

HOUSE No. 3962

By Mr. Hodgkins of Lee, petition of Christopher J. Hodgkins and Barbara E. Gray relative to improved subdivision planning in cities and towns. Local Affairs.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Ninety.

AN ACT PROVIDING FOR IMPROVED SUBDIVISION PLANNING.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Section 81-U of Chapter 41 of the General Laws is amended
2 by replacing the eighteenth paragraph with the following: —

3 Before approval of a plan by a planning board, said board shall
4 also require the plan to show a park or parks suitably located for
5 playground or recreation purposes or for providing light and air.
6 Said park or parks will be dedicated to the city or town at no
7 cost prior to endorsement of the plan. At the discretion of the
8 planning board, a fee may be paid in lieu of the dedication of land.

9 The planning board may also require the plan to show a school
10 site suitably located to provide for public school purposes, to be
11 dedicated to the city or town at no cost prior to endorsement of
12 the plan. At the discretion of the planning board, a fee may be
13 paid in lieu of the dedication of land.

14 The rules and regulations of the planning board may provide
15 for the reservation of land within the subdivision for public
16 purposes. Said land will be reserved for a period of two years after
17 the completion of the subdivision and the acceptance of the
18 improvements, as evidenced by the final release of the
19 performance guarantee. The purchase price shall be the market
20 value at the time of filing, plus the taxes against the reserved area
21 from the date of reservation.

