follows;

- Minor and Secondary street: Fifty feet [50']
- Major streets and such Secondary streets, which in judgment of the Planning Board may in the future be changed in character to become a major street: sixty feet [60']

Uxbridge

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SECONDARY No definitions given for road classifications.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Town of Uxbridge, Rules and Regulations Governing Subdivision of Land SECTION 4 Design Standards

A. Streets

2. Width

The width of pavement shall be based on the following sliding scales:

Cul-de-sac: 26 ft.

Primary: 31 ft.

Secondary: 26 ft.

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Town of Uxbridge, Rules and Regulations Governing Subdivision of Land SECTION 4 Design Standards

A. Streets

2. Width

The width of pavement shall be based on the following sliding scales:

Cul-de-sac: 26 ft.

Primary: 31 ft.

Secondary: 26 ft.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 40** Town of Uxbridge, Rules and Regulations Governing Subdivision of Land SECTION 4 Design Standards
A. Streets
2. Width.
The width of street rights of way shall be based on the following sliding scales:
Cul-de-sac: 40 ft.
Primary: 50 ft.
Secondary: 40 ft.
- Town of Uxbridge, Rules and Regulations Governing Subdivision of Land SECTION 4 Design Standards
A. Streets
4. Dead-end Streets.
- d. A 50' wide right of way shall be provided for the future expansion of the roadway on a dead-end street.

Wakefield

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR** PRINCIPAL STREET A street which in the opinion of the Board is being used or will be used as a thoroughfare between different municipalities or will carry a heavy volume of traffic.
- MINOR STREET Street not classified as Principal Street by the Board.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 26** Principal streets: 30 feet
Minor streets: 26 feet
- According to Rules and Regulations Governing the Subdivision of Land in the Town of Wakefield, Section 4.3.2(b), "[t]he minimum width of pavements between curblines shall not be less than the following: Minor Streets Twenty-six (26) feet Principal Streets Thirty (30) feet."

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 26** Principal streets: 30 feet
Minor streets: 26 feet
- According to Rules and Regulations Governing the Subdivision of Land in the Town of Wakefield, Section 4.3.2(b), "[t]he minimum width of pavements between curblines shall not be less than the following: Minor Streets Twenty-six (26) feet Principal Streets Thirty (30) feet."

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50** Principal streets: 60 feet
Minor streets: 50 feet
- According to Rules and Regulations Governing the Subdivision of Land in the Town of Wakefield, Section 4.3.2(a), "[t]he minimum width of street right-of-way shall not be less than the following: Minor Streets Fifty (50) feet Principal Streets Sixty (60) feet."

Walpole

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

LOCAL Walpole Subdivision Rules and Regulations, Section IV.1 (Last Amended 2001).
SECTION IV DESIGN STANDARDS
IV-1 Street System
" (a) Where the Future Street System Map, as adopted in whole or in part by the Board, shows a proposed primary or local street on land of the subdivision, the street system of the subdivision shall also provide a major or secondary street, which shall have the same general location and alignment as that of the corresponding street shown on the Master Plan.

(b) Local streets shall be so located and designed that their use by through traffic will be discouraged."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Local streets: 26 feet
Primary streets: 30 feet

Walpole Subdivision Rules and Regulations, Section V. (Last Amended 2001).
"V-6 Roadways

(a) Roadways shall be constructed for the full length of all streets within the subdivision. The center line of such roadways shall coincide with the center line of the street rights-of-way. The minimum paved width of roadways shall be as follows:

Local streets: twenty-six (26) feet
Primary streets: thirty (30) feet"

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Local streets: 26 feet
Primary streets: 30 feet

Walpole Subdivision Rules and Regulations, Section V. (Last Amended 2001).
"V-6 Roadways

(a) Roadways shall be constructed for the full length of all streets within the subdivision. The center line of such roadways shall coincide with the center line of the street rights-of-way. The minimum paved width of roadways shall be as follows:

Local streets: twenty-six (26) feet
Primary streets: thirty (30) feet"

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

46 Residential-
Local streets: 46 feet
Primary streets: 46 feet

Walpole Subdivision Rules and Regulations, Section IV. 5(Last Amended 2001)
IV-5 Width and Grade of Streets

"(a) The minimum width of street right-of-way for Type A and Type B (one-family) subdivisions shall be as follows:

Local streets: forty-six (46) feet
Primary streets: forty-six (46) feet"

(b) The minimum width of street right-of-way for multi-family subdivisions and for business subdivisions shall be as follows:

Local streets: fifty-two (52) feet

Primary streets: fifty-two (52) feet

(c) The minimum width of street right-of-way for industrial subdivisions shall be as follows:

Local streets: fifty-two (52) feet

Primary streets: fifty-two (52) feet"

Waltham

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL Land Rules and Regulations of the Board of Survey and Planning of the City of Waltham, Sections 4.1.1, 4.1.2, and 4.1.3
L (adopted 1997):

SECTION 4.1.1 ARTERIAL STREET

A street which by virtue of its strategic location, can be expected to handle a considerable amount of traffic. A thoroughfare, which connects or may eventually connect, two or more subdivisions, two or more neighborhoods, or provide access for industrial areas, and from the City to neighboring communities.

SECTION 4.1.2 RESIDENTIAL COLLECTOR STREET

A street which connects, or may eventually connect, one subdivision with another subdivision, or two groups of residential streets which are within the same subdivision.

SECTION 4.1.3 RESIDENTIAL STREET

A street which generally serves only those residents living on that street and which can be considered to permanently serve the exclusive function of being a residential street.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 According to the Land Rules and Regulations of the Board of Survey and Planning of the City of Waltham, Section 5.4.5 (adopted 1997), the minimum width of roadway pavement for residential streets is 30 feet.

Arterial streets: 50 feet
Residential collector streets: 40 feet
Residential streets: 30 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 Arterial streets: 50 feet
Residential collector streets: 40 feet
Residential streets: 30 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 The Land Rules and Regulations of the Board of Survey and Planning of the City of Waltham, Section 4.2.3(adopted 1997), has a table that lists the minimum widths of a right of way.

Arterial streets: 70 feet
Residential collector streets: 60 feet
Residential streets: 50 feet

Wayland

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL TOWN OF WAYLAND SUBDIVISION RULES AND REGULATIONS, 2.A
L

Secondary - Any existing or proposed streets and/or right-of-way which are primarily used or will be used to carry traffic between residential streets to the system of primary streets, as existing and proposed.

Residential and Limited - Any existing or proposed street which are used primarily for access to abutting properties.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Section IV.B.2

Primary: 46 feet

Secondary: 30 feet

Residential: 24 feet

Limited Residential: 22 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

22 Section IV.B.2

2) Right-of-Way Width and Street Design Standards

On all classifications of streets, the following characteristics shall be the minimum acceptable:

Primary: 46 feet

Secondary: 30 feet

Residential: 24 feet

Limited Residential: 22 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Section IV.B.2

2) Right-of-Way Width and Street Design Standards

On all classifications of streets, the following characteristics shall be the minimum acceptable:

Primary: 70 feet

Secondary: 60 feet

Residential: 50 feet

Limited Residential: 40 feet

Wellesley

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 40 Researcher did not find a reference to a width of pavement, only to the "street" width which appeared to be the "right of way".
- Meghan Conlon, Planner, said that the pavement requirement is 40 feet. This is for all types of residential roads, unless a developer asks for a waiver or variance.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 40 Researcher did not find a reference to a width of pavement, only to the "street" width which appeared to be the "right of way".
- Meghan Conlon, Planner, said that the pavement requirement is 40 feet. This is for all types of residential roads, unless a developer asks for a waiver or variance.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 54 Town of Wellesley Rules and Regulations Governing the Subdivision of Land in Wellesley, Section V. B. 2 (Adopted 1993)
2. Street Width.
- Street width shall be 54 feet or as determined by the Planning Board, in accordance with the Optional Street Width Requirement below, but in no case less than forty feet (refer to Typical Cross Section). In extending a street from one of different width the adjustment shall be gradual and subject to the approval of the Planning Board.
- Corners at street intersections shall be of a radius satisfactory to the Board, but in no cases shall the radius at the street line be less than 40 feet; nor the distance between tangent points on intersecting streets less than the width of the entering street plus eighty feet.
- Optional Street Width Requirement
- If the Planning Board approves a street right of way width less than 54 feet, a plan drawn by a Registered Landscape Architect shall be submitted which shall include...

Wenham

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- LOCAL** Town of Wenham Rules and Regulations Governing the Subdivision of Land, Section 2.1.1.30, (Adopted 1984, Last Amended 2001).
- "2.1.1.30. STREET, ARTERIAL - A street which, in the opinion of the Board, is being used or will be used as a thoroughfare within the Town of Wenham, which will connect communities or which will otherwise carry a heavy volume of traffic.
- 2.1.1.31. STREET, COLLECTOR - A street intersecting one (1) or more arterial, local or minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic from such minor or local street(s) to an arterial street or community facility, and normally including a principal entrance street to a shopping center, industrial park, cluster development, planned unit development, or a large subdivision, or group of subdivision and any principal circulation street within such developments, or a street which will connect subdivisions.
- 2.1.1.32 STREET, DEAD-END - A street, extension of a street, or system of streets connected to another street at one (1) point only. Any proposed street which intersects with a dead-end street shall be deemed to be an extension of the dead-end street.
- 2.1.1.32.1. STREET, LOCAL - A street which, in the opinion of the Board, is being used or will be used primarily to provide access to abutting lots and which will not be used for through traffic.
- 2.1.1.32.2. STREET, LOCAL MODIFIED - A private dead-end street, which provides access to no more than six (6) lots each of

which has the frontage and at least twice the minimum area required by Section V E of the Wenham Protective Zoning Bylaw, and which street shall be maintained by the abutters as provided for in 4.1.1.2.

2.1.1.33. STREET, MINOR - Any private street serving as legal frontage for, or actual access to three (3) or less lots each of which has the frontage and at least twice the minimum area required by Section V E of the Wenham Zoning Bylaw, and which street, in the opinion of the Board, may be built to less exacting standards than those hereinafter prescribed for arterial, collector, local or local modified streets, and which street shall be maintained by the abutters as provided for in 4.1.1.2."

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 Town of Wenham Rules and Regulations Governing the Subdivision of Land, Section 4.1.4.1, (Adopted 1984, Last Amended 2001):

With Curbing

Arterial street: 42 feet
Collector street: 32 feet
Local street: 30 feet
Modified local street: -
Minor street and common driveway: -

Without Curbing

Arterial street: 30 feet
Collector street: 24 feet
Local street: 22 feet
Modified local street: 20
Minor street and common driveway: 16

Modified local streets and minor streets shall be built to specifications but maintained by owners.

What is the minimum width of pavement required for the narrowest type of subdivision road?

16 Town of Wenham Rules and Regulations Governing the Subdivision of Land, Section 4.1.4.1, (Adopted 1984, Last Amended 2001):

With Curbing

Arterial street: 42 feet
Collector street: 32 feet
Local street: 30 feet
Modified local street: -
Minor street and common driveway: -

Without Curbing

Arterial street: 30 feet
Collector street: 24 feet
Local street: 22 feet
Modified local street: 20
Minor street and common driveway: 16

Modified local streets and minor streets shall be built to specifications but maintained by owners.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Wenham Rules and Regulations Governing the Subdivision of Land, Section 4.1.4.1, (Adopted 1984, Last Amended 2001):

With Curbing

Arterial street: 70 feet
Collector street: 50 feet
Local street: 50 feet
Modified local street: -
Minor street and common driveway: -

Without Curbing

Arterial street: 80 feet
Collector street: 60 feet
Local street: 50 feet
Modified local street: 50
Minor street and common driveway: 40

Modified local streets and minor streets shall be built to specifications but maintained by owners.

West Boylston

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL FEEDER From the Section II, Definitions:

LOCAL RESIDENTIAL STREET: A street serving no more than nine (9) private residences and designed primarily for passenger vehicles and light trucks.

RESIDENTIAL FEEDER STREET : A street serving general residential areas connecting local residential streets with existing Town streets and highways and other existing or potential local streets.

PRIMARY INDUSTRIAL STREET : A street serving as a major access into and/or through a commercial, business or industrial district

SECONDARY INDUSTRIAL STREET : All other streets in commercial or industrial districts not qualifying as a primary industrial street.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 From West Boylston's Rules and Regulations Governing the Subdivision of Land, Section VI (9), Typical Roadway Sections, Design Standards:

Local Residential-26 ft
Residential Feeder-26 ft
Industrial Primary-36 ft
Industrial Secondary-36 ft

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 From West Boylston's Rules and Regulations Governing the Subdivision of Land, Section VI (9), Typical Roadway Sections, Design Standards:

Local Residential-26 ft
Residential Feeder-26 ft
Industrial Primary-36 ft
Industrial Secondary-36 ft

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 From West Boylston's Rules and Regulations Governing the Subdivision of Land, Section VI B(9), Typical Roadway Sections, Design Standards.

Local Residential-50 ft
Residential Feeder-50 ft
Industrial Primary-60 ft
Industrial Secondary-60 ft

West Bridgewater

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR The Land Use Ordinance of West Bridgewater
PLYMOUTH COUNTY, MASSACHUSETTS

RULE AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND

SECTION 2.0. GENERAL

2.1. Definitions

STREET: COLLECTOR : A street which carries traffic equivalent to that generated by fifty (50) dwelling units or more, or which serves property either used or zoned for commerce or industry.u

STREET: LANE : A street which carries traffic equivalent to that generated by twelve (12) or fewer dwelling units, which has no abutting property either used or zoned for commerce or industry, and which is not capable of extensions.

STREET: MINOR : A street which carries traffic equivalent to that generated by more than twelve (12) but fewer than fifty (50) dwelling units, which has no abutting property either used or zoned for commerce or industry, and which is not capable of extension to serve more than fifty (50) dwelling units.

STREET: SPECIAL COLLECTOR : A street which serves commerce or industry and which terminates in a cul-de-sac.

WAY : A way is synonymous with the term's road, street, highway and avenue and shall denote any such line or route for passage whether public or private. The width of a way shall be the width of the strip of land laid out, designated, acquired and/or dedicated for the use of such way. Such width includes the spaces for vehicular travel, sidewalks, edgestone, median strips and planting spaces where required.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 SECTION 4.0 REQUIREMENTS
4.2. Streets and Roadways
4.2.6. Construction

4.2.6.6. Roadway pavement shall be constructed for the full length of all streets within the subdivision and shall have the curb radii required in Section 4.2.2.7. above. The centerline of all roadways shall coincide with the centerline of the street right-of-way unless the Board's Consultant approves a deviation. The minimum widths of roadway pavement shall be as follows:

Special Collector Street 44 ft.
Collector Street 38 ft.
Minor Street 30 ft.
Lane 24 ft.

With a cul-de-sac, ten (10) feet median strip with twenty (20') feet twin pavement shall be provided.

4.2.6.7. Pavement for roadways in subdivisions shall be Class I Bituminous Concrete Pavement Type 1-1. The material and construction methods for laying pavement shall conform in every way to the applicable sections of Section 400 and Section M of the MASS Highway Standard Specifications except that no such construction shall be undertaken before March 30th of any year nor after December 1st of any year without written permission of the Board's Consultant or Agent.

4.2.6.8. Pavement on minor and secondary residential subdivision streets shall be laid to a finished depth of five inches (5") and laid in two (2) courses. The base course shall be three inches (3") and the top course shall be two inches (2").

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24 Special collector street: 44 feet
Collector street: 38 feet
Minor street: 30 feet
Lane: 24 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 The Land Use Ordinance of West Bridgewater
PLYMOUTH COUNTY, MASSACHUSETTS

RULE AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
SECTION 4.0 REQUIREMENTS
4.2. Streets and Roadways

4.2.3. Width

4.2.3.1. The minimum width of right-of-way shall be as follows:

Special Collector Street 70 ft.
Collector Street 60 ft.
Minor Street 50 ft.
Lane 40 ft.

4.2.3.2. When a minor street will provide the only access for lots fronting on a length in excess of five hundred feet (500') or where, on a secondary or major street potential volume warrants, the Board may require a greater right-of-way than that specified above and may require construction of a divided roadway.

West Newbury

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR Town of West Newbury, RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
SECTION 4.0. DESIGN STANDARDS 4.1. Streets

4.1.3. Width

4.1.3.1. The minimum width of right-of-way shall be as follows:

a.) Minor and secondary streets: fifty (50) feet except sixty-six (66) feet for a secondary street in an area which in the opinion of the Planning Board is high density or an area of high intensity use.

b.) major streets and such secondary streets, which in the judgement of the Planning Board may in the future be changed in character to become a major street: sixty (60) feet in a low density area and one hundred and twenty feet (120) in an area which in the opinion of the Planning Board is a high density or high intensity area.

4.1.3.2. When a minor street will provide the only access for lots fronting on a length in excess of five hundred (500) feet or where, on a major street, potential volume or safety warrants, in the opinion of the Planning Board, the Board may require a greater right-of-way than that specified above and may require construction of a divided roadway.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 20 Town of West Newbury, RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
SECTION 5.0. REQUIRED IMPROVEMENT FOR AN APPROVED SUBDIVISION 5.2. Street and Roadway

5.2.2. Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in Section 4.1.2.5. above. The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Planning Board.

The minimum widths of roadways shall be as follows:

- 5.2.2.1. Minor Streets Twenty (20) feet
- 5.2.2.2. Secondary Twenty Six (26) feet
- 5.2.2.3. Major Street Thirty (30) feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

20 Town of West Newbury, RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
SECTION 5.0. REQUIRED IMPROVEMENT FOR AN APPROVED SUBDIVISION 5.2. Street and Roadway

5.2.2. Roadways shall be constructed for the full length of all streets within the subdivision and shall have the same curb radius required in Section 4.1.2.5. above. The center line of all roadways shall coincide with the center line of the street right-of-way unless a deviation is approved by the Planning Board.

The minimum widths of roadways shall be as follows:

- 5.2.2.1. Minor Streets Twenty (20) feet
- 5.2.2.2. Secondary Twenty Six (26) feet
- 5.2.2.3. Major Street Thirty (30) feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Minor and secondary streets: 50 feet, 66 feet
Major streets: 60 feet, 120 feet

Town of West Newbury, RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
SECTION 4.0. DESIGN STANDARDS 4.1. Streets

4.1.3. Width

4.1.3.1. The minimum width of right-of-way shall be as follows:

a.) Minor and secondary streets: fifty (50) feet except sixty-six (66) feet for a secondary street in an area which in the opinion of the Planning Board is high density or an area of high intensity use.

b.) major streets and such secondary streets, which in the judgement of the Planning Board may in the future be changed in character to become a major street: sixty (60) feet in a low density area and one hundred and twenty feet (120) in an area which in the opinion of the Planning Board is a high density or high intensity area.

4.1.3.2. When a minor street will provide the only access for lots fronting on a length in excess of five hundred (500) feet or where, on a major street, potential volume or safety warrants, in the opinion of the Planning Board, the Board may require a greater right-of-way than that specified above and may require construction of a divided roadway.

Westborough

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

SUBDIVISIO Survey received from Westborough on 5/5/05:
N "Normal residential subdivision (200' of frontage)"

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 Town of Westborough RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND SECTION IV DESIGN
STANDARDS
B. Conventional Subdivision Design Standards
1. Streets
b. Width
The minimum width of pavement in all proposed streets shall be thirty (30) feet, except with turn-arounds at the end of a dead-

end street.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 26** Town of Westborough RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND SECTION IV DESIGN STANDARDS
B. Conventional Subdivision Design Standards
1. Streets
b. Width
The minimum width of pavement in all proposed streets shall be thirty (30) feet, except with turn-arounds at the end of a dead-end street.

Survey received from Westborough on 5/5/05 marked the answer: "26"

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50** Town of Westborough RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND SECTION IV DESIGN STANDARDS
B. Conventional Subdivision Design Standards
1. Streets
b. Width
The minimum width of street right-of-ways shall be fifty (50) feet. Greater width may be required by the Board when deemed necessary for collector streets.

Westford

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

- MINOR** (a) Types.

[1] Major street: a street which is being used or will be used as a thoroughfare between different portions of the Town.

[2] Secondary street: a street intercepting several minor streets and which may carry traffic from such minor streets to a major street or community facility, including the principal access/circulation streets of a residential subdivision and all streets of a business or industrial subdivision.

[3] Minor street: a street used to provide access to abutting lots and which is not intended for use by through traffic

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 22** Town of Westford Subdivision Rules and Regulation, Section 218.13, subsection A(1) (Adopted 1981, Last Amended 2004):
Major street: 40 feet
Secondary street (nonresidential): 30 feet
Secondary street (residential): 27 feet
Minor street: 22 feet
Private street: 18 feet
Common driveway: 16 feet

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 18 Town of Westford Subdivision Rules and Regulation, Section 218.13, subsection A(1) (Adopted 1981, Last Amended 2004):
- Major street: 40 feet
 - Secondary street (nonresidential): 30 feet
 - Secondary street (residential): 27 feet
 - Minor street: 22 feet
 - Private street: 18 feet
 - Common driveway: 16 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Town of Westford Subdivision Rules and Regulation, Section 218.13, subsection A(1) (Adopted 1981, Last Amended 2004):
- Major street: 60 feet
 - Secondary street (nonresidential): 60 feet
 - Secondary street (residential): 50 feet
 - Minor street: 50 feet
 - Private street: 50 feet
 - Common driveway: 30 feet

Weston

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

"Residential Subdivisions": A subdivision of land that is entirely in Residence District A, B, C, and/or D which is to be developed as conventional, single family detached homes.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

- 24 Town of Weston Planning Board Rules and Regulations Article IV, 4.02 (Adopted 2002, Amended 2002)
- The traveled way shall be centered on the center line of the street and the paved surface thereof shall be not less than 24 feet in width.

What is the minimum width of pavement required for the narrowest type of subdivision road?

- 24 Town of Weston Planning Board Rules and Regulations Article IV, 4.02 (Adopted 2002, Amended 2002)
- The traveled way shall be centered on the center line of the street and the paved surface thereof shall be not less than 24 feet in width.
- ***
- Survey received from Weston on 3/22/05 marks the answer as "12 ft."

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

- 50 Town of Weston Planning Board Rules and Regulations Article IV, 4.02 (Adopted 2002, Amended 2002)
- 4.02 Standards
- The right of way shall be cleared according to the requirements of the Standard Cross Section (Exhibit A) prior to any other work, except that trees of aesthetic value and over 4-inch caliper may be allowed to remain provided that they are located at least 5 feet from the proposed edge of pavement of the roadway and approved by the Board.
- Street right-of-ways shall not be less than 50 feet wide and the sidelines shall be parallel throughout their length.

Westwood

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Westwood Subdivision Rules and Regulations

2. Major Street. A street, which, in the Board's opinion, is being used or will be used as a thoroughfare between different portions of the Town, or which otherwise carries or will carry a heavy volume of traffic (generally, over 1,500 vehicles per day).
3. Minor Street. A street, which in the Board's opinion, is being used or will be used primarily to provide access to abutting lots, and which is designed to discourage its use by through traffic.
4. Secondary Street. A street, which in the Board's opinion, is being used or will be used to carry a substantial volume of traffic (generally, over 400 vehicles per day) between different portions of the Town, or to carry traffic from minor streets to a major street or community facility, and normally including the principal entrance street of a large subdivision or group of subdivisions.
5. Subdivision, Type I. A subdivision for residence in which the area and width (at the front property line) of each lot equals or exceeds forty thousand (40,000) square feet and one hundred twenty-five (125) feet, respectively, or where, in the Board's opinion, the predominant lot area and average lot width equal or exceeds said amounts.
6. Subdivision, Type II. A subdivision for residence in which the area and width of each lot equals or exceeds fifteen thousand (15,000) square feet and one hundred (100) feet, respectively (but is less than for a Type I Subdivision), or where, in the Board's opinion, the predominant lot area and average lot width equal or exceeds said amount.
7. Subdivision, Type III. A subdivision for residence in which the area and/or width of lots is less than for a Type II Subdivision.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Westwood Subdivision Rules and Regulations, Section SECTION SECTION V. IMPROVEMENTS IN RESIDENTIAL SUBDIVISIONS, Subsection E(2)(1998).

"Width of pavements shall be twenty-six (26) feet, curb to curb, where the layout is fifty (50) feet or less and a minimum of thirty-two (32) feet, curb to curb, where the layout is greater than fifty (50) feet."

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Westwood Subdivision Rules and Regulations, Section SECTION SECTION V. IMPROVEMENTS IN RESIDENTIAL SUBDIVISIONS, Subsection E(2) (Revised 1998)

"2. The minimum width of paved roadways shall be as follows:
Type of Subdivision I II III
Minor streets: 26 feet 26 feet 26 feet
Secondary streets: 26 feet 26 feet 36 feet
Major streets: 40 feet 40 feet 40 feet"

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Westwood Subdivision Rules and Regulations, Section IV Design Standards, Subsection (A)(2) (Revised 1998)

The minimum width of street rights-of-way shall be as follows:

Type of Subdivision Business and I and II III
Industrial
Minor streets: 60 feet 50 feet 50 feet

Secondary streets: 100 feet 50 feet 55 feet
Major streets: 100 feet 60 feet 60 feet

Weymouth

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR STREET, MAJOR : A street which, in the opinion of the Board is being used or will be used as a thoroughfare within the Town of Weymouth or which will otherwise carry a heavy volume of traffic (generally, over fifteen hundred (1500) vehicles per day).

STREET, MINOR : A street which, in the opinion of the Board, is being used or will be used primarily, to provide access to abutting lots and which will not be used for through traffic.

STREET, SECONDARY : A street intercepting one (1) or more minor streets and which, in the opinion of the Board, is used or will be used to carry a substantial volume of traffic (generally, over four hundred (400) vehicles per day) from such minor street(s) to a major street or community facility, and normally including a principal entrance street to a shopping center, industrial park, planned unit development, or a large subdivision, or group of subdivisions, and any principal circulation street within such developments.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

28 Major street: determined by Planning Board
Secondary street: 33 feet
Minor Street: 28 feet

According to Rules and Regulations Governing the Subdivision of Land in the Town of Weymouth, Section 6.3.1, the widths of pavement for the different street types are as follows: "Minor Streets - Twenty-eight feet (28') Minimum. Secondary Streets - Thirty-three feet (33') Minimum. Major Streets - Pavement width shall be determined by the Board based on the results of a traffic analysis and the requirements necessary to provide for an acceptable level of service."

What is the minimum width of pavement required for the narrowest type of subdivision road?

28 Major street: determined by Planning Board
Secondary street: 33 feet
Minor Street: 28 feet

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Rules and Regulations Governing the Subdivision of Land in the Town of Weymouth, Section 5.3.1.:

" Major Streets: sixty feet (60'). A greater width shall be considered for major streets with an estimated average daily traffic (ADT) volume greater than 15,000. Any greater width shall be determined using acceptable methodology to calculate highway capacity and levels of service.
Secondary streets: fifty feet (50').
Minor Streets: forty feet (40')."

Whitman

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL Town of Whitman RULES AND REGULATIONS GOVERNING SUBDIVISION OF LAND
L SECTION II GENERAL PROVISIONS
2.0 DEFINITION SR

o. STREET OR WAY - A way, street or road open and dedicated to public use, including a public way or a way certified by the Town Clerk to have been used and maintained by public authorities as a public way, a way approved and constructed under the provisions of the Subdivision Control Law, or a private way in existence prior to said Subdivision Control Law having become effective in the Town of Whitman and having, in the opinion of the Board, adequate width, grades, and construction for the vehicular traffic and the installation of municipal services to serve the land abutting on such way and the buildings erected or to be erected thereon.

1. Arterial Streets

Existing and proposed streets which are primarily used, or will be used by through traffic at speeds generally in excess of 40 M.P.H. and as defined in the Town's Master Plan or as determined by the Planning Board.

2. Collector Streets

Existing proposed streets which carry or will carry traffic from residential or minor streets to the system of arterial streets at speeds generally between 30-40 M.P.H. and as defined in the Town's Master Plan or as determined by the Planning Board.

3. Residential or Minor Streets Existing or proposed streets which are used primarily for access to abutting properties for traffic at speeds of generally less than 30 M.P.H.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

24 Town of Whitman RULES AND REGULATIONS GOVERNING SUBDIVISION OF LAND

SECTION V REQUIRED IMPROVEMENTS
5.1 IMPROVEMENTS SPECIFICATIONS
5.1.2 Minimum Width Requirements (in feet)

Street Class:

Arterial (w/ 10' centerstrips): 2 @ 22'
Arterial (w/o centerstrips): 44'
Collector: 32'
Residential and Minor: 24'

What is the minimum width of pavement required for the narrowest type of subdivision road?

24 Town of Whitman RULES AND REGULATIONS GOVERNING SUBDIVISION OF LAND

SECTION V REQUIRED IMPROVEMENTS
5.1 IMPROVEMENTS SPECIFICATIONS
5.1.2 Minimum Width Requirements (in feet)

Street Class:

Arterial (w/ 10' centerstrips): 2 @ 22'
Arterial (w/o centerstrips): 44'
Collector: 32'
Residential and Minor: 24'

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Town of Whitman RULES AND REGULATIONS GOVERNING SUBDIVISION OF LAND

SECTION IV GENERAL REQUIREMENTS AND DESIGN STANDARDS
4.1 STREETS
4.1.4 Right of Way Width and Alignments

Street Class	Right-of-Way (ft.)
Arterial	70
Collector	50

Wilmington

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Wilmington Rules and Regulations Governing the Subdivision of Land (Adopted 1975)

STREET, SECONDARY A street intercepting one (1) or more minor streets and which, in the opinion of the Board, is used to carry a substantial volume of traffic from such minor street(s) to a major street or community facility, and normally including a principal entrance street to a shopping center, industrial park, planned unit development, or a large subdivision, or group of subdivisions, and any principal circulation street within such developments.

STREET, MINOR A street which, in the opinion of the Board, is being used or will be used primarily, to provide access to abutting lots and which will not be used for through traffic.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

32 Town of Wilmington Rules and Regulations Governing the Subdivision of Land (Adopted 1975)

5.B.2

Minor Street:

Pavement: 32' (ROW 50')

Secondary Street:

Pavement: 32' (ROW 50'); 42' (ROW 60')

Major Streets and all streets in a subdivision other than a residential subdivision:

Pavement: 42' (ROW 60'); 48' (ROW 80')

What is the minimum width of pavement required for the narrowest type of subdivision road?

32 Town of Wilmington Rules and Regulations Governing the Subdivision of Land (Adopted 1975)

5.B.2

Minor Street:

Pavement: 32' (ROW 50')

Secondary Street:

Pavement: 32' (ROW 50'); 42' (ROW 60')

Major Streets and all streets in a subdivision other than a residential subdivision:

Pavement: 42' (ROW 60'); 48' (ROW 80')

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Town of Wilmington Rules and Regulations Governing the Subdivision of Land (Adopted 1975)

4.A.3(a-b)

3. Width

a. The minimum width of right-of-way shall be as follows:

Major streets: sixty feet (60') in a low intensity area and eight feet (80') in a high intensity area as determined by the Planning Board.

Secondary streets and such minor streets, which in the judgment of the Planning Board may in the future be changed in character to become a secondary street: fifty feet (50') in a low density area and sixty feet (60') in a high density or high intensity

area.

Minor streets: fifty feet (50').

b. When a minor street will provide the only access for lots fronting on a length in excess of five hundred feet (500') or where, on a secondary or major street, potential volume warrants, the Planning Board may require a greater right-of-way than that specified above and may require construction of a divided roadway.

Winchester

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Town of Winchester Subdivision Rules and Regulations, Section IV, A.4 Streets (Adopted 1953, Amended 1988)

Major Street A street which, in the opinion of the Board, is being used or will be used as a thoroughfare within the Town of Winchester or which otherwise carry a heavy volume of traffic.

Collector Street - A street intercepting one (1) or more streets and which, in the opinion of the Board, is used to carry a substantial volume of traffic from such streets to a major or collector street or community facility, or which includes a principal entrance street; to a large subdivision or group of subdivision.

Minor Street - A street which, in the opinion of the Board, is being used or will be used primarily, to provide access to abutting lots, and which is not intend for use by through traffic.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 Town of Winchester Subdivision Rules and Regulations, Section V, B.2 Streets (Adopted 1953, Amended 1988)

a. Roadways shall be constructed for the full length of all streets shown on the plan. The center line of such roadways shall coincide with the center line of the street rights-of-way unless a minor variance is specifically authorized by the Town Engineer. The minimum width of roadways, between curb lines shall be as follows:

Minor streets: twenty-six (26) feet.

Collector streets: thirty (30) feet.

Major street: forty (40) feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 Town of Winchester Subdivision Rules and Regulations, Section V, B.2 Streets (Adopted 1953, Amended 1988)

a. Roadways shall be constructed for the full length of all streets shown on the plan. The center line of such roadways shall coincide with the center line of the street rights-of-way unless a minor variance is specifically authorized by the Town Engineer. The minimum width of roadways, between curb lines shall be as follows:

Minor streets: twenty-six (26) feet.

Collector streets: thirty (30) feet.

Major street: forty (40) feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 Town of Winchester Subdivision Rules and Regulations, Section IV, A.4 Streets (Adopted 1953, Amended 1988)

a. The minimum width of street rights-of-way shall be as follows:

Minor streets: forty (40) feet

Collector streets; fifty (50) feet

Major streets: sixty (60) feet

Winthrop

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

NA

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

A width of pavement requirement is not listed in the Winthrop subdivision regulations, although requirements for right of way are listed.

According to Ernie Gauthier, Winthrop Building Inspector, (6/28/04) the town just completed a new subdivision, but there is little to no land left to build subdivisions. There are not very many new roads and those that are already developed do not conform to the standards.

What is the minimum width of pavement required for the narrowest type of subdivision road?

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What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

40 According to the Rules and Regulations Governing the Subdivision of Land, Chapter 450-6(A)(2) of the Winthrop Town Code (adopted 1957), "Width. The minimum width of streets rights-of-way shall be 40 feet. Greater width shall be required by the board when deemed necessary for present and future vehicular travel."

Woburn

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Subdivision Type I (a subdivision for single-family residences), Subdivision Type II (for multifamily residences) and Subdivision Type III (a subdivision for business or industrial purposes)

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 According to the 2002 Woburn Planning Board Land and Subdivision Rules & Regulations, Table I, the pavement width for collector streets is 48 feet and for minor streets 26 feet.

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 According to the 2002 Woburn Planning Board Land and Subdivision Rules & Regulations, Table I, the pavement width for collector streets is 48 feet and for minor streets 26 feet.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 According to the 2002 Woburn Planning Board Land and Subdivision Rules & Regulations, Table I, the right of way width for collector streets is 80 feet and for minor streets is 50 feet.

Worcester

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

RESIDENTIAL A. CLASSIFICATION OF STREETS
L

1. Arterial-Street A street which, by virtue of its strategic location, can be expected to handle a considerable amount of traffic. A thoroughfare which connects, or may eventually connect, two or more subdivisions, two or more neighborhoods or provides access for industrial areas to and from the City to neighboring communities.

2. Residential Collector Street A street which connects, or may eventually connect, one subdivision with another subdivision or two groups of residential streets which are within the same subdivision.

3. Residential Street A street which generally serves only those residents living on that street and which can be considered to permanently serve the exclusive function of being a residential street.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

30 "5. Widths Of Pavements The minimum width of roadway pavements shall be as follows:
A. Arterial 64 feet
B. Residential Collector 34 feet
C. Residential 30 feet"

-Regulations Governing the Subdivision of Land, Section X - Required Improvements. (no date)

What is the minimum width of pavement required for the narrowest type of subdivision road?

30 "5. Widths Of Pavements The minimum width of roadway pavements shall be as follows:
A. Arterial 64 feet
B. Residential Collector 34 feet
C. Residential 30 feet"

-Regulations Governing the Subdivision of Land, Section X - Required Improvements. (no date)

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

50 Arterial 100'

Residential Collector 60'

Residential 50'

- "REGULATIONS GOVERNING THE SUBDIVISION OF LAND" (no date). Section IX Design Standards

Wrentham

If various road types are specified in the regulations, which road type did the researcher select for "typical subdivision road"?

MINOR Wrentham Subdivision Rules and Regulations, Section 2:

c. **ARTERIAL STREET** : As used in these Rules and Regulations means a proposed or existing street, which, in the opinion of the Board, is to be used for major through traffic with a volume in excess of 2400 vehicles in a representative 24 hour period.

e. **COLLECTOR STREET** : As used in these Rules and Regulations means a proposed or existing street which, in the opinion of the Board, is to be used to connect several minor streets with a volume in excess of 400 vehicles in a representative 24 hour period.

n. **MINOR STREET** : As used in these Rules and Regulations means a proposed or existing street which, in the opinion of the Board, is to be used primarily for residential purposes with a volume of less than 400 vehicles in a representative 24 hour period.

What is the width of pavement required on typical subdivision roads (with 10-30 houses)?

26 According to Richard Callinan, Town Planner, (7/21/04) the following are the pavement widths for the streets in Wrentham:
Collector Streets: 38 ft.
Arterial Streets: 60 ft.
Minor Streets: 26 ft.

What is the minimum width of pavement required for the narrowest type of subdivision road?

26 According to Richard Callinan, Town Planner, (7/21/04) the following are the pavement widths for the streets in Wrentham:
Collector Streets: 38 ft.
Arterial Streets: 60 ft.
Minor Streets: 26 ft.

What is the width of right of way required on typical subdivision roads (with 10-30 houses)?

45 Wrentham Subdivision Rules and Regulations
Section 4.41 Minor Streets
4.411 Width. Street layouts shall not be less than forty-five (45) feet in width. Streets which, in the opinion of the Board, may become collector streets must be at least fifty (50) feet in width.

Section 4.42 Collector Streets

4.421 Width. Street layouts shall not be less than fifty (50) feet in width. Streets which, in the opinion of the Board, may become arterial streets must be at least eighty (80) feet in width.

Section 4.43 Arterial Streets

4.431 Width. Street layouts shall not be less than eighty (80) feet in width.