Hampshire, ss.
To either of the Constables of the Town of Hatfield in said Hampshire County.

Greetings:
In the name of the Commonwealth, you are hereby directed to notify and warn the inhabitants of said Town qualified to vote in elections and Town affairs to meet in the Smith Academy Gymnasium in said Hatfield on Tuesday the 12th day of May 2015 at seven o’clock in the evening to take action on all articles except Article 1 and to meet on Tuesday the 19th day of May 2015 in Memorial Town Hall at seven o’clock in the forenoon, then and there to take action under Article 1.

ARTICLE 1.
Submitted by: The Town Clerk
To choose all necessary Town Officers for the following years: one Selectman for a term of three years; one Town Treasurer for a term of two years; one Assessor for a term of three years; two members of the School Committee, each for a term of three years; two Library Trustees, one for a term of three years and one for a term of one year; one Elector under the Will of Oliver Smith for a term of one year; one Cemetery Commissioner for a term of three years; two members of the Board of Health, one for a term of three years, one for a term of one year; three members of the Planning Board, one for a term of five years and one for a term of four years and one for a term of one year; one Town Collector for a term of two years; and three members of the Redevelopment Authority, one for a term of five years, one for a term of four years and one for a term of three years; one member of the Housing Authority for a term of 5 years.

BALLOT QUESTION 1 - Shall the Town of Hatfield be allowed to exempt from the provisions of Proposition Two and One-half, so called, the amounts required to pay for the bond issued in order to purchase and renovate the former Holy Trinity Church on Main Street for a Senior Center.
YES ___________ NO ___________

The polls will be open at seven o’clock in the forenoon on Tuesday, May 19, 2015, and kept open until eight o’clock in the evening.

ARTICLE 2.
Submitted by: Board of Selectmen
To see if the Town will vote to authorize the Board of Selectmen to apply for, accept, and expend without appropriation any State or Federal grants and gifts and awards from any public or private source that become available in fiscal year 2016, or take any other action relative thereto.

ARTICLE 3.
Submitted by: Town Treasurer
To see if the Town will vote to authorize its Treasurer to enter into a compensating balance agreement or agreements for fiscal year 2016 pursuant to Chapter 44, Section 53F of the General Laws, or take any other action relative thereto.
ARTICLE 4.
Submitted by: Board of Selectmen
To see if the Town will vote to appropriate $244,956.00 as may be the Town’s Transportation Bond Issue apportionment and to authorize signing of a Memorandum of Agreement with the State Department of Public Works in that regard, all pursuant to Chapter 90 of the General Laws, or take any other action relative thereto.
(RECOMMENDED BY THE FINANCE COMMITTEE)

ARTICLE 5.
Submitted by: The Planning Board
To see if the town will vote to amend the Town of Hatfield Zoning Bylaw as follows, or take any other action relative thereto.

REVISE 2nd LINE OF SECTION 5.7.1 TO READ:
Such parking spaces shall be provided in connection with the construction, conversion, change in use or increase by unit or dimension of any building or structure and shall be used solely by the uses located on the lot and for which the parking is required.
(the underlined and bold type is the portion which would be added to 5.7.1)
2/3 Vote Required
(NO ACTION BY THE FINANCE COMMITTEE)

ARTICLE 6.
Submitted by: The Planning Board
To see if the town will vote to amend the Town of Hatfield Zoning Bylaw by adding Section 5.8, Common Driveways, or take any other action relative thereto. – See ATTACHMENT A
2/3 Vote Required
(NO ACTION BY THE FINANCE COMMITTEE)

ARTICLE 7.
Submitted by: The Planning Board
To see if the town will vote to amend the Town of Hatfield Zoning Bylaw by adding the following to Section 9, Definitions, or take any other action relative thereto:

9.0 Definitions

9.151 “Commercial Parking Lot”....An area of land, whether paved or unpaved, in which automobiles and/or commercial vehicles are parked, out of doors, and the owners/operators of those automobiles or commercial vehicles are paying a fee to park, whether hourly, daily, weekly, monthly or annually, and traveling by other means to an off-site location. This shall include automobile or commercial vehicle dealers, whether new or used, who wish to store a portion of their inventory, whether for a fee or not, on a location remote from the dealership. This definition shall also include commuter parking lots in which a fee is not charged by the owner of the parking area, whether the owner is private, municipal or any governmental body, for the owner/operator of the automobile or commercial vehicle to park and travel to an off-site location.

9.152 “Commercial Vehicle”....Any form of motor vehicle, or combination of motor vehicles, whether motorized or not, used in any trade or commerce to transport passengers, tradesman tools, equipment, goods, or materials. Including but not limited to truck tractors, semi-trailers, delivery trucks, trailers, buses, limousines, passenger vans, tradesman vans, utility bodied trucks and motorized or towed contractor’s equipment.
9.153 “Common Driveway…..a form of access, which is not a town way, but extends from a
town way (street) to provide common vehicular access to more than one (1) but not more than
three (3) residential lots, constructed in accordance with the standards set forth in this by-law,
and allowed only by Special Permit with Site Plan Approval. The common driveway shall lie
entirely within the residential lots being served.

2/3 Vote Required
(No Action by the Finance Committee)

ARTICLE 8.
Submitted by: The Planning Board
To see if the town will vote to amend the Town of Hatfield Zoning Map by changing Map and Lot
number 206-109, from Rural Residential to Industrial or take any other action relative thereto.

- See Attachment B

2/3 Vote Required
(No Action by the Finance Committee)

ARTICLE 9.
Submitted by: The Town Clerk
To see if the town will vote to abolish the Medical Marijuana Study Committee established under
Article Fourteen of the Bylaws of the Town of Hatfield by deleting, in its entirety, said Article
Fourteen.

(No Action by the Finance Committee)

ARTICLE 10.
Submitted by: Board of Selectmen
To see if the Town will vote to authorize the Board of Selectmen to re-convey to the Hatfield
Lions Club Inc., three parcels of land (1.196 Acres; 0.903 Acres and 1.369 Acres) as shown on a
Plan of Land entitled “Plan of Land in HATFIELD, MASSACHUSETTS Prepared for THE
TOWN OF HATFIELD, Scale 1”=50’ dated March 31, 1989” prepared by Harold L. Eaton and
Associates, Inc., Registered Land Surveyors, 235 Russell Street, Hadley, Massachusetts on such
terms and conditions as the Selectmen may determine, and to execute all documents towards
these ends, or to take any other action relative thereto.

(Recommended by the Finance Committee)

ARTICLE 11.
(By Petition)
To see if the town will vote to raise and appropriate, transfer from available funds, or borrow a sum
of money not to exceed $700,000 to negotiate for and purchase of the building and property on Main
St, (formerly occupied by Holy Trinity Church), including such costs as needed to design, remodel,
construct, equip and furnish a Senior Center for the Elderly Citizens of Hatfield; or take any action
relative thereto.

2/3 Vote Required
(Not Recommended by the Finance Committee)
ARTICLE 12.
Submitted by: Board of Selectmen
To see if the town will vote to appropriate the sum of $700,000 to purchase and renovate the building and property on Main St, (formerly occupied by Holy Trinity Church), to be used as a Senior Center for the Elderly Citizens of Hatfield, and to meet said appropriation, authorize the Treasurer to borrow said sum under and consistent with Massachusetts General Laws Chapter 44, Sections 7 and 8 or any other source of authority, all contingent, however, upon subsequent voter approval of a so-called Debt Exclusion referendum question under Proposition 2 1/2 (MGL Ch59, Sec 21C(k) in an amount not exceeding said appropriation, or take any action relative thereto.

2/3 Vote Required
(NO ACTION BY THE FINANCE COMMITTEE)

ARTICLE 13.
Submitted by: Board of Selectmen
To see if the town will vote to appropriate from Free Cash a sum of money to the Public Buildings Maintenance account to fund the operating costs of the former Holy Trinity Church for FY16, or take any action relative thereto.

(RECOMMENDED BY THE FINANCE COMMITTEE)

ARTICLE 14.
Submitted by: Board of Selectmen
To see if the Town will vote to appropriate from Free Cash a sum of money to the Town Hall Renovation Stabilization Fund, or to take any other action relative thereto.

2/3 Vote Required

ARTICLE 15.
Submitted by: Board of Selectmen
To see if the Town will vote to replace a number of water meters by appropriating the sum of ten thousand dollars $10,000.00 from the Water Enterprise Fund, or take any other action relative thereto.

(RECOMMENDED BY THE FINANCE COMMITTEE)

ARTICLE 16.
Submitted by: Board of Selectmen
To see if the Town will vote to authorize the Board of Selectmen to enter into a new five (5) year lease program for equipment and vehicle replacements, or take any other action relative thereto.

(RECOMMENDED BY THE FINANCE COMMITTEE)

ARTICLE 17.
Submitted by: Board of Selectmen
To see if the Town will vote to revoke the provisions of Chapter 44, Section 53F1/2 of the Massachusetts General Laws, ceasing the Water Department as an enterprise fund effective June 30, 2015, or take any other action relative thereto.

(RECOMMENDED BY THE FINANCE COMMITTEE)

ARTICLE 18.
Submitted by: Board of Selectmen
To see if the Town will vote to revoke the provisions of Chapter 44, Section 53F1/2 of the Massachusetts General Laws, ceasing the Sewer Department as an enterprise fund effective June 30, 2015, or take any other action relative thereto.

(RECOMMENDED BY THE FINANCE COMMITTEE)
ARTICLE 19.
Submitted by: Board of Selectmen
To see if the Town will vote to accept the provisions of Chapter 44, Section 53F1/2 of the Massachusetts General Laws establishing a Water/Sewer enterprise fund effective July 1, 2015, or take any other action relative thereto.
(RECOMMENDED BY THE FINANCE COMMITTEE)

ARTICLE 20.
Submitted by: Board of Selectmen
To see if the Town will vote to appropriate from Free Cash $8,500.00 for a new high efficiency heating system for the Town Highway Garage, with additional funding from the Dept. Of Energy Resources, or take any other action relative thereto.
(RECOMMENDED BY THE FINANCE COMMITTEE)

ARTICLE 21.
Submitted by: Board of Selectmen
To see if the Town will vote to appropriate $20,000.00 to create an emergency water connection with the City of Northampton, said appropriation to be paid for by a transfer from Water Retained Earnings, or take any other action relative thereto.
(RECOMMENDED BY THE FINANCE COMMITTEE)

ARTICLE 22.
Submitted by: Board of Selectmen
To see if the Town will vote to appropriate $25,000.00 to repair water services before milling and paving on various streets including Valley and South Streets, said appropriation to be paid for by a transfer from Water Retained Earnings, or take any other action relative thereto.
(RECOMMENDED BY THE FINANCE COMMITTEE)

ARTICLE 23.
Submitted by: Board of Selectmen
To see if the Town will vote to appropriate from Free Cash $92,000 to dismantle the Center School, or take any other action relative thereto.
(RECOMMENDED BY THE FINANCE COMMITTEE)

ARTICLE 24.
Submitted by: Board of Selectmen
To see if the Town will vote to amend the vote under Article 1 of the October 21, 2014 Special Town Meeting to increase the borrowing by an additional $92,000.00 to dismantle the Center School and to meet said appropriation, authorize the Treasurer to borrow such sum under and consistent with Massachusetts General Laws Ch. 44, sections 7 or 8 or any other source of authority, or take any other action relative thereto.
2/3 Vote Required
(RECOMMENDED BY THE FINANCE COMMITTEE)

ARTICLE 25.
(By Petition)
To see if the Town will vote to rescind Article 1 of the October 21, 2014 Hatfield Special Town Meeting; "to dismantle the Center School Building" and to rescind all authorization to fund said dismantling except for that portion that pertains to the abatement of asbestos as contracted by Selectmen; furthermore, the Selectmen shall be authorized to sell a portion of the property and building as described in the 2008 Sale Proposal (RFP), as on file with the Town Planning Board, with a starting bid no lower than the cost of the asbestos removal, or take any action relative thereto.
ARTICLE 26. To see if the Town will vote to amend the vote taken at Annual Town Meeting 2014 to appropriate or reserve from the Community Preservation annual revenues in the amounts recommended by the Community Preservation Committee for committee administrative expenses, community preservation projects and other expenses in fiscal year 2015, as follows with each item to be considered a separate appropriation:

**Appropriations:**
To leave unchanged Committee Administrative Expenses at $8,045

**Reserves:**
To change Historic Resources Reserve from $16,091 to $26,383
To change Community Housing Reserve from $16,091 to $26,383
To change Open Space Reserve from $16,091 to $26,383
To change Budgeted Reserve from $104,588 to $176,640
or take any other action relative thereto.

*(RECOMMENDED BY THE FINANCE COMMITTEE)*
Sponsored by the Community Preservation Committee

ARTICLE 27. To see if the Town will vote to appropriate or reserve from the Community Preservation annual revenues in the amounts recommended by the Community Preservation Committee for committee administrative expenses, community preservation projects and other expenses in fiscal year 2016, with each item to be considered a separate appropriation:

**Appropriations:**
From FY 2016 estimated revenues for Committee Administrative Expenses $8,250

**Reserves:**
From FY 2016 estimated revenues for Historic Resources Reserve $16,500
From FY 2016 estimated revenues for Community Housing Reserve $16,500
From FY 2016 estimated revenues for Open Space Reserve $16,500
From FY 2016 estimated revenues for Budgeted Reserve $107,250
or take any other action relative thereto.

*(RECOMMENDED BY THE FINANCE COMMITTEE)*
Sponsored by the Community Preservation Committee

ARTICLE 28. To see if the Town will vote to appropriate and transfer from the Community Preservation historic resources reserve account the sum of $29,000.00, to be used to preserve, restore and rehabilitate gravestones and grave sites in the historic Hill Burying Ground Cemetery under the direction of the Hatfield Cemetery Commission, said funds to be expended under the direction of the Community Preservation Committee, or take any action relative thereto.

*(RECOMMENDED BY THE FINANCE COMMITTEE)*
Sponsored by the Community Preservation Committee
ARTICLE 29. To see if the Town will vote to appropriate and transfer from the **Community Preservation** budgeted reserve account the sum of up to $185,000, to rehabilitate and restore the Prospect Court Bridge in the Hatfield Mill Historic District for future recreational use under the direction of the Board of Selectmen, said funds to be expended under the direction of the Community Preservation Committee, or take any action relative thereto.

*(RECOMMENDED BY THE FINANCE COMMITTEE)*

Sponsored by the Community Preservation Committee

ARTICLE 30. To see if the Town will vote to appropriate and transfer from the **Community Preservation** budgeted reserve account the sum of up to $380,000.00, to be used to contribute to the restoration and rehabilitation of historic Memorial Town Hall to preserve its continued public use by bringing said building into full compliance with existing regulations and consent conditions mandated for full handicap accessibility and safety as required by September 1, 2018 by order of the Commonwealth of Massachusetts. Said funds to be used only for handicapped accessibility improvement and safety work to ensure the completion of the following items:

- installation of an elevator to ensure full access to all three floors of the building,
- fire prevention and suppression systems,
- selected demolition and installation of handicap accessible walkways,
- installation of a HVAC system, and
- additional handicap accessibility items and improvements as necessary, under the direction of the Hatfield Department of Public Works, with all work to be completed by June 30, 2017 said funds to be expended under the direction of the Community Preservation Committee, or take any action relative thereto.

*(RECOMMENDED BY THE FINANCE COMMITTEE)*

Sponsored by the Community Preservation Committee

ARTICLE 31.
Submitted by: Board of Selectmen
To see if the Town will vote to authorize revolving funds for certain town departments, under Massachusetts General Laws Chapter 44, §53 E ½, for the fiscal year beginning July 1, 2014:

<table>
<thead>
<tr>
<th>REVOLVING FUND</th>
<th>AUTHORIZED TO SPEND FUND</th>
<th>REVENUE SOURCE</th>
<th>USE OF FUND</th>
<th>FY 2016 SPENDING LIMIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Inspection</td>
<td>Building Inspector</td>
<td>Inspection Fees</td>
<td>Salaries of Inspectors</td>
<td>$6,500.00</td>
</tr>
<tr>
<td>Electrical Inspection</td>
<td>Building Inspector</td>
<td>Inspection Fees</td>
<td>Salaries of Inspectors</td>
<td>$6,500.00</td>
</tr>
<tr>
<td>Plumbing Inspection</td>
<td>Building Inspector</td>
<td>Inspection Fees</td>
<td>Salaries of Inspectors</td>
<td>$5,000.00</td>
</tr>
<tr>
<td>Gas Inspection</td>
<td>Building Inspector</td>
<td>Inspection Fees</td>
<td>Salaries of Inspectors</td>
<td>$5,000.00</td>
</tr>
<tr>
<td>DPW Motor Grader</td>
<td>DPW Director</td>
<td>Rental Fees</td>
<td>Maintenance and Salaries</td>
<td>$5,000.00</td>
</tr>
<tr>
<td>Hazardous Materials</td>
<td>Fire Chief</td>
<td>Departmental Receipts</td>
<td>Expenditures Regarding Hazardous Materials</td>
<td>$20,000.00</td>
</tr>
</tbody>
</table>
TOTAL SPENDING AUTHORIZED
$48,000.00

or take any other action relative thereto.

(RECOMMENDED BY THE FINANCE COMMITTEE)

ARTICLE 32.
Submitted by: Board of Selectmen
To see if the Town will vote to authorize the Board of Selectmen to petition the Massachusetts General Court for Special Legislation to create a combined, appointed Treasurer/Collector position, or take any other action relative thereto.

ARTICLE 33.
Submitted by: Board of Selectmen/Finance Committee
To see if the Town will vote to determine what sums of money the Town will raise and appropriate, including appropriations from the Water Enterprise Fund and the Sewer Enterprise Fund, Ambulance Revenue, Septic Betterment, Cemetery Perpetual Care Interest, Overlay Surplus, Free Cash, and from available funds, including, without limiting the generality of the foregoing, funds in the Water Retained Earnings and Sewer Retained Earnings, to defray the charges and expenses of the Town, including debt and interest, to set the salaries of all elected officials in accordance with the provisions of Chapter 41, Section 108 of the General Laws of the Commonwealth, and to provide a Reserve Fund for the ensuing year, or take any other action relative thereto.

(RECOMMENDED BY THE FINANCE COMMITTEE)

ARTICLE 34.
Submitted by: Board of Selectmen
To see if the Town will vote to hear any and all reports which have to do with the welfare of the Town, or take any other action relative thereto.

(NO ACTION BY THE FINANCE COMMITTEE)

And you are directed to serve this Warrant by posting attested copies thereof in five (5) places in the Town of Hatfield, at least eight days before the time of said meeting. Hereof fail not, and make due return of this Warrant with your doings thereon to the Clerk at the time and place of said meeting.

Given under our hands and seals this 1st day of May, two thousand fifteen.

Edward W. Lesko, Jr, Chairman

Marcus J. Boyle

Brian F. Moriarty

THE HONORABLE BOARD OF SELECTMEN OF THE TOWN OF HATFIELD IN THE COMMONWEALTH OF MASSACHUSETTS

MAY 4, 2015
I HAVE THIS DAY POSTED TRUE AND ATTESTED COPIES OF THE ABOVE WARRANT IN FIVE PUBLIC PLACES IN THE TOWN OF HATFIELD.

ATTEST: THOMAS OSLEY, CONSTABLE
ATTACHMENT A

5.8 COMMON DRIVEWAYS

The purpose of this by-law is to:

A. Enhance the safety and welfare of residential lots served by common driveways
B. Clarify the rights and responsibilities of builders and residents of common driveways
C. Preserve, protect and enhance environmentally sensitive land that might otherwise be cleared, excavated, filled and/or covered with impervious surface
D. Provide access to lots, over a common driveway, which might not have access through the street frontage due to topography or environmental conditions.
E. Encourage the protection and preservation of natural and roadside vistas.

5.8.1 Scope:

Common driveways may be allowed by the Planning Board, for residential use lots, by Special Permit with Site Plan Approval (SPA), in accordance with Section 5.0 Special Permits, Site Plan Approval and Site Plan Review of this Zoning By-law. Each of the lots associated with the use of a common driveway must meet the minimum street frontage, area, set back and coverage requirements set forth in Section 4.3 Table of Dimensional and Density Regulations of this by-law. Common driveways shall not be considered public ways and shall not provide lot frontage. Each lot must provide off-street parking in accordance with the criteria set forth in this by-law. The Town of Hatfield shall not be required to provide construction, reconstruction, maintenance, snow plowing, school bus pick-up or police patrols along a common driveway.

5.8.2 Common Driveway Standards:

The Planning Board may grant the Special Permit with Site Plan Approval for the use of a common driveway. The following conditions must be met and shall be shown on the plan submitted for approval.

A. Dimensional Requirements:

1. The width of the right of way shall be a minimum of thirty five (35) feet.
2. The width of the common driveway surface shall be eighteen (18) feet.
3. The common driveway shall have three (3) feet of gravel shoulder on each side of the surface.
4. The common driveway shall not exceed 600 feet in length to the last lot line.
5. The slope or grade of a common drive shall in no place exceed 8% if unpaved or 10% if paved surface.
6. The common driveway shall intersect a public way (street) at an angle of not less than 80%
7. Alignment and sight distances should be sufficient to support a designed speed of fifteen (15) m.p.h. and the minimum roadway curvature at the point of the driveway intersection shall be sufficient for an emergency vehicle to negotiate (no less than a radius of fifty (50) feet).
8. In areas where town water is available, a fire hydrant shall be required if the terminus of the common driveway is greater than five hundred (500) feet from an existing hydrant on a public way (street).
9. The common driveway shall be capable of providing access for emergency vehicles with wheel base of up to a fifty (50) feet.
10. There shall be a turnaround located at the end of the common driveway adequate for fire and other emergency vehicles.
11. The common driveway shall enter the public way (street) within the frontage of the lots being served and shall lie entirely within the lots being served by the common driveway.

B. Construction:

1. A common driveway shall be constructed and paved in accordance with Town of Hatfield Rules and Regulations Governing The Subdivision of Land, (Section 5.0 Design Standards, Sub-Section 5.3 Streets and Ways, Paragraph H.1,2,3,4,5).
2. The Planning Board may require engineered plans for the driveway construction, storm water drainage system and above grade and underground utility entrances.
3. For applicants having special circumstances or short length design the Planning Board may allow an alternative construction standard consisting of a minimum of 12” deep gravel base with oil/ chip-seal (trap-rock) paving. The paving shall consist of three (3) successive layers consisting of 3/8” trap-rock stone base, oil, ½” trap-rock middle course, oil, and ¾” trap-rock stone top course. The trap-rock paving shall be at least 1 ½” thick compacted measure.
4. Drainage shall be adequate to dispose of surface storm water runoff. Culverts shall be installed if deemed necessary by the town’s Department of Public Works.
5. Any additional storm water runoff generated by the new driveway shall not run onto any adjacent property and to the extent possible be recharged on-site.
6. Any utility extensions contained within the common driveway shall be considered privately owned and maintained.
7. Certain construction standards may be waived if, in the opinion of the Planning Board, such action is in the public interest and not inconsistent with the purpose and intend of the Zoning By-law.

C. Alignment and Design:

1. The common driveway, at its intersection with the street, must provide a leveling off area with a slope no greater than 2% for the first twenty (20) feet and slope no greater than 5% for the next thirty (30) feet.
2. There shall be a minimum of two hundred (200) feet between entrances of any two common driveways onto any public way (street).
3. The common driveway shall enter a roadway at a point separated by at least one hundred (100) feet from an intersection. On a state highway, the common driveway shall enter the public way (state highway) at a point separated by at least on hundred (100) feet from any other driveway, curb cut or intersection, except when Massachusetts Department of Transportation requirements are more stringent.
4. The common driveway shall have adequate sight distance at its intersection with the public roadway (street) and shall not create traffic or pedestrian safety hazards to its user or the public.

5. The common driveway shall access the property over the frontage of at least one of the lots being served by the driveway.

6. The common driveway shall provide the only vehicular access or egress to the lots being served by the common driveway, and this shall be stated in the deed to the subject lots.

7. Permanent signage, sufficiently readable from the public way (street) to serve the purpose of emergency identification, indicating the street numbers address assigned to each lot served by the common driveway, shall be installed within ten (10) feet of the intersection of the common driveway with the public way (street) as well as within ten (10) feet of the intersection of an individual lot driveway with the common driveway. The individual homes on each of the lots shall also display the assigned street numbers. These requirements may be expanded upon at the request of the Fire Chief, Police Chief, Highway Department or Building Commissioner of the Town of Hatfield.

8. Common driveway design shall, to the greatest extent possible, minimize adverse impact to wetlands, farmland or other natural resources; allow reasonable, safe and less environmentally damaging access to lots characterized by slopes or ledges; and retain existing vegetation and topography.

9. Neighborhood mail boxes, and newspaper boxes, for the residences located along the common driveway, shall be located in a pull-off within the common driveway right-of-way, and shall be constructed in accordance with U. S. Postal Service standards. This area shall be shown on the application plans.

D. These standards may be modified or waived when, in the opinion of the Planning Board, such action is in the public interest and not inconsistent with the purpose and intent of the Hatfield Zoning By-law. Such waivers, or request for modifications of the standards, must be submitted to the Planning Board, in writing, by the applicant.

E. No common driveway shall be extended or connected to any other public way (street), or private way, other than the approved point of intersection with the public way (street) providing frontage to the development lots.

F. All lots served by a common driveway must meet the requirement of a lot, and the dimensional requirements, as defined in the Hatfield Zoning By-laws, Section 4.3 Table of Dimensional And Density Regulations, including, but not limited to, set back, dimensions of front, side, and rear yards as measured in relation to the public way (street) serving as the legal frontage for the lots, and shall be the same as would be required for those lots had they not shared a common driveway.

G. Each residential lot having access from an approved common driveway may be improved with no more than one (1) dwelling unit and related accessory buildings and uses.

H. The landowners of a residences served by a common driveway shall be granted a right-of-way corresponding with the layout of the common driveway. Such rights-of-way shall be recorded at the Hampshire County Registry of Deeds within thirty (30) days of approval by the Planning Board, together with a statement of covenants as follows:

1. Common driveways shall at no time be used to satisfy zoning frontage requirements. Each lot served by the common driveway shall have frontage on a public way (street) which serves to satisfy the frontage requirements of each of the lots.
2. The common driveway shall at no time become the responsibility of the Town of Hatfield.

3. Each landowner, served by the common driveway, shall be jointly and severally responsible, and liable, for the repair and maintenance of all portions of the common driveway, and utilities contained within, to which more than one landowner holds a right-of-way. Specific responsibilities shall be stipulated in a covenant included in the deed for each property served by the common driveway.

4. A covenant shall be entered into between the owner or developer, utility companies, and the Town of Hatfield, in a form acceptable to the Planning Board which binds current and future owners of each lot served by the common driveway, prohibiting the sale of lots and erection of buildings, except for lots approved prior to the adoption of this by-law, until such time as the common driveway has been constructed and inspected at accepted construction stages in accordance with an approved plan design. A draft covenant shall be submitted for approval with the Special Permit Application and shall include but not be limited to specific standards for maintenance and repair of the common driveway, drainage system and other utilities, provision for allocating financial responsibility, and a procedure for resolution of disagreements. If the Special Permit is granted, said covenant shall be recorded at the Hampshire County Registry of Deeds and shall be made part of every deed to each lot served by the common driveway.

5. A common driveway shall not be approved until the utility design approvals and agreements, a declaration of covenants, easement and restrictions for the use and maintenance of the common driveway has been approved by the Town Counsel for the Town of Hatfield.

I. The Planning Board may require a performance bond or other security for the completion of the common driveway. Such security shall be posted, with the Town of Hatfield, prior to construction the common driveway. The driveway shall be completed, inspected by the Planning Board, or its designee, and the security released prior to the issuance of Occupancy Permits for the lots served by the common driveway.

J. The Planning Board shall follow the procedural requirement for Special Permits as per Massachusetts General Law, Chapter 40A and the requirements set forth in the Town of Hatfield Zoning By-law, Section 5.0 Special Permits, Site Plan Approval and Site Plan Review.