

velopment of the Town and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development; including, among other things, adequate provisions for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements.

(f) The Commission may adopt the plan as a whole by a single resolution or may, by successive resolutions, adopt successive parts of the plan, said parts corresponding with major geographical sections or divisions of the town or with functional subdivisions of the subject matter of the plan, and may adopt any amendment or extension thereof or addition thereto. Before the adoption of the plan or any such part, amendment, extension, or addition, the Commission shall hold at least one public hearing thereon, notice of the time and place of which shall be given by one publication in a newspaper of general circulation in the town. The adoption of the plan or of any such part or amendment or extension or addition shall be by resolution of the Commission carried by the affirmative votes of not less than three members of the Commission. The resolution shall refer expressly to the maps and descriptive and other matter intended by the Commission to form the whole or part of the plan, and the action taken shall be recorded on the map and plan and descriptive matter by the identifying signature of the chairman and/or secretary of the Commission. An attested copy of the plan or part thereof shall be certified to Council.

(g) Whenever the Commission shall have adopted the master plan of the town or of one or more major sections or districts thereof, no street, square, park, or other public way, ground or open space, or public building or structure, or public utility, whether publicly or privately owned, shall be constructed or authorized in the town or in such planned section and district until the location, character, and extent thereof shall have been submitted to and approved by the Commission; provided, that in case of disapproval the Commission shall communicate its reason to Council, which shall have the power to overrule such disapproval by a recorded vote of not less than two-thirds of its entire membership; provided, however, that if the public way, ground, space, building, structure or utility be one the authorization of financing of which does not, under the law or charter provisions governing same, fall within the province of the Council, then the submission to the Planning Commission shall be by the board, commission or body having such jurisdiction, and the Planning Commission's disapproval may be overruled by said board, commission or body by a vote of not less than two-thirds of its membership. The failure of the Commission to act within sixty days from and after the date of official submission to the Commission shall be deemed approval.

(h) The Commission shall have power to promote public interest in and understanding of the plan. The Commission shall, from time to time, recommend to the appropriate public officials programs for public structures and improvements and for the financing thereof. It shall be part of its duties to consult and advise with public officials and agencies, public utilities companies, civic, educational, professional and other organizations, and with citizens with relation to the protecting or carrying out of the plan. All public officials shall, upon request, furnish to the Commission within a reasonable time such available information as it may require for its work. The Commission, its members, officers and employees, in the