

Sidewalks

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Issue Overview

Research Coding

Regulations indicating that sidewalks could be required "at the discretion of the Planning Board" are not counted as a requirement in this study. If the regulations present the option of one side or both, researcher coded for one side. Researcher selected the requirement listed for type of street the researcher used to answer the question on "typical subdivision street."

Abington

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

The Rules and Regulations Governing the Subdivision of Land in the Town of Abington, Section V(B)(2) (amended 2001) has a table which lists the sidewalk requirements for each type of street. The table states that for typical subdivision roads (here minor/residential streets) sidewalks are required on both sides of the street.

Acton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Acton Subdivision Rules and Regulations

SECTION 9 IMPROVEMENTS

9.6 SIDEWALKS, PEDESTRIAN WAYS, CROSS WALKS and BICYCLE PATHS

9.6.1 To provide for safe pedestrian travel, sidewalks shall be required in all SUBDIVISIONS in accordance with the following schedule:

[insert table]

9.6.2 A sidewalk shall be required along that portion of any existing public STREET upon which the SUBDIVISION has frontage.

9.6.3 In general, sidewalks shall be constructed within the STREET layout at a line that is one (1) foot away from the sideline of the STREET layout. The sidewalks shall be a minimum of five (5) feet in width and constructed in accordance with the requirements of the Massachusetts Architectural Access Board, the typical structural cross section (see Appendix) and with Sections 701.20, 701.40, 701.60, 701.62 of the Mass. Highway Department "Standard Specifications for Highways and Bridges", unless the BOARD authorizes different design to respond to local topography, or other circumstances.

9.6.4 A green strip shall be provided between the edge of the pavement and the sidewalk. The green strip may vary in width but shall generally be not less than five (5) feet wide (4 feet in low intensity LOCAL STREETS). The Green Strip shall consist of six (6) inches of bank run gravel (or equivalent) covered with three (3) inches of processed grading gravel. The gravel base shall be covered with six (6) inches compacted depth of good quality loam and shall be seeded with turf grass seed or sodded and planted with STREET trees where appropriate in the opinion of the BOARD.

9.6.5 Sidewalks, Walk WAYS and bicycle PATHS shall consist of six (6) inches of bank run gravel (or equivalent) covered with three (3) inches of processed grading gravel. The gravel base shall be covered with a wearing surface of 2.5 inches of Class I, Type I, bituminous concrete applied in two courses.

9.6.6 Walk WAYS and bicycle PATHS shall be required where appropriate to improve circulation and connections with existing, proposed and

potential future STREETS and WAYS.

9.6.7 Bicycle PATHS shall be constructed to a minimum width of ten (10) feet.

9.6.8 Handicapped ramps shall be installed at all cross walks and driveways in accordance with the requirements of the Massachusetts Architectural Access Board. In the location of crosswalks or bicycle PATH crossings the BOARD may require a reduction in the standard pavement width in order to shorten the crossing distance, and a raised pavement to reduce vehicle speed.

LOCAL STREET - Sidewalk required on one side of traveled STREET only

COLLECTOR STREET - Sidewalk required on both sides of traveled STREET

ARTERIAL STREET - Sidewalks required on both sides of traveled STREET

Amesbury

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

"H. Pedestrian and Bicycle Paths
Sidewalks shall be placed parallel to roadways as follows:
1. On both sides of all streets
2. Around the perimeter of cul-de-sacs."

"SIDEWALK - A concrete area designed for use by pedestrians of at least four (4) feet in width, within the right-of-way of a street normally parallel, or roughly parallel, to the street and running continuously through existing and proposed driveways on both sides of the street. (8/6/02)"

- Amesbury Subdivision Rules and Regulations March 5, 2002. 7.09.H. Pedestrian and Bicycle Paths and Section 2, Definitions.

Andover

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

According to the Code of the Town of Andover, Part II, Article XIII, Section VII(Q)(1)(as amended 2003),
"Sidewalks shall be mandatory on at least one side of streets proposed in the SRA, SRB, and SRC Zoning Districts. Sidewalks shall be constructed on both sides of the proposed street and, if necessary, be extended off-site to connect to an existing sidewalk or cross street in the vicinity, when, in the opinion of the Board, such sidewalks will facilitate pedestrian safety and movement."

Ashland

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Rules & Regulations Governing the Subdivision of Land in the Town of Ashland, Section 344-22.

"Sidewalks.
There shall be sidewalks five (5) feet in width on both sides of all collectors and one (1) side of all minor streets, as close as feasible to the edge of the right-of-way. Sidewalks may be required on a lane."

Attleboro

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Rules and Regulations Governing the Subdivision of Land City of Attleboro SECTION VII: REQUIRED IMPROVEMENTS FOR AN

APPROVED SUBDIVISION §7.8 SIDEWALKS:

Sidewalk area, seven (7) feet in width, shall be constructed in accordance with the following provision.

a. The seven (7) foot sidewalk area shall consist of a five (5) foot wide bituminous concrete sidewalk and a seven and one-half (7.5") inch wide, six (6") inch high, molded berm. Sidewalks shall be constructed along the entire length of the sidewalk area on both sides of the streets within a subdivision except in those areas where §7.4(F), GRANITE CURB AND INLETS applies in which case said provisions shall prevail. The sidewalk shall be constructed directly contiguous to the molded berm. The bituminous concrete sidewalk shall consist of an eight (8") inch compacted gravel base and a two (2") inch compacted bituminous concrete top coat. It shall consist of a minimum 0.25" per foot positive slope pitched toward the street. The balance of the sidewalk area shall be graded such that it is level with the elevation of the sidewalk. Also see §7.4(G) SAFETY FEATURES. The balance of the sidewalk easement (one (1') foot and four and one-half (4.5") inches) shall consist of loam and seed unless otherwise

specified by the Board.

b. Concrete sidewalks, in place of bituminous concrete sidewalks, may be required by the Board and may be constructed at the discretion of the builder. If concrete sidewalks are to be constructed, granite

curbing shall be required in place of molded berm. Such sidewalks shall be five (5) feet in width and

shall be constructed directly contiguous to the curbing and shall conform to the design and construction specifications of the Department of Public Works. It shall consist of a minimum 0.25" per foot positive slope pitched toward the street. The balance of the sidewalk area shall be graded such that it is level with the elevation of the sidewalk. Also see §7.4(G) SAFETY FEATURES. The balance of the sidewalk easement shall consist of loam and seed unless otherwise specified by the Board.

e. In instances when the Planning Board, subject to its discretion, requires a constructed sidewalk (bituminous concrete or concrete) only on one side of the street(s) within a subdivision, the side not containing a constructed sidewalk shall consist of a molded berm pursuant to §7.8(A) SIDEWALKS and a six (6) foot and four and one-half (4.5") inch wide sidewalk strip consisting of loam and seed. All hydrants, utility poles, fire boxes and other such objects typically located within the sidewalk area shall be installed, to the extent possible, on the side of the street(s) not containing a constructed sidewalk.

Auburn

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

"VI.H. Sidewalks and Bicycle or Jogging Paths

Unless the Board determines that pedestrian movement is otherwise provided for, sidewalks having a width of not less than five (5) feet shall be constructed between the roadway and the right-of-way line, as close to the latter as practicable, and the generally parallel with the roadway. Minor streets shall be provided with sidewalks on the one side only, secondary and major streets with sidewalks on both sides.

Pedestrian access other than by routes parallel with roadways may be permitted, provided easements are established.

The Planning Board may require bicycle paths from four (4) to eight (8) feet in width within a subdivision. In certain cases the sidewalk requirement may be waived where bicycle paths are provided."

Avon

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Researcher used the assumption that Avon requires 2 sidewalks because a table of "Minimum Width Requirements" has a column for Sidewalks for each street type which shows "2 @ 6" or "2@ 5", so Researcher assumes "2" means two sidewalks.

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

Ayer

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

"Cross-section Design Standard" requirements call for two 4ft-wide sidewalk areas, But "Required Improvements" provisions also says 'at least one' sidewalk required.

" 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

AND:

"H. Sidewalks

1. Sidewalks, of not less than four feet in width shall be constructed as shown on the Definitive Plan on at least one side of each roadway on all streets.

2. In constructing all sidewalks, the material shall be removed for the full width of the sidewalk to be subgraded at least ten inches below the approved finished grade, and also all soft spots and other undesirable material below such subgrade shall be replaced with a good binding material and rolled with a two-ton roller or equivalent. Unless the applicant elects to install cement concrete sidewalks (built according to specifications of Massachusetts Department of Public Works), the excavated area shall be filled with at least eight inches of select gravel containing some binding material and compressed and rolled to a surface with the pitch parallel to that shown on the applicable cross-section plan. Sidewalks shall then be paved to a thickness of three inches with bituminous concrete pavement, applied in two, one and one-half inch courses."

- Rules and Regulations Governing the Subdivision of Land, February 1966. Section V.H (Required Improvements)

Bedford

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Richard Joly, Director of Planning, said: "One side. Yes. That is strictly adhered to. We don't waive that requirement."

Town of Bedford Rules and Regulations Governing the Subdivision of Land, Section 6.4.1 (Revised 1990)

Sidewalks of not less than five (5) feet in width shall be constructed on one or both sides of ways in conformity with specifications of the Department of Public Works, and also in accordance with the Architectural Barriers Board requirements.

Bellingham

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

451. Sidewalks.

4451. Sidewalks five (5) feet wide shall be provided on both sides of all collector streets, and on one (1) side of all others.

4452. All materials shall be removed for the full width of the sidewalk to a subgrade ten (10) inches below the finished grade as shown on the cross section; and all soft spots and other undesirable material below such subgrade shall be replaced with a good binding material and rolled. This excavated area then shall be filled with eight (8) inches of good quality gravel and rolled with a pitch toward the curb of three‑sixteenths (3/16) inches to the foot. Two (2) inches of compacted bituminous concrete shall be placed; provided, however, that if a granolithic surface is desired and/or specified by the Board, specifications of the Massachusetts Department of Public Works shall be complied with.

4453. Wheelchair ramps shall be provided at all inter-sections of sidewalks and streets, and elsewhere as appropriate, in accordance with

Massachusetts Highway Department standards for wheelchair accessibility.

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

Berkley

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

STREET DESIGN AND CONSTRUCTION STANDARDS Table
Sidewalks are required on one side of all streets.

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

Berlin

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

None

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

E. Sidewalks

Where possible and practical and especially along collector and residential streets in a subdivision, sidewalks shall be provided outside of the street right-of-way within an easement conveyed to the Town of Berlin.

Such sidewalk easement shall be continuous and shall follow the natural contour of the land even though the street may be located in a cut or fill; shall be eight (8') feet wide with a five (5') foot wide wearing surface as subsequently described; and shall connect with the street right-of-way line at various points as required by the Planning board.

The five (5') foot wide wearing surface shall be constructed of bituminous concrete, gravel, wood chips, or stone dust as determined by the Planning board. Regardless of the wearing surface material required, the foundation shall be a minimum of ten (10") inches of approved gravel placed in two (2) five (5") inch layers and well compacted.

When bituminous concrete is required, it shall be Class F lain and rolled to a one and one half (1 1/2") inch thickness and topped with a finished course of Class 1 bituminous concrete (dense mix) rolled to a one (1") inch thickness. The sidewalk shall be constructed with a shaped granite curbing or upright granite curbing as approved by the Commissioner of Public Works.

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

Beverly

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According Rules and Regulations Governing the Subdivision of Land in the City of Beverly, Section V(D)(2), "The sidewalk shall extend the full length of each side of the street and shall be a minimum-width of five feet (5')." "

Billerica

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

The Town of Billerica, Subdivision Rules and Regulations, Section 7(d), Adopted 1996.
"D. SIDEWALKS

(1) Sidewalks shall be constructed on both sides of the street in both residential and industrial subdivisions, with crosswalks at the intersections. The profile, dimensions, and location shall be shown in the figure 1 herein. The grade shall be at least 6" above the adjacent roadways. Sidewalks shall be located at least 1 foot from the edge of the right of way. Sidewalks shall be constructed in accordance with all applicable handicapped codes and shall be constructed continuous through driveways not sloping to meet driveways. Driveways shall be constructed to meet sidewalk. Sidewalks shall be constructed per specifications (a) for Industrial streets and residential collector streets and per specifications (b) for all other streets and shall comply with the provisions of the ADA: [Amended, effective 2/21/01]

(a) Four (4) inch thick air entrained cement concrete, reinforced with a No. 4, four by six (4x6) inch mesh, 4000 lb. concrete, wood float finished, laid on a base of at least six (6) inch of compacted base gravel. An expansion joint (3/4 inch open) shall be provided at least every twenty (20) feet; dividing joints shall be scored into walk every four (4) feet. Base gravel material shall be dense graded crushed stone in accordance with the specifications of the Billerica Public Works Department (copies available), no stone shall have a dimension in excess of two (2) inches, and shall be compacted to ninety-five (95) percent. Sidewalks shall be six (6) inches thick at driveways.

(b) Bituminous concrete: the foundation shall be 6" of bank gravel as specified in (a) above (material and compaction). The wearing surface shall be laid in two (2) courses, a one (1) inch bottom course and a one (1) inch top course, thickness measured after compaction. The material and application shall conform to the specifications outlined in paragraph 7B-4 of this section for the roadway surfacing. Sidewalks shall be six (6) inches thick at driveways

(2) Safety Barriers: Guard rails, fences or other suitable barriers shall be installed at bridges, culverts, elevated shoulders of roadway, fills and other locations as the Board may require to pedestrians and other users from these hazards."

Blackstone

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Section 191-13. Other improvements.
A. Sidewalks.

(1) Sidewalks five (5) wide shall be provided on both sides of all streets.

(2) All materials shall be removed for the full width of the sidewalk to a subgrade ten (10) inches below the finished grade as shown on the cross section; and all soft spots and other undesirable material below such subgrade shall be replaced with a good binding material and rolled. This excavated area then shall be filled with eight (8) inches of good quality gravel and rolled with a pitch toward the curb of three-eighths (3/8) inches to the foot. Two (2) inches of compacted bituminous concrete shall be placed; provided, however, that if a granolithic surface is desired and/or specified by the Board, specifications of the Massachusetts Department of Public Works shall be complied with.

(3) Wheelchair ramps shall be provided at all intersections of sidewalks and streets, and elsewhere as appropriate.

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

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

SECTION 6000 CONSTRUCTION SPECIFICATIONS
6260. Street Construction Specifications
6268. Sidewalks.

(a). Widths and Locations. There shall be a sidewalk having a width of 4 feet on each side of each street for major and secondary streets. Minor streets shall have a sidewalk on one side of the street and lanes do not require sidewalks. Where applicable, the sidewalk may end at the beginning of the cul-de-sac, and does not have to go all the way around the cul- de-sac. Handicap ramps and extensions of sidewalks shall be provided at all street intersections per MDPW standards.

(b) Sidewalk Gravel Sub-base. All materials shall be removed for the full width of the sidewalk to subgrade 8 inches below the finished grade as shown on cross-section in the appendix; all soft spots and other undesirable material below such subgrade shall be replaced with a good binding material and rolled.

This excavated area shall then be filled with 6 inches of sidewalk gravel per MDPW standards and rolled with a pitch toward the curb of not less than 1/4 inch nor greater than 3/8 inch to the foot.

(c) Bituminous Sidewalk. Surfacing forms shall be set to grade, filled with 2 inches of compacted bituminous concrete to be applied in two courses (binder and finish courses).

Boxborough *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

One side

7. Sidewalks, preferably meandering, shall be constructed on at least one side of all streets and on both sides when, in the opinion of the Planning Board, such is necessary. The profile, dimensions and location shall be as shown in the Figures 1-4 herein. The grade shall be at least 6" above the adjacent

roadway. Handicap ramps shall be installed in sidewalks at all curb cuts, in accordance with the requirements of the Massachusetts Architectural Barriers Board. Sidewalks shall be constructed in accordance with Massachusetts Department of Public Works Standard Specifications For Highways and Bridges, 1973, including specifications for materials contained in 701.40 therein and construction methods 701.40 for an 8" subgrade and foundation; and shall be either:

a. 4" thick, reinforced with a number 4, 4x6 mesh 3,000 pounds per square inch concrete, Air Entrained 5%, wood float finished, laid on a base of well compacted gravel. An expansion joint, 3/4" shall be provided at least every 20' feet. Dividing joints shall be scored into the walk every 4 feet.

Base gravel material shall be in accordance with Standard Specifications, M103.0 (Type b) and approved by the Planning Board, with no stone having a dimension in excess of 3". The gravel shall be compacted to 95%.

b. Bituminous Concrete: the foundation shall be 8" of gravel as specified in "a" above (material and compaction). The wearing surface shall be laid in two courses, a 1 1/4" bottom course and a 1 1/4" top course, thickness measured after compaction. The material and application shall conform to Standard Specifications 701.62. All edges of the walks shall be formed with wood screeds which are securely anchored and left in place until adjacent grassed strip areas are brought to sidewalk grade and seeded.

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

Boxford *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

None

According to Leonard Phillips, Planning Board Administrator, in a telephone conversation on 7/15/04, the town of Boxford does not require sidewalks.

Boylston *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides

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

6.2.9 Sidewalks, Bikeways, and Walkways

a. Sidewalks within the street right-of-way shall be provided as follows unless otherwise approved by the Board:

Industrial One side

Collector Street (25+ Homes) Each side

Local Street (7-24 Homes) Each side

Dead-end Street (1-6 Homes) One side

Braintree

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Rules and Regulations Governing the Subdivision of Land and the Improvement of Land Town of Braintree, Section V (E) (4) (from ordinance.com as of 2001)

SECTION V CONSTRUCTION SPECIFICATIONS AND REQUIRED IMPROVEMENTS
E. CONSTRUCTION OF STREETS
4. Sidewalks

Bituminous concrete sidewalks shall be constructed on both sides of the roadway within the subdivision except when otherwise determined by the Planning Board. Sidewalk and grass plots shall pitch, from the property line toward the gutter. Bituminous concrete sidewalks shall be constructed on a sub-base consisting of at least nine inches of thoroughly compacted good gravel. Bituminous concrete for sidewalks shall be laid in two courses; namely, base course and top course. Base course shall consist of Class 1-1 Top and shall be 1-1/2 inches thick after rolling. Top course shall consist of Class I-1 Dense Mix and shall be 1-1/2 inches thick after rolling. In no case shall the surface be laid until the sub-base shall have been inspected and approved by the Town Engineer or his designate. At all intersections the sidewalks shall be constructed across the grass plot to the edge of the traveled way.

Bridgewater

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Researcher was unable to find specification as to whether sidewalks must be on both sides of the street. According to David Moore, Building Inspector, sidewalks must be on both sides of the street. He said that this is negotiable in certain cases. (10/04)

V.B.9 SIDEWALK CONSTRUCTION

All materials shall be removed for the full width of the sidewalk to a sub-grade twenty and one half (20 1/2) inches below the finished grade as shown on cross section; and all soft spots and other undesirable material below such sub-grade shall be replaced with good binding material and rolled. This excavated area then shall be filled with eighteen (18) inches of good quality gravel as specified for Finished Base Course (Section V, B5) and rolled with a pitch toward the curb of not less than 1.5% nor greater than 1.6%. On the prepared grade, each side of the street, place two and one half (2 1/2) inches of compacted bituminous concrete to be applied in two courses one and one half (1 1/2) inch base course compacted and one (1) inch finish course compacted, except three (3) inches shall be placed at driveway entrance unless a granolithic surface is desired and/or specified by the Board, specifications of the Massachusetts Department of Public works shall be complied with.

Section IV.E PEDESTRIAN WAYS

Pedestrian ways or foot paths will normally be required to provide convenient circulation or access to schools, playgrounds, shopping, churches, transportation, parks, conservation areas and/or other facilities. Such ways shall consist of a right of way of at least fifteen (15) feet.

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

Brockton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Although the description of sidewalks below does not specify both sides of the street, the researcher assumes it is both sides because of the figures given in the Appendix which show sidewalks on both sides of the street (TYPICAL RESIDENTIAL X SECTION and TYPICAL STREET SECTION).

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

RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND
SECTION V REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION

C. Curbs and Sidewalks

In a Residential Subdivision the sidewalk layout shall be eight (8) feet in width and as follows: Five (5) foot bituminous concrete two (2) inches thick put down in two (2) layers of one (1) inch thickness with a three (3) foot variable width grass strip on the curb side with straight faced type VB GRANITE curbing. Top of curb shall be two (2) inches above the crown of the road.(1) See Addendum "A".

In a Commercial or Industrial Subdivision the sidewalk layout is to be ten (10) feet bituminous concrete in width with straight faced GRANITE curbing.

All handicap ramps must be constructed of concrete and must conform to ADA Specifications and Massachusetts State Standard Specifications for Highways and Bridges.

Burlington

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to Kristin Hoffman, Assistant Planner, Burlington requires sidewalks on both sides. She said that they often waive the requirement where only one or two houses is developed.

Town of Burlington Rules and Regulations Governing the Subdivision of Land in Burlington, MA Section 10.6(Adopted 1988, Amended 2002)

10.6 Sidewalks and Driveways

Sidewalks shall be provided and placed as directed by the Planning Board. Proposed cement sidewalks will meet the following specifications:

Cement Concrete Sidewalks

Surface - 4" cement concrete (all entrained class D, one course).

Foundation - 8" gravel borrow, compacted in 4" lifts.

Bituminous Concrete Sidewalks

Surface - 2 1/2" Class I Bituminous Concrete Pavement Type I-1 (1 1/4" surface course material over 1 1/4" binder course material).

Foundation - 8" gravel borrow, compacted in 4" lifts.

All sidewalks, unless otherwise directed by the Planning Board, shall be installed with a minimum of four (4) feet in width and no less than three (3) feet of clearance in all locations.

At all intersections, sidewalks shall be constructed to provide handicapped accessible curb cuts in accordance with the standards of the Massachusetts Architectural Access Board and the Americans with Disabilities Act of 1990.

There shall be constructed in all streets or sidewalks within a subdivision an opening for a driveway on each lot. Driveways shall have a minimum curb opening of fourteen (14) feet unless waived by the Planning Board.

Amended March 17, 1994

Canton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Rules and Regulations of the Canton Planning Board Governing the Subdivision of Land in the Town of Canton, Massachusetts, Section 3.4.5 (Adopted 1998)

3.4.5 Cross Sections

3.4.5.1 Roadway cross-sections shall be in accordance with the Typical Roadway Sections in Figures 3-1 through 3-3.

Figure 3-1 shows sidewalks on both sides of the street.

Carlisle

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

all?

None

According to George Mansfield, Carlisle Town Planner, (7/19/04) generally sidewalks are not required because Carlisle is a rural community. However, when the Planning Board deems sidewalks necessary, they require one.

Carver

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

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

Table 1: Street Cross Sectional Design Standards

Sidewalk No.

Collector Streets: 1

Local Streets: 1

5.00 Design and Construction Standards

5.06 Sidewalks

1. Sidewalks shall have a finished grade of 1" to 1'-0" sloping toward the roadway. When unusual physical land characteristics or topographic conditions require the Board may approve the placement of a sidewalk at a greater distance from the roadway or at a higher or lower elevation in relation thereto, provided such variation is indicated on the Definitive Plan or in covenant.

2. In constructing all sidewalks, the material shall be removed for the full width of the sidewalk to a subgrade at least 12 inches below the approved finished grade, and also all soft spots and other undesirable material below such subgrade shall be replaced with a good binding material and rolled with a 2-ton roller or equivalent. The excavated area shall be filled with at least 9 inches of select gravel containing some binding material and composed and rolled to a surface slope of 1/4 to 1'-0". Sidewalks small then be paved to a thickness of 2 1/2 inches with bituminous concrete pavement, applied in 1 1/2" binder and 1" surface.

Chelmsford

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Researcher's answer is based on using the sidewalk requirement for other residential districts rather than just RC. The rationale is that RC in 1996 had only 1.1 acre of developable land left compared to 39.4, 1,104.9, and 38.7 acres for RA, RB, and RM districts respectively. So RC requires 2 sidewalks on minor streets while the remaining districts require only 1 on minor streets.

TOWN OF CHELMSFORD, MASSACHUSETTS MASTER PLAN, p. 2-7.

The Land Use Ordinance of Chelmsford

MIDDLESEX COUNTY, MASSACHUSETTS

Chapter 202 SUBDIVISION OF LAND

ARTICLE III Design Standards and Improvements

§ 202-17. Sidewalks.

A. [Amended 9-28-1994] Where required. Footpaths shall be installed on both sides of collector streets, on both sides of minor streets and lanes in the RC District, based on the Chelmsford Zoning Bylaw, and on one side of minor streets and lanes in other residential districts, unless the Planning Board determines that no sidewalk is appropriate because a continuous system is infeasible or such walk would serve neither pedestrian convenience nor safety. Sidewalks will be required on one side of business streets.

(1) In addition, the Planning Board shall, under conditions other than the above, require that the grading of the right-of-way be so executed as to make possible later additions of sidewalks without major regrading.

(2) Footpaths shall be not less than five feet in width, except four feet on lanes, and shall be located as close as is feasible to the street side line.

B. Construction. All materials shall be removed for the full width of the footpath to a subgrade 10 1/2 inches below the finished grade as shown on the cross section, and all soft spots and other undesirable material below such subgrade shall be replaced with gravel (Massachusetts Department of Public Works Specification M1.03.0, Type b) and rolled. The excavated area shall then be filled with gravel (Specification

M1.03.0, Type b) and rolled with a cross slope of not less than 1/4 inch, nor greater than N inch to the foot. The footpath shall be constructed of bituminous concrete in two courses consisting of 1 V2 inches of binder and one inch of finish. All bituminous concrete shall conform to Massachusetts Department of Public Works specifications, as amended. [Amended 9-28-1994]

Chelsea

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

D. Sidewalks

1. Sidewalks shall be constructed within the subdivision separated from the pavement area by a seeded strip, as provided in subsection F.
2. The sidewalk consisting of the paved and grass plot area shall extend the full length of each side of the street and shall be a minimum width of nine feet (9').
3. 700 Bituminous concrete sidewalks having a minimum thickness of two and one-half inches (2-1/2") after compression, shall be constructed on a twelve inch (12") gravel foundation to the required lines and grades in accordance with these specifications.
4. 700 If concrete sidewalks are desired, they shall be constructed as directed by the Director of Public Works in conformity with this section of the Standard Specifications.

Clinton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

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

5.4. Sidewalks

5.4.1. There shall be sidewalks four (4) feet in width on both sides of all Major and Collector Streets and on one (1) side of all Minor Streets.

5.4.2. Preparation of the base shall be accomplished by removing material to a depth of ten (10) inches below finished, designed grade. Any soft spots of undesirable material shall be removed and replaced with gravel. The excavated area shall be filled with (8) inches of gravel. The sidewalks shall slope toward the curb with a slope of one-fourth (1/4) of an inch per foot.

5.4.3. Surfacing is to be done in the following manner: Forms shall be set to grade, then two (2) one and one-fourth (1 1/4) inch layers of Type I bituminous concrete shall be placed. At driveways, the thickness shall be two (2), one and one half-inch (1 1/2) inch layers.

Cohasset

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Cohasset Subdivision Rules and Regulations, Section VI(I)(Last Amended 2001).

I. SIDEWALKS

"1. Sidewalks shall be constructed on a foundation of 12" gravel borrow. Sidewalk foundation shall be constructed to conform to the requirements of ROADWAY FOUNDATION G. above.

2. After sidewalk foundation has been constructed, the sidewalk shall be paved to a thickness of three (3) inches measured after compaction with two (2) 1 inch thick courses of Class One Bituminous Concrete pavement, Type I-1. The material and application shall conform to the specifications for roadway surface. All edges of the sidewalks shall be formed with wood screeds, securely anchored and left in place. "

Concord

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

According to the Concord Subdivision Rules and Regulations, Section 6.10:
"6.10 Sidewalks
6.10.1 Requirement: Sidewalks will be required on both sides of the street along all arterials. Sidewalks will be required on one side of the street along all local and collector streets unless the Planning Board determines that pedestrian movement is otherwise provided for."

Danvers

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

According to the Planning Board Rules and Regulations Governing the Subdivision of Land in Danvers, Massachusetts, Section V(C)(adopted 1979), for both local residential and minor streets, sidewalks are required on one side of the street.

Dedham

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Arthur Noonan of the planning department said on 3/21/05 that sidewalks are required on one side, but "we prefer two."
In the chart "typical roadway section," it is indicated that sidewalks six feet in width are required on both sides of residential streets.

Dighton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Dighton Rules and Regulations Governing the Subdivision of Land
"4510. Sidewalks.
4511. Required Locations. Sidewalks within street right-of-ways shall be provided as follows:
Collector streets: Both sides Minor streets: One side Lanes: One side
4512. Width and Alignment. Sidewalk pavement shall be five (5) feet wide on collector streets and four (4) feet wide elsewhere. Except at intersections, sidewalks shall be separated from the traveled way by not less than the required shoulder width. Pavement width may vary to reflect or protect existing topography, trees, ledge, and other site features.
4513. Other Walkways. Public off-street walkways, bikeways, or bridle paths may be required by the Board to provide grounds, parks, shopping, transportation, open space, or community facilities, or to break up long blocks, or for any other reason that the Board may determine. No such walkway, bikeway, or bridle path shall be a part of any lot in the subdivision.
4514. Construction. Sidewalks shall have a foundation of eight (8) inches or more of compacted gravel. The surface shall be cement of 1 1/2 inches thickness, with a proper cross-slope. Sidewalks must conform to the American Disabilities Act."

Douglas

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

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

There is no mention of where sidewalks shall be required. What follows is the entire section of sidewalks for this by-law. There are, however, 3 drawings of the 3 types of streets for this town included at the bottom of the subdivision rules. In each drawing, 5' sidewalks are shown on each side of the street, as are 5'-8' grassy strips (on each side between sidewalk and paved road).

D. Sidewalks

Five-foot sidewalks shall be installed wherever required. The sidewalk shall be constructed of Portland cement concrete in conformity with the specifications of the Highway Department. All sidewalks and ramps shall be in compliance with all ADA and applicable Massachusetts regulations.

There is no table of street design standards in this town's subdivision rules.

Dover *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

None According to the Town of Dover Code, Part III, Chapter 248, Article VI, Section 248-19(I) regarding sidewalks, "Sidewalks. Sidewalks are prohibited." [Amended 2-20-2002].

Dracut *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides Town of Dracut Rules and Regulations Governing the Subdivision of Land

Section V, C. SIDEWALKS

1. Sidewalks of not less than 5 feet in width shall be constructed on both sides of ways in conformity with specification of the "Design and Construction Standards, Town of Dracut," latest edition. Placement of mail boxes shall not hinder vehicular or pedestrian traffic.
 2. All sidewalks shall comply with the requirements of the Americans with Disabilities Act.
-

Dunstable *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides "V.A.4. Sidewalks
Sidewalks shall be constructed on both sides of all streets. The profile, dimensions, and location are shown in the Figure 1 herein. The grade shall be at least 6" above the adjacent roadway. Sidewalks shall be: 4" thick cement concrete, reinforced with a No. 4, 4" X6" mesh, 2,500 lbs. Concrete, wood float finished, laid on a base of at least 12" of well compacted bank gravel. An expansion joint (3/4" open) shall be provided at least every 20'; dividing joints shall be scored into walk every 4'. Base gravel material shall be placed to a compacted depth of 12 inches in accordance with Section V. A.2 of these regulations."

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

Duxbury *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

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

2.0 SIDEWALKS

2.1 Format

Location, section and dimensions of sidewalks shall be as shown in Figures 2 and 3. Sidewalks shall be at least six (6) inches higher than the adjacent roadway and at least 4'- 6" wide.

2.2 Requirements

Sidewalks shall be constructed of four (4) inches of cement concrete on a minimum eight (8) inch gravel borrow sub-base conforming to the requirements of Handicapped Accessible Specifications of the "State Specifications". Concrete shall have a minimum 28 day compressive strength of 4,000 psi with maximum 3/4 inch aggregate. One layer of No. 4, 4 by 6, welded wire mesh shall be provided at mid-depth. The walking surface shall be broom finished. Concrete surfaces shall be coated on the top and sides with an approved sealer. Expansion joints (inch open) shall be provided at least every twenty (20) feet, with score joints at four (4) foot intervals.

Planning Director Christine Stickney (10/27/04) said that the town has sidewalks on at least one side of the street.

East Bridgewater *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

One side

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

Local: None

Minor: 1-4'

Secondary: 2-4'

Easton *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides

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

Residential Streets:

Minor: 1

Major: 2

Collector: 2

Median Divided: 2

Industrial: 2

Essex *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

One side

7/27/04: Phone conversation with Joanne Jacobson, Planning Board Secretary (978) 768-7663 -- She said that if it is a subdivision which will have a real street, then sidewalks would be required and they would just be along one of side of the street. Ms. Jacobson said that there is nothing specific in the bylaws on how many sidewalks on a street.

The Land Use Ordinance of Essex

ESSEX COUNTY, MASSACHUSETTS

RULES AND REGULATIONS RELATIVE TO SUBDIVISION CONTROL

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

b. Sidewalks, where require

1. Minimum width, five feet.
2. Base course, gravel, 8 inches.
3. Surface, 2 and on-half inches bituminous hot-top.

7. Pedestrian and Bicycle Circulation Systems

Sidewalks shall be placed parallel to the roadway(s) providing direct access to:

- a. Commercial/retail facilities;
- b. Schools;
- c. Public recreational facilities; and
- d. Elsewhere in accordance with the pedestrian circulation system as necessary.

Sidewalk design, including but not limited to, cross-slope, thickness, joints and material composition shall be approved by the Town Department of Public Works.

Pedestrian-vehicular separation shall be considered where possible. Design solutions which achieve this separation shall receive priority consideration.

Walkways connecting existing trails should be created wherever reasonable and developed in new locations.

When located within right-of-way, paths or sidewalks shall be located at or near the outside of the layout but varied in horizontal location to minimize disturbance of land vegetation. Public bikeways or walkways may be required by the Board to provide circulation or access to schools, recreational areas, shops, transportation or community facilities, or for other reasons. These ways may or may not be part of the normal sidewalk provisions, and they may or may not be part of any lot. They shall be designed with a minimum 10 foot right-of-way, 6-8 foot width, maximum gradient of 5% except for short segments, and a minimum centerline radius of 25 feet.

Everett

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

6/15/04 Phone conversation with Al Spaulding who answered that sidewalks on both sides of the street are required.

Foxborough

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Foxborough Subdivision Rules and Regulations, Section 5.03(b)

"B. Sidewalks with a width of five (5) feet shall be required on both sides of all streets and shall be placed five (5) feet back of the edge of the road. The area between the back of the curb and the sidewalk shall be loomed and seeded. Driveway entrances shall be constructed according to the requirements -found in Appendix-B.

1. Handicapped ramps shall be constructed in accordance with the requirements of the ADA Accessibility Guidelines for Building and Facilities.

2. The transition slope of a sidewalk at the intersection with a driveway shall be at a grade of not greater than 12:1."

Framingham

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

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

Section VII. Design Standards And Specifications
B. Streets

6. Sidewalks

a. Sidewalks, of width as specified under Section VII.B.2.g. herein , shall be constructed on both sides of all streets in all zoning districts within the dedicated right-of-way, except residential access streets in the R-4 district. Sidewalks in residential access streets in the R-4 district shall be constructed on one side of all such streets within the dedicated right of way, such side to be determined by the Planning Board. A strip of grassed or landscaped areas at least three (3) feet wide, not including curbing, shall separate all sidewalks from adjacent curbs. Sidewalks shall be constructed of cement concrete only. Wheelchair ramps shall be installed in accordance with Massachusetts State Law. Sidewalk construction shall be in accordance with the construction specifications of the Department of Public Works.

b. In order to facilitate pedestrian circulation and access from the subdivision street(s) to schools, parks, playgrounds, other community facilities or other nearby streets, the Planning Board may require perpetual unobstructed easements at least twenty (20) feet in width to accommodate sidewalks or walking paths. Easements shall be indicated on the Plan.

Franklin

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Franklin Subdivision Rules and Regulations, Section 300.13 (Last Amended 1999).

§ 300-13. Other improvements.

A. Sidewalks.

(1) Location. Sidewalks are required on both sides of the road, unless the Board determines that one (1) sidewalk will adequately service pedestrian traffic. The Board shall also consider the preservation of natural features in making its determination concerning the number of sidewalks required."

Freetown

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

At the discretion of the planning board.

" 7. SIDEWALKS

a) Sidewalks shall be constructed within the subdivision where required by the Planning Board.

b) The sidewalks shall extend the full length of the street, and shall be of the following widths:

Along Secondary and Minor Streets Five Feet wide (5') On one side minimum

Along Primary and Major Streets Five Feet wide (5') On both sides

A sidewalk shall wrap around the entire outside of a cul-de-sac."

-Rules and Regulations governing the subdivision of land in the Town of Freetown, Section IV.B

Survey received from Freetown on 6/10/05 marks "2 required but can be waived."

Georgetown

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Georgetown, CHAPTER 365 SUBDIVISION REGULATIONS, ARTICLE V Contents of Definitive Plan

Section 365-35. Top sheet.

C. The top sheet of the plan shall contain:

(8) A sidewalk shall be down on one (1) side of each street, five (5) feet in width. See 365-51A, B and C. [Amended 7-18-1973 (Amdt. B)]

ARTICLE VI Construction: Section 365-51. Sidewalks.

A. All materials shall be removed for the full width of the sidewalk, that is five (5) feet, to a subgrade eight (8) inches below the finish grade as shown on cross section and all soft spots and other undesirable material below such subgrade shall be replaced with a good binding material and rolled.

B. This excavated area then shall be filled with six (6) inches of gravel as defined above and rolled with a pitch toward the curb of not less than one-eighth (1/8) inch nor greater than three-eighths (3/8) inch to the foot.

C. Surfacing forms shall be set to grade, filled with one (1) inch of binder course compacted bituminous concrete.

D. The second course of one (1) inch finish course bituminous concrete shall be applied to the sidewalk except that two (2) inches shall be applied at driveway entrances. Driveway aprons shall be paved within the right-of-way. Curb cuts shall not exceed twenty (20) feet for driveways. However, if a granolithic surface is desired, specifications of the Massachusetts Department of Public Works shall be complied with as to both this subsection and Subsection D. Sidewalk pavement shall be applied by machine.

Gloucester

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Gloucester Rules and Regulations Governing the Subdivision of Land (Adopted 1960, Amended 1998)

Section 4.7 SIDEWALKS

4.7.1 General

a. Sidewalks shall be installed on both sides of Collector and Minor streets.

b. Sidewalks shall be installed on one or both sides of Lanes and Courts if in the opinion of the Planning Board pedestrian safety would be substantially served by their construction.

Where sidewalks are not required, the Board may require that the grading of the right-of-way be so executed as to make possible later additions of sidewalks without major regrading.

Grafton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Grafton Rules and Regulations Governing the Subdivision of Land, 1998

Sidewalks, grass plots and trees shall be provided for the full length of each street Sidewalks shall be provided on one side (preferably north, west sides) of Minor Streets and on both sides of Major Streets. Sidewalks shall be at least four (4) feet wide, shall conform to all Access codes, and shall be located as shown on the plans and profiles required by these Regulations.

Groton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Groton Subdivision of Land, Chapter 346 (Adopted 1983, Amended 1990)

346-13. Other improvements.

A. Sidewalks.

(1) Required locations.

(a) Sidewalks within the street right-of-way shall be provided as follows:

- [1] Collector street: each side.
- [2] Minor street: one side
- [3] Lane: one side.
- (b) In addition, public off-street walkways, bikeways or bridle paths may be required by the Board to provide circulation or access to schools, playgrounds, parks, shopping, transportation, open space or community facilities or to break up long blocks or for such other reason as the Board may determine. Such ways may or may not be part of normal sidewalk provisions, but they shall not be a part of any lot in the subdivision and they shall be located in separate parcels.
- (2) Width and alignment. Sidewalk pavement width shall be five feet on collector streets and four feet elsewhere and, except at intersections, shall be separated from the traveled way by not less than the required shoulder width. Sidewalks shall be constructed around the entire circumference of a cul-de-sac. See the Cul-de-Sac Layout Detail.[8] Such pavement width may meander, reflecting and protecting existing topography, trees, ledge and other site features. Ramps for the handicapped shall be provided at all intersections, driveways and at the end of all dead-end streets. They shall conform to the Architectural Access Board current regulations (521 CMR), and the Americans with Disabilities Act (ANSI A117.1) current regulations. [Amended 5-2-1996; 7-5-2000]
- (3) Construction. Sidewalks shall have a foundation of eight inches or more of compacted gravel. The paving shall consist of a binder course, 1 1/2 inches, followed by a finish course, 1 1/2 inches compacted measure, with a one-fourth-inch-per-foot cross-slope toward the road. Sidewalks shall be cement concrete where connected to an existing cement concrete sidewalk or where required by the Board.

Groveland

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Groveland Rules and Regulations Governing the Subdivision of Land (1998)

4.9 Sidewalks

4.9.1 Sidewalk design shall be varied in horizontal layout and location to enhance aesthetic value. When located within the street right of way, sidewalks shall be located no closer than within six (6") inches of the outside of the layout, when possible, with a maximum of Pedestrian-Vehicular separation. Where sidewalks are located outside of the right of way, the developer shall reserve suitable easement therefor. Sidewalks shall be a minimum of five (5') feet in width. There shall be a minimum of 5' between sidewalk and roadway. The area between the sidewalk and the roadway shall be appropriately landscaped.

4.9.2 Bituminous concrete sidewalks shall conform to the material and construction methods as specified in Section 701 of the Mass Highway Standard Specifications.

4.9.3 Sidewalks shall be constructed on both sides of the roadway. The Board may waive the sidewalk requirement, entirely, or require that they be constructed on only one side of the roadway. When sidewalks are deleted, grass strips shall be extended in their place.

By-law contains many more paragraphs that describe sidewalk construction.

Halifax

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Halifax, Subdivision Regulations, ARTICLE IV Required Improvements: Section 235-31. Streets.

C. Sidewalks and grass plots.

(1) A sidewalk shall be provided for all major, collector and minor residential streets, having a width of four (4) feet on each side of each street and positioned alongside the curbing or edging.

(2) Preparation. All materials shall be removed for the full width of the sidewalk to subgrade eight (8) inches below the finished grade, as shown on Plate No. 4;(16) and all soft spots and other undesirable material below such subgrade shall be filled with six (6) inches of a good quality gravel and rolled with a pitch toward the curb of not less than one-fourth (1/4) inch, nor greater than three-eighths (3/8) inch to the foot.

(3) Sidewalks shall be paved with two (2) inches of compacted bituminous concrete; provided, however, that if a concrete surface is desired, specifications of the Massachusetts Department of Public Works shall be complied with.

(4) Between the sidewalk and the edge of the street layout, there shall be installed grass plots. The top four (4) inches of all such plots shall consist of good quality loam, rolled and seeded.

(5) This arm in back of the sidewalk may be sloped at the rate of three to one (3:1) (maximum) to a point where it precisely coincides with the finished grade of abutting lots.

(6) All utility poles, fire hydrants or trees shall be placed on the private side of the sidewalk. Utility poles and fire hydrants shall not be less than ten (10) feet apart.

Hamilton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

None

At discretion of Planning Board

7/26/04 Phone conversation with Ms. Jean Nelson, Hamilton Planner. She said that the requirement is for both sides, however, in order to preserve the rural atmosphere of Hamilton, this requirement is often times waived. If the subdivision is particularly small, then no sidewalks will be required. Ms. Nelson said that the last subdivision was years ago (1980s). When land attached to the new subdivision does not have a sidewalk, that is a reason not to require one.

It is unclear from the Bylaw below whether sidewalks are required on one side of the street or both sides. The diagram of the typical cross-section of a local street shows a sidewalk on each side of the street, so the researcher makes the assumption that there are 2 sidewalks on the typical subdivision road.

SUBDIVISION REGULATIONS
Hamilton Planning Board
SECTION VII ADMINISTRATION
FORM C INSPECTION
FORM D TYPICAL STREET CROSS-SECTIONS

E. Curbs and Sidewalks

Curbs and sidewalks will be required wherever, in the opinion of the Board, they are needed for the safety of pedestrians, as in the vicinity of schools or of other generators of pedestrian travel, or on streets adjoining an existing street already provided with a sidewalk.

1. Curbs. Granite curbs shall be installed on each side of the paved roadway. Materials, dimension and methods of installation shall conform to the Mass. Department of Public Works "Standard Specifications for Highways and Bridges", 1973 edition, as amended.
2. Shoulders. All roadways shall have shoulders of at least seven (7) feet in width on each side of the street and constructed with a three eighths (3/8) inch to the foot pitch toward the top of the berm or curb. The portion of this area, which is to constitute a grass plot or planting area, shall be loamed and graded with at least six (6) inches of loam or other good topsoil conducive to the growing of grass, rolled and seeded with lawn grass seed. The area outside the street lines of a development shall be sloped at the rate of not less than two to one and shall be loamed, seeded and rolled in the same manner as the shoulders.
3. Sidewalks, when required, shall not be less than five (5) feet in width, shall be constructed of a good binding gravel, six (6) inches in depth, and paved with two courses of bituminous concrete totaling two and one half (2 1/2) inches minimum thickness after compression (1 1/4 inch per course, finished).

Hanover

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Rules and Regulations Governing the Subdivision of Land in the Town of Hanover

SECTION V REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION

C. Sidewalks

1. Paved sidewalks shall be constructed along the full length of both sides of every subdivision way, except that the Planning Board, at its own volition when deemed necessary for public safety or convenience, may waive construction along one side of the way and may require the developer to install a sidewalk of similar length, at a maximum, along a neighboring public way.
2. The minimum sidewalk width shall be four (4) feet.

3. The leading edge of the sidewalk shall be set back five (5) feet from the exterior face of the curbing on minor streets and seven (7) feet on major streets. The area between the curb and sidewalk and the area between the sidewalk and the wayline shall be loamed and seeded in accordance with Section 8 of Appendix A.

4. No street signs, utility poles, mailboxes or other obstructions shall be placed within the sidewalk layout unless approved by the Planning Board.

5. Wheelchair ramps shall be provided at street intersections in conformance with the current Massachusetts Architectural Barrier Board standards. When sidewalk construction has been waived along one side of a way, a wheelchair ramp shall be located at the termination of the sidewalk after said sidewalk has been carried completely around the cul-de-sac.

Hanson

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

THE RULES AND REGULATIONS OF HANSON PLANNING BOARD
Section 7. Required Improvements
7.5 Sidewalks and Bikeways

GENERAL

7.5.1 Sidewalks shall be required on one (1) side of the street and as required by the Planning Board. Bikeways shall be considered as separate from sidewalks and should be located according to Planning Board recommendations. Where bikeways and sidewalks are adjacent, the minimum right-of-way shall be twenty-five (25) feet. The profile, dimensions and location of separately located sidewalks and bikeways shall be subject to the approval of the Planning Board. The grade shall be at least 1" above curb elevation. Sidewalks and bikeways shall be in accordance with either specification 7.5.11 or 7.5.12 below:

CONCRETE

7.5.11 Concrete sidewalks, 4" thick cement concrete, reinforced with No. 4, 4" X 4" mesh, 2,500 lb. concrete, wood float finished, laid on a base of at least 6" of well compacted bank gravel. An expansion joint (3/4" open) shall be provided at least every 20' dividing joints shall be scored into walk every 4'. Base gravel material shall be in accordance with the specifications outlines above for street construction, provided that no stone shall have a dimension in excess of 2-1/2". It shall be thoroughly compacted using a sidewalk roller weighing at least tow tons. (See detail plate 4A).

BITUMINOUS CONCRETE

7.5.12 The foundation shall be 8" of bank gravel as specified in (a) above (material and compaction). The wearing surface shall be laid in two courses, a 3" bottom course, laid in two 1 1/2 courses, compacted, and a 1 1/2" top course, compacted, the thickness to be measured after compaction. The material and application shall conform to the specifications for roadway surfacing. All edges of the walks shall be formed with wood screeds which are securely anchored and left in place. (see detail place 4A).

Harvard

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

None

Bylaws are unclear. According to Marie Nader, Planning Board Administrator, there is no specific sidewalk requirement in the bylaws.

§ 130-25. Construction details.

D.Footpaths. Footpaths shall be constructed in accordance with SSHBW § 701, Sidewalks. The gravel foundation uses the same gravel [SSHBW M 1.03.0 (Type b)] as the gravel base for the roadway. The path surface shall be either:

- (1) Bituminous concrete per SSHBW, except that a surface layer of stone screenings (SSHBW M 2.03.0) shall be spread over the paving surface prior to the final rolling of the finish course; or
- (2) A course of stone screenings, > one inch thick, compacted measure, evenly spread, wet and compacted. (See also § 130-23I above.)

§ 130-23. Street design.

I.Footpaths. Footpaths shall be provided. Footpath width shall be > four feet. The path shall be located > two feet from the edge of any embankment, > one foot outside the shoulder, and have horizontal clearance > 2.5 feet on each side of the center line, with grades and curvatures suitable for pedestrian and bicycle use and for maintenance. The course of such a path shall be adjusted to preserve stone walls, suitable trees, and other features. The Board may permit the roadway center line to be located two feet off the street center line where a footpath is being provided on only one side of a minor street. The path may leave the street; an easement > 10 feet in width on either side of the path

center line shall be provided. Where such a footpath crosses a roadway, there shall be visible guides of paving stone or other means specified by the Planning Board to show the crossing. (See also § 130-25D, Footpaths.)

Code of the Town of Harvard, Chapter 130, Subdivision Control (Adopted 1970, Amended 1986)

Haverhill

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

City of Haverhill Rules and Regulations Governing the Subdivision of Land, 2000

Section V, 5.1 Streets
Sidewalks

Sidewalks shall be provided on each side of any roadway constructed under these regulations unless a waiver is granted by the board. Sidewalks shall be constructed to the following standards.

1. Sidewalks shall have a finished grade of two (2) percent maximum sloping toward the roadway. When unusual physical and characteristics of topographic conditions require, the Board may approve placement of a sidewalk at a greater distance from the roadway or at a higher or lower elevation in relation thereto, provided such variation is approved by the Board as a waiver and indicated on the Definite Plan. Sidewalks of not less than five (5) feet in width shall be constructed on both sides of the street to promote the public safety of pedestrians in the city. All sidewalks shall be constructed to conform with Americans with Disabilities Act (ADA) requirements.

2. In constructing all sidewalks, the material shall be removed for the full width of the sidewalk to a subgrade at least eight (8") inches below the approved finished grade, and also all soft spots and other undesirable material below such subgrade shall be replaced with a good binding material and rolled with a two-ton roller or equivalent. Unless the applicant elects to install cement concrete sidewalks (built according to specifications of the Massachusetts Department of Public Works), the excavated area shall be filled with at least six (6") of select gravel containing some binding material and compressed and rolled to a surface slope of two-percent. Sidewalks shall then be paved to a thickness to two (2") inches with bituminous concrete pavement, applied in two (2) one-inch courses. All pedestrian access ramps shall be cement concrete as specified in the paragraph immediately above.

3. Bikeways and footpaths may be part of the normal sidewalk provisions. They shall be designed with a minimum ten (10) foot right-of-way, six (6) to eight (8) feet in width, maximum gradient of five percent (5%), except for short segments and a minimum radius of twenty-five (25) feet.

4. Public bikeways or footpaths may be required by the Board to provide circulation or access to schools, recreational areas, shops, transportation or community facilities, or for other reasons deemed appropriate by the Board to promote safe access to important areas of the City or to heavily traveled locations.

Hingham

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

According to the Rules and Regulations Governing the Subdivision of Land in the Town of Hingham, Section 4 Design Standards, Table I, Minimum Design Standards for Streets:

Major: 5' each side
Secondary: 5' one side
Minor: 5' one side
Limited residential: 0

Holbrook

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Rules and Regulations Governing the Subdivision of Land Town of Holbrook, Section IV(C)(3), (Adopted, 1954, Amended 1998; from ordinance.com as of August 2004)

3. Paved sidewalks shall be constructed along the full length of both sides of every subdivision way, except that the Planning Board, at its own volition when deemed necessary for public safety or convenience, may waive construction along one side of the way and may require the developer to install a sidewalk of similar length, along a neighboring public way.

C. Sidewalks:

Sidewalks of not less than five (5) feet in width from the back edge of the berm and five and one half (5) inches to the face of the berm, the berm to be at least six (6) inches in width, shall be required on one or both sides of streets. The grade shall be at least six inches above the adjacent roadway. Sidewalks shall be installed in accordance with either one of the following two specifications as determined by the Board.

1. Cement Concrete: The foundation shall be at least six inches of well-compacted bank gravel. The wearing surface shall be 3000 psi strength concrete, four (4) inches in thickness, reinforced with No. 4, 4" X 6" mesh and wood flat finished. An expansion joint three quarter inches open shall be provided at least every twenty (20) feet; dividing joints shall be scored into walk every four feet. Base gravel material shall be in accordance with the specifications outlined above for street construction, provided, that no stone shall have a dimension in excess of two and one half (2) inches. It shall be compacted to ninety-five (95%) percent.

2. Bituminous Concrete: The foundation shall be at least six (6) inches of well-compacted gravel as specified in (1) above. The wearing surface shall be laid in two courses, a one and one-half (1) inch base course and a one and a half (1) inch top course, thickness measured after compaction.

The material and application shall conform to the Specifications outlined for roadway surfacing. All edges of the walks shall be formed with wood screeds which are securely anchored and left in place.

3. Paved sidewalks shall be constructed along the full length of both sides of every subdivision way, except that the Planning Board, at its own volition when deemed necessary for public safety or convenience, may waive construction along one side of the way and may require the developer to install a sidewalk of similar length, along a neighboring public way.

4. When sidewalk construction has been waived along one side of the way, a wheelchair ramp shall be located at the termination of the sidewalk after said sidewalk has been carried completely around the cul de sac.

5. That street poles be located on each sidewalk at the edge of the sidewalk away from the street, half within the sidewalk and half within the lawn, and that one (1) street light pole be located near the street sign at the entrance and so as to provide good illumination to both sides of the street sign.

6. In those instances where the Planning Board has waived the requirement for sidewalk construction along both sides of a subdivision roadway, the sidewalk that is constructed along one (1) side of the way shall be carried completely around all cul de sacs and a wheelchair ram shall be placed at the termination of said sidewalk. In those instances that the Planning Board has waived the requirement for sidewalk construction along both sides of the subdivision way, hydrants shall be installed on that side of the way on which sidewalk construction has been waived at a distance of five (5) feet from the exterior facing of the curbing. In those instances that sidewalk construction has not been waived, hydrants shall be installed in the center of the grass strip lying between the curbing and the sidewalk. Hydrants shall be spaced at a distance not greater than five hundred (500) feet apart, in accordance with the Fire Department's standards.

7. No street signs, utility poles, mailboxes or other obstructions shall be placed within the sidewalk layout unless approved by the Planning Board.

8. Require that the loam be at least four inches of thickness from the edge of the sidewalk to the edge of the forty (40') feet to fifty (50') feet street layout, and that in cases where with the Board's approval proposes to separate the sidewalk from the berm at the edge of the traveled way, the minimum four inches of loam be provided between.

9. Require that the developer connect new sidewalks with older sidewalks in the general vicinity of the subdivision, even if it means extending the sidewalks outside the boundary of the developer's property.

Holden

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to Town Planner Pam Harding, "sidewalks are required in the subdivision rules and regs, in the required roadway profiles on both

sides of the street."

- e-mail communication with Town Planner Pam Harding, 1/03/05

Holliston

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Holliston Planning Board Subdivision Rules and Regulations, Section 5.5.1: "Sidewalks and Shoulders

a) Sidewalks with handicap ramps shall be constructed on each side of the street, either at the extreme outer edge of the layout or meandering, but never leaving less than two feet (2') of grass shoulder between street and sidewalk. Construction methods and materials shall comply with Standard Specifications. Handicap ramps must be properly presented in accordance with the latest requirements of the Architectural Access Law."

Hopedale

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Michael Tusino of the Building Inspector's department (11/18/04) confirmed that sidewalks are required to be on both sides of the street.

SECTION V REQUIRED IMPROVEMENTS AND CONSTRUCTION PROCEDURES FOR AN APPROVED SUBDIVISION

L. Industrial Subdivisions

Industrial subdivisions shall conform to all requirements applicable to residential subdivisions except as follows:

1. Sidewalks will be required on one (1) side only.

Hopkinton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

RULES AND REGULATIONS

RELATING TO THE SUBDIVISION OF LAND (Adopted May 8, 2000, Amended through June 16, 2003)

Section 8 Design Standards

8.3 Sidewalks, Driveways, Pedestrian and Bicycle Trails

8.3.1 Sidewalks shall be on one side of the street. Sidewalks shall be 5 feet wide and shall be pitched toward the gutter at a maximum grade of 2%. A loam and grass shoulder shall be constructed between the sidewalk and the traveled way. The width of this shoulder shall be at least 3.5 feet in width. Upon approval of the Board, sidewalks may meander around significant natural features within the right-of-way.

8.3.2 Sidewalk designs shall conform to the Federal Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (AAB) requirements, including minimum clear path, curb openings at intersections, catch basin locations, and tree clearance over sidewalks.

8.3.3 Driveway locations shall be shown on the plan. All driveways shall be designed and constructed starting from the gutter line. The slope of the driveway shall be upwards toward the sidewalk to be constructed, or to a point allowing for a sidewalk to be constructed in the future. A detail and cross section of the proposed driveway shall be indicated on the plans.

8.3.4 Applicants shall, where possible, provide for pedestrian or bicycle trails within the subdivision or connecting to abutting permanent open space, town property, or other subdivisions.

Hudson

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Hudson Rules and Regulations Governing the Subdivision of Land, 1993

4.8.1. Sidewalks shall be provided on one side of each street for the full length of major streets. Sidewalks shall be provided in the vicinity of pedestrian generators on minor and secondary streets as required by the Planning Board and in any area determined by the Planning Board to be a high density area. Minimum widths of sidewalks shall be five (5) feet.

5.4.4. 701 Bituminous concrete sidewalks laid in two (2) courses, each of one and one-half (1-1/2) inch, shall have thickness of three and one half (3-1/2) inch after compression, shall be constructed on a six (6) inch gravel foundation to the required lines and grades in accordance with the Standard Specifications.

5.4.5. 701 If the Applicant prefers to install cement concrete sidewalks, they shall be constructed in conformity with this section of the Standard Specifications.

Hull

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

TOWN OF HULL RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 4.F (1988, Current 3/27/01)

F. Sidewalks

Sidewalks of adequate width (Figure 1) shall be constructed beside the roadway along each way in a subdivision as follows:

Major Streets-both sides. Secondary Streets-one side, except as the Board may direct both sides. Minor Streets-one side.

Ipswich

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Ipswich Subdivision Rules and Regulations (Adopted 1993, Amended 1999)

6.11 SIDEWALKS

6.11.1 Requirement: Sidewalks shall be required on both sides of the street along all arterials. Sidewalks shall be required on one side of the street along all lanes local and collector streets unless the Board determines pedestrian movement is otherwise accommodated. [Amended 5-18-95]

6.11.2 Design Standards: The design and construction of sidewalks shall be based upon the nature and density of development as shown in TABLE II:

TABLE II - Minimum Design Standards for Sidewalks

Footnotes:

(1) Meandering - following existing terrain and major features such as stone walls, large trees, or rock outcroppings, within the street right-of-way.

(2) Standard - uniform width parallel to the street.

6.11.3 Materials: Where new sidewalks are to be constructed in short sections to connect existing sidewalks, the new sections shall be constructed to the same specifications as the existing sidewalks.

6.11.4 Americans with Disabilities Act: All sidewalks and ramps shall conform with the Americans with Disabilities Act (ADA).

Kingston

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

None

Town of Kingston, RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND SECTION 4.0 DESIGN STANDARDS
4.9. Sidewalks, Grass Plots, Trees, Curbs and Berms

4.9.1. Sidewalks shall be provided on one side of each street for the full length of major streets. Sidewalks shall be provided in the vicinity of pedestrian generators on minor and secondary streets as required by the Planning Board and in any area determined by the Planning Board to be a high density area.

Minimum widths of the sidewalks shall be four (4) feet. Sidewalks shall be designed with due regard for existing trees, the natural environment and the character of the neighborhood. Sidewalks shall have ramp access at intersection. Each driveway shall be provided with a minimum 10' wide apron from the edge of the road pavement to the edge of the road layout. (Amended 10/17/94)

Provision of sidewalks may be waived by the Board if multi-use paths are incorporated into the development as a part of a town-wide bicycle and pedestrian path system. (Amended November 30, 1998)

Lakeville

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

"9. Sidewalks.

a) Sidewalks shall be constructed within the subdivision.

b) The sidewalks shall extend the full length of the street and shall be of the following widths:

ALONG ALL STREETS FIVE (5) FEET ON ONE SIDE

**Webmasters Note: The previous subsection has been amended as per an update dated 5/7/01.

c) 701 Bituminous concrete sidewalks having a minimum thickness of two courses of one and one-half inch (1 1/2") each after compression, shall be constructed on a eight inch (8") gravel foundation to the required lines and grades in accordance with these specifications.

**Webmasters Note: The previous subsection has been amended as per an update dated 5/7/01."

- Rules and Regulations Governing Subdivision of Land in the Town of Lakeville. IV.B

Lancaster

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

None

Town of Lancaster Rules and Regulations Governing the Subdivision of Land

451. Sidewalks

a) The Planning Board may require sidewalks on one or both sides of the street if it is felt that the public safety will be served by their installation. Normally, no sidewalk will be required on lanes

b) All materials shall be removed for the full width of the sidewalk to a subgrade ten inches below the finished grade as shown on the cross section; and all soft spots and other undesirable material below such subgrade shall be replaced with a good binding material and rolled. This excavated area then shall be filled with eight inches of good quality gravel and rolled with a pitch toward the curb of 3/8" to the foot. Two inches of compacted bituminous concrete shall be placed; provided, however, that if a granolithic surface is desired and/or specified by the Board, specifications of the Massachusetts Department of Public Works shall be complied with.

c) Wheelchair ramps shall be provided at all intersections of sidewalks and streets, and elsewhere as appropriate.

Lawrence

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

all?

One side

City of Lawrence Subdivision Rules and Regulations, Section 7.3 (Last Amended 2001).

"7.3 Sidewalks

Unless otherwise required by the Planning Board, sidewalks shall be planned and constructed in conjunction with the roadway of streets and shall be built in conformity with the requirements of The Director of Engineering and the City Engineer."

Leicester

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Leicester Subdivision Rules and Regulations (Adopted 1995, last Amended 2003)

SECTION V. REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION:

G. SIDEWALKS:

1. Sidewalks shall be installed on both sides of all streets within a subdivision. Sidewalks shall be not less than 5 feet in width, shall be located as close as is feasible to the street side line, and shall slope toward the curb with a slope of 3/8 inch per foot.
 2. Preparation of the base shall be accomplished by removing material to a depth of 10 inches below finished designed grade. Any soft spots of undesirable material shall be removed and replaced with gravel. The excavated area shall be filled with 8 inches of gravel and rolled.
 3. Forms shall be set to grade, then two 1 inch layers of type I bituminous concrete shall be placed, except at driveways, the thickness shall be two 1 1/2 inch layers.
-

Leominster

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

City of Leominster Rules and Regulations Governing the Subdivision of Land

SECTION 4 REQUIRED IMPROVEMENTS IN SUBDIVISIONS, DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS

4.0 Basic Requirements

4.0.7 Sidewalks and Bicycle Paths

Unless the Board determines that pedestrian movement is otherwise provided for, sidewalks having a width of not less than five (5) feet shall be constructed between the roadway and the right-of-way line, as close to the latter as practicable, and generally parallel with the roadway. Minor streets shall be provided with sidewalks on the one side only, secondary and major streets with sidewalks on both sides. Pedestrian access other than by routes parallel with roadways may be permitted, provided easements are established. ...

4.2 Sidewalks

4.2.0 Sidewalks shall be provided on both sides of collector streets and one side of minor streets. On the side of the minor street where no sidewalk is constructed, the grading and planting of the right of way shall be such that later addition of sidewalks is feasible without major regrading.

4.2.1 Sidewalks shall be not less than five feet in width on collectors and four feet on minor streets and shall be located so that the back of the sidewalk conforms to the lot lines. ...

Lexington

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

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)

Sidewalk

Residential: One side*

Local: One side*
Connector: Both sides
Arterial: Both sides

* Not required where street with which it intersects does not have a sidewalk

Lincoln

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Lincoln, Rules and Regulations Governing the Subdivision of Land, Section 7.5.7, (2001).

7.5.7 SIDEWALKS AND/OR OFF-STREET PATHS

Sidewalks and/or off-street paths shall be provided on one side of principal and secondary streets when, in the judgment of the Board, the probably use warrants. The Board may require sidewalks and/or off-street paths on both sides of the street.

Sidewalks and/or off-street paths shall be five (5) to eight (8) feet wide, as the Board may determine, and shall be located outside the road shoulders. Where sidewalks and/or off-street paths are located outside the right-of-way, the developer shall reserve suitable easements therefor.

The location and grading of sidewalks and/or off-street paths shall be as approved by the Board. Specific attention shall be given to preclude standing water and icing.

Sidewalks and/or off-street paths shall be constructed of a twelve (12) inch layer of clean gravel containing no large stones, paved with three (3) inches or more of bituminous concrete. Where sidewalks and/or off-street paths are located at the edges of embankments, a level area at least two (2) feet in width shall be provided between the sidewalk and/or off-street path and embankment edges.

Littleton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Code of the Town of Littleton, Part II, Chapter 249, Article V, Section 249-81 (as amended 2003):

Sidewalks.

A. There shall be sidewalks four (4) feet in width on both sides of all collector and one (1) side of all minor streets.

Lowell

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Lowell Subdivision of Land Regulations, Section V(A)(4):

"Sidewalks shall be constructed on at least one side of all streets and on both sides when, in the opinion of the Planning Board, such is necessary. The profile, dimensions and location shall be shown by the subdivider."

4. SIDEWALKS

(SUBJECT TO MASS. ARCHITECTURAL BARRIERS BOARD REGULATIONS FOR WHEELCHAIR RAMPS AND CURB CUTS)

Sidewalks shall be constructed on at least one side of all streets and on both sides when, in the opinion of the Planning Board, such is necessary. The profile, dimensions and location shall be shown by the subdivider. The grade shall be at least six inches above the adjacent roadway. Sidewalks shall meet either of the following requirements:

a. If cement concrete is used, it shall be four inches thick of 2, 500 pound per square inch strength reinforced with a No. 4-four by six inch wire mesh float finished, and laid on a base of at least six inches of well compacted bank gravel. An expansion joint (3/4 inch open) shall be provided at least every 20 feet; dividing joints shall be scored in the walk every four feet. Base gravel material shall be in accordance with the specifications of the Lowell Department of Public Works (copies available) with no stone having a dimension in excess of 2 1/2 inches. The base shall be compacted to 95 percent of its original volume. Pitch shall be 1/8" per foot.

b. If bituminous concrete is used, the foundation shall be six inches of bank gravel as specified in "a" above (material and compaction). The wearing of surface shall be laid in two courses: one inch bottom course and a one inch top course, thickness measured after compaction. The material and application shall conform to the specifications outlined in Section V, paragraph A, 2-b for roadway surfacing. all edges of walks shall be formed with woods screeds which are securely anchored and left in place. Pitch shall be 1/8" per foot.

Survey received from Lowell 3/21/05:

"Both sides, one side only waivers not uncommon"

Lunenburg

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

None

Town of Lunenburg Rules and Regulations Governing the Subdivision of Land

4.9. Sidewalks, Grass Plots, Trees, Curbs and Berms

4.9.1. Sidewalks shall be provided on one side of each street for the full length of major streets. Sidewalks shall be provided in the vicinity of pedestrian generators on major and secondary streets as required by the Planning Board and in any area determined by the Planning Board to be a high density area. Minimum widths of sidewalks shall be four (4) feet.

4.9.2. See Cross Sections in Schedules B and C

4.9.2.1. Sidewalks, grass plots, trees, curbs and berms shall be shown in accord with these Cross Sections and the requirements of Section 5.0.

5.4. Sidewalks

5.4.1. Sidewalks shall be constructed within the subdivision, separated from the pavement area by a seeded grass plot. See Section 5.7. When unusual topographic conditions require, the Board may approve the placement of a sidewalk at a greater distance from the roadway or at a higher or lower elevation in relation thereto, provided such variation is indicated on the Definitive Plan and accompanying cross-sections.

5.4.2. Sidewalks shall have a finished grade in relation to the finished grade of the roadway as shown on the applicable cross-section plan and shall extend the full length of each side of the street.

5.4.3. All materials shall be removed for the full width of the sidewalk to subgrade twelve (12) inches below the finished grade as shown on the Cross Sections, Schedules B-C.

5.4.4. 701 Bituminous concrete sidewalks laid in two (2) courses, each of one and a quarter (1 1/4) inch, shall have thickness of two and one half (2 1/2) inch after compression, shall be constructed on a nine and on half (9 1/2) inch gravel foundation to the required lines and grades in accordance with the Standard Specifications.

5.4.5. 701 If the applicant prefers to install cement concrete sidewalks, they shall be constructed in conformity with this section of the Standard Specifications.

Lynn

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

City of Lynn Subdivision Rules, SECTION VI DESIGN STANDARDS, B. SIDEWALKS

"1. Sidewalks of not less than eight (8) feet in width shall be constructed on both sides of the street.

2. The exterior four (4) feet of the sidewalk shall be brought to an elevation of two (2) inches below finished grade with at least the top six (6) inches consisting of well compacted binding gravel. The completed gravel surface shall be treated for the full width with two (2) inches of

smooth bituminous concrete pavement."

Lynnfield *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides Town of Lynnfield RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 8.2.10 (Adopted 1977)

10. Sidewalks, having a width of not less than five (5) feet if on a principal street, or four (4) feet if on any other street, shall be constructed along both sides of all streets. The sidewalks shall be constructed of 3" hot top.

Malden *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides Malden Rules and Regulations of the Malden Planning Board Governing the Subdivision of Land SECTION VI REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION:

"6. Sidewalk pavement shall be of 4" and 6" at driveways, cement concrete. Width shall be a minimum of 5' and shall generally be separated from the roadway pavement by a minimum of 5'. Two sidewalks shall be constructed on Class "A" and "B" streets, and one on Class "C" streets."

Manchester-by- *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

One side Manchester-by-the-Sea RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, Section 7.9(H) (Last Amended 2001).

"H. Pedestrian and Bicycle Paths

1. Sidewalks shall be placed parallel to roadways as follows:

- a. On both sides of all streets within one-half () mile of any public school.
- b. On both sides of Arterial or Collector streets.
- c. On one (1) side of a Minor street.

2. Where sidewalks are required on both sides of a street, one of the sidewalks may be eliminated where, in the opinion of the Planning Board, one sidewalk will provide adequate pedestrian circulation. "

Mansfield *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides Town of Mansfield Rules and Regulations Governing the Subdivision of Land

5.4 Sidewalks

5.4.1. Sidewalks shall be constructed within the subdivision, separated from the pavement area by a seeded strip, as provided in subsection 5.6.

5.4.2. The sidewalk shall extend the full length of both sides of the street and return fully around a cul-de-sac, except where the Planning Board deems two sidewalks to be unnecessary and waives one. The sidewalk shall be constructed according to the Standard Cross Section. Wheel chair ramps shall be provided at street intersections and at the end of the sidewalk at the cul-de-sac (see Standard Plans). Sidewalks shall be

minimum width of five feet (5').

5.4.3. All sidewalks shall be constructed of Type V portland cement concrete conforming to ASTM Standard C 150 with a maximum aggregate size of 3/4" and a minimum of 5% entrained air to increase the resistance to freezing and salt damage. All sidewalks shall be constructed as generally specified by the Massachusetts Highway Department on a minimum 4" gravel base at a minimum thickness of 4" completed with a steel trowel to a non-slip finish even when wet. Sidewalks that cross driveways shall be 6" thick and further reinforced as needed. No calcium chloride or admixtures shall be added to the concrete without written approval from the Town. Only one brand of cement having the same color shall be used. Six by six wire mesh or fiber mesh shall be embedded in the concrete for reinforcement. Expansion joints shall be installed every 30 feet. The sidewalks shall be tooled and divided into squares. Each divide shall be scored to allow controlled relief

5.4.4. 700 If Granolithic sidewalks are desired, they shall be constructed as directed by the Planning Board Agent in conformity with this section of the "Standard Specifications".

Marblehead

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Marblehead Subdivision Rules and Regulations, Section 258-20(F)(8)(a)(adopted 1997), Widths and locations.

"There shall be a sidewalk having a width of four feet on each side of each street for major and secondary streets. Minor streets shall have a sidewalk on one side of the street, and lanes do not require sidewalks. Where applicable, the sidewalk may end at the beginning of the cul-de-sac and does not have to go all the way around the cul-de-sac. Handicap ramps and extensions of the sidewalks shall be provided at all street intersections per MDPW standards."

Marlborough

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Two standards are listed in the Rules and Regulations Governing Subdivisions in the City of Marlborough.

City of Marlborough Subdivision Rules and Regulations (Revised 2003)

Section V: Required Improvements for an Approved Subdivision
D.SIDEWALKS, CURBS AND GUTTERS

1. Unless otherwise specified by the Planning Board, the sidewalks shall extend the full length of each side of the street.

City of Marlborough, Subdivision Rules and Regulations, Section IV. Design Standards

L.ALTERNATIVE STANDARDS

5. Sidewalks may be required only if they can be connected with existing sidewalks on streets by which the subdivision is reached.

Marshfield

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Marshfield Subdivision Rules and Regulations

4.4.1 Sidewalks:

The Planning Board shall require sidewalks of such width and construction to be constructed in accordance with the typical cross-section. In no case shall sidewalks be less than 5 feet in width. They shall be of broom finished Portland Cement concrete with one (1) inch deep score lines spaced five feet apart on centers. Sections shall be a maximum of 30 (thirty) feet in length, with sections separated from each other and from driveway sections by 1/2 inch thick premolded bitumastic filler. The depth (thickness) of concrete and of filler shall be four (4) inches except at driveways where it shall be six (6) inches. Portland Cement concrete driveway aprons from the sidewalk to the gutter line shall be constructed to the same specs as the sidewalk where it crosses the driveway.

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.

Town Planner Angus Jennings, (10/27/04) said that the town requires sidewalks on both sides of the street but may waive one side under certain conditions.

Maynard

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to the Town of Maynard Rules and Regulations Governing the Subdivision of Land, Section V(A)(7):

"All secondary streets shall have an accompanying bituminous concrete sidewalk on both sides of the roadway, unless, in the opinion of the Planning Board, the proposed roadway is in a rural area without sidewalks on the connecting roadways from which the proposed subdivision roads emanate, in which case sidewalks will be required on one side only. All principal streets shall have an accompanying bituminous concrete sidewalk on both sides of the roadway. Sidewalk construction specifications shall be as follows:
All bituminous sidewalks shall be at least four feet (4') in width.

Sidewalks shall be constructed on a six-inch (6") base of well-compacted gravel with no stone greater than two inches (2") in maximum dimension.

The bituminous concrete shall be a total of three inches (3") thick installed in two courses of one and one-half inches (1.5") of Type I topcoat."

Medfield

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

According Norma Cronin, Medfield Planning Administrator, (7/14/04), sidewalks are required on one side of the street.

Medford

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

SECTION 7 DETAILED DESIGN STANDARDS FOR STREETS AND UTILITIES

7.1 Width - Minimum requirements shall be as follows:

Class A / Class B & C

Sidewalk Pavement Width 2@ 4.5 ft. / 2@ 4 feet

[City of Medford, RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND ~ Revised through September 1991]
obtained from ordinance.com

Medway

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

all?

One side

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

4.2.9 Sidewalks.

4.2.9.1 Sidewalks shall be constructed within the subdivision, and shall have pedestrian ramps to conform to the latest regulation of the Americans with Disabilities Act and State Building Code.

4.2.9.2 The sidewalks shall extend the full length of the street and around the entire perimeter of the cul-de-sac, with curb cuts at both sides of the cul-de-sac entry, and shall be as follows:

Along Minor & Secondary Streets: Five Feet-Six Inches (5'6") on one side
Along Major & Non-Residential Streets: Five Feet-Six Inches (5'6") on both sides.
Around a cul-de-sac, a sidewalk shall be provided on the exterior side only and not in the island.

Where sidewalks are only required on one (1) side of the street, they should be located to enable connections with sidewalks on adjoining streets.

Sidewalks and pedestrian access ramps, shall conform to the latest requirement of the Americans with Disabilities Act and State Building Code, as appropriate. They shall also be provided along any Town street for the entire length of frontage of the applicant on said street including any lots separated from the subdivision within five (5) years prior to the submission of the Subdivision Plan.

4.2.9.3 701 Bituminous concrete sidewalks shall be laid to a compacted depth of three inches (3") and placed in two (2) courses. The 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 Top Course and shall be compacted to one and one quarter inches (1-1/4"). The granular subbase layer shall be spread in conformity with requirements of the Standard Specifications Section - 103.0 Gravel Borrow Type b, three inches (3") largest dimension and compacted to not less than 95 percent of the maximum dry density of the material as determined by AASHTO Standard Method of Test T99. (Amended April 25, 2000)

Melrose

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to Denise Gaffey, Planner City of Melrose, (6/23/04) typically sidewalks are required on both sides of the street.

Mendon

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Mendon Rules and Regulations for Subdivision of Land, Section 5.2.1.1

"Sidewalks of not less than five (5) feet in width shall be constructed on the side of the street in conformity with specifications of the Highway Surveyor when, in the opinion of the Planning Board, such sidewalks are necessary.

A minimum of 60" grassed area shall be provided between the inside of the curb and the street side of the sidewalk."

Gail Wellman, assistant to Planning Board and Building Commissioner, (12/01/04) reported that the Board usually prefers one. Applicants have to ask for a waiver from two to one, and it is usually given.

Merrimac

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Merrimac Rules and Regulations Governing the Subdivision of Land

SECTION VI REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION

...

D. Pavement and Revetments

2. Sidewalks

Sidewalks shall be paved with 2 1/2 and 3" at driveways, Bituminous Concrete or equal, laid in two courses. Width shall be a minimum of 5' and shall generally be separated from the roadway pavement by a minimum of 5'. Two sidewalks shall be constructed on all streets (with the exception of Limited Access Highways).

Methuen

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to the diagrams, there are sidewalks required on both sides of the road.

City of Methuen Subdivision Rules and Regulations

5.7 SIDEWALKS

5.7.1 LOCATION AND WIDTH

Sidewalks five (5) feet in width, unless otherwise specified by the Board, shall be constructed along all roadways as shown on the approved Definitive Plan.

5.7.4 SIDEWALK PAVEMENT

The sidewalk pavement shall consist of Bituminous Concrete Type I-1, laid in one course two (2) inches thick after rolling or 4" Portland Cement Concrete.

Middleborough *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

One side

Town of Middleborough Rules and Regulations Governing the Subdivision of Land

SECTION IV DESIGN STANDARDS
B. STREETS AND ROADWAYS
8. OTHER STREET-RELATED REQUIREMENTS
C. SIDEWALKS, BIKEWAYS AND WALKWAYS
1. REQUIRED LOCATIONS

a. Sidewalks within the street right-of-way shall be provided as follows:

Collector (25+ homes) each side
Minor (11-24 homes) one side
Lane (1-10 homes) one side
Dead End (1-10 homes) one side

b. Where sidewalks are required on each side of the street, they shall extend the full length of the street and completely around the turnarounds. Where sidewalks are required on one side only, the side shall be as determined by the Board. It shall extend the full length of the roadway and on streets terminating in a turnaround, the sidewalk shall terminate with a ramp out to the pavement, at the farthest end of the curbing at the turnaround, unless it is otherwise required to be extended to connect with an off-street walkway. In addition, public off-street walkways or bikeways may be required by the Board to provide circulation or access to schools, playgrounds, parks, shopping, transportation, open space, or community facilities, or for such other reason as the Board may determine. Such ways may or may not be part of normal sidewalk provisions, but they shall not be a part of any lot in the subdivision. The Planning Board may authorize substitution of a bikeway for one sidewalk where two are required.

Middleton *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides

Town of Middleton Subdivision Rules and Regulations, Section VIII(a)(6)(Last Amended 2001).

" 6. Sidewalks;

A bituminous sidewalk shall be constructed on both sides of all streets within a subdivision in accordance with the standards in the Appendix. At each intersection a wheelchair ramp shall be constructed which must be approved by the Zoning Enforcement Officer."

Milford *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides

Town of Milford Rules and Regulations Relating to Subdivision of Land, Effective 2002

ARTICLE VI REQUIRED IMPROVEMENTS
FOR AN APPROVED SUBDIVISION
E. SIDEWALKS

1. Required

Sidewalks 5 (five) feet wide shall be required on both sides of all arterial and collector streets, on both sides of all minor streets where lot frontages being subdivided average less than 120 (one hundred twenty) feet per dwelling unit, and at other locations where, in the opinion of the Planning Board, sidewalks are required for pedestrian safety. (Revised 7/19/65)

Millbury

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Rules and Regulations Governing the Subdivision of Land in Millbury (Adopted 1980, Amended 2001)

Section 7: Design Standards

7.02 Streets and Ways

8. Pedestrian and Bicycle Paths

Sidewalks shall be placed parallel to roadways as follows:

- a. On both sides of streets providing direct access to commercial and retail facilities.
- b. On both sides of streets providing direct access to schools.
- c. On both sides of streets providing direct access to Public Recreational Facilities.
- d. On both sides of streets in the Residential District.
- e. On both sides of streets in a Business District.
- f. On one side of the street in a Suburban District.

Where sidewalks are required on both sides of a street, one of the sidewalks may be eliminated where, in the opinion of the Planning Board, one sidewalk will provide adequate pedestrian circulation.

SECTION 8: CONSTRUCTION STANDARDS

8.04 Sidewalks

- a. Sidewalks shall be installed pursuant to Section 7.02 (8) of these regulations.
- b. Preparation of the base shall be accomplished by removing material to a depth of 10 inches below finished grade. Any organic or yielding material shall be removed and replaced with eight (8) inches compacted thickness of binding gravel of the same specifications as that to be used for the gravel base on the roadway.
- c. Forms shall be set to grade, and one four (4") inch layer of Cement Concrete Pavement shall be placed.
- d. Driveways shall have either two (2") inch layers of Class I Bituminous Concrete Pavement or one four (4") inch layer of Cement Concrete Pavement.

Millis

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

SECTION 5 DESIGN AND CONSTRUCTION STANDARDS

5.4 Sidewalks

5.4.2 Sidewalks shall be constructed on both sides of the roadway, as indicated on Figures 1A, 1B, and 1C, unless, in the opinion of the Board, they are not warranted. Then the Board may waive the sidewalk requirement or require that they be constructed on only one side of the roadway. When sidewalks are deleted, grass strips shall be extended.

[Town of Millis, LAND SUBDIVISION RULES AND REGULATIONS - current through 2001] obtained from ordinance.com

Millville

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Millville SUBDIVISION REGULATIONS

SECTION V CONSTRUCTION QUALIFICATIONS

C. Sidewalks

- 1) Sidewalks are required and shall be a width of four feet or five feet, depending on street width on both sides of street.
- 2) Preparation All materials shall be removed for the full width of the sidewalk to sub-grade ten (10) inches below the finished grade as shown on cross-section plan; also all soft spots and other undesirable material below such sub-grade shall be replaced with a good binding material and rolled. This excavated area then shall be filled with eight (8) inches of good quality gravel and rolled with a pitch towards the gutter not less than one-fourth (1/4) inch nor greater than three-eighths (3/8) inch to the foot. Each layer shall be compacted to 90% of the maximum dry density of the material at moisture content and shall be subject to inspection and verification in the same manner as prescribed above for the roadway.
- 3) Surface - Forms shall be set to grade, filled with two (2) inches of asphaltic concrete, except three (3) inches at driveway entrances, two-course work shall be required. The Base Coat shall be rolled and allowed to pass over one winter before the top coat is applied. Patching of the

base course which has been disturbed must be done to MILLVILLE Department of Public Works specification at least one week prior to the application of the top coat.

Milton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

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 7.4.5 (Adopted 1966, Amended 2004)

7.4.5 Sidewalks

7.4.5.1 Unless not required by the Board there shall be a sidewalk with a width of four feet six inches (4'6") on each side of the street.

7.4.5.2 Preparation. All materials shall be removed for the full width of the sidewalk to a subgrade ten (10) inches below the finished grade, as shown on cross-section plan; and also all soft spots and other undesirable material below such subgrade shall be replaced with a good binding material and rolled. This excavated area then shall be filled with eight (8) inches of a good quality gravel containing some binding material, and rolled with a 3/8 inch to the foot pitch toward the gutter.

7.4.5.3 Surface. Forms shall be set to grade, filled with two (2) inches of asphaltic concrete, or other approved material, and rolled; provided, however, that if a granolithic surface is desired, specifications of the Massachusetts Department of Public Works shall be complied with.

Nahant

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Nahant RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, 4.05

4.05 Sidewalks

A. Sidewalks shall be constructed on both sides of the subdivision street, and shall be continuous around the perimeter of turnarounds.

1. Minor streets may have a sidewalk on one side only when, in the opinion of the Board, safety will not be compromised by either inadequate sight lines or traffic intensity.

B. The minimum width of sidewalks shall be four (4) feet.

C. A foundation of gravel borrow having no stone larger than three (3) inches shall be placed on the prepared and compacted subgrade. Foundation thickness shall be twelve (12) inches after compaction.

D. The pavement shall be class 1 bituminous concrete having a thickness of two, (2) inches after rolling.

E. The top surface of all sidewalks shall be pitched at a slope of one-quarter (1/4) inch per foot toward the curb to provide drainage. This slope shall not be increased where driveways cross sidewalks (handicap In use requirement).

F. Wheel chair ramps shall be provided at curb cuts where and as required by the Massachusetts Architectural Access Board.

G. Materials and construction methods shall comply with Standard Specification Section 701.

Natick

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Natick Planning Board Subdivision Rules and Regulations, Section VI(B) (Adopted 1963, from ordinance.com, August 2004)

B. Sidewalks

Sidewalks of not less than four feet six inches (4'6") in width shall be constructed on both sides of the street in conformity with specifications of the Natick Public Works Department.

Needham

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Needham requires sidewalks on both sides of the street.

Subdivision Regulations and Procedural Rules of the Planning Board, Town of Needham Massachusetts, Section 3.3.16 (1993)

3.3.16 Sidewalks 4-1/2 feet wide shall be constructed in accordance with the "Standard Specifications" of the Town of Needham along both sidelines of all streets in SRA and SRB Districts, unless a street ends in a permanent dead-end, in which case such a sidewalk shall be constructed along only one sideline as determined by the Planning Board. Where a sidewalk has been waived around all or any part of a permanent dead-end, the required minimum 3- 1/2 foot wide grass plot or strip beginning at the curb line shall be extended to a minimum width of 8 feet. (See diagrams in the Appendices.)

Newbury

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Newbury Chapter 117, Subdivision of Land (Adopted 1961, Amended 2000)

Section 34. Sidewalks/bikeways

Minor streets shall be provided with sidewalks on one side, secondary and principal streets with sidewalks on both sides.

Newburyport

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

City of Newburyport Rules and Regulations Governing the Subdivision of Land

6.11 SIDEWALKS

6.11.1 Requirement:

Sidewalks shall be required on both side of the street along all arterials. Sidewalks shall be required on one side of the street along all lanes, courts, local, and collector streets.

6.11.2 Design Standards

6.11.3 Materials:

Where new sidewalks are to be constructed in short sections to connect existing sidewalks, the new sections shall be constructed in concrete.

Newton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

City of Newton, Subdivision of Land, Rules and Regulations, Section 6 (Last amended 2001).

"C. Sidewalks

1. Sidewalks as shown in Specifications and General Construction Details, Typical Cross-Sections of Streets shall be constructed on both sides of each roadway on all streets shown on the Definitive Plan.
 2. In the constructing of all sidewalks the method of construction shall be in accordance with specifications of the City of Newton---Special Provisions---Highway (Cement Concrete Walks).
 3. Ramps, grades, and slopes for handicapped persons shall be constructed in accordance with the requirements established by the Architectural Barriers Board for accessibility by handicapped persons."
-

Norfolk

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

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)

Sidewalks on Outside of Grass Strip:
Residential Street: 1 @ 5
Secondary Street: 2 @ 5
Primary Street: 2 @ 5

North Andover

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Section 6.1.1 from the Town of North Andover Massachusetts Planning Board Rules and Regulations Governing the Subdivision of Land (November 2000, revised October 2001).

"6.11 SIDEWALKS

6.11.1 Requirement:

- a) Sidewalks shall be required on both sides of the street along all arterials.
 - b) Sidewalks shall be required on one side of the street along all local and collector streets unless the Board determines pedestrian movement is otherwise accommodated.
 - c) Sidewalks shall be constructed at the same time as, and in conjunction with, the roadway."
-

North Attleboro

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of North Attleborough Rules and Regulations Governing the Subdivision of Land (Amended 2004)

5.4 Sidewalks

5.4.1 General. Cement and bituminous concrete sidewalks shall conform to the material and construction methods as specified in Section 701 of the Standard Specifications and as indicated in Figures 1, 2, 3 and 4.

5.4.2 In subdivisions within single family residential districts (as defined in the North Attleborough Zoning By-Laws), sidewalks shall be constructed on both sides of the roadway as indicated on Figures 1, 2, 3, and 4 unless, in the opinion of the Board they are not warranted. Then the Board may waive the sidewalk requirement to one side of the roadway. If constructed on one side of the roadway, they shall be located on the northerly side of roads running in an east-west direction and on the westerly side of roads running in a north-south direction.

5.4.3 Cement concrete sidewalks shall be constructed on both sides of the street in Type II subdivisions. In such subdivisions, sidewalks shall be constructed on both sides of the roadway as indicated on Figures 3 and 4 unless, in the opinion of the Board they are not warranted. Then the

Board may waive the sidewalk requirement or require that they be constructed on only one side of the roadway. If constructed on only one side of the roadway, they shall be located on the northerly side of roads running in and east-west direction and on the westerly side of roads running in a north-south direction.

5.4.3.1 Wheel chair ramps shall be provided in all appropriate locations and shall conform to the Architectural Access Board requirements (521 CMR) and the Americans With Disabilities Act (ADA).

North Reading *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides

Subdivision Rules and Regulations Town of North Reading, Section 350-26 (Adopted 1944, from ordinance.com August 2004)

§ 350-26. Sidewalks.

A. Sidewalks shall be constructed within the subdivision, separated from the pavement area by a seeded strip, as provided in § 350-28.

B. The sidewalk shall extend the full length of each side of the street and shall be a minimum width of five feet. Streets which are considered and will remain dead-end streets shall require only one sidewalk. [Amended 10-5-1982]

C. 700. Bituminous concrete sidewalks, having a minimum thickness of 2 1/2 inches after compression, shall be constructed on an eight-inch gravel foundation (M1.03.0, type c) to the required lines and grades in accordance with these specifications. [Amended 7-8-1986]

D. 700. If, concrete sidewalks are desired, they shall be constructed as directed by the Community Planning Commission in conformity with this section of the Standard Specifications. [Amended 7-8-1986]

Northborough *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides

Northborough Subdivision Rules and Regulations

10-36-060 Sidewalks

Sidewalks shall be included on both sides of the street. Sidewalks shall be at least five (5) feet wide and shall be pitched toward the gutter at three-sixteenths (3/16) inch per foot. Such walks shall be constructed twelve (12) inches from the property line. A loam and grass area shall be constructed between the sidewalk and the traveled way. The width of this grass area shall be four (4) feet. For dead-end streets, if the Board decides that a sidewalk on one (1) side only is acceptable, the sidewalk must be the complete length of one (1) side and the full circumference of the cul-de-sac.

Northbridge *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides

Survey received 5/4/05 from Northbridge marks the answer: "yes both sides."

Town of Northbridge Chapter 222 Subdivision Rules and Regulations (Adopted 1956, Amended 1998)

Table 1
Street Design Standard
Sidewalks
Minor Roads = None

Secondary = (not listed)

§ 222-29. Sidewalks.

Sidewalks shall be constructed on concrete (such as Portland Cement) conforming to MHD specification M4.02.00, and in accordance with the

requirements of Sidewalks, Wheelchair Ramps and Driveways (MHD Section 701). The cross slope shall be 1/4 of an inch per foot of width to provide for proper drainage. Sidewalks shall also conform to the requirements of the Massachusetts Architectural Access Board.

Norton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

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:

Sidewalks, number and width in feet

Minor: 1 @ 4

Local: 2 @ 4

Major: 2 @ 5

ARTICLE VI: REQUIRED IMPROVEMENTS AND CONSTRUCTION STANDARDS

6.9 Sidewalks and paths

- a. All subgrade of required sidewalks shall be covered with at least two layers of 4" of well-compacted gravel each to within three inches of the approved finish grade with a transverse pitch of 3/8" per foot toward the pavement. Type I-1 bituminous concrete shall be applied in two courses (base 2", top 1") and compacted to the approved finish grade. Whenever possible, the wearing course for sidewalks and driveway aprons shall be constructed together. When driveways cross such paved areas of sidewalks, the elevation of driveway shall conform to the elevation and grade of the paved sidewalk and slope down to meet the gutter grade at the pavement for unobstructed drainage. There shall be no projections or encroachments into the sidewalk area, such as fire-hydrants, utility boxes, guy wires and the like.
 - b. Sidewalks shall conform with the handicapped accessibility requirements of the federal Americans with Disability Act provisions. If the Board seeks assistance with determining the appropriate location of curbcuts, it may request the Handicapped Commission make a recommendation.
 - c. All pedestrian pathways shall be constructed to avoid large trees, rock outcrops, water courses and other natural features that, if preserved, will add to the attractiveness of the subdivision. Design alignment and gradients that will allow natural drainage, eliminate drainage pockets and minimize potential for erosion. When appropriate, the Board shall require that pedestrian paths follow ancient ways and cart paths.
 - d. Pedestrian pathways may be constructed of gravel in two layers, of a grade and size specified by the Board, each layer not less than 4" thick and each layer compacted and rolled with a roller of not less than five tons. The finished width will be determined by the Board, based on probably usage.
 - e. The applicant shall provide plan and profile drawings based on site surveys to show existing and proposed conditions along pedestrian pathways.
 - f. When required by the Board, permanent markers shall be placed in the ground to clearly indicate the locations and alignments of all pedestrian pathways.
-

Norwell

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Rules and Regulations of the Norwell Planning Board, Section 4.30:

"SIDEWALKS:

Sidewalks, when required by the Board, shall be five (5) feet wide and located along the side line of the layout in such a manner as to blend in with the natural land features and terrain. The areas between the sidewalk and the road surface to be finished as directed by the Board. Maintaining the natural appearance should be the goal.

Section 4.30.1 CONSTRUCTION.

Sidewalks, if required by the Board, after having been brought to subgrade by the necessary excavation and filling, shall receive two (2) inches, compacted depth, of approved bituminous concrete. The areas between the sidewalk and the roadway if required to be loamed by the Board

shall have at least six (6) inches of screened loam. The loam shall be spread to grade, seeded and rolled.

Section 4.30.2 ALTERNATE CONSTRUCTION.

Instead of bituminous concrete the Board may, in some areas, substitute a coat of selected gravel at least three (3) inches in thickness, free of all stone over one (1) inch in diameter and free of loam, clay and other foreign matter. Thereafter, each sidewalk shall receive a coat of stone dust one (1) inch thick evenly spread, wet and rolled to compact the surface. This stone dust shall be the finer screening from stone crusher with no particles over one-half (1/2) inch in diameter.

Section 4.30.3 SIDEWALKS ALONG EXISTING HIGHWAYS.

Sidewalk construction may be required along existing highways when adjacent land is subdivided."

According to Tim Fitzgerald, Norwell Building Inspector, I(7/19/04) typically the Town of Norwell requires sidewalks only on one side of the road.

Norwood

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

The Rules and Regulations Governing the Subdivision of Land in the Town of Norwood, Section 5.9 (Adopted 1991, Amended 2002) state that, "sidewalks shall be installed on both sides of all streets within subdivisions and shall be of the width and placed in the location indicated in Plates 1, 2, 3, and 4. Cement concrete sidewalks shall be used on Commercial Local and Commercial Collector Streets and where required by the Board. Class I Bituminous Concrete sidewalks shall be used elsewhere. Sidewalks shall be as indicated in Plate 6."

Paxton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Paxton Rules and Regulations Governing the Subdivision of Land (Adopted 1987, Amended 2001)

TABLE 1 STREET DESIGN STANDARDS

Streets are required to have 2 4' sidewalks.

Footnote

(3) Sidewalks shall be required to be constructed on both sides of the street at the discretion of the Board. Curb ramps for handicapped accessibility shall be installed where curbs are provided to allow for the continuous movement of persons in wheelchairs throughout the subdivision and to sidewalks on adjacent streets.

Peabody

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Researcher asked this question of the Senior Planner, Joe Viola, who said that the answer can vary. The decision would be based on what is the case on contiguous streets. If nearby streets had sidewalks on both sides, they would require on both sides; if nearby streets do not have sidewalks, then they would not require them. He commented that there are not a lot of subdivisions going in.

RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND City of Peabody, Section IV.H (Ordinance.com)

H. Sidewalks, Paths, Grass Plots, and Trees

1. Sidewalks shall be constructed within the street right-of-way, separated from the pavement area by a grass plot. The sidewalk shall extend

the full length of each side of the street, and shall be a minimum width of five feet (5').

2. Paths shall be constructed within the easement outlined in accordance with Section IV.C.3. The path shall be constructed in accordance to Section V.D.3., and shall be a minimum width of five feet (5').

3. Grass plots shall be constructed within the street right-of-way, separating the pavement and the sidewalk. The grass plot shall extend the full length of each side of the street, and shall be a minimum width of four feet (4'), including granite curbing.

Pembroke

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Pembroke Rules and Regulations Governing the Subdivision of Land (Amended 2000)

SECTION V - REQUIRED IMPROVEMENTS FOR APPROVED SUBDIVISION

D. SIDEWALKS

1. General

Sidewalks shall be required on both sides of the street for both major, secondary and minor streets and as required by the Planning Board. On minor streets mitigation of one sidewalk shall be allowed if agreement is reached between the applicant and the DPW as to alternative location of a sidewalk of equal value. (Amended 6/29/98)

Pepperell

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Current Rules and Regulations provide for some flexibility, but Town Engineer Robert Lee reports (12/2/04) that they typically require sidewalk on one side.

Town of Pepperell Rules and Regulations Governing the Subdivision of Land

"Section 238-18. Sidewalks.

A. Sidewalks shall be constructed on both sides of the street, or on one (1) side of a street, or one (1) side of a part of a street or on both sides of a part of a street, and such sidewalks shall be at least four (4) feet in width when the right-of-way calls for a street to be forty (40) feet wide and at least five (5) feet in width when the right of way calls for the street to be fifty (50) wide and shall have a finished grade of two percent (2%) sloping toward the roadway. Sidewalks shall be in line with and adjacent to the right-of-way line as shown on the definitive plan. [Amended 1/10/00]"

Plainville

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Plainville Rules and Regulations Governing the Subdivision of Land, Adopted 1971

6.15 Sidewalks

Bituminous concrete or equivalent sidewalks 5 ft. wide shall be installed along one side of minor, local, and arterial streets in single family subdivisions and along both sides of streets on collector streets in single family subdivisions and on all streets in apartment, condominium, commercial, and industrial subdivisions, or extend the full width to the curb. In all single family, apartment or condominium subdivisions some walks or bikeways may be located in 10 ft. wide easements in lieu of being located within street right-of-way, in a safer, more convenient and economical pedestrian and bicycle circulation can be attained thereby. Walks shall be built to the same transverse and longitudinal slope as the street pavement.

Plymouth

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Plymouth Rules and Regulations Governing the Subdivision of Land

STREETS

407 Sidewalks and Grass Plots

1. Sidewalks shall be reinforced concrete placed on both sides of the street, unless otherwise approved by the Board. Bituminous concrete will not be allowed for sidewalk construction.

A. Sidewalks shall be a minimum of four (4) feet wide, with 1/4 inch cross-slope toward the road.

Plympton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Plympton Rules and Regulations Governing the Subdivision of Land

Section 5, D

SIDEWALKS AND BIKEWAYS

1. General

Two (2) sidewalks shall be required for all minor, major, and secondary streets. Bikeways shall be considered as separate from sidewalks and should be located according to Planning Board recommendations. Where bikeways and sidewalks are adjacent, the minimum right-of-way shall be twenty-five (25) feet. The profile dimensions and location of separately located sidewalks and bikeways shall be subject to the approval of the Planning Board. The grade shall be at least one (1) inch above curb elevation. Sidewalks and bikeways shall be in accordance with either specification (a) or (b) below.

a. Four (4) inch thick cement concrete, reinforced with #4, 4"x 6" mesh, 3000 lb. concrete, wood float finished, laid on a base of at least six (6) inches of well compacted bank gravel. An expansion joint (3/4" open) shall be provided at least every twenty (20) feet dividing joints shall be scored into walk every four (4) feet. Base gravel material shall be in accordance with the specifications outlined above for street construction, provided that no stone shall have a dimension in excess of 2 1/2". It shall be thoroughly compacted, using a sidewalk roller weighing at least two (2) tons. (See detail plate 4A)

b. Bituminous Concrete: The foundation shall be eight (8) inches of bank gravel as specified in (a) above (material and compaction). The wearing surface shall be laid in two (2) courses, a 1 1/2" binder course and a 1" top course, the thickness to be measured after compaction. The material and application shall conform to the specifications for roadway surfacing. All edges of the walks shall be formed with wood screens that are securely anchored and left in place. (See detail plate 4A)

2. Design Standards

The following design guidelines shall be observed during the design and construction of bikeways:

- a. Minimum pavement width: ten (10) feet.
- b. Maximum gradient: five (5) percent.
- c. Minimum centerline radius: twenty-five (25) feet.
- d. Vertical curves shall be required for changes in grade which exceed one (1) percent.
- e. Curb cuts shall be provided at the intersection of bikeways and streets.
- f. Signs of a design approved by the Board shall clearly mark each "Bikeway".

Section 4, F. PEDESTRIAN WAYS

Pedestrian ways with sidewalk improvements should be located to provide convenient pedestrian circulation or access to nearby residential areas, schools, playgrounds, shopping centers, churches, transportation, parks, conservation areas, and other areas where improved pedestrian access is desirable. The pedestrian way shall consist of an easement or dedicated way having a right-of-way width of at least fifteen (15) feet.

Princeton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Princeton Rules and Regulations Governing the Subdivision of Land (1996)

SECTION V. REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION

D. Sidewalks

1. Sidewalks shall be constructed within the Subdivision, separated from the pavement area by a seeded strip, as provided in subsection F.
 2. The sidewalk shall extend the full length of each side of the street and shall be a minimum width of four feet (4').
 3. Bituminous concrete sidewalks, having a minimum thickness of two and one half inches (2 1/2 ") after compression, shall be constructed on an eight inch (8') gravel foundation to the required lines and grades in accordance with these specifications.
 4. If concrete sidewalks are desired, they shall be constructed as directed by the Highway Superintendent in conformity with this section of the Standard Specifications".
-

Quincy

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Dennis Harrington, Director of Planning, (8/17/04) said that Quincy requires sidewalks on both sides of subdivision roads. If it is a very short street, a waiver is granted and they can do it on one side.

Randolph

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

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:

"1 side minor 2 sides primary + secondary"

Raynham

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Raynham Rules and Regulations Governing the Subdivision of Land (Adopted 1955, Amended 1999)

8.7 Sidewalks

1. Sidewalks of not less than four (4) feet in width shall be constructed on both sides of the street in conformity with specifications of the Town. Sidewalks shall have a minimum two foot grass strip between berm and sidewalk and shall not be encumbered or obstructed in any way and must be continuous in nature.
2. Sidewalk Construction--Sidewalks shall be constructed of bituminous concrete.
3. Bituminous Concrete Sidewalks - After sub grade has been prepared, a foundation of gravel shall be placed upon it. After being wetted and thoroughly compacted, the foundation shall be at least ten (10) inches in thickness and three (3) inches below and parallel to the proposed surface of the walk. It shall have a pitch of 3/8 of an inch per foot to provide for proper drainage. Bituminous concrete shall be laid in two courses each one and a half (1.5) inch thick, MA. Spec. M2.01.7 or its successor. Sidewalk cross section that are part of a driveway aprons shall have a minimum thickness of four inches (4) inches of compacted thickness of asphalt and 10 inches of compacted dense graded stone meeting Mass.SPEC. M2.01.7 (or its Successor) Owners and developers shall be responsible to know the latest laws regarding Community Access.
4. All sidewalks shall have wheelchair ramps at and opposite all intersections and driveways and be designed in accordance with M.D.P.W. and ADA standards.

The owners shall be responsible for all costs associated with changes that are necessary to meet the current laws before the Town has fully accepted ownership of the property or ways.

Reading

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

7.2. Sidewalks:

- a. Sidewalks shall be constructed on both sides of the street. Bituminous concrete shall be used in all areas of Town except for the area generally bounded by Lowell, Salem, John, Washington, Willow, Summer and Prescott Streets (see figure 2, "Area Requiring Cement Concrete Sidewalks") where cement concrete sidewalks shall be used.
- b. Bituminous concrete sidewalks shall consist of eight (8) inches bank run gravel, a one and one half (1-1/2) inch binder course and a one and one half (1-1/2) inch finish course.
- c. Cement concrete sidewalks shall consist of eight (8) inches bank run gravel and four inches of cement concrete pavement.
- d. Wheelchair ramps shall be provided on all sidewalks at street intersections and at any other location the Commission deems necessary. Wheelchair ramps shall conform to the applicable sections of the Federal Americans with Disabilities Act and/or Commonwealth of Massachusetts Architectural Access Board requirements, whichever are more stringent.

Rehoboth

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

None

Survey received from Rehoboth on 5/11/05:

"Yes - but regulation often waived."

Rules and Regulations Governing the Subdivision of Land in the Town of Rehoboth (Adopted 1947, Amended 2001)

"505 Pedestrian Ways

505.1 Pedestrian ways or foot paths will be required to provide convenient circulation or access to schools, play, shopping, churches, transportation, parks, conservation areas and/or other facilities. Such ways shall consist of a right-of-way (R.O.W.) of at least fifteen (15) feet in width."

AND

"604 Sidewalks

604.1 Sidewalks of not less than five (5) feet in width shall be constructed on one or both sides of the street, when in the opinion of the Planning Board such sidewalks are necessary. The sidewalk shall be constructed of bituminous concrete. The sidewalk shall slope to the curb 3/16" to the foot. The foundation shall be a minimum of ten (10) inches of approved gravel well compacted with two (2) ton roller. A binder course of Class F bituminous concrete rolled to 1-1/2" shall be laid, and topped with a finished course of Class I bituminous Concrete rolled to one (1) inch. The slope maximum shall be ten (10) percent. Cross-slope or crown shall be designed not to exceed three quarters (3/4) inch per foot."

Revere

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

City of Revere, Rules and Regulations Governing the Subdivision of Land, Appendix, Figure 2:

The answer is based on the Figure in the Appendix showing Minor streets with sidewalks on both sides of the street.

Figure is posted on ordinance.com.

Rockland

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

The Town of Rockland Subdivision Rules and Regulations, Appendix C (Adopted 1990, Last Amended 2001), list only one exception where sidewalks are allowed on one side of the road and that is on the industrial primary road. Normally two sidewalks are required.

Rockport

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Rockport Rules and Regulations Governing the Subdivision of Land

"5.4 SIDEWALKS

5.4.1 There shall be a sidewalk having a width of five (5) feet on at least one side of each street. The Board may require sidewalks on both sides on secondary or business streets.

5.4.2 All materials shall be removed for the full width of the sidewalk to subgrade eleven (11) inches below the finished grade as shown on cross-section subdrain detail (Plate 3); and all soft spots and other undesirable material below such subgrade shall be replaced with a good binding material and rolled. This excavated area then shall be filled with eight (8) inches of a good quality gravel, and rolled with a pitch toward the curb of two (2) percent.

5.4.3 SURFACING

Forms shall be set to grade, filled with three (3) inches of compacted bituminous concrete to be applied in two courses (binder and finished courses), except four (4) inches at driveway entrances; provided, however, that if a granolithic surface is desired, specifications of the Massachusetts Department of Public Works shall be complied with."

Rowley

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Rowley Rules and Regulations Governing the Subdivision of Land

4.10. Sidewalks, Grass Plots, Trees

4.10.1. Sidewalks, grass plots, and trees shall be provided on both sides of each street for the full length of the street except where, in the opinion of the Planning Board, the proposed housing density and/or expected traffic intensity is such that a sidewalk on one side is sufficient. Where appropriate, the Board may require ramps and/or stairs be provided. See Cross Sections in Schedules B, C, and D.

5.5. Sidewalks

5.5.1. Sidewalks shall be constructed within the Subdivision along the full length of each side of each street and around the outside of each turnaround, and at other locations within the subdivision as shown on the approved Definitive Plan, except as provided in Section 4.10. of these Rules and Regulations.

5.5.2. All sidewalks shall be of a minimum width as follows:

- 5.5.2.1. Along a minor street 4 feet
 - 5.5.2.2. Along a secondary street 4 feet
 - 5.5.2.3. Along a residential major street 5 feet
 - 5.5.2.4. Along a non-residential street 6 feet
-

Salem

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to the City of Salem, Rules and Regulations Governing the Subdivision of Land, Section IV Design Standards, (A)(3), (2001), Right of Way Improvements Policy, there is a five-foot sidewalk on both sides of way in a subdivision in excess of six lots.

Salisbury

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Salisbury Rules and Regulations Governing the Subdivision of Land

SECTION V DESIGN AND CONSTRUCTION STANDARDS

Street Cross Sectional Design Standards for Subdivisions

Sidewalk minimum (each)

- Secondary Collector Streets 5'
- Subdivision Type I Not required.
- Minor Streets Subdivision Type II 5'
- Subdivision Type III 5'

D. Sidewalks

1. Sidewalks shall have a finished grade of 2.0 percent sloping toward the roadway. When unusual physical land characteristics or topographic conditions require, the Board may approve the placement of a sidewalk at a greater distance from the roadway or at a higher or lower elevation in relation thereto, provided such variation is indicated on the Definitive Plan. ...

SECTION VI REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION

D. Sidewalks

- 1. Sidewalks shall be constructed in accordance with the standards specified in Section V-D.
 - 2. Sidewalks of a width specified by Section V-A 2 shall be constructed on both sides of the roadways in subdivision Types II and III and on one side of roadway in subdivision Type I.
-

Saugus

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

TOWN OF SAUGUS RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, Section 5.4 (February 1998)

5.4 Sidewalks

A. Sidewalks shall be constructed within the Subdivision along the full length of each side of each street and around the outside of each turnaround, and at other locations within the subdivision as shown on the approved Definitive Plan, except as provided in Section 4.8 of these Rules and Regulations.

B. All sidewalks shall be a minimum width of five feet (5') and shall be separated from the road pavement by a seeded grass plot. All sidewalk construction shall be in accordance with the requirements of the Town of Saugus and as shown on the standard cross-section found in the appendix.

Scituate

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Scituate Subdivision Rules and Regulations, Section 7.2.1(9)(as amended 2003):

"9. Sidewalks.

a. Sidewalks having a width of not less than five (5) feet shall be constructed beside the roadways within a subdivision, as shown on the Typical Cross Section, as

follows:

- 1) Type I Subdivisions: On one side near schools and other generators of pedestrian travel, and on secondary and major streets as determined by the Board.
- 2) Type II Subdivisions: On one side only.
- 3) Type III and IV Subdivisions: On both sides."

The Type IV Subdivision, according to Town of Scituate Subdivision Rules and Regulations, Section 2.0 (as amended 2003), is reserved for industrial, commercial or business purposes.

Seekonk

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Seekonk Rules and Regulations Governing the Subdivision of Land

7.3 Sidewalks

Sidewalks shall be designed in conformance with Sections 5 and 6 of Rules and Regulations of the Architectural Barriers Board and in accordance with Appendix III, Subdivision Rules and Regulations.

SECTION VIII CONSTRUCTION OF WAYS AND INSTALLATION OF UTILITIES

8.7 Sidewalks

1. Sidewalks of not less than five (5) feet in width shall be constructed on both sides of the street in conformity with specifications of the Town when, in the opinion of the Planning Board, such sidewalks are necessary.
 2. Sidewalk Construction - Sidewalks shall be constructed of either bituminous concrete or concrete at the option of the developer.
 3. Concrete Sidewalk Foundation - After subgrade has been prepared, a foundation of gravel shall be placed upon it. After being wetted and thoroughly rolled and tamped, the foundation shall be at least eight (8) inches in thickness and four (4) inches below and parallel to the proposed surface of the walk, except that at driveways it shall be six (6) inches below the proposed surface of the sidewalk unless otherwise directed. The walk shall have a pitch of 3/8 of an inch per foot of width to provide for proper drainage. There shall be expansion joints on concrete sidewalks at intervals of ten (10) feet; concrete mix to be 1:2:4 mix, four (4) inches thick.
 4. Bituminous Concrete Sidewalks - After subgrade has been prepared, a foundation of gravel shall be placed upon it. After being wetted and thoroughly tamped, the foundation shall be at least eight (8) inches in thickness and two (2) inches below and parallel to the proposed surface of the walk. It shall have a pitch of 3/8 of an inch per foot to provide for proper drainage. Bituminous concrete shall be laid in two courses each one (1) inch thick.
 5. As sidewalk is waived, throat stones will also be waived.r
-

Sharon

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

RULES AND REGULATIONS
GOVERNING THE SUBDIVISION OF LAND
SHARON, MASSACHUSETTS

4.3. Sidewalks, Bikeways and Walkways

4.3.1. Required Locations

Sidewalks within the street right-of-way shall be provided as follows:

Collector Street Both Sides 5'

Minor Street Both Sides 5'

Lane Both Sides 5'

Where sidewalks are required on each side of the street, they shall extend the full length of the street and completely around the turnarounds.

Sherborn

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Sherborn, Subdivision Rules and Regulations, Section 4.7 Sidewalks,(1998).

4.7 SIDEWALKS AND TRAILS

4.7.1. General

a. A sidewalk shall be constructed on one side of all subdivision streets and all frontage. The Board may require sidewalks on both sides of streets or portions thereof if deemed necessary for the safety and convenience of pedestrians.

b. Connections between existing trails or bridle paths may be laid out along subdivision streets within the street right-of-way in addition to the sidewalk.

Shirley

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Shirley Rules and Regulations Governing the Subdivision of Land

4.5.6.5 Shoulders

Roadways shall have shoulders with minimum widths as follows:

Collector.....five (5) feet

Minor.....three (3) feet

Shoulders shall pitch at 3/8" to the foot towards the curb or swale. This area shall have a 9" gravel foundation, and be loamed, graded with at least 6" of loam or other good topsoil conducive to the growing of grass, rolled and seeded with lawn grass seed.

4.9 OTHER IMPROVEMENTS

4.9.1 Sidewalks

4.9.1.1 Required locations:

Sidewalks within the street right-of-way shall be provided as follows:

Collector streets.....Each side

Minor streets.....Each side

In addition, public off-street walkways, bikeways, or bridle paths may be required by the Board to provide circulation or access to schools, playgrounds, parks, shopping, transportation, open space, or community facilities, or to break up long blocks, or for such other reason as the Board may determine. Such ways may or may not be part of normal sidewalk provisions, but they shall not be part of any lot in the subdivision.

4.9.1.2 Width and Alignment

Sidewalk pavement width shall be five (5) feet, except at intersections, shall be separated from the traveled way by not less than the required shoulder width.

4.9.1.3 Construction:

Sidewalks shall have a foundation of eight (8) inches or more of compacted gravel. The paving shall consist of a binder course 1 1/2" compacted measure, followed by a finished course 1 1/2" compacted measure applied with a sidewalk spreader and rolled with minimum 1-ton roller, and shall be uniform elevation from beginning to end, six (6") inches above the finished pavement of the roadway.

Shrewsbury

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Shrewsbury requires that curbing be on both sides of the road but there is no mention within the "sidewalks" regulations whether sidewalks too must be on both sides.

Town of Shrewsbury Rules and Regulations Governing the Subdivision of Land (Adopted 1973, Amended 2002)

SECTION V REQUIRED IMPROVEMENTS AND CONSTRUCTION PROCEDURES FOR AN APPROVED SUBDIVISION

B. Street and Roadway

6. Granite curbing, type VB, shall be installed on both sides of the roadway in conformance with Massachusetts Department of Public Works Standard Specifications for Highways and Bridges.

SECTION V REQUIRED IMPROVEMENTS AND CONSTRUCTION PROCEDURES FOR AN APPROVED SUBDIVISION

C. Sidewalks

The subgrade for five (5) foot wide sidewalks shall be compacted, shaped and rolled. A foundation of not less than six (6) inches of gravel conforming to the requirements for roadway base shall be placed on the subgrade and rolled to a grade two and one half (2 - 1/2) inches below finish top of walk. The gravel foundation shall be increased to twelve (12) inches at driveways. Two compacted layers of top and bottom bituminous concrete shall be placed and thoroughly rolled on the graded gravel foundation. The bottom (binder) course of sidewalk pavement shall be one and one half (1 - 1/2) inches thick and the top (finish) course shall be one (1) inch thick. All rolling shall be done with a self-propelled roller weighing not less than three (3) tons.

Somerset

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Somerset Rules and Regulations Governing the Subdivision of Land (Adopted 1954, Amended 1999)

7.1.5 TABLE OF STREET DESIGN

Sidewalks: 2 on collector roads and 1 on local and minor roads.

Somerville

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Southborough

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to Vera Koliias, AICP, Southborough Town Planner, (7/21/04), the Town typically requires sidewalks on both sides of the street.

Rules and Regulations Governing the Subdivision of Land in the Town of Southborough, Massachusetts, Section 244-21(adopted 1986):

"Sidewalks.

A. Sidewalks shall be constructed within the subdivision and, when the Board determines it is necessary, outside the subdivision to connect to the existing sidewalks. The sidewalks shall be constructed in accordance with the standard street cross section as shown on the approved plans for the full length of the street layout on one or both sides, as required by the Board, except that in turnarounds the sidewalk shall terminate at the last driveway entrance."

Chart: Design Standards for Various Street Classifications

"Bituminous sidewalk of 5 feet required"

Minor residential: None

Local residential: 1 side

Minor residential collector: 1 side

Major residential collector: 2 sides

Sterling

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Sterling Subdivision Rules and Regulations

4000. REQUIRED IMPROVEMENTS

4510. Sidewalks

4511. Required Locations. Sidewalks within street right-of-ways shall be provided as follows:

Collector streets: Both sides

Minor streets: One side

Lanes: One side

4512. Width and Alignment. Sidewalk pavement shall be five (5) feet wide on collector streets, and four (4) feet wide elsewhere. Except at intersections, sidewalks shall be separated from the traveled way by not less than the required shoulder width. Pavement width may vary to reflect or protect existing topography, trees, ledge, and other site features.

Stoneham

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to Jeff Oxman, Assistant Town Engineer (6/30/04), both sides is the standard, but a waiver can be applied for where you only have to put sidewalk on one side. However, curbing is requirement on both sides.

Stoughton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to William McDowell, assistant town engineer, sidewalk is required on both sides but a developer can generally waive one side of the sidewalk if the road is small enough. (6/28/04)

Stow

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Stow Subdivision Rules and Regulations, Section 8.7 (Last Amended 2001).

8.7 Sidewalks, Pedestrian Ways and Bicycle Paths

To provide for safe pedestrian travel, sidewalks shall be required in all subdivisions in accordance with the following schedule:

Access Street & Sub-Collector Sidewalk required on one side of traveled street. Street:

Cul-de-sac Sidewalk required on one side of the street and Streets: around the entire length of the cul-de-sac turnaround.

Collector Street, Industrial Street, Sidewalks required on both sides of traveled street. Arterial Street:

8.7.1 Sidewalk Along Frontage - A sidewalk shall be required along that portion of any existing public street upon which the subdivision has frontage.

8.7.2 Sidewalk Construction Specifications - The sidewalks shall be five feet (5) in width and constructed so as to comply with the relevant requirements of the Architectural Access Board and in accordance with the typical sidewalk cross section (see Appendix) and with Sections 701.20, 701.40, 701.60, and 701.62 of the Mass DPW "Standard Specifications for Highways and Bridges" unless the Board authorizes a meandering design which follows the existing terrain and major features such as stone walls, large trees, rock outcroppings, etc. in response to local topography.

Survey received from Stow on 3/28/05 changed the answer to two sides: "Regs require both sides - waivers granted provided sidewalks are constructed elsewhere in town."

Sudbury

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

7/28/04 email from Jody Kablack, Sudbury Town Planner -- "YES, ON 1 SIDE OF THE STREET."

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
N. Walkways

As a general rule walkways will be required on all Subdivision streets.

1. Walkways shall be five (5) feet wide and located no closer than one (1) foot from the side line of the layout in such a manner as to blend in with the natural land features and terrain. The areas between the walkway and the road surface shall be at least five (5) feet wide and finished as directed by the Board. Maintaining the natural appearance should be the goal.
2. Walkways, after having been brought to sub-grade by the necessary excavation and filling, shall receive at least six (6) inches, compacted depth, of approved bituminous concrete. The areas between the walkway and the roadway if required to be loamed by the Board shall have at least six (6) inches of screened loam. The loam shall be spread to grade, seeded, and rolled.
3. Instead of bituminous concrete the Board may, in some areas, substitute a coat of selected gravel at least three (3) inches in thickness, free from all stone over one (1) inch in diameter and free of loam, clay and other foreign matter. Thereafter, each walkway shall receive a coat of stone dust one (1) inch thick evenly spread, wet, and rolled to compact the surface. This stone dust shall be of the finer screening from stone crusher with no particles over one-half (1/2) inch in diameter.
4. Walkway construction may be required along existing highways when adjacent land is subdivided.
5. The Board may require payment to the Town for construction of walkways in other areas in lieu of constructing walkways in a subdivision, where deemed necessary.

Sutton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Sutton Subdivision Rules and Regulations (Amended 2004)

SECTION 5 REQUIRED IMPROVEMENTS FOR A NEW SUBDIVISION I. SIDEWALKS AND LIGHTING

1. Sidewalks of not less than 4 feet in width shall be constructed as shown on the Definitive Plan on at least one side of each roadway on all streets. Sidewalks on both sides of a roadway may be required near schools or other generators of pedestrian travel, as determined by the Board. Sidewalks shall be no closer than one foot (1') to the edge of pavement.

Swampscott

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to the Rules and Regulations Governing the Subdivision of Land in the Town of Swampscott, Section 50, "Sidewalks of not less than six feet in width shall be constructed on both sides of the street."

Swansea

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Swansea Subdivision Rules and Regulations

"6.205 Sidewalks

Concrete sidewalks of not less than four (4) feet in width shall be constructed on both sides of Principal Streets and Minor Streets that will be used for commercial development.

Sidewalks shall be required on one side of the street for residential subdivisions that contain more than sixteen (16) lots or have a roadway length or potential length of more than 1,200 linear feet. Sidewalks will also be required for smaller subdivisions when in the opinion of the planning board the area is subject to a high concentration of pedestrian travel, such as near schools, highways or business areas."

Taunton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

City of Taunton Rules and Regulations Governing the Subdivision of Land

407 SIDEWALKS AND GRASS PLOTS

- 1) A sidewalk shall be provided for all major, collector, and minor residential streets, having a width of (6) feet on each side of each street, and positioned alongside the curbing or edging
- 2) Preparation - All materials shall be removed for the full width of the sidewalk to subgrade eight (8) inches below the finished grade, as shown on Appendix A, A-5; and all soft spots and other undesirable material below such subgrade shall be filled with six (6) inches of a good quality gravel, and rolled with a pitch toward the curb of not less than 0.15 feet per foot, nor greater than 0.16 feet per foot.
- 3) Sidewalks shall be paved with two (2) inches of compacted bituminous concrete, provided, however, that if a concrete surface is desired, specifications of the Massachusetts Highway Department shall be complied with.
- 4) Between the sidewalk and the edge of the street layout, there shall be installed grass plots. The top four (4) inches of all such plots shall consist of good quality loam, rolled and seeded.
- 5) This area in back of the sidewalk may be sloped at the rate of three to one (Maximum) to a point where it precisely coincides with the finished grade of abutting lots.
- 6) All utility poles, fire hydrants, or trees shall be placed on the private side of the sidewalk. Utility poles and fire hydrants shall not be less than ten (10) feet apart. Mailboxes shall be located directly at the back of berm or curbing.
- 7) Sidewalks shall be placed to the binder course at the same time the roadway binder course is completed.
- 8) Sidewalk profiles shall parallel gutter profiles except at wheelchair ramps. Wheelchair ramps must be provided at all intersections and at all sidewalk ends.

Tewksbury

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Tewksbury Subdivision Rules and Regulations, Section 9.5 (Adopted 1998, Last Amended 2003)

"9.5 SIDEWALKS, PEDESTRIAN WAYS, CROSS WALKS AND BICYCLE PATHS

9.5.1 To provide for safe pedestrian travel, sidewalks shall be required in all subdivisions on both sides of every street. The Board may grant a waiver for sidewalk installation on one side of the roadway with the cost of construction of such waived sidewalk being deposited by the subdivider into the Board's sidewalk account.

9.5.2 A sidewalk shall be required along that portion of any existing public street upon which the subdivision has frontage.

9.5.3 In general, sidewalks shall be constructed within the street layout at a line that is one (1) foot away from the sideline of the street layout. The sidewalks shall be a minimum of five (5) feet wide and constructed in accordance with the requirements of the Massachusetts Architectural Access Board, the typical structural cross section (see Appendix) and with Sections 701.20, 701.40, 701.60, 701.62 of the Mass. Highway Department "Standard Specifications for Highways and Bridges", unless the Board authorizes different design to respond to local topography or other circumstances.

9.5.4 A green strip shall be provided between the edge of the pavement and the sidewalk. The green strip may vary in width but shall generally be not less than five (5) feet wide (4 feet in low intensity local streets). The green strip shall consist of six (6) inches of bank run gravel (or equivalent) covered with three (3) inches of processed grading gravel. The gravel base shall be covered with six (6) inches compacted depth of good quality loam and shall be seeded with turf grass seed or sodded and planted with street trees where appropriate in the opinion of the Board."

Topsfield

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Topsfield Rules and Regulations Governing the Subdivision of Land, Section 5.4.2. "Sidewalks shall be constructed on both sides of the roadway at the property line on Collector Streets as indicated on Plate 2. Sidewalks may be constructed only on one side of the roadway at the property line on Minor Streets as indicated on Plate 1 unless, in the opinion of the Board, they are not warranted. The Board may waive the sidewalk requirement or require that they be constructed on both sides of the roadway."

Townsend

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Townsend Rules and Regulations for Subdivision Control

§175-16. Design standards.

C. Sidewalks.

(1) Sidewalks are required on both sides of roads constructed within the subdivision, as shown on the plan of "Typical Cross Section of Forty-, Fifty- or Sixty-Foot Street" included within these rules and regulations and shall be of bituminous concrete.

Where a portion of the subdivision is on an existing road, the applicant may be required to construct a sidewalk for that portion or, alternatively, at the discretion of the Board, grant the Town an easement for the purpose of constructing such sidewalk at a future date.

(2) Sidewalks shall be five feet in width, separated from the road by landscaped plots three feet wide.

(3) At all intersections the sidewalks shall be constructed across the landscaped plot to the edge of the traveled way.

Tyngsborough

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Tyngsborough Planning Board Subdivision Rules and Regulations (Approved 1987)

Section VII, 4. Sidewalks
Sidewalks, or width as specified in Table I, shall be constructed on both sides of primary and secondary streets and on one side of residential streets, unless otherwise specified by the Planning Board as required for pedestrian safety.

Upton

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Upton Rules and Regulations Governing the Subdivision of Land (Adopted 1970, Amended 2000)

SECTION IV. DESIGN STANDARDS

C. Sidewalks

1. Sidewalks shall be provided the full length of each side of each street and shall be five feet [5'] in widths, except as follows:

In a subdivision in which the average lot size exceeds one acre, sidewalks need be provided on one [1] side of Secondary and Minor Streets. However, no reduction shall be made in the required right-of-way.

2. Around a cul-de-sac a sidewalk needs be provided on one [1] side only, the exterior side.

Uxbridge

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Uxbridge, Rules and Regulations Governing Subdivision of Land SECTION 5 Street and Roadway Requirements and Specifications.

E. Sidewalks

Sidewalks of not less than five (5) feet in width shall be constructed on both sides of the street when, in the opinion of the Board, such sidewalks are necessary.

Wakefield

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to Rules and Regulations Governing the Subdivision of Land in the Town of Wakefield, Section 4.3.8(a), "[s]idewalks will be required to be constructed on both sides of the street." The table located in Section 4.3 confirms that sidewalks are required on both sides of the street for both principal and minor streets.

Walpole

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Walpole Subdivision Rules and Regulations, Section V.8 (Last Amended 2001)

"V-8 Sidewalks

(a) Sidewalks shall be constructed on both sides of the roadway in all streets in a Type B subdivision.

(b) Sidewalks shall be constructed on at least one side of the roadway in a Type A subdivision"

Waltham

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to the Land Rules and Regulations of the Board of Survey and Planning of the City of Waltham, Section 5.6.1(adopted 1997), there shall be a sidewalk area having a width of ten (10) feet on each side of all streets as shown on the typical sections. Loam and turf may be substituted for a sidewalk along one side of a street if, in the opinion of the Board, an off street foot path constructed to sidewalk specifications, will serve as an equal or superior connection to areas within or beyond the subdivision. If such a foot path serves homes along a second street, the Board may also waive walks along one side of the second street.

Wayland

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

None

Researcher's answer is based on 6/14/04 email response from Joseph Laydon of Wayland's Planning Department. Wayland does not require sidewalks unless the Board mandates them for certain projects.[Laydon, Joseph]: "Our regs are a little vague. They essentially say sidewalks should be installed as directed by the board. We usually require them if they connect to existing sidewalks or are near planned sidewalk expansion. If they are required they are on one side."

Wellesley

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Wellesley Rules and Regulations Governing the Subdivision of Land in Wellesley, Section VII. D.(Adopted 1993)

D. Sidewalks

Bituminous concrete sidewalks shall be constructed on both sides of the roadway within the subdivision except when otherwise determined by the planning board.

Wenham

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

None

Town of Wenham Rules and Regulations Governing the Subdivision of Land, Section 4.1.4.3, (Adopted 1984, Last Amended 2001).
"4.1.4.3. Sidewalks shall be provided on one or both sides of streets when, in the opinion of the Board, they are warranted. Sidewalks shall be a minimum of four and one half feet (4 ') wide and shall be located outside the road shoulders or curb."

West Boylston

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

From West Boylston's Rules and Regulations Governing the Subdivision of Land, Section VI(C):

"Sidewalks and walking paths shall not be less than 5 feet in width. Sidewalks shall be constructed on one or both sides of all subdivision streets and ways. Bikeways shall not be less than 5 feet in width and shall be located according to Planning Board. Where bikeways and sidewalks are separate from the street the minimum right-of-way shall be 25 feet. The profile, dimensions and location of separately located sidewalks and bikeways shall be subject to the approval of the Planning Board. The grade shall be at least 1 inch above curb elevation."

West Bridgewater *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides

The Land Use Ordinance of West Bridgewater
PLYMOUTH COUNTY, MASSACHUSETTS

RULE AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND

SECTION 4.0 REQUIREMENTS

4.3. Sidewalks, Bikeways and Walkways

4.3.1. Required Locations

Sidewalks within the street right-of-way shall be provided as follows:

Special Collector Street Each Side
Collector Street Each Side
Minor Street Each Side
Lane One Side

Where sidewalks are required on each side of the street, they shall extend the full length of the street and completely around the turnarounds. Where sidewalks are required on one side only, the side shall be as determined by the Board. It shall extend the full length of the roadway and on streets terminating in a turnaround, the sidewalk shall terminate with a ramp out to the pavement at the furthest end of the granite curbing at the turnaround unless it is otherwise required to be extended to connect with an off-street walk-way shall meet ADA compliance.

In addition, public off street walkways or bikeways may be required by the Board to provide circulation or access to schools, playgrounds, parks, shopping, transportation, open space, or community facilities, or for such other reason as the Board may determine. Such ways may or may not be part of normal sidewalk provisions, but they shall not be a part of any lot in the subdivision. The Planning Board may authorize substitution of a bikeway for one sidewalk where two are required.

4.3.2. Alignment

Sidewalks shall be separated from the traveled way by a planting area of varying width but at no place (except intersections) to be less than two feet (2'). Sidewalks shall meander as necessary to accommodate and protect existing topography, trees, ledge, and other site features. Off-street walkways and bikeways shall have minimum centerline radius of twenty-five feet (25') and maximum gradient of five per cent (5%), except eight per cent (8%) for segments of less than one hundred feet (100'). Leveling areas at intersections with sidewalks shall be shown in details.

4.3.3. Width

Sidewalks and all off street walkways and bikeways shall have a pavement width of five feet (5'). Off-street walkways and bikeways shall be located in parcels with minimum width of twenty feet (20'). Poles and hydrants shall not restrict this width at any point.

4.3.4. Construction

All materials shall be removed for the full width of the sidewalk to surged ten inches (10") below the finished grade as shown on the Cross Section.

4.3.4.2. 701 Bituminous concrete shall be laid in two (2) courses, each at two inch (2"), shall have a minimum thickness of four inches (4") after compaction, and shall be constructed on a six inch (T) bank gravel and six inches (6") processed material foundation to the required lines and grades in accordance with the MASS Highway Standard Specifications. A two percent (2%) cross-slope shall be maintained for drainage. In the driveway areas, the sidewalk and apron pavement shall be a total of four inches (4") in thickness after compaction.

4.3.4.3. 701 If the applicant desires to install cement concrete sidewalks, they shall be constructed as directed by the Board's Engineer in conformity with Section 701 of the Standard Specifications.

4.3.4.4. All Sidewalks Must Be Constructed to Meet ADA Requirements

West Newbury *Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?*

Two sides

Town of West Newbury, RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND SECTION 5.0. REQUIRED IMPROVEMENT FOR AN APPROVED SUBDIVISION 5.4. Sidewalks

5.4.1. Sidewalks shall be constructed within the subdivision, separated from the pavement area by a seeded strip, as provided in Section 5.6.

5.4.2. The sidewalk shall extend the full length of each side of the street and shall be of the following widths:

- Along minor Streets four (4) feet
- Along Secondary Streets four (4) feet*
- Along Major Streets five (5) feet

Except around a cul-de-sac, where a sidewalk need not be provided on the interior side of the turnaround.
Except five (5) feet in a non-residential subdivision.

5.4.3. 700 Bituminous concrete sidewalks having a minimum thickness of two (2) inches after compression, shall be constructed on a six (6) inch gravel foundation to the required lines and grades in accordance with these specifications.

5.4.4. 700 If Granolithic sidewalks are desired, they shall be constructed as directed by the Superintendent of Streets and/or Board of Selectmen in conformity with this section of the "Standard Specifications".

Westborough

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Westborough RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND SECTION IV DESIGN STANDARDS B. Conventional Subdivision Design Standards

12. Sidewalks

Sidewalks within residential subdivisions shall be installed only on one side of proposed roadways, unless otherwise specifically approved by the Planning Board. All sidewalks shall include ramps for wheelchairs, bicycles, and baby strollers in locations as approved by the Planning Board.

Westford

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Westford Subdivision Rules and Regulation, Section 218.12 (D) (Adopted 1981, Last Amended 2004)

"D. Pedestrian and bicycle circulation systems.

(1) Public sidewalks or bikeways are required in residential subdivisions to provide access to schools, recreation areas, shopping facilities, or other community facilities.

(2) Sidewalks shall be provided along both sides of each road in a residential subdivision. The horizontal layout of the sidewalk may take a meandering path parallel to the roadway, provided that certain critical dimensions are maintained as enumerated in Sec. 218-13.F. [Amended 4-5-99]

(3) Pedestrian-vehicular separation shall be considered where possible. Design solutions which achieve this separation shall receive priority consideration.

(4) Walkways through protected open space lands should be constructed wherever reasonable and should connect to existing trails on adjoining property."

Weston

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Town of Weston Planning Board Rules and Regulations Article IV, 4.10 (Adopted 2002, Amended 2002)

4.10 Sidewalks

On one side of the street, there shall be a paved sidewalk at least five (5) feet wide, which shall be located along the street side line, as shown

on Exhibit A, constructed in conformance with the Architectural Barriers guidelines.

Town of Weston Planning Board Rules and Regulations Article IV, 4.02 (Adopted 2002, Amended 2002)

Along each side of the paved surface a four-foot wide shoulder shall be constructed at grade, as shown on Exhibit A. Granite edging, type VA-4, shall be installed at edges of pavements where the longitudinal slope of the street exceeds 4%, at street intersections and elsewhere as required by the Board. Each shoulder shall be graded with topsoil satisfactory to the Board to a depth of four (4) inches and shall be seeded either with a permanent grass mixture rolled, fertilized, watered, mowed and maintained until approved by Town Engineer or otherwise covered with a ground cover material satisfactory to the Board.

Survey received on 3/22/05 from Weston marks the answer: "depends on subdivision."

Westwood

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Westwood Subdivision Rules and Regulations, Section
SECTION V. IMPROVEMENTS IN RESIDENTIAL SUBDIVISIONS, Subsection H. Sidewalks (Revised 1998)

"1. Sidewalks, having a width of not less than six (6) feet, shall be constructed on both sides of each roadway.

2. Sidewalks shall have a finished grade in relation to the finished grade of the roadway as shown on the applicable cross-section plan. When unusual topography conditions require, the Board may approve the placement of a sidewalk at a greater distance from the roadway or at a higher or lower elevation in relation thereto, provided such variation is indicated on the Definitive Plan."

Weymouth

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

Rules and Regulations Governing the Subdivision of Land in the Town of Weymouth, Section 5.12

5.12. Sidewalks

No sidewalk is required on a minor street in a subdivision where the land is zoned for single family usage and there are four (4) or less lots fronting on said street.

A sidewalk is required on one side of a minor street in a subdivision where the land is zoned for single family usage and there are more than four (4) lots fronting on said street.

A sidewalk is required on both sides of a street in all other cases.

Sidewalks shall be a minimum width as follows:

Minor streets: four feet (4')

Secondary & Major streets six feet (6')

Whitman

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

One side

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	Sidewalks
Arterial (w/ 10' centerstrips)	2 @ 4'
Arterial (w/o centerstrips)	2 @ 4'
Collector	2 @ 4'
Residential and Minor	1 @ 4'*

*Side of the sidewalk to be determined by the Planning Board. It is the Board's intention to have the underground electric, telephone and cable television utility conduits located on the same side as the sidewalk.

Wilmington

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Town of Wilmington Rules and Regulations Governing the Subdivision of Land (Adopted 1975)
4.D.1-4

D. Sidewalks

1. Sidewalks shall be constructed within the subdivision, separated from the pavement area by a seeded grass plot (see Subsection F).
 2. The sidewalk shall extend the full length of each side of the street and shall be a minimum width of five feet (5').
 3. 701 Bituminous concrete sidewalks having a minimum thickness of two and one half (2-1/2") after compression shall be constructed on a eight inch (8") gravel foundation to the required lines and grades in accordance with these Specifications. Pitch shall be 3/8" per foot.
 4. 701 If cement concrete sidewalks are desired, they shall be constructed as directed by the Town Engineer in conformity with this section of the Standard Specifications.
-

Winchester

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

None

Town of Winchester Subdivision Rules and Regulations, Section V, B.5 Streets (Adopted 1953, Amended 1988)

5. Sidewalks

Sidewalks, having a width of not less than five (5) feet, shall be constructed within the subdivision on both sides of all major and collector streets, and on minor streets at the discretion of the Board. Curb cuts where applicable shall be installed.

Winthrop

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to the Rules and Regulations Governing the Subdivision of Land, Chapter 450-7(C) of the Winthrop Town Code (adopted 1957), "Sidewalks. Sidewalks of not less than eight feet in width shall be constructed on both sides of the street in conformity with specifications of the board of selectmen when, in the opinion of the board, such sidewalks are necessary."

Woburn

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

According to the 2002 Woburn Planning Board Land and Subdivision Rules & Regulations, Section IV(5)(a), "[s]idewalks, of width required by Table I, shall be constructed in all type subdivisions on both sides of each roadway, as shown in Chapter VII--Cross Sections--of these Rules and Regulations."

Worcester

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

"H. CURBING (ARTERIAL ROADWAYS)

Curbing is required on both sides of all arterial roadways and shall be vertical granite curb, Type VA-4 as shown in Typical Street Sections. (See Form C in the Appendix.) Specifications for curbing, workmanship and method of setting shall conform to the specifications of the Massachusetts Department of Public Works. All curves having a radius of sixty (60) feet or less at the street line, a central angle of forty-five (45) degrees or more and which meet one or more tangents shall have the gutter line curbed with circular granite curbing cut to fit the curve.

Berm (Residential Collector And Residential Roadways) Worcester standard berm shall be utilized for both residential collector and residential roadways."

"F. SIDEWALKS

1. Widths There shall be a sidewalk area having a width of ten (10) feet on each side of all streets as shown on the on the typical sections. Loam and turf may be substituted for a typical sections. sidewalk along one side of a street if, in the opinion of the Board, an off-street footpath constructed to sidewalk specifications, will serve as an equal or superior connection to areas within or beyond subdivision. If such a footpath serves homes along a second street, the Board may also waive walks along one side of the second street."

"SIDEWALKS:

- 6 FT. SIDEWALK; 6 FT. GRASS AREA
- WIDTH OF RIGHT-OF-WAY 10 FT. BOTH SIDES OF STREET
- PITCH 1/4" TO 3/8" PER FOOT"

- Regulations Governing the Subdivision of Land. Section X - Required Improvements

Wrentham

Are sidewalks typically required on both sides of subdivision roads, on one side, or not at all?

Two sides

Wrentham Subdivision Rules and Regulations, Section 7.6: "SIDEWALKS

7.51 Sidewalks of the width shown on the "Typical Cross-sections for Street Layouts" (see Appendix - Fig. 1) shall be constructed on both sides of each roadway on all streets shown on the definitive plan. Utilities shall not be placed beneath paved sidewalks."
