

**MOBILEHOME PARK RULES AND REGULATIONS  
FOR THE  
TOWN OF MONTAGUE, MASSACHUSETTS**

**SECTION A - DEFINITIONS:**

1. MOBILEHOME: A dwelling unit built on a chassis and containing complete electrical, plumbing and sanitary facilities, and designed to be installed on a temporary or a permanent foundation for permanent living quarters.
2. MOBILEHOME LOT: A parcel of land for the placement of a single mobile home and the exclusive use of its occupants.
3. MOBILEHOME PARK: A lot or tract of land upon which three or more mobilehomes occupied for dwelling purposes are located, including any buildings, structures, fixtures and equipment used in connection with mobilehomes.
4. PERSON: The word "person" shall include individuals, corporations, owners, lessees, licensee and agents of each of them.
5. PERMITTEE: "Permittee" shall be deemed to be any person, firm or corporation receiving a permit to conduct, operate or maintain a mobilehome park or individual mobilehome as the case may be.
6. LICENSING AUTHORITY: means the Board of Health of the Town of Montague.
7. INDIVIDUAL MOBILEHOME: "Individual Mobilehome" shall be any mobilehome which is the only one on the lot or parcel of land.

**SECTION B - PERMIT REQUIRED FOR MOBILEHOME PARK:**

No person shall establish, conduct, maintain, or operate a mobilehome park without first obtaining a permit for the Licensing Authority, under the provisions of MGL Chap 140, Sec. 32B.

**SECTION C - MOBILEHOME PARK PERMIT:**

Application: Application for permit hereunder shall be made to the Licensing Authority in writing. Such application shall contain the following information:

1. Interested Party: The name and address of the applicant, and the name and address of the real party in interest if other than the applicant.

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2. Plot Plan: A plot plan made by a licensed surveyor under seal showing the site of the mobilehome park, roads, location, size, shape and identification number of mobilehome lots or spaces, location of sanitary provisions and the name of the abutting property owners according to the records of the Board of Assessors for the Town of Montague. All final plans or maps shall be of overall size not larger than 24 X 30 inches in size, on a scale not more than one hundred (100) feet to the inch. Plot plan should be prepared on a mylar or vellum so that said plot plan may be reproduced. Three additional copies of the plan must accompany mylar.
3. Certification: Certification of Approval of the Board of Health of the Town of Montague as to compliance with all sanitary requirements.
4. Proof: Proof of ownership, option or valid lease of the premises to be used as a mobilehome park.
5. Fee: The initial fee for a permit for a mobilehome park shall be fifty dollars (\$50.00) payable to the Town of Montague. Any renewal of such permit thereafter shall be fifty dollars (\$50.00) per year.

**SECTION D - REQUIREMENTS:**

Each mobilehome park and extension thereof, if any, shall conform to the following requirement:

1. Grade and Drainage: The park shall be located on a site graded to insure drainage of surface water, sewage and freedom from stagnant pools.
2. Density Requirement: A minimum lot size of six thousand (6000) square feet shall be provided for each mobilehome or mobilehome clusters with a density not to exceed seven (7) mobilehomes per acre. Each mobilehome lot shall have a minimum of seventy (70) foot frontage on a roadway. Lots occupied by mobilehomes exceeding twenty (20) feet in width shall have a minimum area of nine (9000) thousand square feet and shall have at least eighty (80) feet of road frontage. Each mobilehome lot shall be clearly marked with permanent (i.e. stone, concrete, etc.) boundary markers.
3. All roadways shall provide widths of fifty (50) feet with a minimum paved surface of thirty (30) feet.
4. All mobilehomes shall be placed at least thirty (30) feet from all roadways and twenty (20) feet from side line and back boundaries.



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5. Seepage Tests: Shall be made in accordance with the procedure recommended by the Massachusetts Department of Public Health in areas served by subsurface sewage disposal systems. A statement showing the results of these tests and the soil conditions, signed by a professional engineer licensed by the State shall be submitted with the application.
6. A minimum of two (2) parking spaces shall be required for each mobilehome lot. Each parking space shall be an area not less than nine (9) feet wide by twenty (20) feet long.
7. Electricity:
  - A. Every mobilehome shall contain an electrical wiring system consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with all applicable State and local codes and regulations governing such systems. All facilities shall be approved by the Board of Health or their designee.
  - B. Wherever soil conditions permit, all electrical distribution facilities shall be located underground.
  - C. Electrical service shall be capable of furnishing  
220 volt service.
8. Refuse: The storage, collection and disposal of refuse in the mobilehome park shall be so handled or managed by the permittee as to create no health hazards, rodent harborage, insect breeding areas, accident hazards or area pollution. One refuse can with a tight fitting  
cover for each occupied mobilehome lot or space shall be furnished by the permittee.
9. Records: Each permittee shall keep an accurate written record, subject to inspection at any reasonable time, by a duly authorized officer of the Town of Montague, which shall contain the date of arrival, the name of the make, year, serial number and length of each mobilehome and also the name of the occupants thereof.
10. Street Lights: Street lights must be installed at intervals of not more than three hundred (300) feet.

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11. Water: An adequate and potable supply of water with a minimum of fifteen (15) lbs. per square inch pressure at all times, shall be provided for each mobilehome lot. The water source shall be capable of producing three hundred (300) gallons of potable water per mobile home lot per day from a source approved by the Board of Health of the Town of Montague.
12. Sewage: Each mobilehome park shall provide or have available a sewage system which will meet and conform to the Title 5 requirements of the Department of Environmental Protection and each mobilehome space or lot in said park shall be provided with the facilities necessary to connect to said system.
13. State Building Code: In the event of any construction or placement of a mobilehome or accessory buildings in a mobilehome park, or any alteration or addition thereto, such construction, placement, alteration or addition thereto shall be in compliance with all applicable provisions of the State Building Code, and shall be approved according to said code by the local building inspector.

**SECTION E - DURATION OF PERMIT:**

The permit for a mobilehome park obtained from the Board of Health shall be for the calendar year. Renewal permits shall be obtained during the month of December for the next following year.

**SECTION F - PENALTIES:**

1. Fines: Any person who shall violate any provision of the ordinance, or any provision of any regulation adopted by the Montague Board of Health pursuant to the authority granted by these rules and regulations, shall upon conviction be punished by a fine or not more than \$10.00 and each day's failure to comply with the provisions hereof shall constitute a separate violation.
2. Revocation and reinstatement: The Board of Health of the Town of Montague, after notice and hearing as provided in MGL Chap. 140, Sec. 32B, may suspend or revoke any license to operate a mobilehome park for any violation of the rules and regulations provided herein, a violation of any applicable building or health or sanitary codes.



**SECTION G:**

It is unlawful for any person to sell or offer for sale, or to use for human habitation within the Town of Montague, in a mobilehome park, any mobilehome designed for residential use manufactured after January 1, 1972, containing plumbing, heat producing or electrical equipment unless these units are built in compliance with Standards A119.1 of the American National Standards Institute which includes requirements for body and frame design and construction and installation of plumbing, heating and electrical systems.

**SECTION H - SEPARABILITY:**

Each and every provision of these rules and regulations be deemed a separate, distinct and independent provision and the invalidity of any provision or section thereof shall not affect the validity of the remaining sections or provisions of these rules and regulations.

**SECTION I - EFFECTIVE DATE:**

These rules and regulations for mobilehome parks in the Town of Montague shall become effective fifteen (15) days after publication thereof in a newspaper having circulation in the Town of Montague and shall apply to all existing mobilehome parks. All conditions in these rules and regulations shall be met before any new or replacement mobilehome is moved onto a mobilehome site. These rules and regulations shall also apply to all mobilehomes that change ownership after the effective date.

**SECTION J:**

Whoever conducts, controls, manages or operates any mobilehome park, licensed as provided in Sect 32B, shall post in a conspicuous location near the entrance to the mobilehome park a copy of these rules and regulations, and amendments thereto.