

approved portion thereof, and conveying to the city, without cost and free of all liens and encumbrances, perpetual rights and easements to construct, inspect, repair, renew, replace, operate and forever maintain such sanitary sewers and water mains, with any manholes pipes, conduits, and other appurtenances, and to do all acts incidental thereto, in, through and under the whole of all streets in the subdivision or approved portion thereof, and if any such sewers or water mains have been constructed and installed in land not within such streets, then in, through and under a strip of land extending 10-ft. in width on each side of the centerline of all such sewers and water mains.

G. CRITERIA FOR SATISFACTORY PARTIAL COMPLETION

1. When only a portion of the streets and other improvements shown on the Definitive Plan have been constructed or installed and a release of covenant is requested, the board shall consider as satisfactorily completed only such lengths and parts thereof as will (in and of themselves) form convenient and adequate systems without the necessity of further extension of improvement, and shall consider as eligible for release only such lots as front on, are connected, or are otherwise served by such streets, utilities and other improvements.

2. Work on the ground adjacent to a particular lot will normally be considered by the board as work necessary to adequately serve such lot, regardless of the degree to which the lot is dependent on said work for its access or utility service. In any case, the board will not issue a release of covenant for the entire subdivision, or for the final lot or group of lots therein, where progressive improvements are made until all items of required work on the ground are completed regardless of location.

VI. ADMINISTRATION

A. VARIATION

Strict compliance with the requirements of these Rules and Regulations may be waived when, in the judgement of the Board, such action is in the public interest and not inconsistent with the Subdivision Control Law.

B. APPEALS

The Woburn Board of Appeals shall act as the Board of Appeals under the Subdivision Control Law, in accordance with Chapter 41, G.L., (Sections 81-Z and 81-AA; and appeals may be taken to the Superior Court, in accordance with Chapter 41 G.L., Section 81-BB).

C. REFERENCE

For matters not covered by these Rules and Regulations, reference is made to Sections 81K to 81GG, inclusive, of Chapter 41 G.L.

D. REVISION

These Rules and Regulations may from time to time be amended by majority vote of the Planning Board following a public hearing, in accordance with Chapter 41, G.L., and Section 81Q.

E. EFFECTIVE DATE

These Rules and Regulations or any revisions to them shall become effective following their adoption by the Planning Board and upon transmittal to the City Clerk for certification. Upon receiving said certification, copies of same shall be forwarded to the South Middlesex Registry of Deeds and to the Recorder of the Land Court.