

PLANNING BOARD MEETING

Tuesday, November 28, 2023 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

AGENDA

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting via telephone or computer.

A. Call to Order - Roll Call

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 11-14-23

D. Public Speaks

E. Public Hearings

1. Subdivision - Mill Street (continuation)

F. Old/Unfinished Business

1. Subdivision Forms - Draft revisions to lot release and covenant

G. New Business

H. Staff Report

*Active Subdivision Review

*Active Project Review

*Upcoming Projects

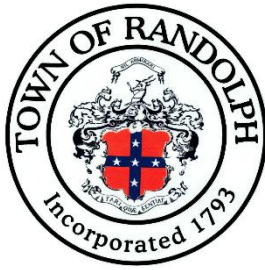
I. Board Comments

J. Adjournment

Notification of Upcoming Meeting Dates

File Attachments for Item:

1. Minutes of 11-14-23



PLANNING BOARD MEETING

Tuesday, November 14, 2023 at 6:00 PM

Town Hall - 41 South Main Street Randolph, MA 02368

MINUTES

Pursuant to the temporary provisions pertaining to the Open Meeting Law, public bodies may continue holding meetings remotely without a quorum of the public body physically present at a meeting location until March 31, 2025. The public is invited to participate in the meeting via telephone or computer.

A. Call to Order - Roll Call

Chairman called the meeting to order at 6:05pm.

PRESENT

Alexandra Alexopoulos
Tony Plizga
Peter Taveira
Lou Sahl

ABSENT

Nereyda Santos-Pina

B. Chairperson Comments

C. Approval of Minutes

1. Minutes of 10-24-23

Motion made by Sahl, Seconded by Taveira to approve the meeting minutes of October 24, 2023.

Voting Yea: Alexopoulos, Plizga, Taveira, Sahl

D. Public Speaks

Hearing and seeing no public comments, Chairman Plizga closed the Public Speaks portion of the meeting.

E. New Business

1. ANR - Van Beal Road

Chairman Plizga asked Planner Tyler to provide the Board with an overview of the proposed ANR for Van Beal Road. The Board received an application, fee and plans and had the opportunity to review the plans electronically which shows: lot A-1, lot B-1 and parcel B-2. According to the plans, parcel B-1 will become attached to lot A-1 to adjust the lot lines between 5 and 6 Van Beal Road. The proposed changes meet all of the zoning requirements.

Motion made by Plizga, Seconded by Sahlu to approve the ANR for lot number 5 and 6 Van Beal Road on drawing number PR-0001 dated 10/18/2023 prepared by Don Rosa, surveyor, based on the drawing presented and previously noted.
Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

2. Subdivision Rules & Regulations: Discussion of potential edits regarding release of lots

Earlier this year, the Board discussed making some modifications to the Subdivision Rules & Regulations in an effort to minimize potential problems related to construction requirements and the impact that has on the potential sale/release of lots based on the type of performance guarantee. The two main issues for review are lot releases and performance guarantees.

Lot Release

Upon reviewing the existing language, Planner Tyler and Chairman Plizga felt the requirements were very clear. Planner felt the creation of a *General Process for the Subdivision of Land* would be a helpful guide for potential subdividers to indicate what they should anticipate when they apply for a subdivision. Planner Tyler also felt it might be helpful to have the landowner attend the meetings with the developer to ensure they fully understand their responsibility under the performance guarantee, since covenants run with the land, not the developer. As in the case with Cherry Circle, the landowner was prevented from selling their land due to a covenant that remained on the subdivision as a result of work not completed by the developer. The Board is looking at ways to guard against this in the future.

Chairman Plizga feels it would be helpful to add a checklist to the *Lot Release Form* as a reminder of what is required for a lot release. The checklist should have four bullets with a box labeled yes or no for the following requirements: underground utilities, gravel and base course, base course sidewalks and associated lighting (listed on page 61 under D-1A, D-1B, D-1C and D-1D). Chairman Plizga recommended adding "associated" to roadways and sidewalks in the case of larger subdivisions where the roads may be done in stages. All underground utilities would need to be in, but "associated" roads, sidewalks and lighting would mean what is in front of that lot (to be released). Planner Tyler suggested leaving the language as-is for roadways, requiring gravel binder and base course so that emergency vehicles can access to the site during construction. Chairman Plizga agreed.

Mrs. Alexopoulos agrees that a checklist on *Form L - Request for Lot Release* would be helpful and easier than changing the language in the Rules & Regulations and recommended looking at all Planning Board forms to see where improvements could

be made. Planner Tyler has a recommendation for the Covenant Form based on experience with Cherry Circle.

Performance Guarantees

Performance guarantee criteria are set forth in Mass General Law so the Board would only be discussing ways to make the language clearer on the form. Chairman Plizga feels even with additional language, it still might not have prevented what happened in the case of Cherry Circle/Orchard Estates, where lots were release, sold and mortgaged while a covenant was in place, and only caught on the last lot. Chairman feels the banks only looking at the drawings and wondered if the Board added a statement about the covenant to the mylar if it would help? Planner Tyler noted the only caveat with that is that performance guarantees can change at any time in exchange for a different method, so she isn't sure how that would work if it gets switched. The only method of performance guarantee that really impacts a lender is a covenant. Chairman Plizga feels a notation near the signature line would flag a lender to look for the recorded covenant. Mrs. Alexopoulos wonders if the bank will even look at the Covenant Agreement? Chairman Plizga feels they would at least look at the drawing. The Board had a discussion about what documentation the lenders/banks may be looking at to mortgage a property. Planner would like to do some research on what has worked successfully for other communities and report back to the Board.

The Board will review the lot release form at the next meeting and the performance guarantee recommendation at a future meeting once the appropriate research is complete.

F. Staff Report

***Active Subdivision Review**

***Active Project Review**

***Upcoming Projects**

Active Subdivision Review

Mill Street

The Public Hearing for Mill Street is scheduled for November 28, 2023. The applicant has until the 22nd to get Board information for the hearing. If they are not prepared, Planner Tyler is going to ask that it be continued until January. Chairman Plizga agreed.

Winter road maintenance letters went out to any streets still under subdivision control law - meaning any subdivisions that are incomplete.

Morton Road Extension

There is a cash surety (passbook) on file for Morton Road Extension. The applicant has requested that the funds be returned. This project predates the current Board. Planner cannot justify holding these funds any longer. Chairman Plizga feels the Board should take a vote this evening to release the funds. Mr. Sahlu asked Planner about withdrawals that have been made on this passbook account. Planner explained that the owner of the account was able to, without the Town's knowledge or authorization, withdraw some of the funds on the account. The Treasurer was able to ensure that no further deductions be released without the Town's authorization.

Chairman Plizga made a motion to release, for the Morton Road Extension Project cash surety being held by the Town of Randolph back to the original owner, including any calculated interest accrued and provide it to the owner.

Discussion on the motion - Mr. Sahlu asked what the implication of releasing the full amount is, knowing that there has been a withdrawal? Planner responded that it wasn't in good form for the joint holder of the passbook to do that and the bank should have required two authorized signatures for withdrawal. The Board discussed the motion wanting to ensure it reflected the release of the remaining balance - not the original balance.

Chairman Plizga withdrew the previous motion.

Motion made by Plizga, Seconded by Alexopoulos, to release the cash surety for the Morton Road Extension Project and return any remaining cash surety being held by the Town of Randolph including calculated interest accrued and release that to the owner. Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

Mrs. Alexopoulos asked what the process is for returning these funds? How are they notified? Planner responded that once it gets to this stage it is typically anticipated by the applicant that the funds will be returned.

Wilmarth Road

This may come before the Board for a proposed improvement to a paper street. The way it is laid out there is not enough room for a turnaround, so this would potentially be a hammerhead for a one-lot subdivision.

Upcoming

Possibly some ANR's coming up in the new year.

Active Project Review

33 Mazzeo (Splash Car Wash)

Wrapping up, no targeted opening date yet.

259 Allen Street (Convenience Store)

Proceeding with interior work. No word on possible sale.

647 North Main Street (Daycare)

Daycare requested a banner for their opening. No word from Mass DOT on the signal. Their opening is contingent on that light being activated.

19 Highland Street (Taj Estates, Apartment Complex)

They are working with the Building Commissioner to get a partial certificate of occupancy for the upper two floors. Planner and Chairman did a walk-through to review the site items which were minimal related to signage and curbing and those were to be completed prior to sign off for occupancy. Mrs. Alexopoulos has heard that folks are exiting onto Warren

Street where it is enter only. Planner said there is signage that says Stop, No Exit Warren Street.

34 Scanlon Drive (Yankee Buslines)

They have approval for the demolition of the existing small building. Site work has begun. Stormwater response is back and will be forwarded to the peer reviewer. If there are any adjustments to the civil plan the Planning Board will review them.

Upcoming Project Review

0 Randolph Road

Vacant parcel next to the proposed warehouse that has already been approved. They have filed a plan for administrative review for some grading and paving as well as the addition of a stormwater system for the storage of cranes that currently exist on the property. The plans will go to the stormwater peer reviewer.

300 Pond Street (Emerson Swan)

They are looking to modify the building to reduce the administrative offices in order to expand manufacturing which is an allowed use in that area. They have a preliminary sketch that has been under review by Conservation and Engineering. The majority of the property sits in a surface drinking water zone which limits how they can impact the site. They have had to totally relocate their stormwater utility to the rear. They will be coming to the Board for a hearing soon.

Short Street (former Rocco's Bar/Manu Bar and Grill)

Submitted some tentative plans for some renovations to the exterior of the structure. The plans are incomplete. Planner sent notes to their counsel, Kevin O'Reilly outlining things that are missing. The property is under new ownership and will be called Manu Bar and Grill.

Lombardos/Lantana

Need to have some roads discontinued and adjust some lot lines before they will coming to Board.

Planning Board News

Planner noted that Planning Board Member Nereyda Santos-Pina will be resigning in January. The Board was sorry to hear this news. The Town Manager is aware that the Board will be seeking another member.

1. Recommendation for Zoning Recodification

After the last meeting, the Board agreed to send a letter to Town Council seeking their support and potential funding source for zoning recodification. Planner identified a funding via an earmark received about a year ago under economic development. The

use of these funds has been verified with the Town Manager and Town's Attorney. The RFP for the zoning recodification is done and is with the Town's Attorney for review. This will be filed with the Central Register tomorrow and will be available on November 27th with responses due in January. It is an 18-month process which requires a zoning recodification committee consisting of members of the Planning Board, ZBA, Town Council and the Building Commissioner working with the consultant to assess, evaluate and make recommendations

G. Board Comments

Mr. Taveria inquired if the Board is meeting their targets regarding the MBTA Communities Zoning? Planner Tyler said that they have until December of 2024 to have an ordinance and maps that pass the compliance model with EOHLC approved and enacted by the Town's legislative body. Currently, they have twelve different maps the consultant will need to combine to identify where the overlaps are. Next steps will be late winter.

H. Adjournment

Notification of Upcoming Meeting Dates

November 28, 2023

December 12, 2023

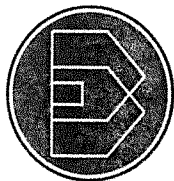
January 9, 2024

January 23, 2024

Motion made by Taveira, Seconded by Sahlu to adjourn the meeting at 7:18pm.
Voting Yea: Alexopoulos, Plizga, Taveira, Sahlu

File Attachments for Item:

1. Subdivision - Mill Street (continuation)



SHERMAN LAW

— EST. 2007 —

175 DERBY STREET, SUITE 42
HINGHAM, MA 02043
781-848-8008
TINSHERMANLAW.COM

Department of Public Works

Randolph Town Hall

41 S. Main Street Randolph, MA 02368

Planning Board

Randolph Town Hall

41 S. Main Street Randolph, MA 02368

ATTN: Michelle

November 2, 2023

Dear Board Members,

I am writing on behalf of my client, Ben Lin who is under contract to purchase 217 Mill Street in Randolph. Based on the peer review he received from the planning board he has been reaching out to all the surrounding neighbors to install one water line connecting to the water main on Mill Street, allowing the new water line to be tied into the existing water line on Prospect Avenue. The Planning Board recommended 54 Prospect Avenue as an option, but the neighbor was not in agreement.

With the assistance of Civil Engineer, Jim DeCelle, we identified two other neighboring properties to which we could possibly seek an easement. Each group of owners was contacted multiple times and no neighbor has been willing to grant an easement. The Buyer has offered monetary compensation and to restore any disruption to their yard. Only one neighbor expressed interest and then later passed.

In Summary the following properties were contacted:

1. 54 Prospect Ave Randolph

Owners: Carlos Webster and Natacha Julien.

Letters were sent to the property on June 20, 2023 and again on August 2, 2023. In addition, I personally called and left messages via phone. In addition, the Seller did speak with Natacha Julien at the property in the hopes that an agreement could be reached. The owner replied via email on July 10, 2023 that they were not interested (see email correspondence attached)

2. 2 Hart Circle Randolph
Owners: Reginald Charles and Chandra Charles

Letter was sent to the property on August 15, 2023. On August 20, 2023 the owners replied that they may be interested and asked that we send a plan. On August 22, 2023 a plan was sent to the owners for review. On August 26, 2023 the owners replied that they were no longer interested. (See email correspondence attached)

3. 6 Hart Circle Randolph
Owner: Patrick Vincent Charles

Letter was sent October 2, 2023. Additionally, I personally tried to call the Owner and did not receive a reply to any of my attempts.

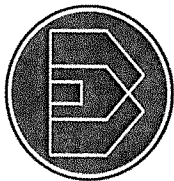
At this time the Buyer is looking for direction from the Town of Randolph as to how to proceed. Without the cooperation of the neighbors, the property cannot be developed into much needed housing.

We look forward to your response.

Best



Amy H. Masferrer, Esq.



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175 DERBY STREET, SUITE 42
HINGHAM, MA 02043
781-848-8008
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June 20, 2023

54 Prospect Avenue
Randolph, MA 02368

Dear Carlos Webster and Natacha Julien,

This office represents the intended buyer of 217 Mill Street, Randolph, MA. The buyer has reached out to the Town of Randolph to pursue building on the property.

The Planning Board has conveyed and are requesting that the Buyers install one water line to connect to the water main in Mill Street, by tying the water line into the existing water line on Prospect Avenue. In order to do this, my client would need to obtain an easement over your property for the installation of the connection of the water line.

I would like to discuss this further with you to see if an agreement can be reached, including compensation to you. Please feel free to email me at ahm@timshermanlaw.com or call me directly at 617-504-9151.

I look forward to hearing from you.

Best, Amy Hubert Masferrer, Esq.

Amy Hubert Masferrer

54 Prospect St.

From: carlos webster <carlos.webster@gmail.com>
 Sent: Monday, July 10, 2023 7:42 PM
 To: Amy Hubert Masferrer
 Cc: Natacha Julien
 Subject: Request for Water Line Easement ref:217 Mill Street

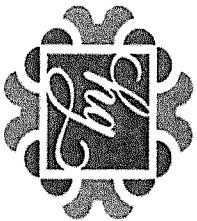
Attorney Hubert Masferrer,

We received your letter dated June 20th, 2023 regarding the above matter.

We do not want an easement across our property, so your client's request to run a water line easement across our property at 54 Prospect Ave, Randolph has been denied.

Respectfully,

Carlos Webster
 Natacha Julien



HEINE GOODALE LAW

118 Needham Street, 2nd Floor, Newton, MA 02464 • P: (617) 467-5177 • F: (617) 219-9043

August 2, 2023

Carlos Webster
Natacha Julien
54 Prospect Avenue
Randolph, MA 02368

Dear Carlos Webster & Natacha Julien,

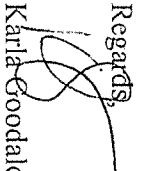
This office represents The Arsenault Family Trust, the current owner and intended Seller of 217 Mill Street, Randolph, MA. The intended Buyer has reached out to the Town of Randolph to pursue building on the property.

The Planning Board has conveyed and are requesting that the Buyer install one water line to connect to the water main in Mill Street by tying the water line into the existing water line on Prospect Avenue. In order to accomplish this, the Buyer would need to obtain an easement over your property for the installation of the connection of the water line. The Buyer has agreed to compensate you \$5,000.00 for the permission of the easement. In addition, if you have concerns regarding your lawn being disturbed, all steps would be taken to minimize that. The Seller has agreed to loan and reseed any affected grass areas at their cost and expense.

I would like to discuss this further with you to see if an agreement can be reached. Please feel free to email me at kgoodale@hgoodalelaw.com or call me directly at 617-285-6303.

I look forward to hearing from you.

Regards,


Karla Goodale, Esq.



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August 15, 2023

2 Hart Circle

Randolph, MA 02368

Dear Reginald Charles and Chandra Charles,

This office represents the intended buyer of 217 Mill Street, Randolph, MA. The buyer has reached out to the Town of Randolph to pursue building on the property.

The Planning Board has conveyed and are requesting that the Buyers install one water line to connect to the water main in Mill Street, by tying the water line into the existing water line at Hart Circle. In order to do this, my client would need to obtain an easement over your property for the installation of the connection of the water line.

I would like to discuss this further with you to see if an agreement can be reached, including compensation to you. Please feel free to email me at ahm@timshermanlaw.com or call me directly at 617-504-9151.

I look forward to hearing from you.


Best, Amy Hubert Masferrer, Esq.

by Hubert Masferrer

2 Hart Street

to: Amy Hubert Masferrer
m: Monday, August 28, 2023 10:42 AM
t: Kristin Buker
Subject: FW: Easement- Hart Street

Hey,

Unfortunately, this neighbor does not appear to be interested either. I am going to reach out to Jim DeCelle to see if there is another option. I also reached out to the Buyer's agent to see if we can sweeten the deal.

Best, Amy

Amy Hubert Masferrer, Esq.

Sherman Law

175 Derby Street, Suite 42

Hingham, MA 02043

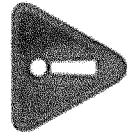
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(781) 848-8008 - phone

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ahm@timshermanlaw.com

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From: Chandra Charles <cjpc314@gmail.com>
Sent: Saturday, August 26, 2023 4:55 PM
To: Amy Hubert Masferrer <ahm@timshermanlaw.com>
Cc: Reggie Charles <charles.reggie4@gmail.com>
Subject: Re: Easement- Hart Street

Hello,

We have decided not to move forward with allowing the easement on our property.

Thank you.

Chandra Charles
Reginald Charles

On Tue, Aug 22, 2023 at 4:01 PM Amy Hubert Masferrer <ahm@timshermanlaw.com> wrote:

Hello Chandra,

Thank you so much for reaching out. Attached is the plan which shows that the easement for the water main connection would be limited to the upper corner of the property. Any landscaping that was disturbed would be replaced. The water line would be more efficient and should allow for better water pressure to the property. Additionally, my client would be willing to compensate you \$5,000.00 for any inconvenience.

Please let me know if I can answer any questions for you. I would be happy to connect further with a phone call as well of that is your preference.

Best, Amy

Amy Hubert Masferrer, Esq.
Sherman Law

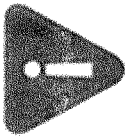
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From: Chandra Charles <cipc314@gmail.com>
Sent: Sunday, August 20, 2023 9:33 PM
To: Amy Hubert Masferrer <ahm@timshermanlaw.com>
Cc: Reggie Charles <charles.reggie4@gmail.com>
Subject: Easement

Hello Attorney Masferrer,

We are in receipt of your letter correspondence in regards to the easement your client would like to utilize on our property. If you send a proposal of what the easement and compensation would detail we will take it under review.

Thank you.

Section E, Item 1.

Chandra Charles and Reginald Charles

Chandra Charles

Chandra Charles

Amy Hubert Masferrer

From: Amy Hubert Masferrer
Sent: Thursday, September 7, 2023 4:06 PM
To: jing zheng
Subject: RE: Easement- Hart Street

Hello Jing,

I raised the amount to \$7,000 and have not received a reply. Is there any other neighbor we can approach?

Best, Amy

Amy Hubert Masferrer, Esq.

Sherman Law

175 Derby Street, Suite 42

Hingham, MA 02043

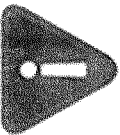
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Section E, Item 1.

From: jing zheng <jingz112@gmail.com>

Sent: Thursday, August 31, 2023 9:11 AM

To: Amy Hubert Masferrer <ahm@timshermanlaw.com>

Subject: Re: Easement- Hart Street

Hi Amy can you call me please 6175993169

Sent from my iPhone

On Aug 28, 2023, at 10:37, Amy Hubert Masferrer <ahm@timshermanlaw.com> wrote:

Hello Jing,

Regrettably, this neighbor is not interested in the easement as well. Does Jim DeCelle have another option? Is the Buyer willing to increase the offer? I am happy to continue to explore any alternative the Buyer agrees to.

Best, Amy

Amy Hubert Masferrer, Esq.

Sherman Law

175 Derby Street, Suite 42

Hingham, MA 02043

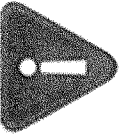
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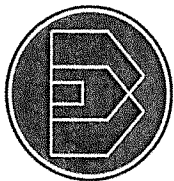
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— EST 2007 —

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HINGHAM, MA 02043
781-848-8008
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October 2, 2023

Patrick Vincent Charles

6 Hart Circle

Randolph, MA 02368


Dear Mr. Charles,

This office represents the intended buyer of 217 Mill Street, Randolph, MA. The buyer has reached out to the Town of Randolph to pursue building on the property.

The Planning Board has conveyed and are requesting that the Buyers install one water line to connect to the water main in Mill Street, by tying the water line into the existing water line on Prospect Avenue. In order to do this, my client would need to obtain an easement over your property for the installation of the connection of the water line.

I would like to discuss this further with you to see if an agreement can be reached, including compensation to you. Please feel free to email me at ahm@timshermanlaw.com or call me directly at 617-504-9151.

I look forward to hearing from you.

Best,
Amy Hubert Masferrer, Esq.

Amy Hubert Masferrer, Esq.

CLIFTON COURT DEVELOPMENT DEFINITIVE SUBDIVISION 217 MILL STREET RANDOLPH, MASSACHUSETTS FEBRUARY 6, 2023

DeCelle-Burke-Sala

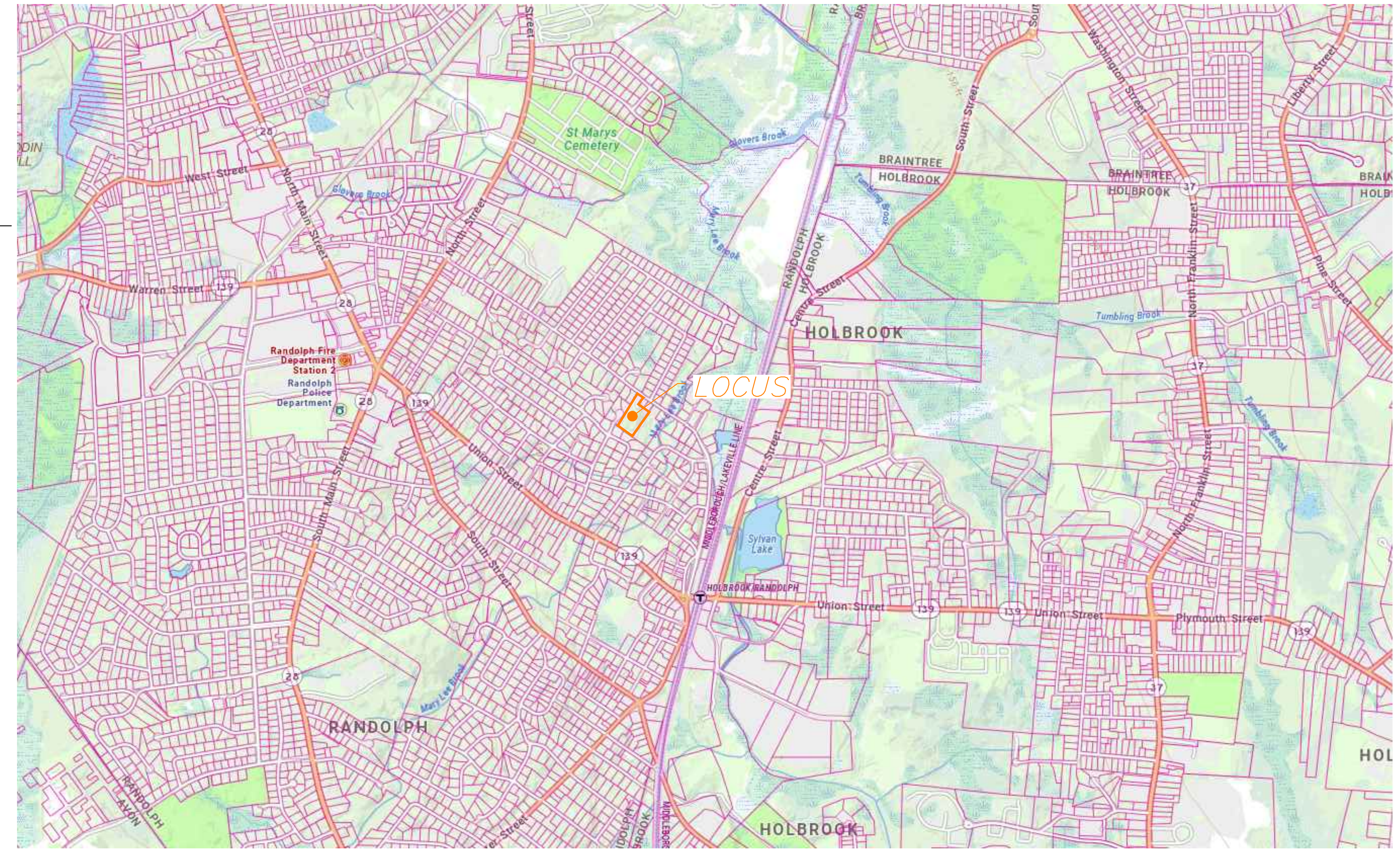
& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100(o) 617-405-5101(f)
www.decelle-burke-sala.com

APPLICANT
217 MILL ST, LLC
228 PARK AVENUE S, PMB35567
NEW YORK, NY 89135

OWNER
ARSENAULT FAMILY TRUST
217 MILL STREET
RANDOLPH, MA 02368

ARCHITECT
DONAHUE ARCHITECTS, INC.
21 McGRATH HIGHWAY
QUINCY, MA 02169

CIVIL/SURVEY
DECALLE-BURKE-SALA & ASSOCIATES
1266 FURNACE BROOK PKWY., SUITE 401
QUINCY, MA 02169



LOCUS MAP
IMAGE FROM MASSGIS 2022
1" = 800'

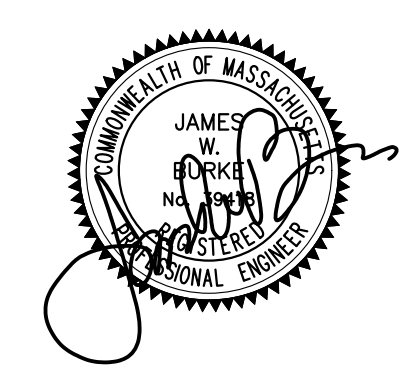
- SHEETS**
- 1 COVER SHEET
 - 2 EXISTING CONDITIONS
 - 3 CONSTRUCTION MANAGEMENT
 - 4 SUBDIVISION PLAN - SHEET 1
 - 5 SUBDIVISION PLAN - SHEET 2
 - 6 PROPOSED SITE LAYOUT
 - 7 PROPOSED SITE GRADING
 - 8 PROPOSED SITE UTILITIES
 - 9 PROPOSED ROAD PROFILE
 - 10 CONSTRUCTION DETAILS
 - 11 CONSTRUCTION DETAILS

ZONING SCHEDULE
(TOWN OF RANDOLPH ZONING CODE DATED AUGUST 9, 2021)
LOT ZONING CLASSIFICATION : RSHDD a/k/a RSFHD

ZONING REQUIREMENT	REQUIRED
MIN. LOT AREA	12,000 S.F.
MIN. LOT FRONTAGE	100 FEET
MIN. LOT WIDTH	75 FEET
MIN. LOT DEPTH	100 FEET
MIN. FRONT SETBACK	25 FEET
MIN. SIDE SETBACK	15 FEET
MIN. REAR SETBACK	15 FEET
MAX. BUILDING HEIGHT	2.5 STORIES/40 FEET

LIST OF WAIVERS
(TOWN OF RANDOLPH SUBDIVISION REGULATIONS EFFECTIVE JANUARY 28, 2020)

SUBDIVISION REQUIREMENT	REQUIRED	PROPOSED	SUBDIVISION REGULATION SECTION
MIN. INTERSECTION OFFSET	200 FEET	129+ FEET	SECTION VIII.B.3
DRAINAGE STRUCTURES ON SEPARATE LOTS			SECTION VIII.D.19
DRAINAGE STRUCTURES ON SEPARATE LOTS	1" = 40' SCALE (HORIZONTAL) 1" = 4' SCALE (VERTICAL)	1" = 30' SCALE (HORIZONTAL) 1" = 3' SCALE (VERTICAL)	SECTION V.D.1

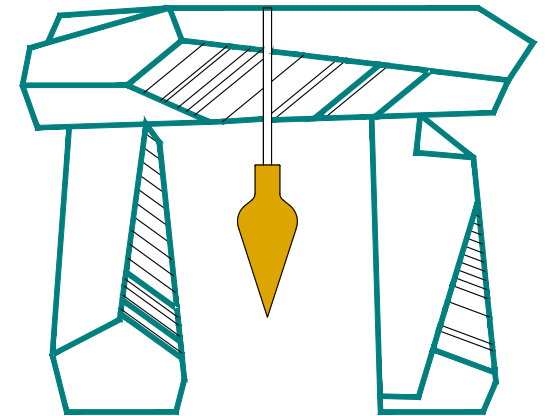


Project No. 2022.030

REVISIONS

NO.	DATE	COMMENT
1.	04-10-2023	PEER REVIEW & PLANNING BOARD COMMENT REVISIONS

DeCelle-Burke-Sala



& Associates, Inc.
 1266 Furnace Brook Parkway #401
 Quincy, MA 02169
 617-405-5100 (a) 617-405-5101 (f)
 www.decelle-burke-sala.com



CLAUDIO SALA, PLS DATE

GENERAL NOTES:

- LOCUS:
- ASSESSORS ID: 51-H-8.01
 RECORD OWNER: ARSENAULT FAMILY TRUST
 DEED REFERENCE: BOOK 14059 PAGE 498
 PLAN REFERENCE: PLAN No. 204 of 1997
- THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE DURING JUNE 2022. ELEVATIONS SHOWN REFER TO NAVD-88.
- EXISTING UTILITIES WHERE SHOWN IN THE DRAWINGS ARE FROM SURFACE OBSERVATION AND RECORD INFORMATION AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING THE PROPOSED CONSTRUCTION ACTIVITY WITH DIG-SAFE AND THE APPLICABLE UTILITY COMPANIES AND MAINTAINING THE EXISTING UTILITY SYSTEM IN SERVICE.
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- LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 2502100217E, EFFECTIVE 07/17/2012.
- PARCEL IS ZONED RSFH.

PROJECT TITLE & LOCATION:

CLIFTON COURT DEVELOPMENT
 DEFINITIVE SUBDIVISION
 217 MILL STREET
 RANDOLPH, MA

PLAN TITLE:

EXISTING CONDITIONS

PREPARED FOR:

217 MILL ST, LLC
 228 PARK AVENUE S, PMB 35567
 NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023

REVISED: APRIL 10, 2023
 REVISED:
 REVISED:

REVISIONS:

JOB NUMBER: 2022.030 SHEET 2 OF 11



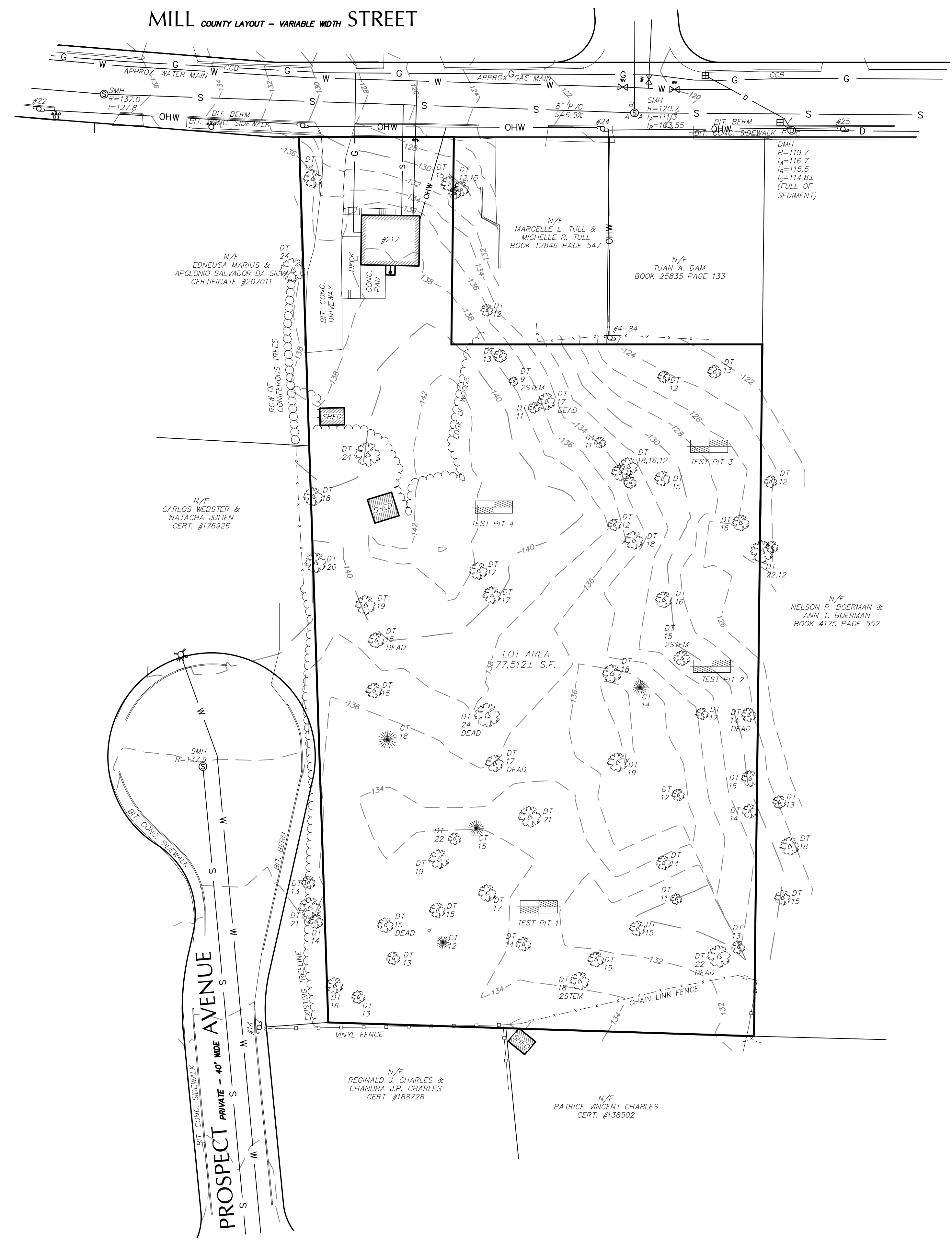
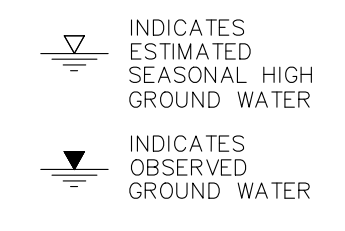
SCALE: 1" = 30'

SOIL TEST PIT DATA:

TEST PIT	1	2
GRD. EL.	132.8	128.3
GW. EL.	126.8	NGWO
0"	Ap, Sandy Loam 10YR3/2, Granular, Very Friable	Ap, Sandy Loam 10YR3/2, Granular, Very Friable
12"	Bw, Sandy Loam 10YR5/6, Massive, Friable	Bw, Sandy Loam 10YR5/6, Massive, Friable
24"	C _x SAND 2.5Y5/3, Single Grained, Loose Coarse gravelly sand with cobbles	C _x SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles
41"	C _x SAND 2.5Y5/3, Single Grained, Loose medium sand, little to no gravel	C _x SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles
75"	Redox. @ 72" 7.5YR5/8	Redox. @ 72" 7.5YR5/8
114"	Standing water	Standing water

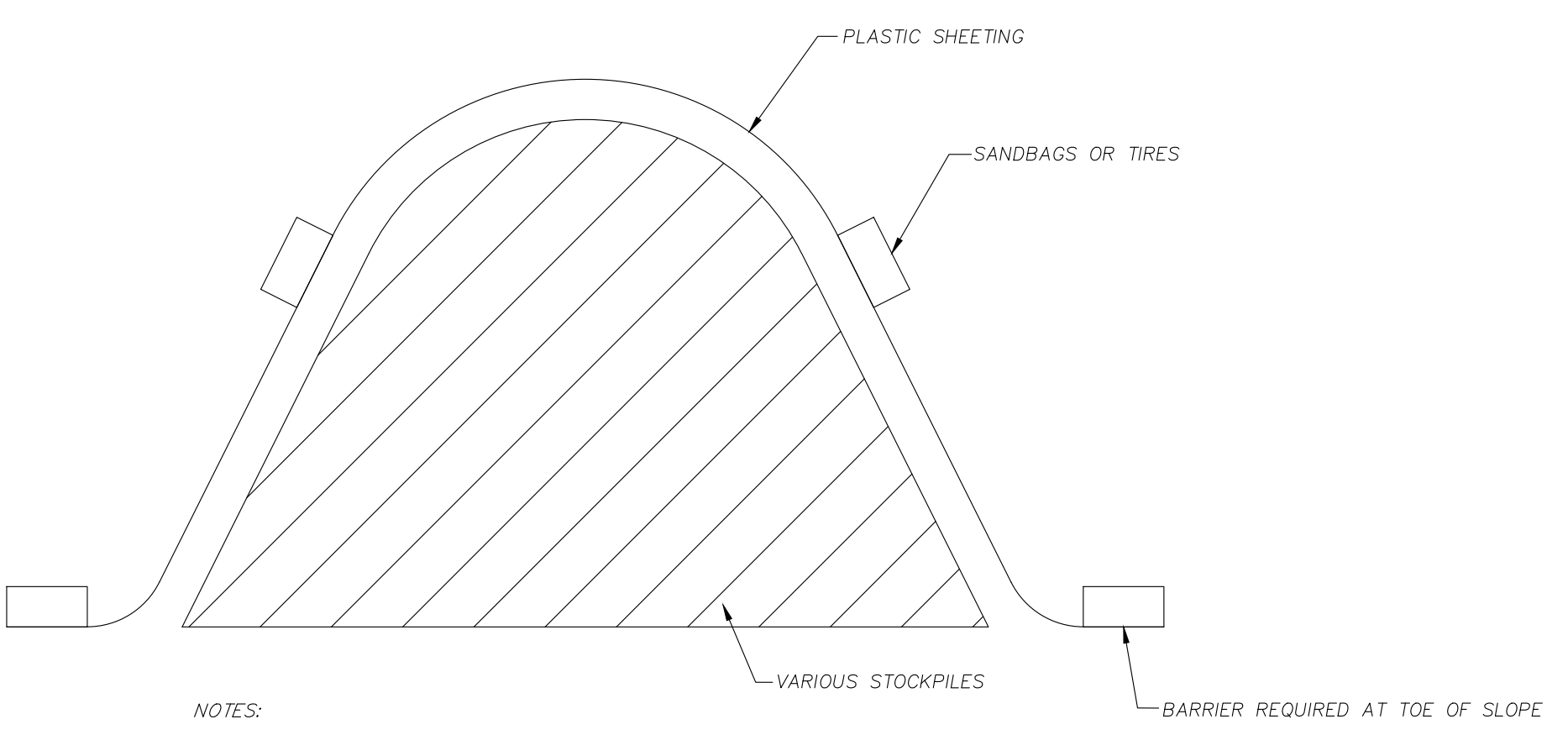
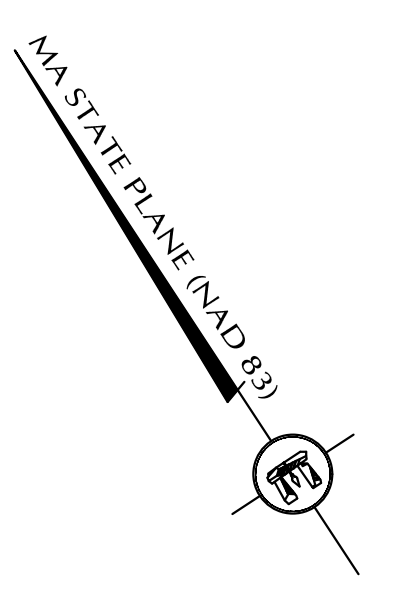
TEST PIT	3	4
GRD. EL.	127.0	141.5
GW. EL.	NGWO	NGWO
0"	Ap, Sandy Loam 10YR3/2, Granular, Very Friable	Ap, Sandy Loam 10YR3/2, Granular, Very Friable
9"	Bw, Sandy Loam 10YR5/6, Massive, Friable	Bw, Sandy Loam 10YR5/6, Massive, Friable
24"	C _x SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles	C _x SAND 2.5Y5/4, Single Grained, Loose Coarse gravelly sand with cobbles
84"		

DATE: 02/22/2023
 TEST BY: Kameron Campbell, SE #14227



LEGEND:

- EXISTING:
- LOCUS PROPERTY LINE
 - TREE LINE
 - SEWER MANHOLE (SMH)
 - DRAIN MANHOLE (DMH)
 - CATCH BASIN (CB)
 - STONEWALL
 - GAS VALVE
 - WATER VALVE
 - WATER SERVICE
 - HYDRANT
 - UTILITY POLE
 - NOW OR FORMERLY
 - DRAIN PIPE
 - WATER MAIN
 - GAS SERVICE
 - UNDERGROUND POWER
 - OVERHEAD WIRES
 - SEWER MAIN
 - LANDSCAPED AREA
 - ELEVATION CONTOUR
 - SPOT GRADE
 - CHAIN LINK FENCE
 - STOCKADE FENCE
 - TEST PIT
 - HAND HOLES FOR UTILITIES
 - LIGHT POLE
 - DECIDUOUS TREE
 - CONIFEROUS TREE

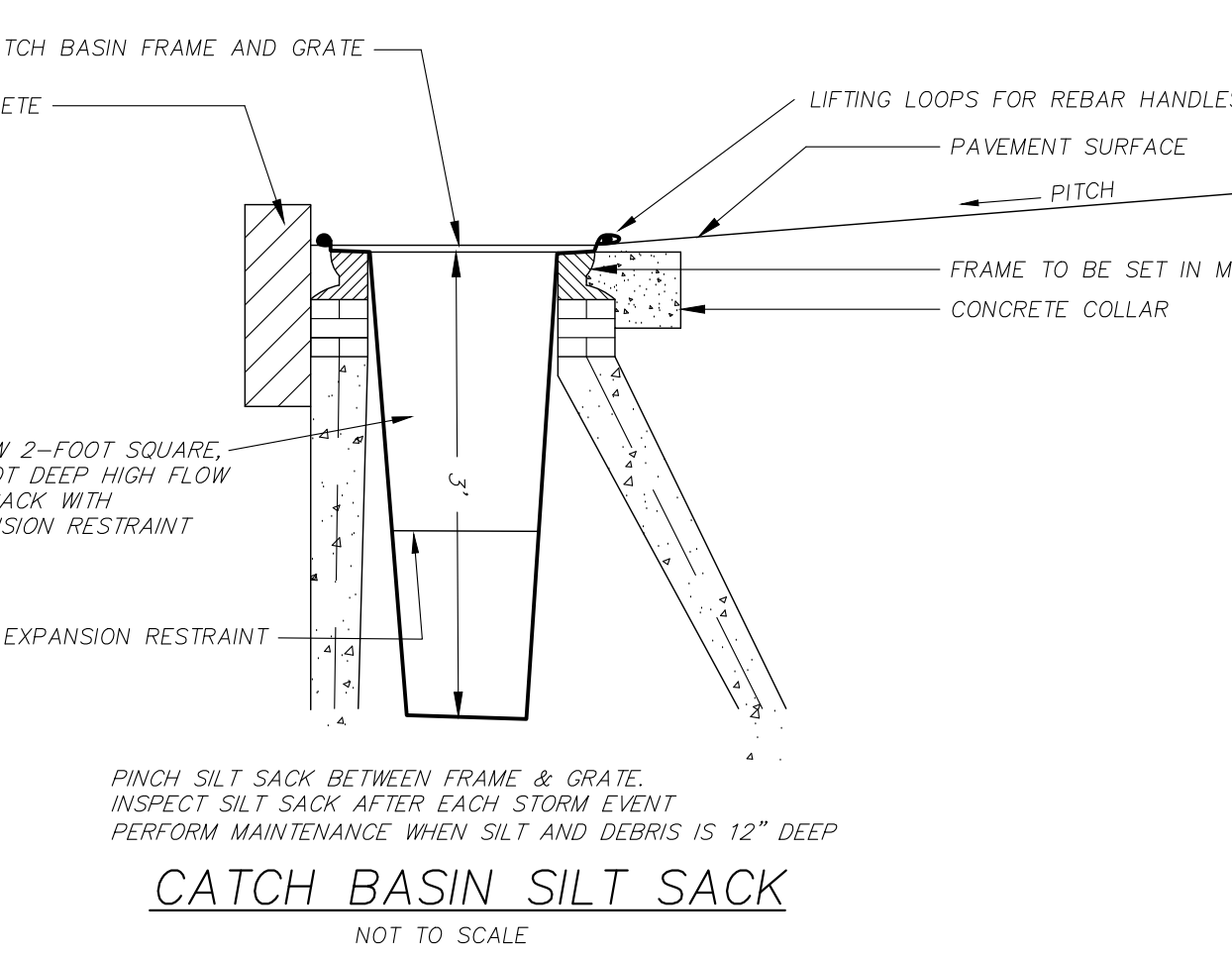
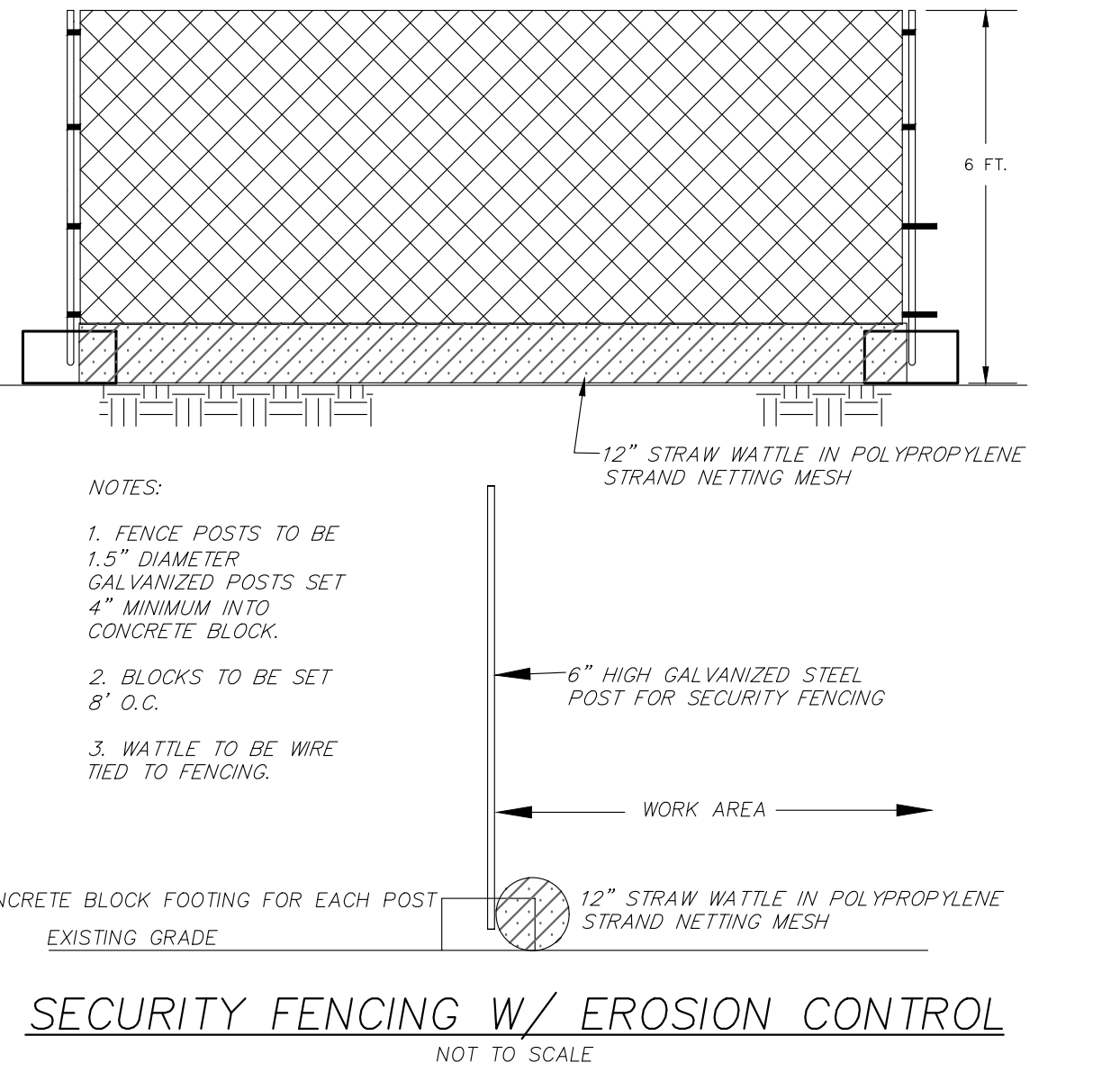
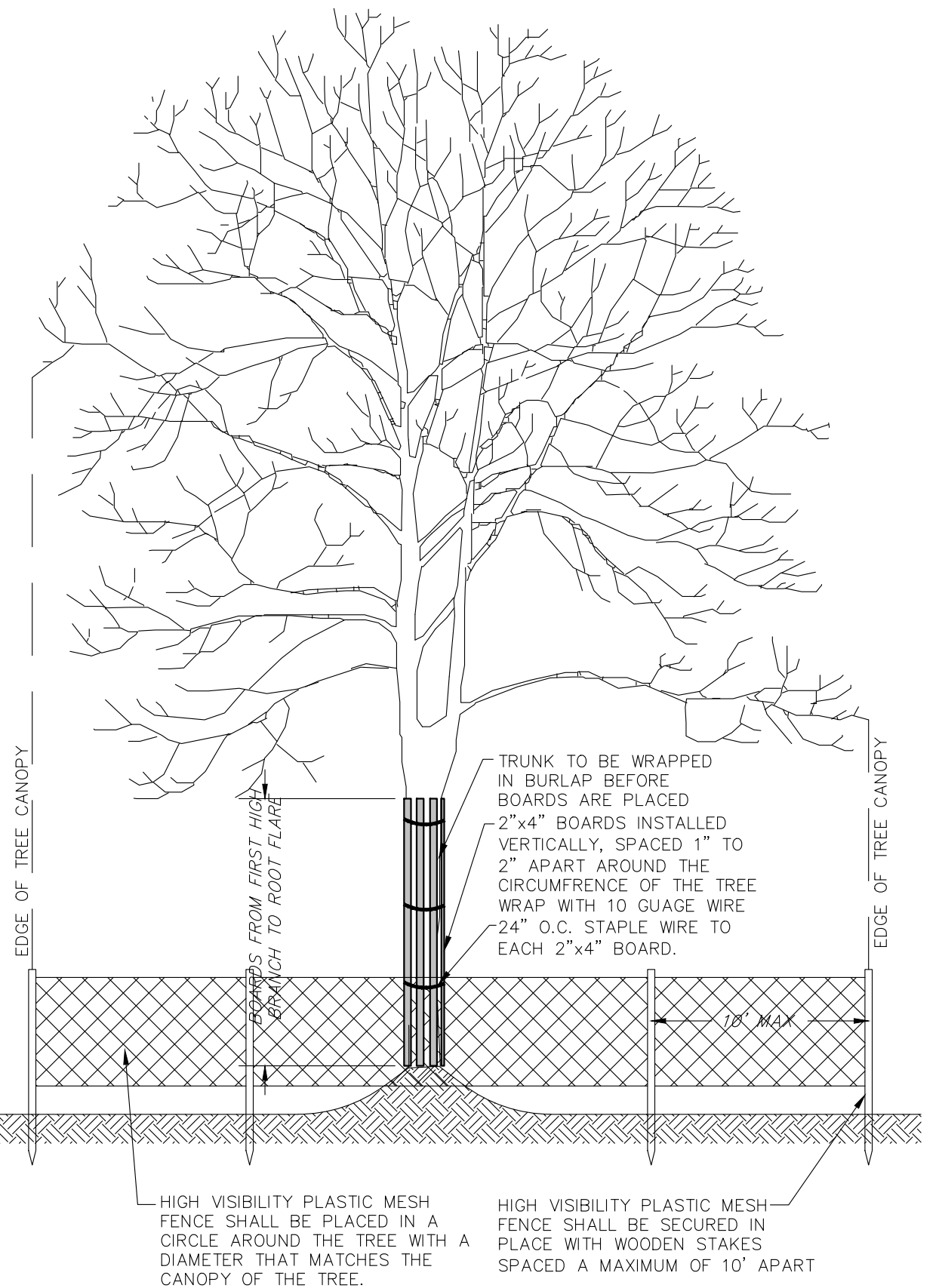


- NOTES:
1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
 2. BARRIER REQUIRED AT TOE OF SLOPE.
 3. COVERING MAINTAINED TIGHTLY IN PLACE USING SANDBAGS OR TIRES ON ROPE WITH A MAXIMUM 10' SPACING IN ALL DIRECTIONS.

PLASTIC SHEETING OVER STOCKPILED MATERIALS
NOT TO SCALE

LEGEND:

EXISTING:	PROPOSED:



DeCelle-Burke-Sala
& Associates, Inc.
1266 Furnace Brook Parkway #401
Quincy, MA 02169
617-405-5100 (o) 617-405-5101 (f)
www.decelle-burke-sala.com

JAMES W. BURKE, P.E. DATE

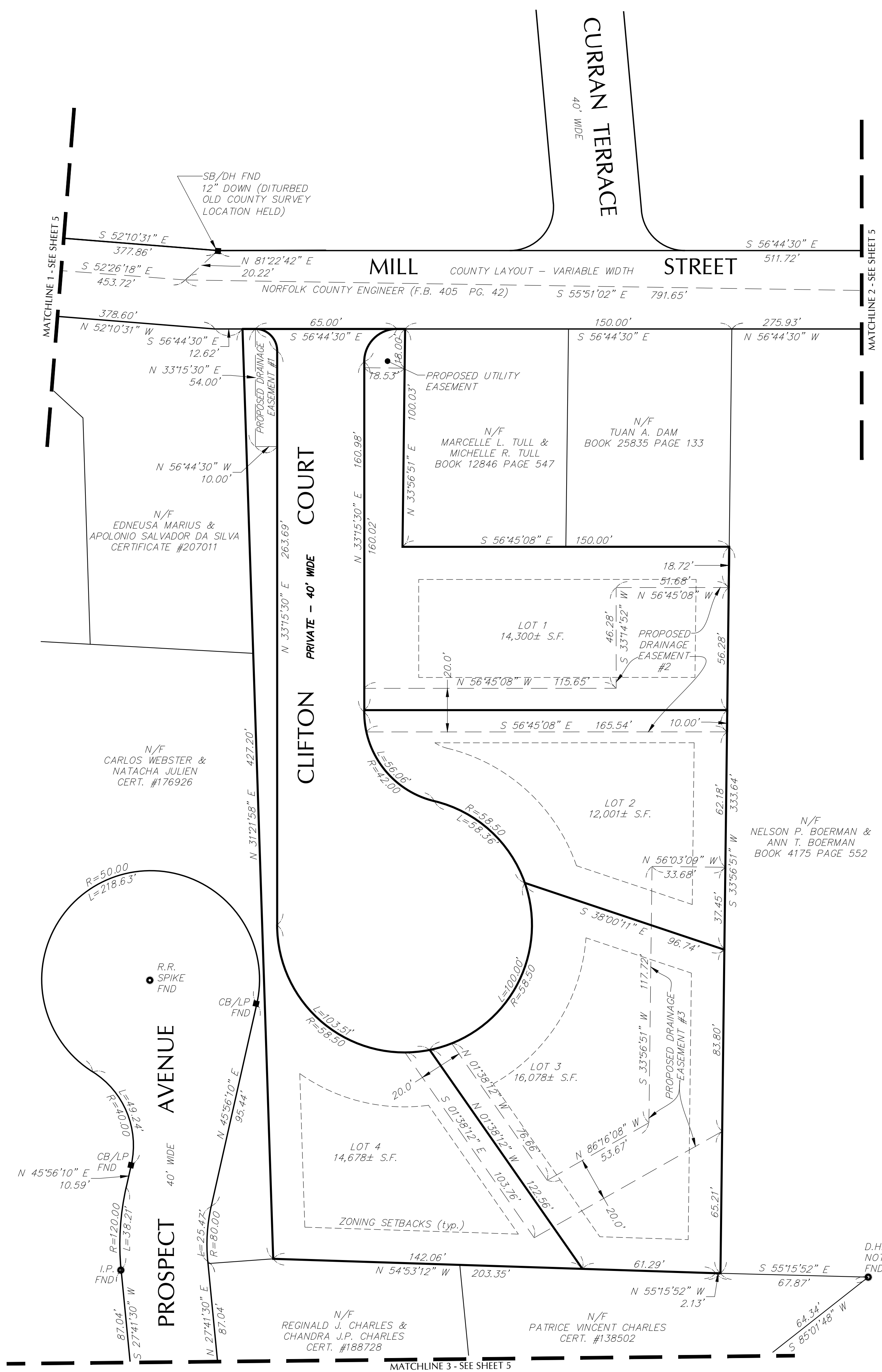
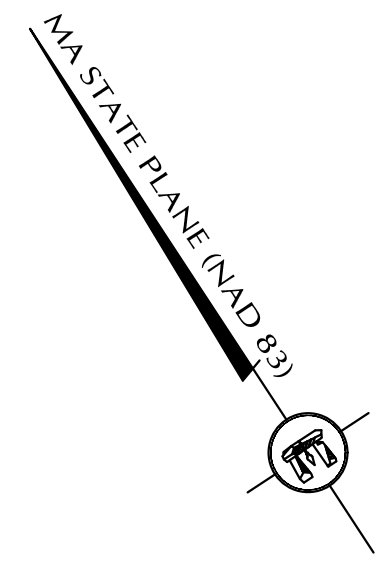
- GENERAL NOTES:
1. LOCUS:
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 5. PARCEL IS ZONED RSHD.

PROJECT TITLE & LOCATION:
**CLIFTON COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA**

PLAN TITLE:
CONSTRUCTION MANAGEMENT

PREPARED FOR:
**217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135**

DATE: FEBRUARY 6, 2023
REVISED: APRIL 10, 2023
REVISED:
REVISED:
REVISED:
JOB NUMBER: 2022.030 SHEET 3 OF 11
SCALE: 1" = 30'



- LEGEND:**
- EXISTING:
 - N/F - LOCUS PROPERTY LINE
 - NOW OR FORMERLY
 - SB/DH FND - STONE BOUND W/ DRILL HOLE FOUND
 - CB/LP FND - CONCRETE BOUND W/ LEAD PLUG FOUND
 - CB/DH FND - CONCRETE BOUND W/ DRILL HOLE FOUND
 - DH/FND - DRILL HOLE FOUND
 - PIPE/FND - PIPE FOUND

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

CLAUDIO SALA, PLS DATE

APPROVED BY
PLANNING BOARD
TOWN OF RANDOLPH

Date:

PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSIDERED AS EITHER AN ENDORSEMENT OR APPROVAL OF ZONING REQUIREMENTS.

ZONING SCHEDULE
(TOWN OF RANDOLPH ZONING CODE DATED AUGUST 9, 2021)

LOT ZONING CLASSIFICATION : RSHDD a/k/a RSHFD

ZONING REQUIREMENT	REQUIRED
MIN. LOT AREA	- 12,000 S.F.
MIN. LOT FRONTAGE	- 100 FEET
MIN. LOT WIDTH	- 75 FEET
MIN. LOT DEPTH	- 100 FEET
MIN. FRONT SETBACK	- 25 FEET
MIN. SIDE SETBACK	- 15 FEET
MIN. REAR SETBACK	- 15 FEET
MAX. BUILDING HEIGHT	- 2.5 STORIES/40 FEET

OWNED BY:
ARSENault FAMILY TRUST
217 MILL STREET, RANDOLPH, MA 02368
DEED REFERENCE: BOOK 14059 PAGE 498

DeCelle-Burke-Sala

 & Associates, Inc.
 1266 Furnace Brook Parkway #401
 Quincy, MA 02169
 617-405-5100 (o) 617-405-5101 (f)
 www.decelle-burke-sala.com

CLAUDIO SALA, PLS DATE

Claudio Sala
 PROFESSIONAL LAND SURVEYOR

- GENERAL NOTES:**
- LOCUS:
 - ASSESSORS ID: 51-H-8.01
RECORD OWNER: ARSENAULT FAMILY TRUST
DEED REFERENCE: BOOK 14059 PAGE 498
PLAN REFERENCE: PLAN No. 204 of 1997
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 - LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 25021C0217E, EFFECTIVE 07/17/2012.
- PLAN REFERENCES:
- NORFOLK COUNTY REGISTRY OF DEEDS
- PL. BK. 96 PLAN No. 4658
 - PL. BK. 319 PLAN No. 207 of 1985
 - PL. BK. 383 PLAN No. 682 of 1989
 - PL. BK. 406 PLAN No. 638 OF 1992
 - PL. BK. 446 PLAN No. 204 of 1997
 - PL. BK. 449 PLAN No. 515 of 1997
 - PL. BK. 491 PLAN No. 693 of 2001
 - PLAN No. 770 of 1957
 - PLAN No. 267 of 1972
 - PLAN No. 529 of 1976

- LAND COURT
- LC PLAN 24454
 - LC PLAN 29830
 - LC PLAN 30039
 - LC PLAN 35883
- NORFOLK COUNTY ENGINEERING DEPARTMENT
- FIELD BOOK 15 PAGES 18-25
 - FIELD BOOK 405 PAGES 13-24
 - FIELD BOOK 405 PAGES 35-55
 - PLAN BOOK 8 PAGE 529

PROJECT TITLE & LOCATION:
CLIFTON COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:
DEFINITIVE SUBDIVISION PLAN
SHEET 1

PREPARED FOR:
217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023

REVISED: APRIL 10, 2023

REVISED:

REVISED:

REVISED:

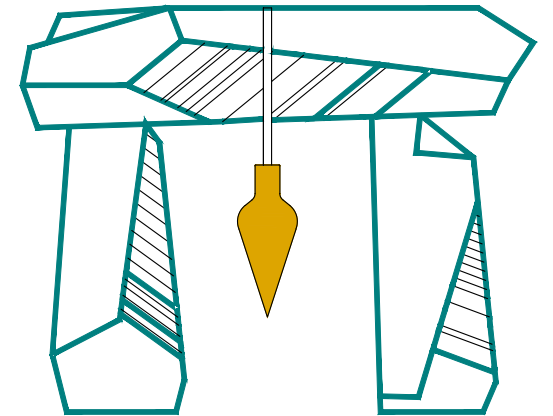
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JOB NUMBER: 2022.030 SHEET 4 OF 11

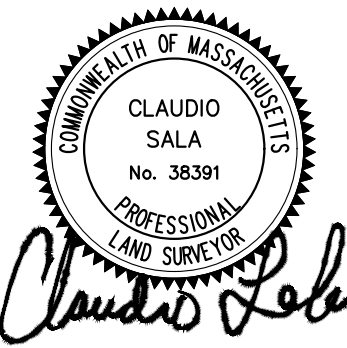
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SCALE: 1" = 30'

DeCelle-Burke-Sala



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CLAUDIO SALA, PLS DATE

FOR REGISTRY USE ONLY

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

CLAUDIO SALA, PLS DATE

APPROVED BY
PLANNING BOARD
TOWN OF RANDOLPH

Date:

PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSIDERED AS EITHER AN ENDORSEMENT OR APPROVAL OF ZONING REQUIREMENTS.

OWNED BY:
ARSENAULT FAMILY TRUST
217 MILL STREET, RANDOLPH, MA 02368
DEED REFERENCE: BOOK 14059 PAGE 498

GENERAL NOTES:

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ASSESSORS ID: 51-H-8.01
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FIELD BOOK 15 PAGES 18-25
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PLAN BOOK 8 PAGE 529

PROJECT TITLE & LOCATION:

CLIFTON COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

PLAN TITLE:

DEFINITIVE SUBDIVISION PLAN
SHEET 2

PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023

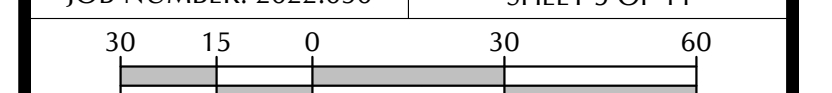
REVISED: APRIL 10, 2023

REVISED:

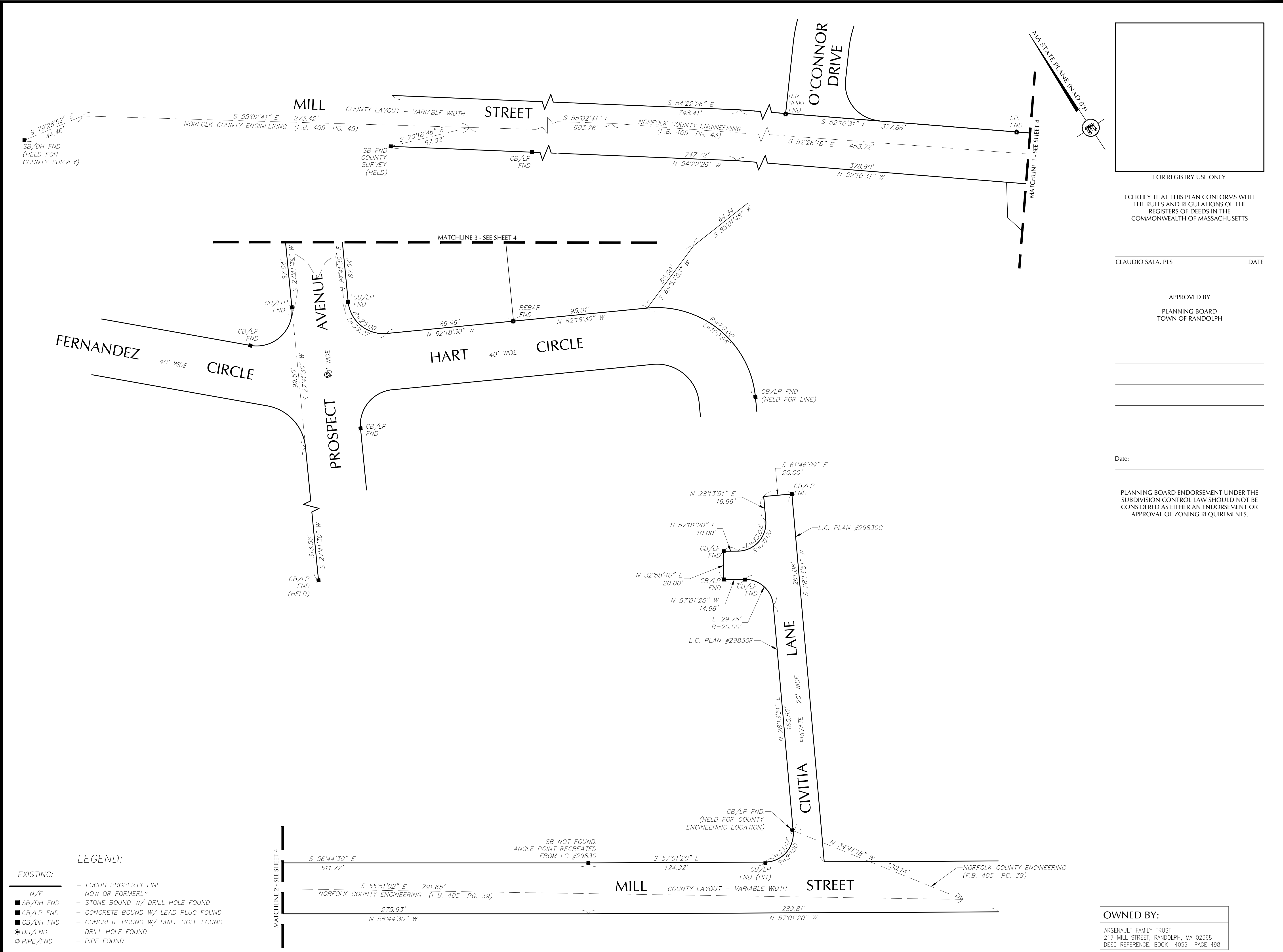
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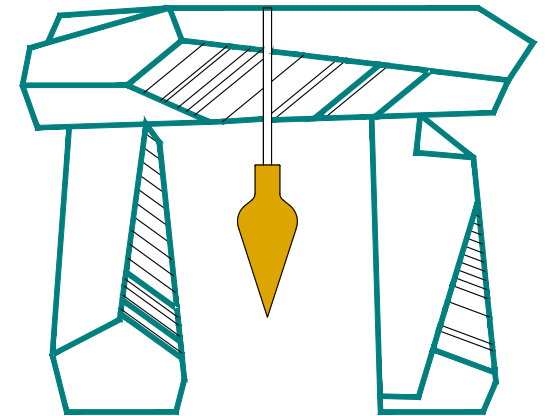
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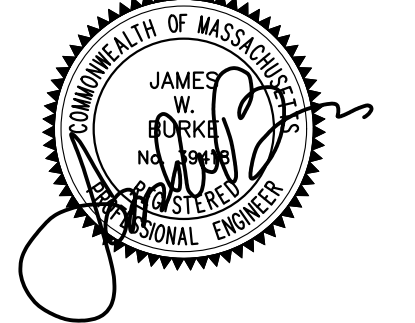
SCALE: 1" = 30'



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JAMES W. BURKE, P.E. DATE

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- 5. PARCEL IS ZONED RSHDD.

PROJECT TITLE & LOCATION:

CLIFTON COURT DEVELOPMENT
 DEFINITIVE SUBDIVISION
 217 MILL STREET
 RANDOLPH, MA

PLAN TITLE:

PROPOSED SITE LAYOUT

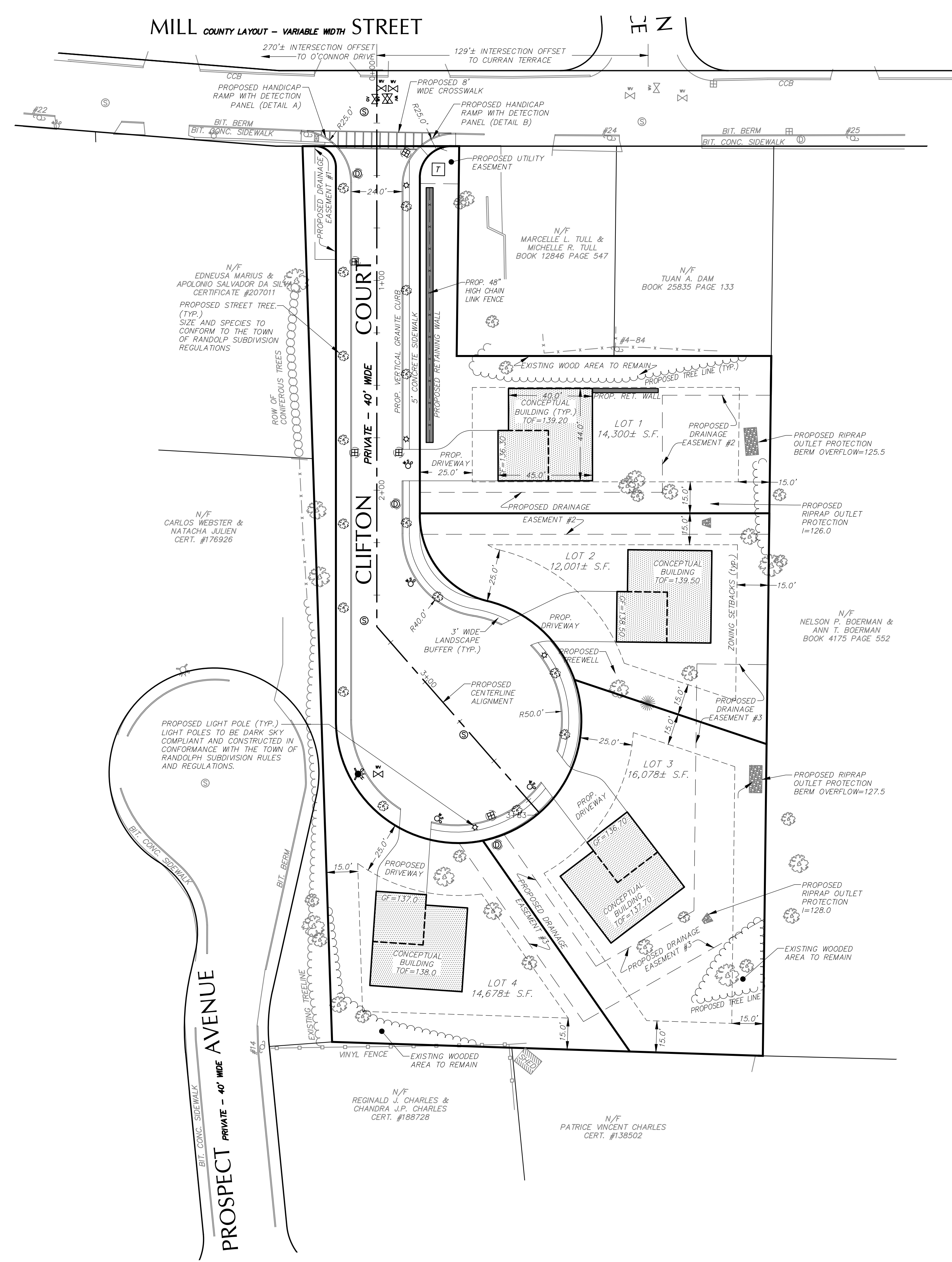
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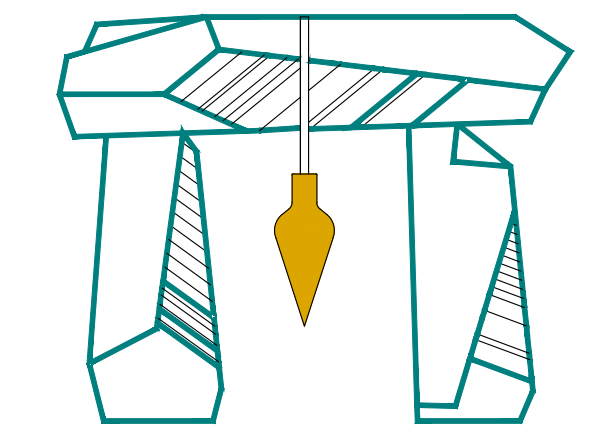
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LOT ZONING CLASSIFICATION : RSHDD o/k/a RSFHD	
ZONING REQUIREMENT	REQUIRED
MIN. LOT AREA	= 12,000 S.F.
MIN. LOT FRONTAGE	= 100 FEET
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MIN. SIDE SETBACK	= 15 FEET
MIN. REAR SETBACK	= 15 FEET
MAX. BUILDING HEIGHT	= 2.5 STORIES/40 FEET

LIST OF WAIVERS (TOWN OF RANDOLPH SUBDIVISION REGULATIONS EFFECTIVE JANUARY 28, 2020)		
SUBDIVISION REQUIREMENT	REQUIRED	PROPOSED
MIN. INTERSECTION OFFSET DRAINAGE STRUCTURES ON SEPARATE LOTS	200 FEET	129± FEET

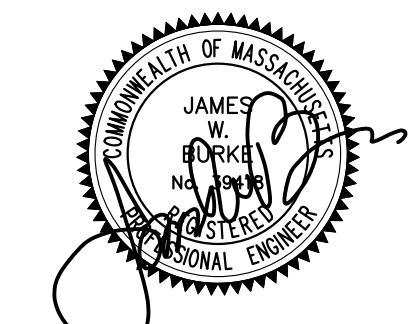


LEGEND:	
EXISTING:	PROPOSED:
	LOCUS PROPERTY LINE
	TREE LINE
	SEWER MANHOLE (SMH)
	DRAIN MANHOLE (DMH)
	CATCH BASIN (CB)
	STONEWALL
	GAS VALVE
	WATER VALVE
	WATER SERVICE
	HYDRANT
	UTILITY POLE
N/F	NOW OR FORMERLY
D	DRAIN PIPE
W	WATER MAIN
G	GAS SERVICE
UGE	UNDERGROUND POWER
OHW	OVERHEAD WIRES
S	SEWER MAIN
LSA	LANDSCAPED AREA
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x25.7	SPOT GRADE
x	CHAIN LINK FENCE
-o-o-	STOCKADE FENCE
□ □	HAND HOLES FOR UTILITIES
☆	LIGHT POLE
CCB	CAPE COD BERM
VGC	VERTICAL GRANITE CURB
SGC	SLOPED GRANITE CURB
FF	FIRST FLOOR
BF	BASEMENT FLOOR
TOF	TOP OF FOUNDATION
GF	GARAGE FLOOR
	DECIDUOUS TREE
	CONIFEROUS TREE

DeCelle-Burke-Sala



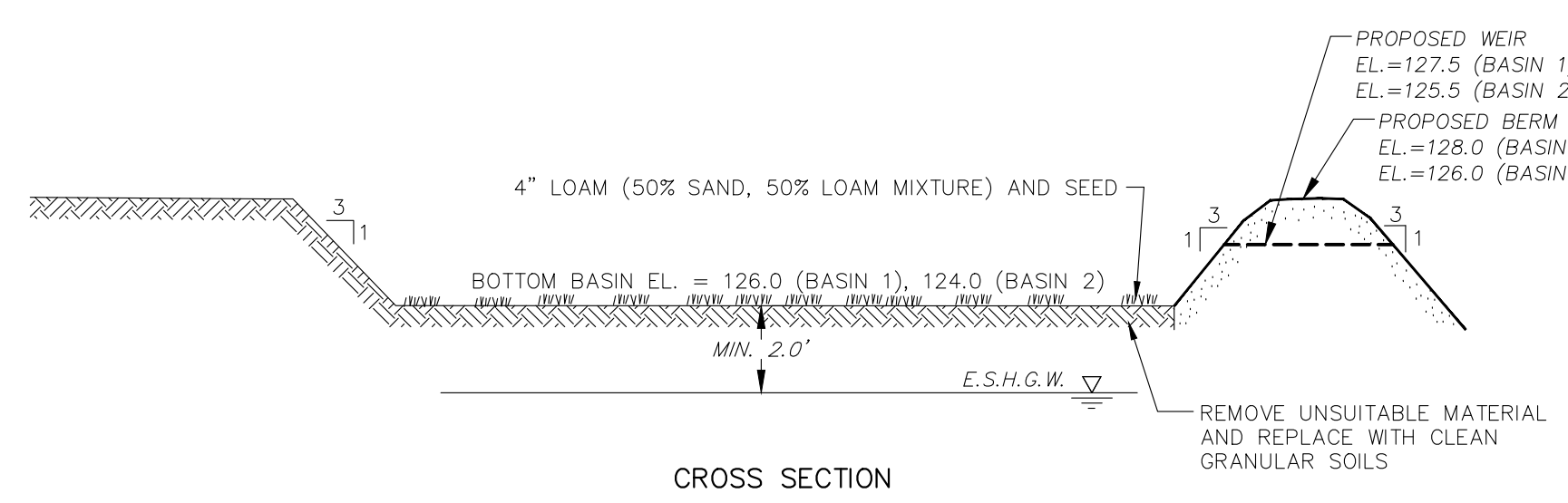
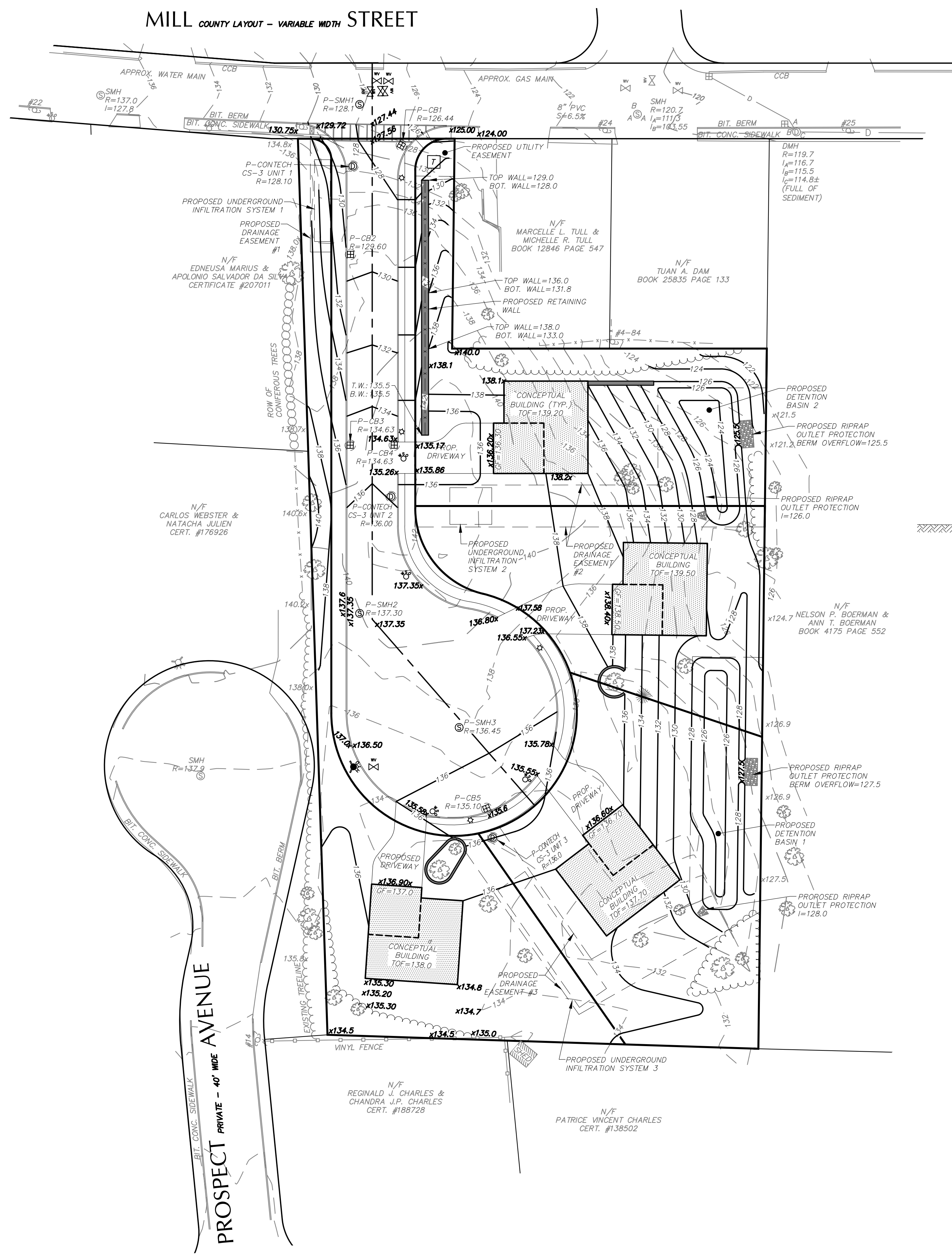
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JAMES W. BURKE, P.E. DATE

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- LOCUS IS LOCATED WITHIN A ZONE X, AS DELINEATED ON FIRM 2502100217E, EFFECTIVE 07/17/2012.
- PARCEL IS ZONED RSHD.



- CROSS SECTION
- NOTES:
- DETENTION BASIN IS DESIGNED TO INFILTRATE
 - 12" OF 1 1/2" DOUBLE WASHED STONE IS TO BE USED IN THE INFILTRATION AREA OF DETENTION BASIN.
 - LIGHT EARTH MOVING EQUIPMENT IS TO BE USED DURING CONSTRUCTION TO REDUCE COMPACTION OF BASIN BOTTOM.
 - BASIN FLOOR IS TO BE DEEPLY TILLED AFTER FINAL GRADING.
 - PROPER EROSION SEDIMENT CONTROLS SHOULD BE UTILIZED DURING CONSTRUCTION TO PREVENT SEDIMENT AND/OR DEBRIS FROM ENTERING THE BASIN.

INFILTRATION / DETENTION BASIN
NOT TO SCALE

LEGEND:

EXISTING:	PROPOSED:

PROJECT TITLE & LOCATION:

CLIFTON COURT DEVELOPMENT
DEFINITIVE SUBDIVISION
217 MILL STREET
RANDOLPH, MA

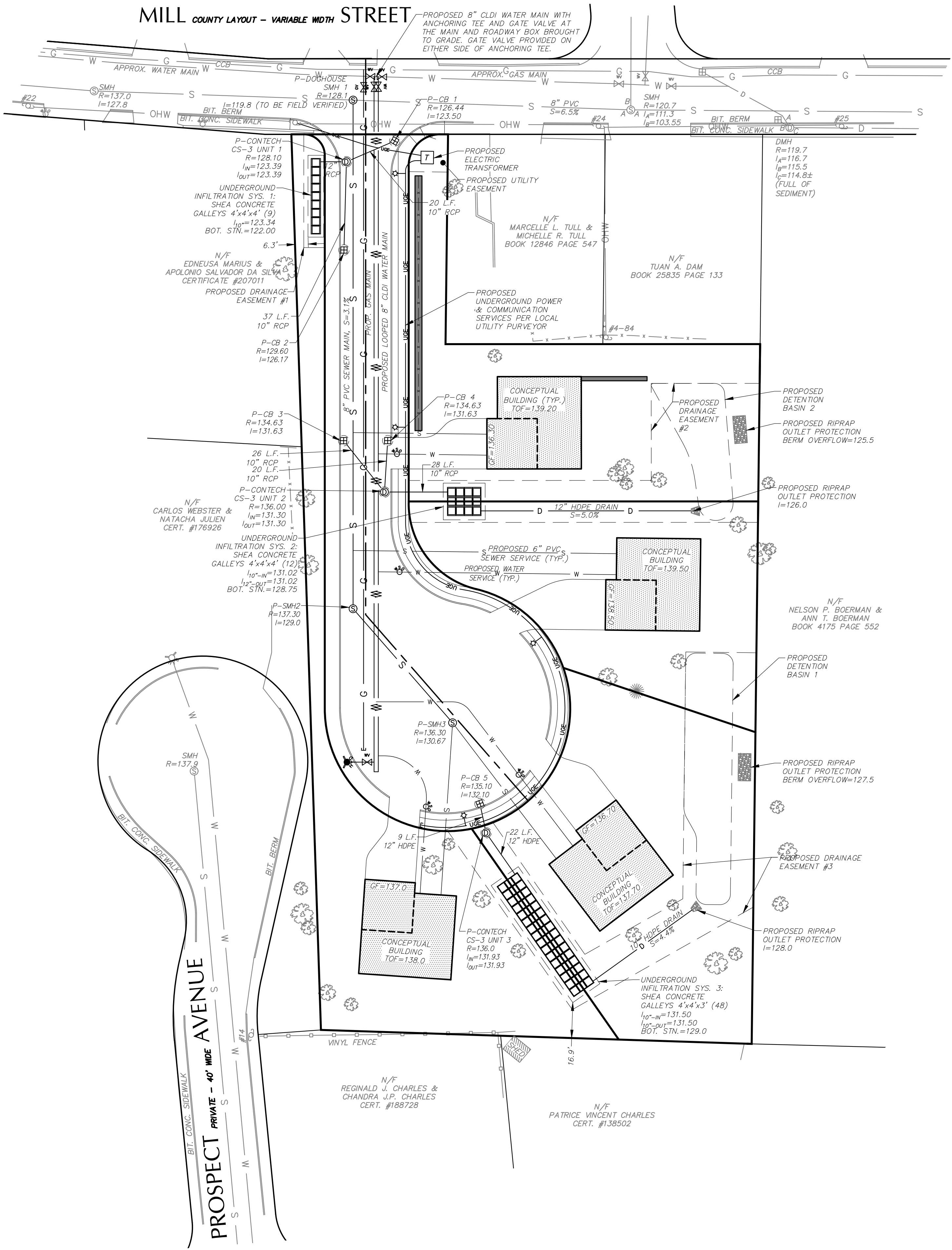
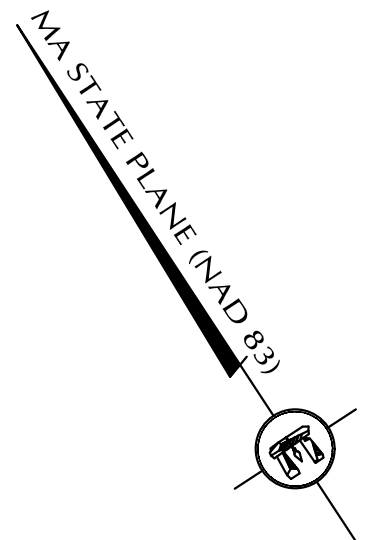
PLAN TITLE:

PROPOSED SITE GRADING

PREPARED FOR:

217 MILL ST, LLC
228 PARK AVENUE S, PMB 35567
NEW YORK, NY 89135

DATE: FEBRUARY 6, 2023	
REVISED: APRIL 10, 2023	
REVISED:	
REVISED:	
REVISED:	
JOB NUMBER: 2022.030	SHEET 7 OF 11
SCALE: 1" = 30'	



LEGEND:

EXISTING:	PROPOSED:

DeCelle-Burke-Sala

& Associates, Inc.
 1266 Furnace Brook Parkway #401
 Quincy, MA 02169
 617-405-5100 (o) 617-405-5101 (f)
 www.decelle-burke-sala.com

JAMES W. BURKE, P.E. DATE

GENERAL NOTES:

- LOCUS.
- ASSESSORS ID: 51-H-8-01
 RECORD OWNER: ARSENAULT FAMILY TRUST
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 DEFINITIVE SUBDIVISION
 217 MILL STREET
 RANDOLPH, MA

PLAN TITLE:

PROPOSED SITE UTILITIES

PREPARED FOR:

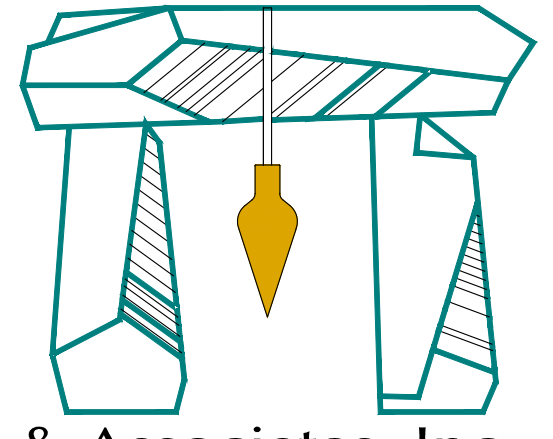
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 NEW YORK, NY 89135

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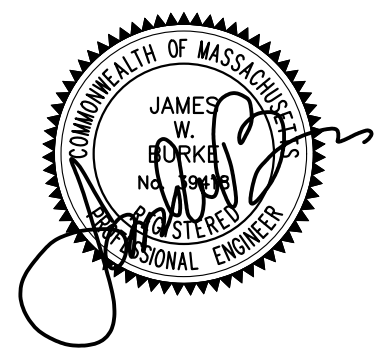
JOB NUMBER: 2022.030 SHEET 8 OF 11

SCALE: 1" = 30'

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 DEFINITIVE SUBDIVISION
 217 MILL STREET
 RANDOLPH, MA

PLAN TITLE:

PROPOSED ROAD PROFILE

PREPARED FOR:

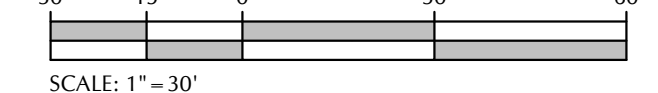
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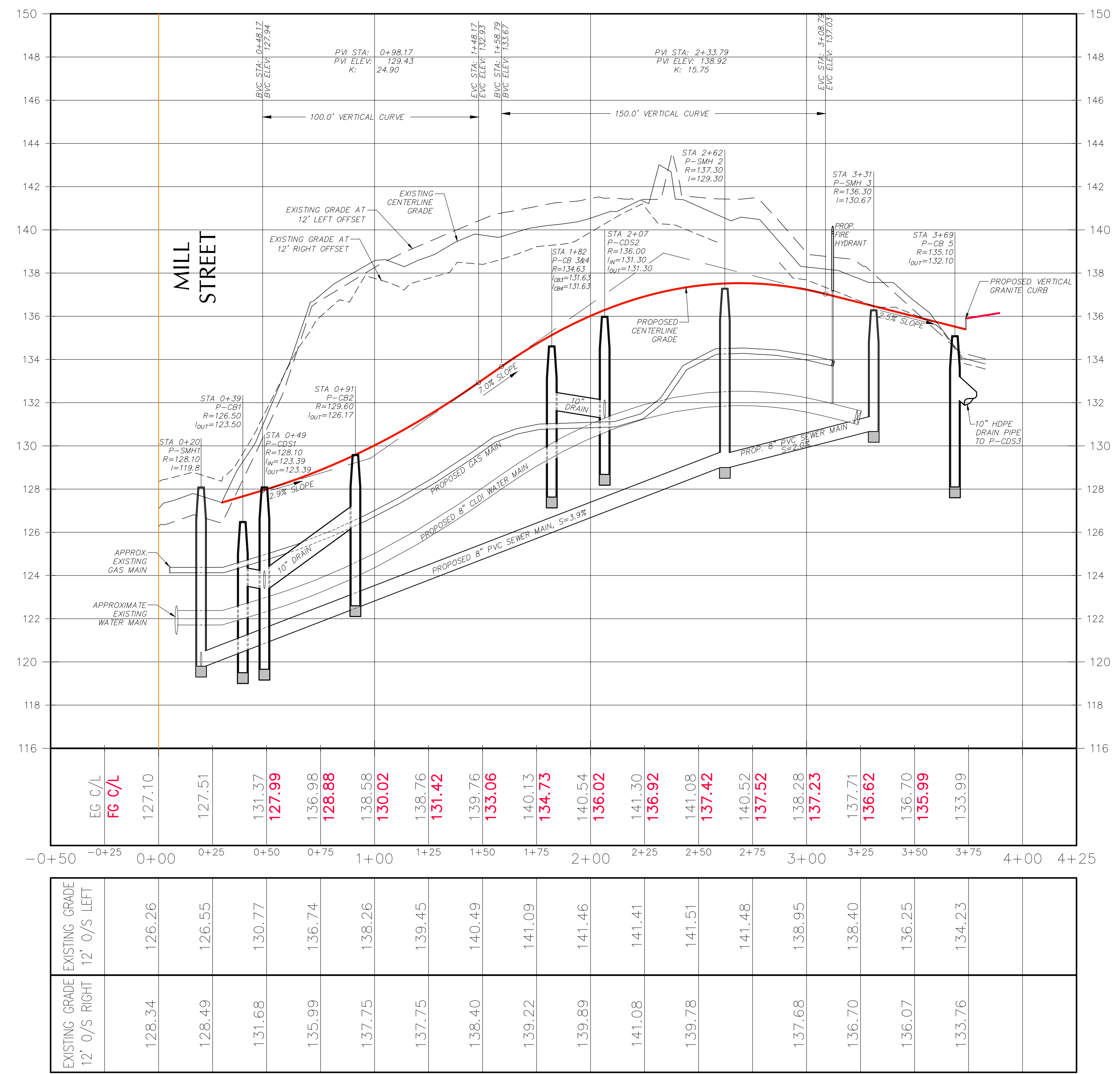
REVISED: APRIL 10, 2023
 REVISED:
 REVISED:

REVISIONS:

JOB NUMBER: 2022.030 SHEET 9 OF 11

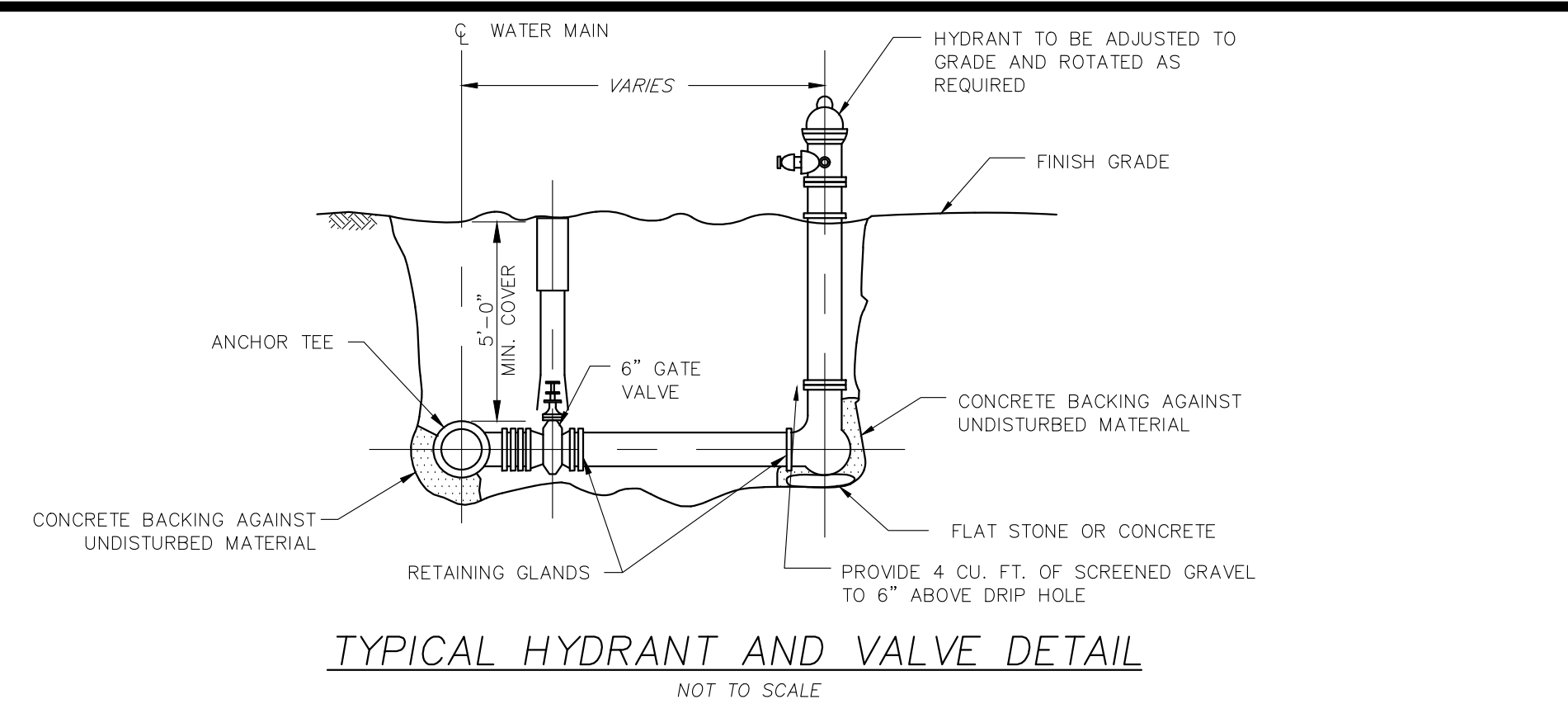


SCALE: 1" = 30'

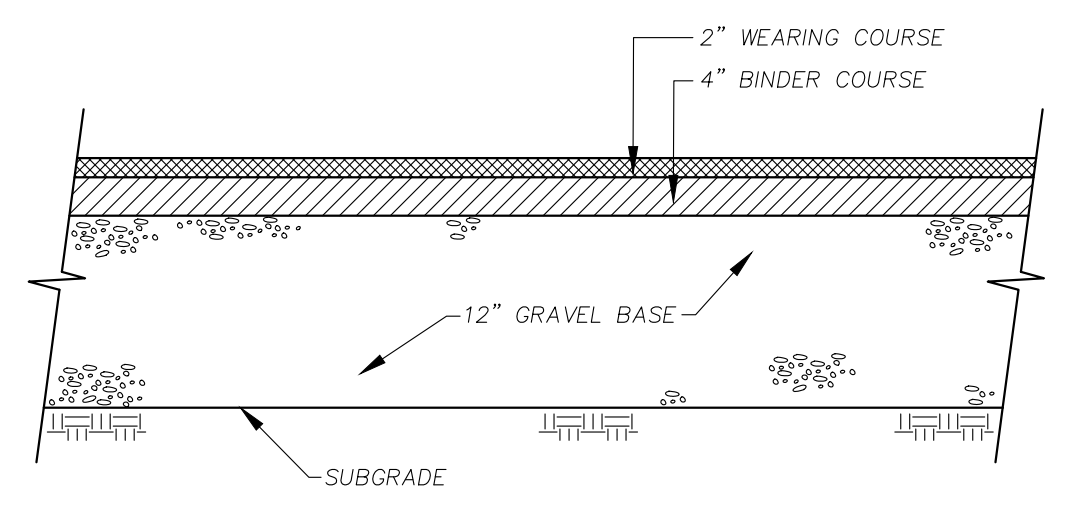


PROPOSED ROAD PROFILE

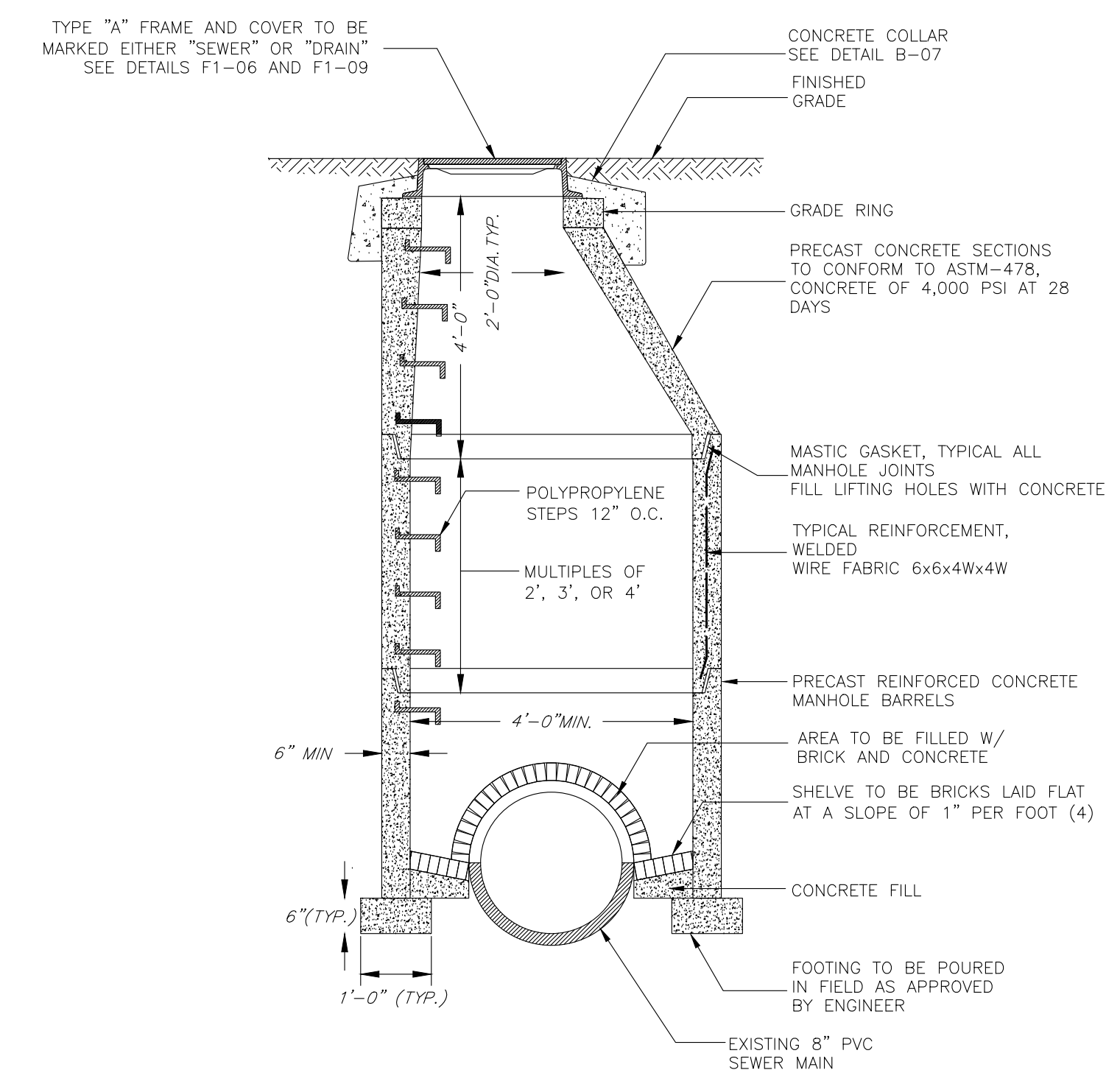
VERTICAL SCALE: 1" = 3'
 HORIZONTAL SCALE: 1" = 30'



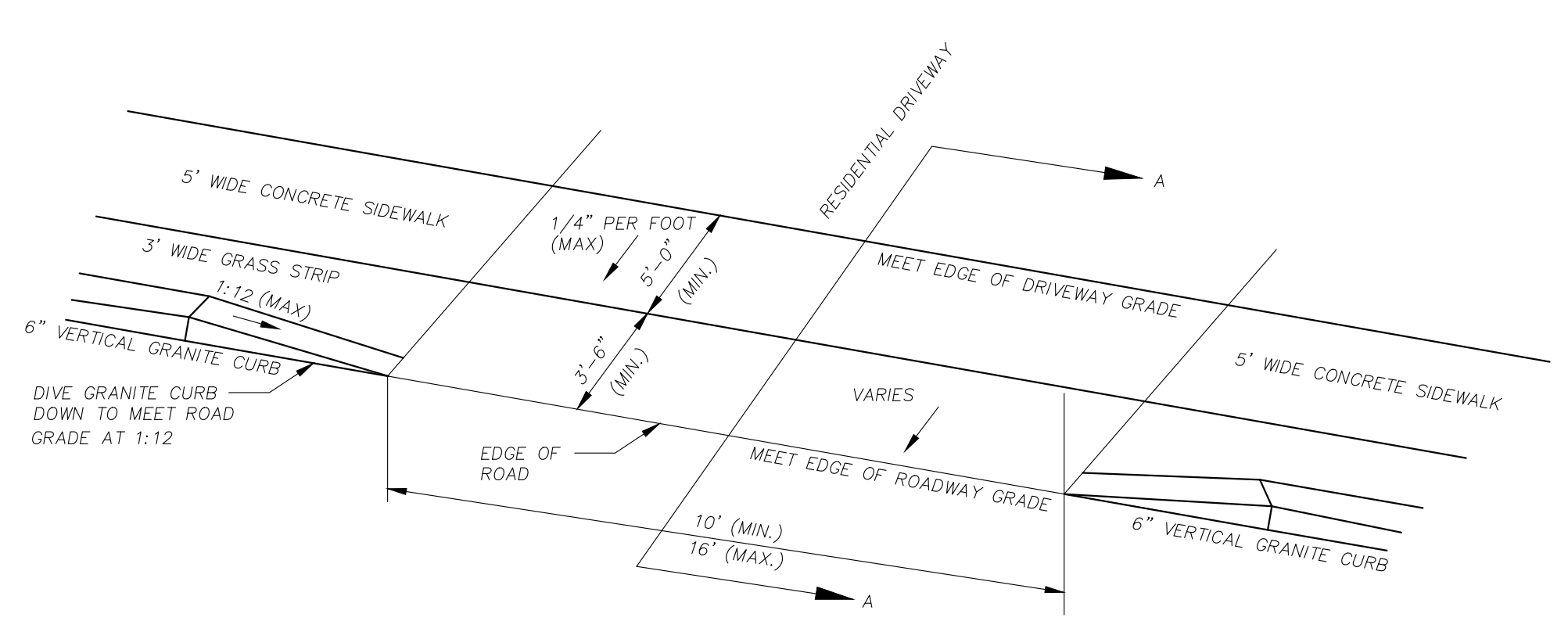
TYPICAL HYDRANT AND VALVE DETAIL
NOT TO SCALE



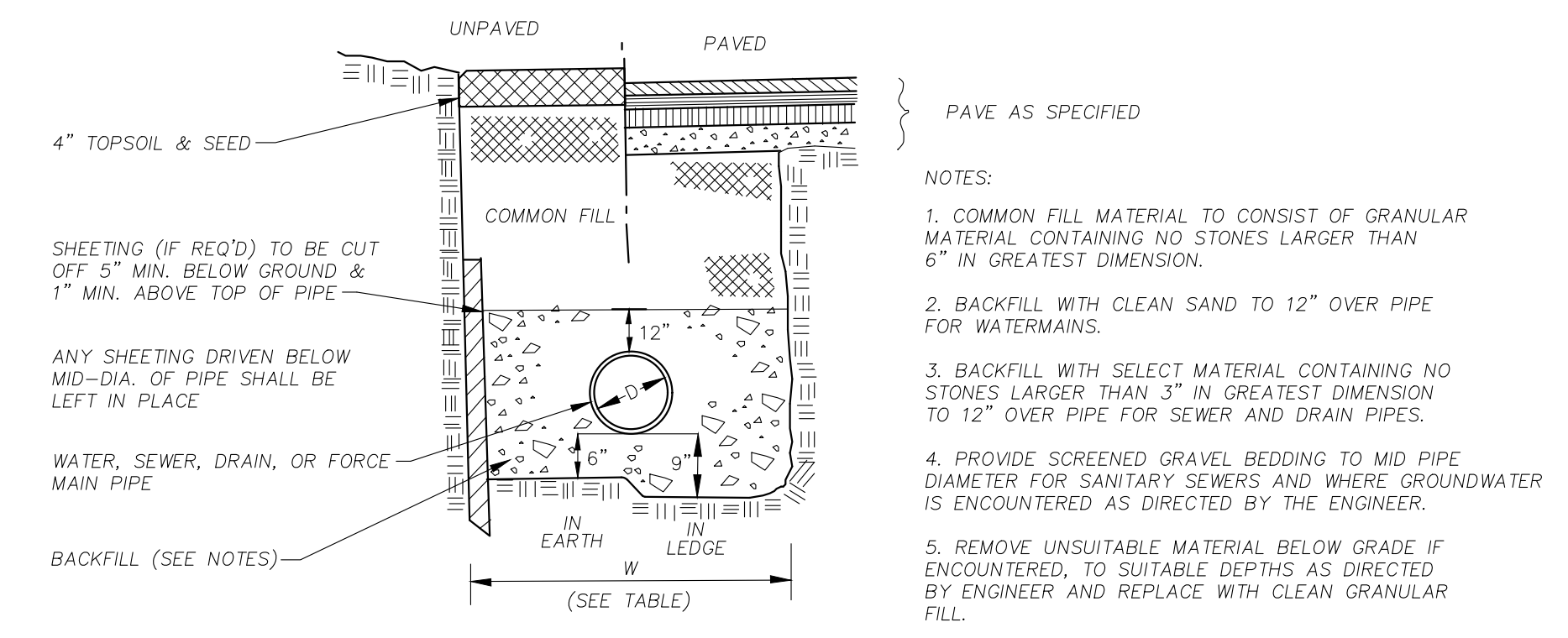
PAVEMENT SECTION
NOT TO SCALE



TYPICAL DOGHOUSE SEWER MANHOLE
NOT TO SCALE

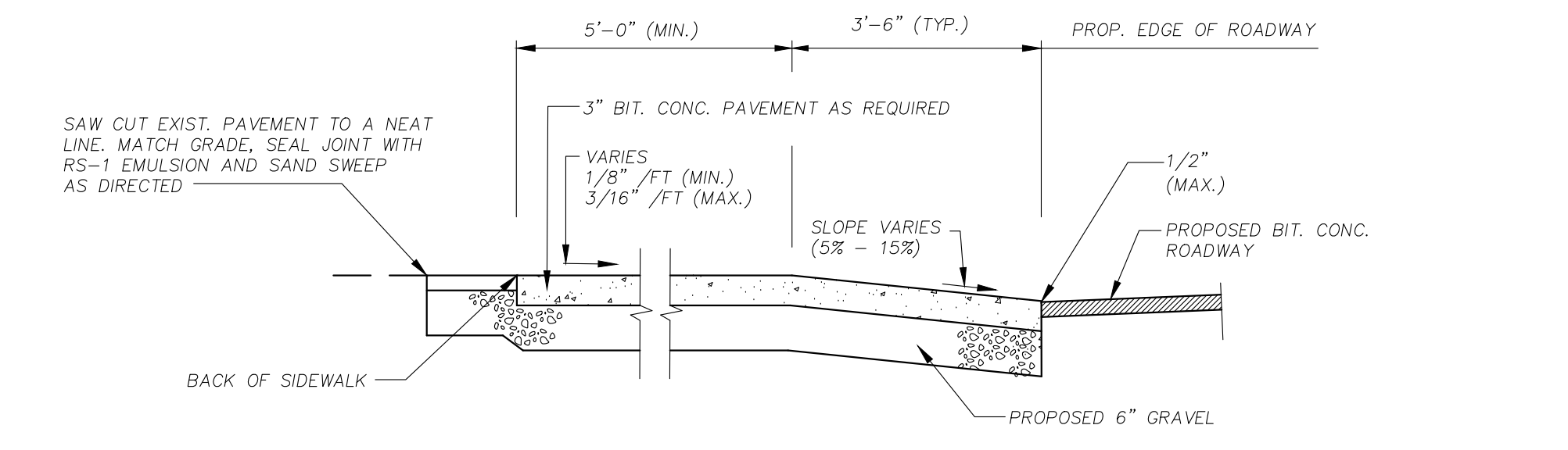


DRIVEWAY DETAIL W/ CURB OPENING
NOT TO SCALE

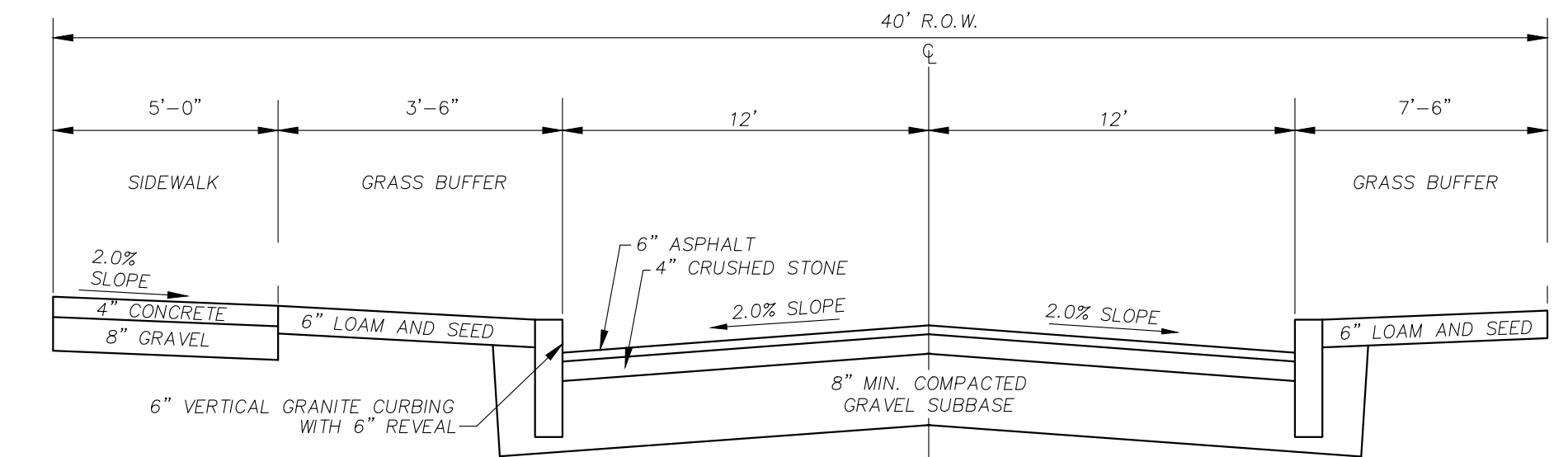


TRENCH WIDTH		
D	W	W
DIAMETER OF PIPE	UNSHEETED	SHEETED
1" TO 12"	3'	4'
14" TO 24"	4'	5'
30" TO 36"	5'	6'

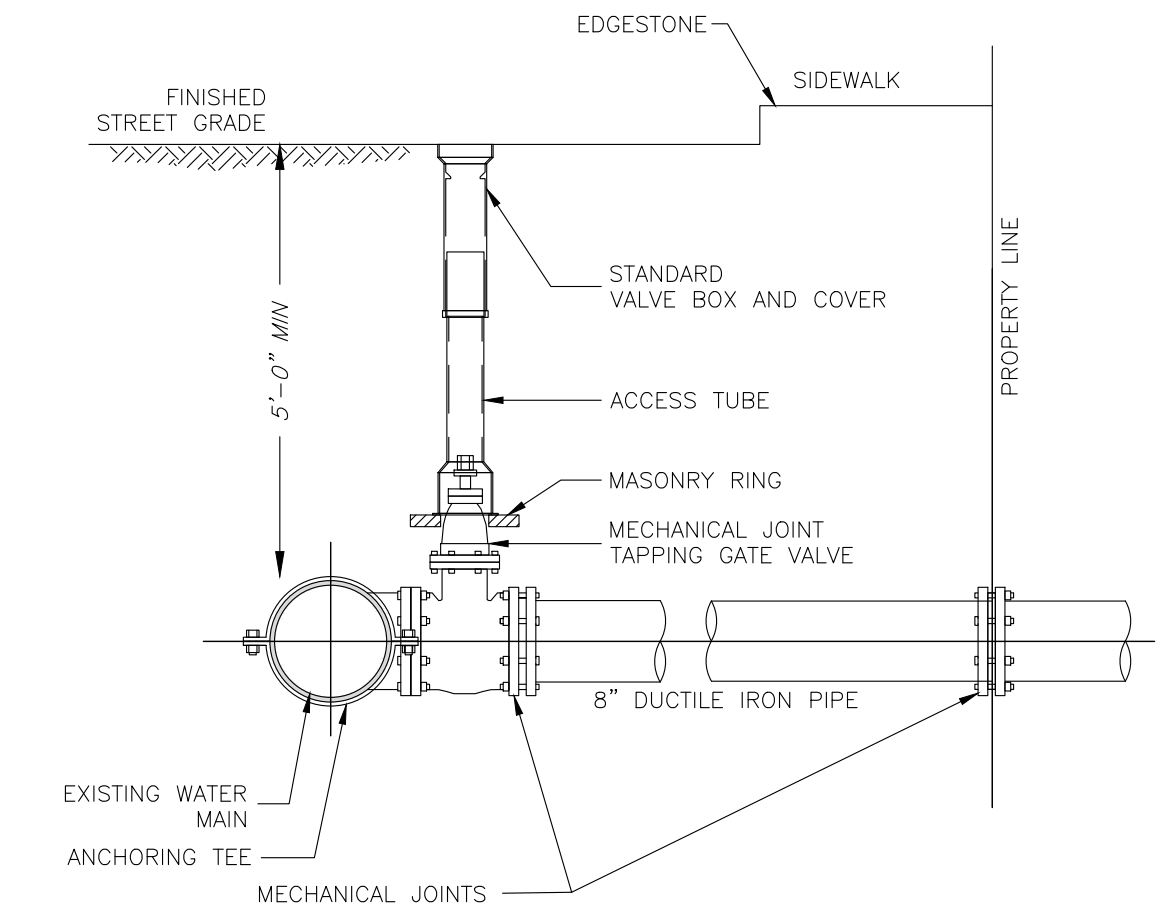
TYPICAL TRENCH SECTIONS
NOT TO SCALE



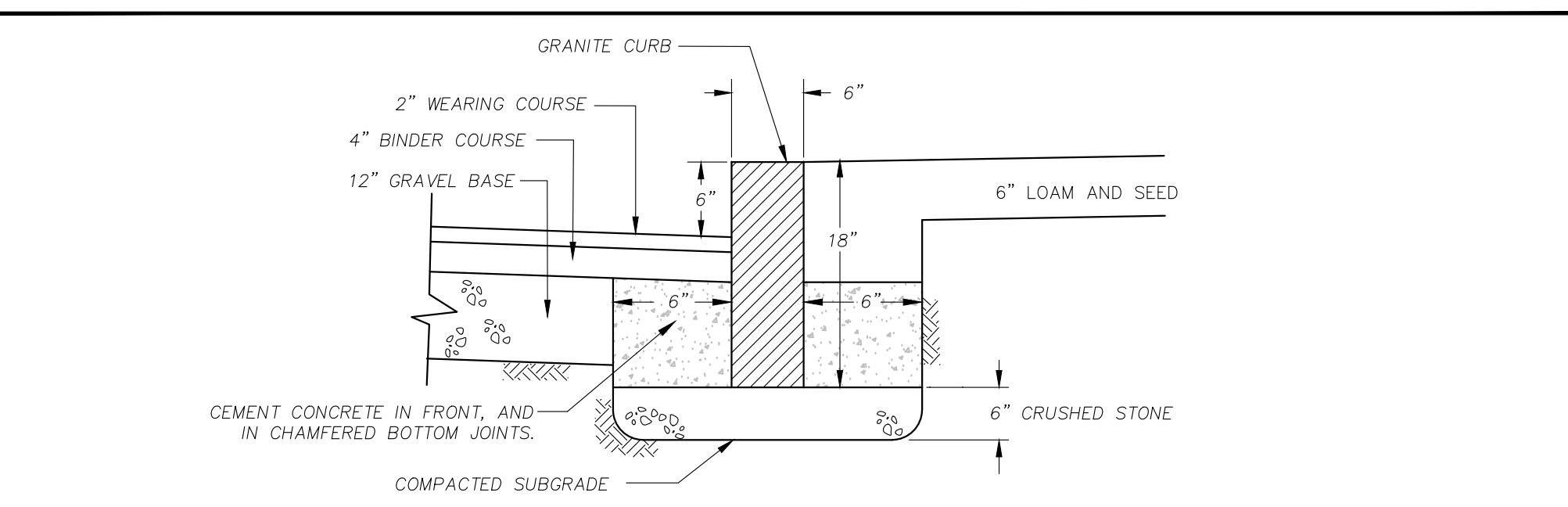
GRANITE CURB
NOT TO SCALE



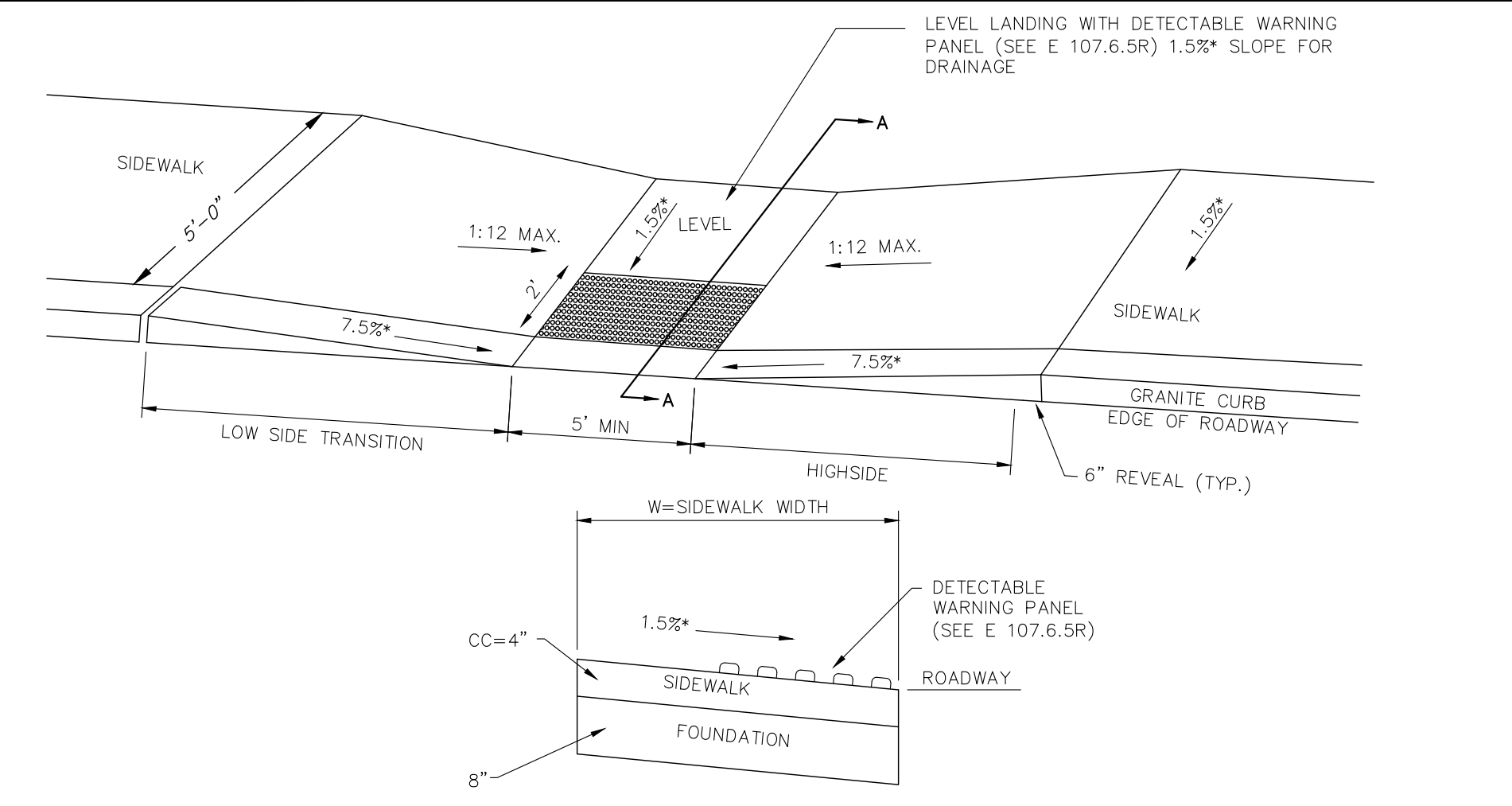
TYPICAL ROAD CROSS-SECTION
NOT TO SCALE



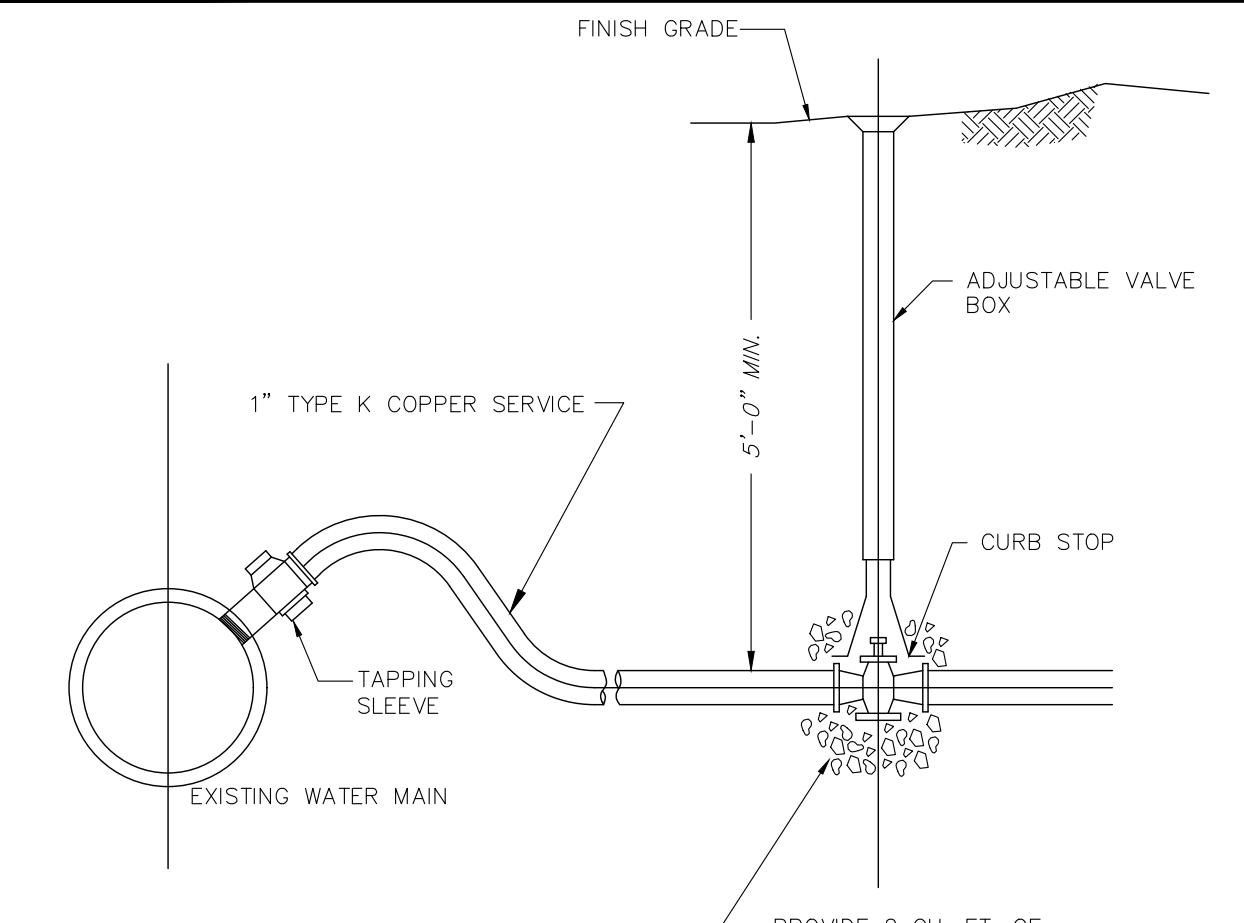
8" WATER MAIN CONNECTION
NOT TO SCALE



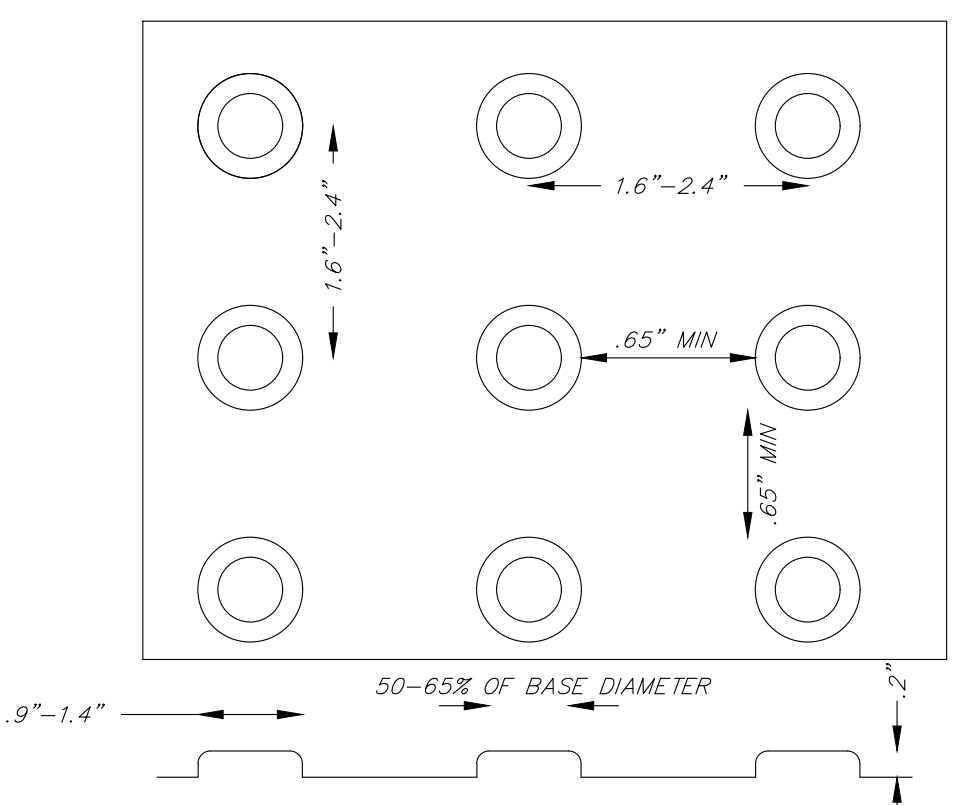
TYPICAL TRENCH SECTIONS
NOT TO SCALE



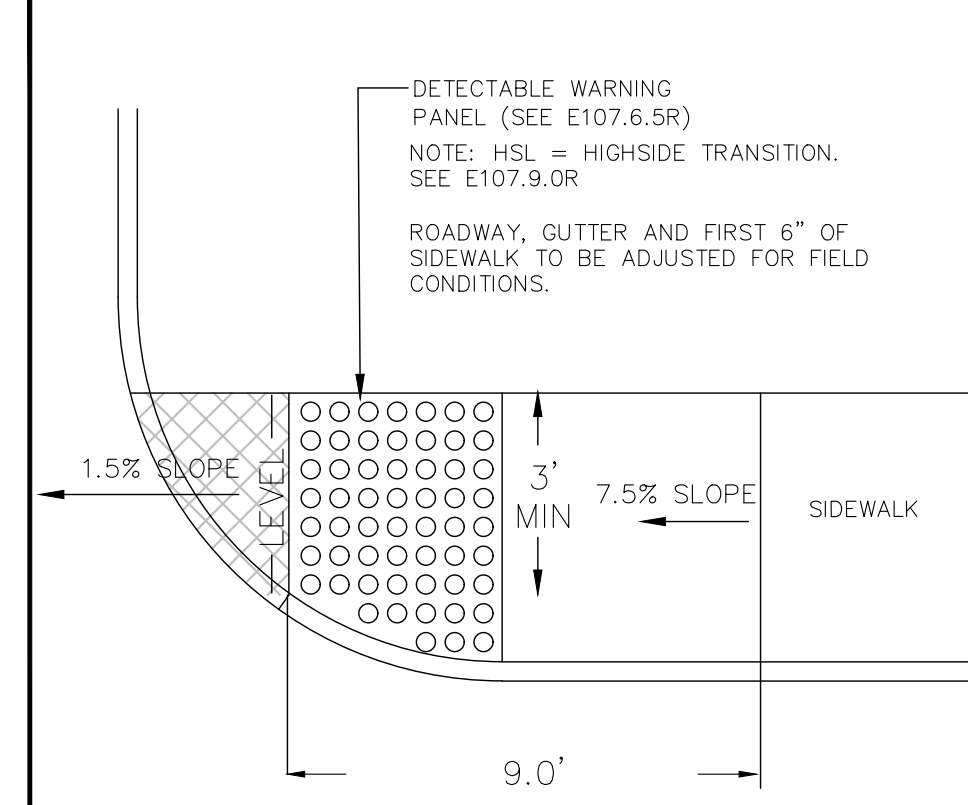
HANDICAP RAMP A DETAIL
NOT TO SCALE



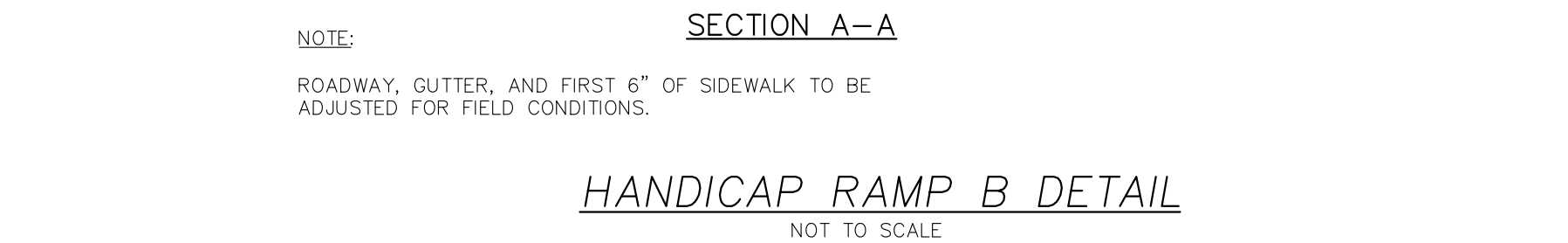
WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



DETECTABLE WARNING PANEL
SEE MassDOT (E107.6.5R)
NOT TO SCALE



HANDICAP RAMP B DETAIL
NOT TO SCALE



HANDICAP RAMP B DETAIL
NOT TO SCALE

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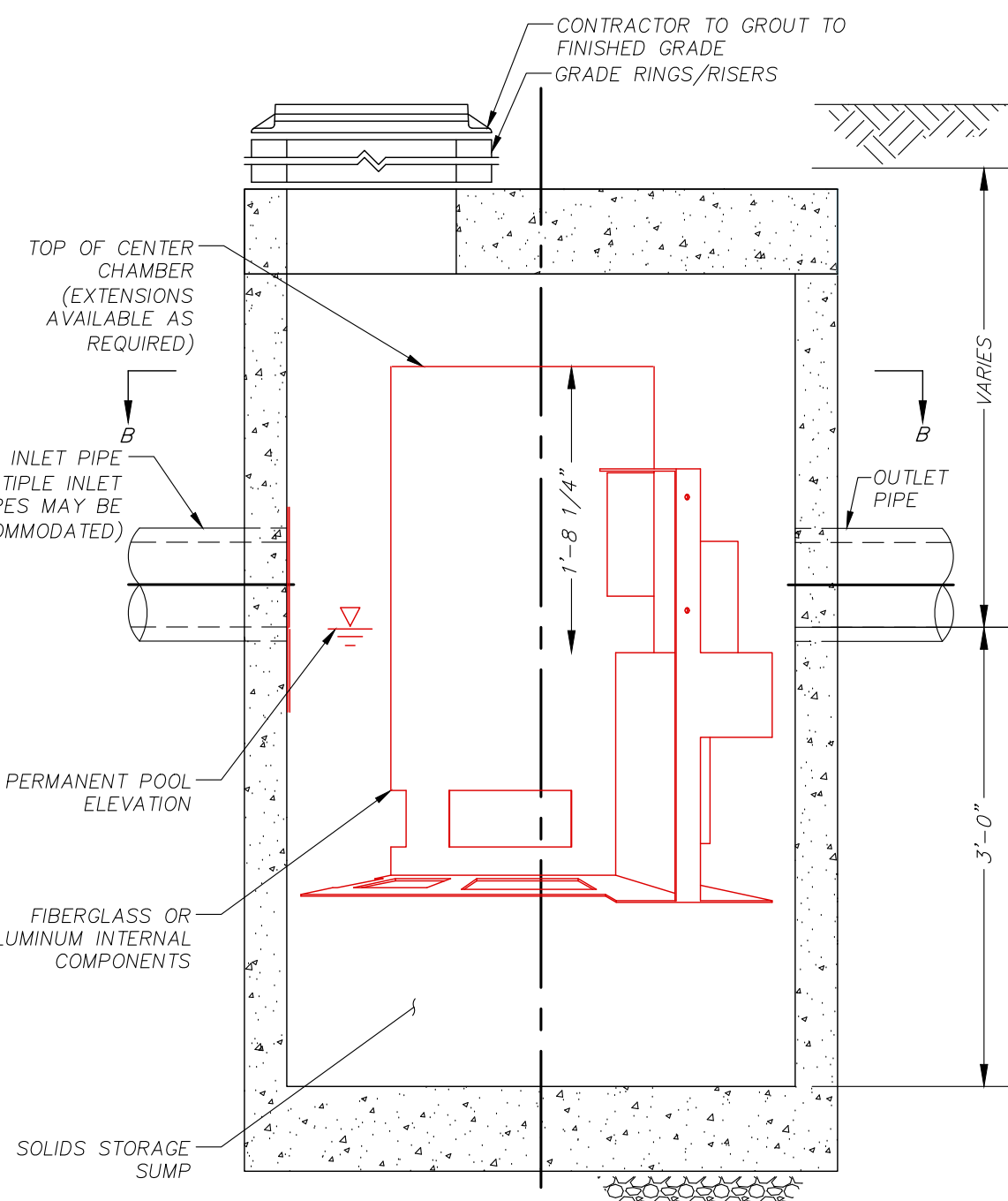
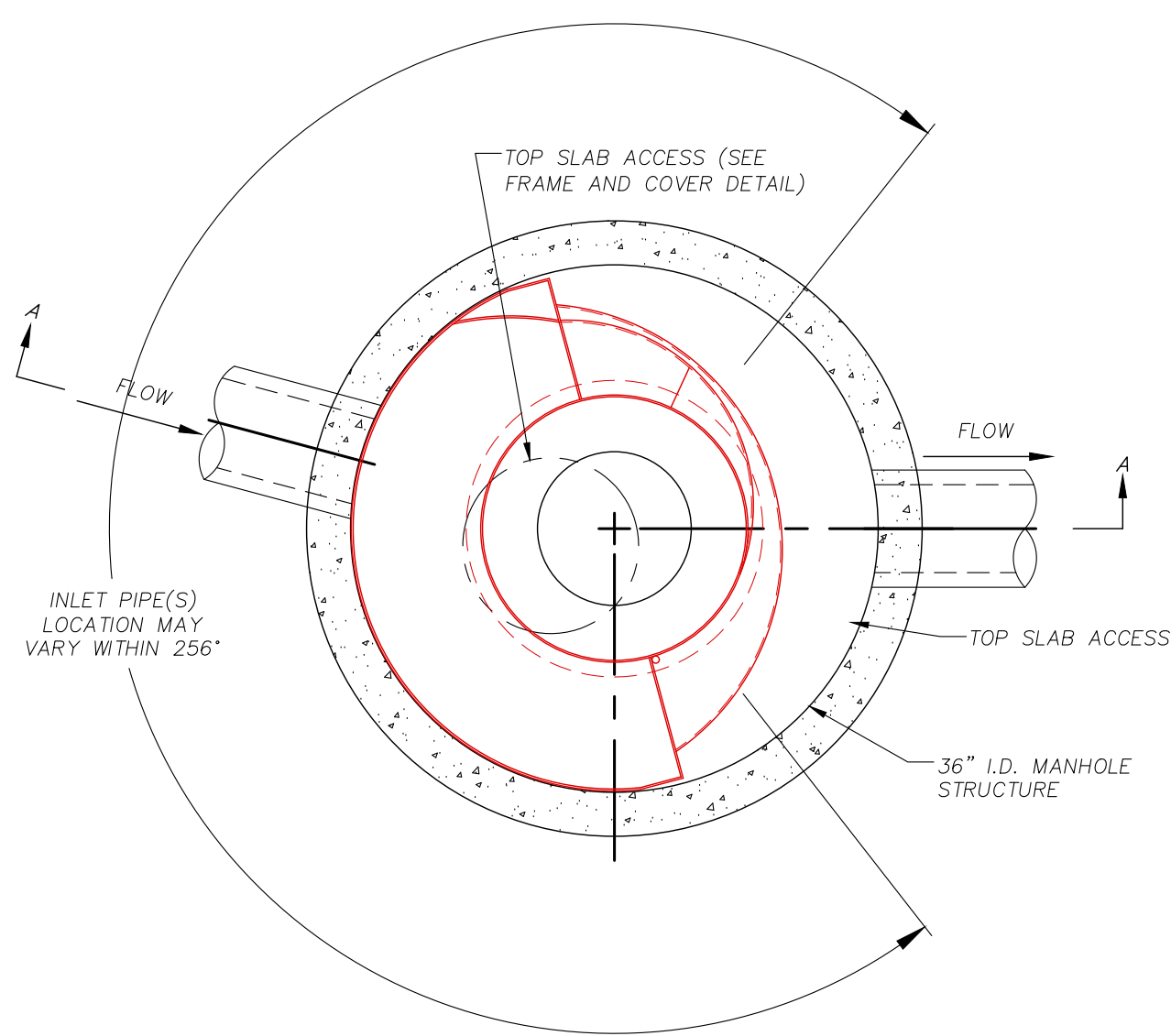
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 DEFINITIVE SUBDIVISION
 217 MILL STREET
 RANDOLPH, MA**

PLAN TITLE:
CONSTRUCTION DETAILS

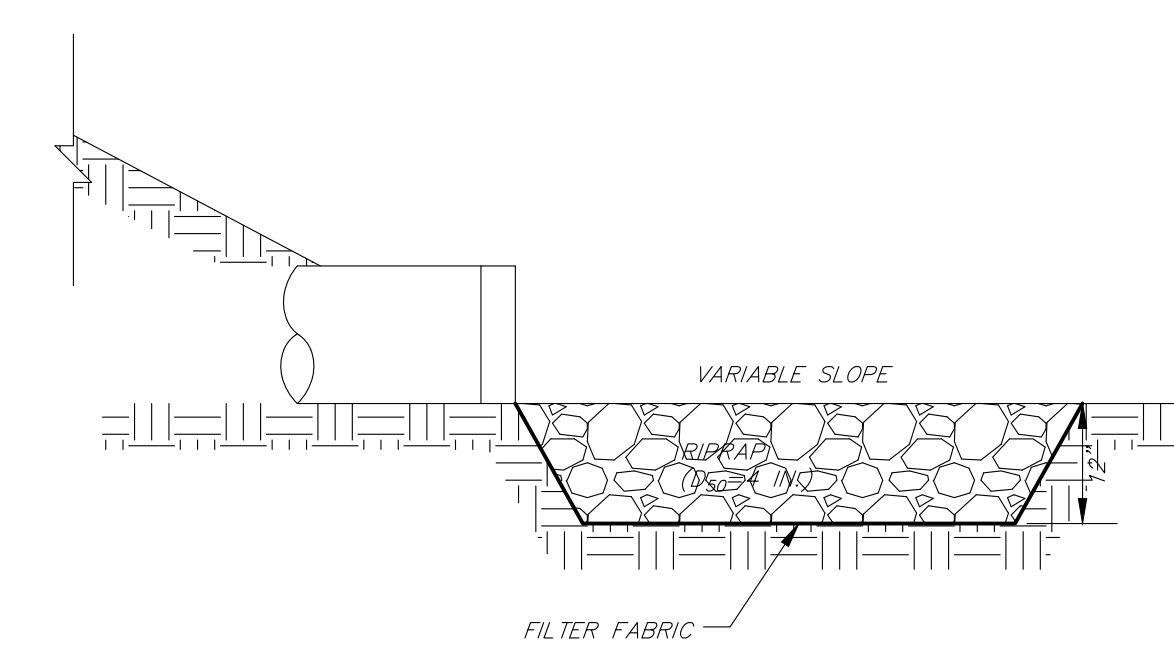
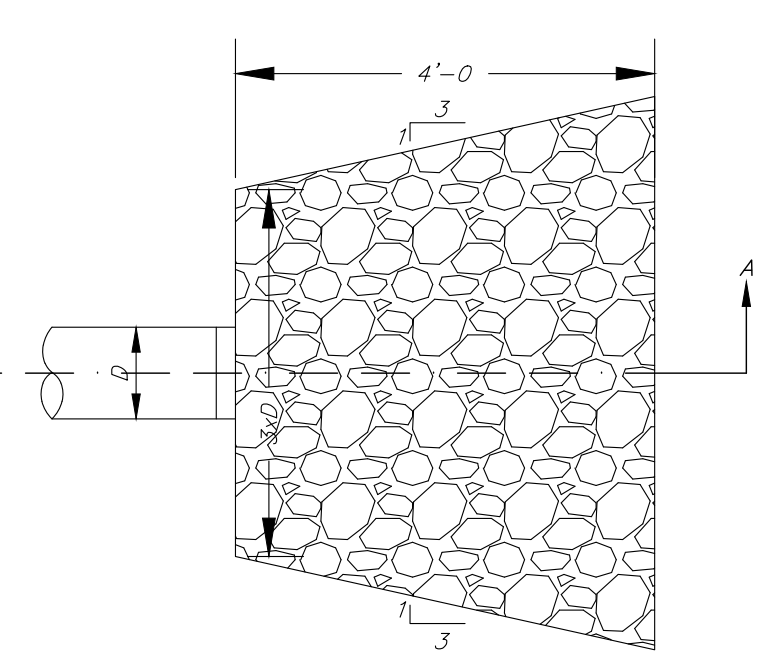
PREPARED FOR:
**217 MILL ST, LLC
 228 PARK AVENUE S, PMB 35567
 NEW YORK, NY 89135**

DATE: FEBRUARY 6, 2023
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 REVISED:
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 JOB NUMBER: 2022.030 SHEET 10 OF 11

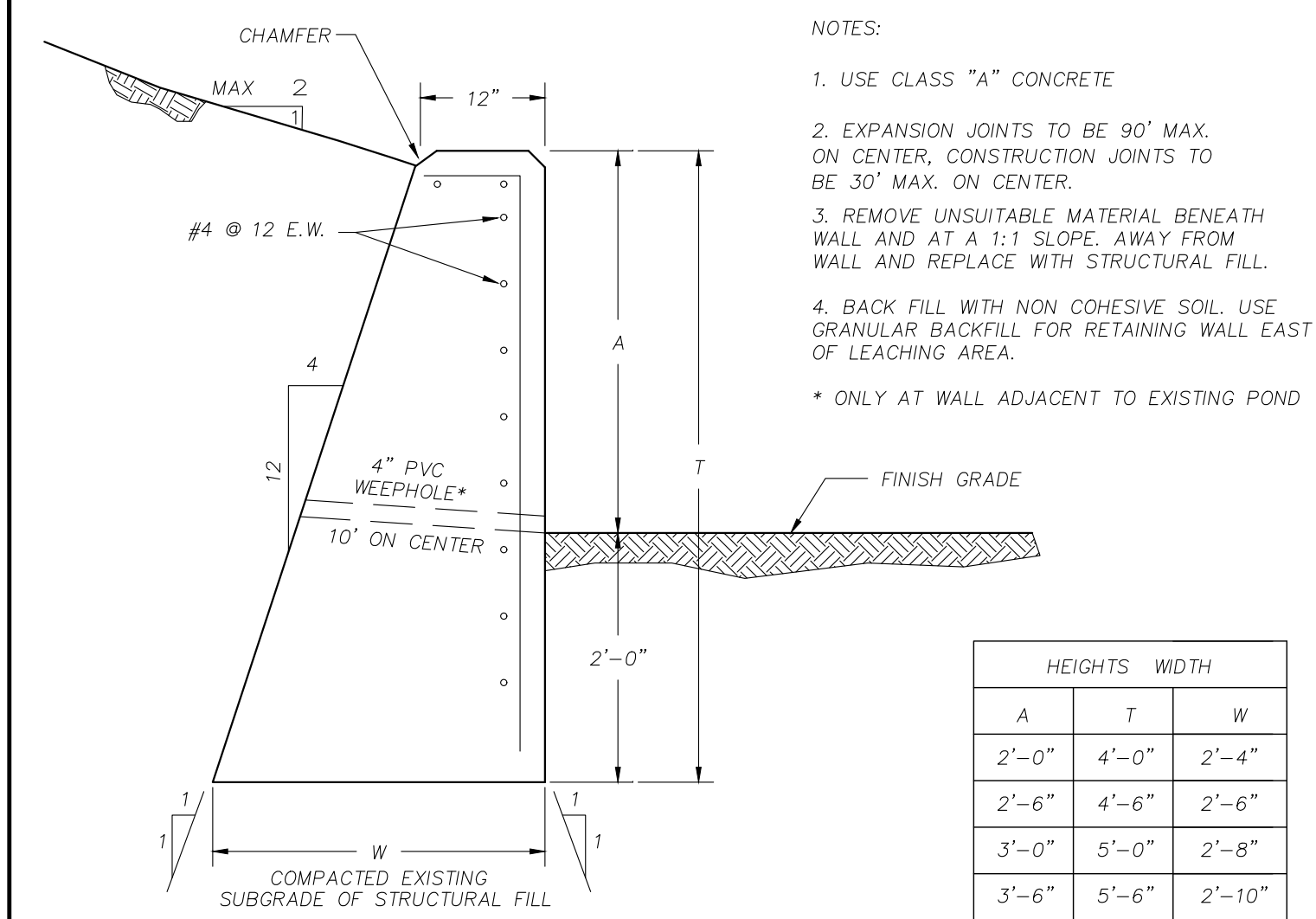


CONTECH CS-3 CASCADE SEPARATOR
NOT TO SCALE

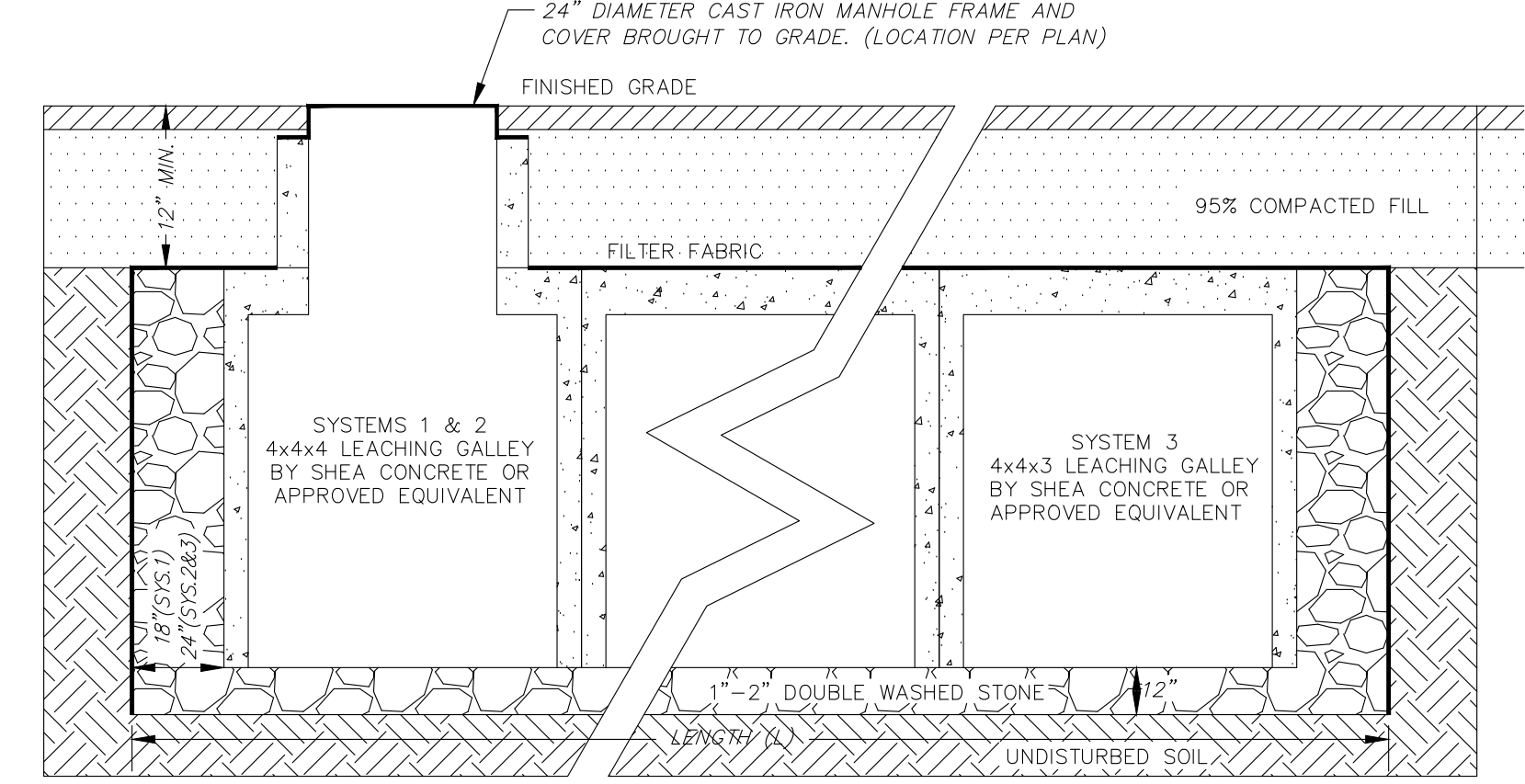
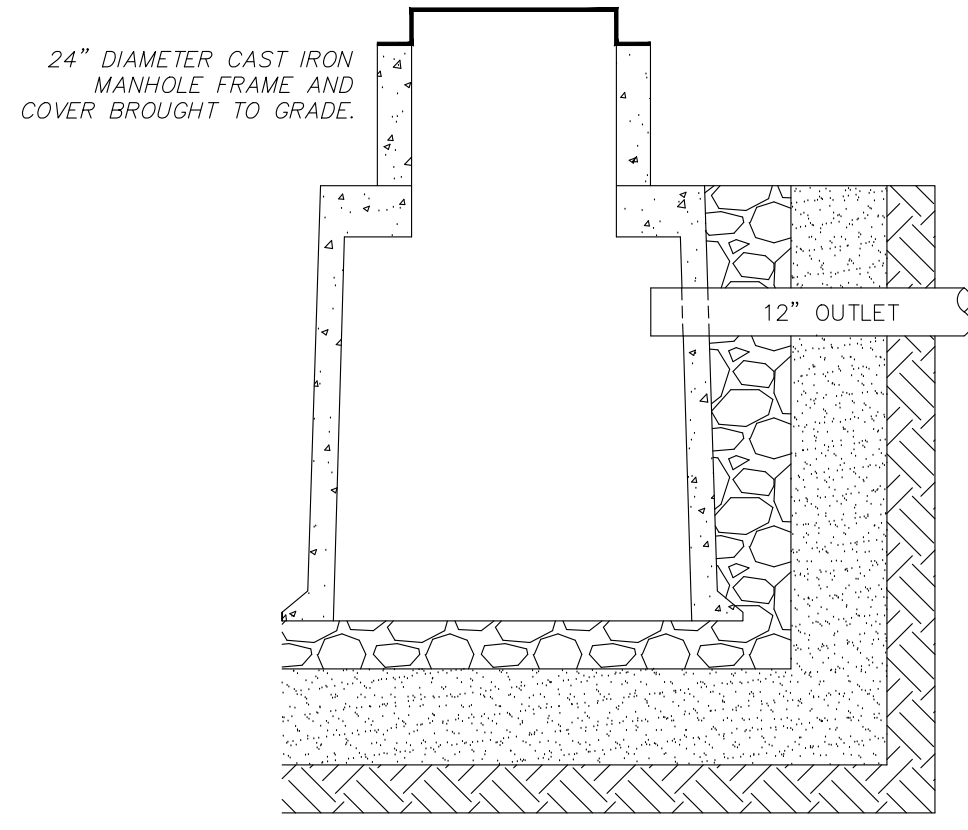
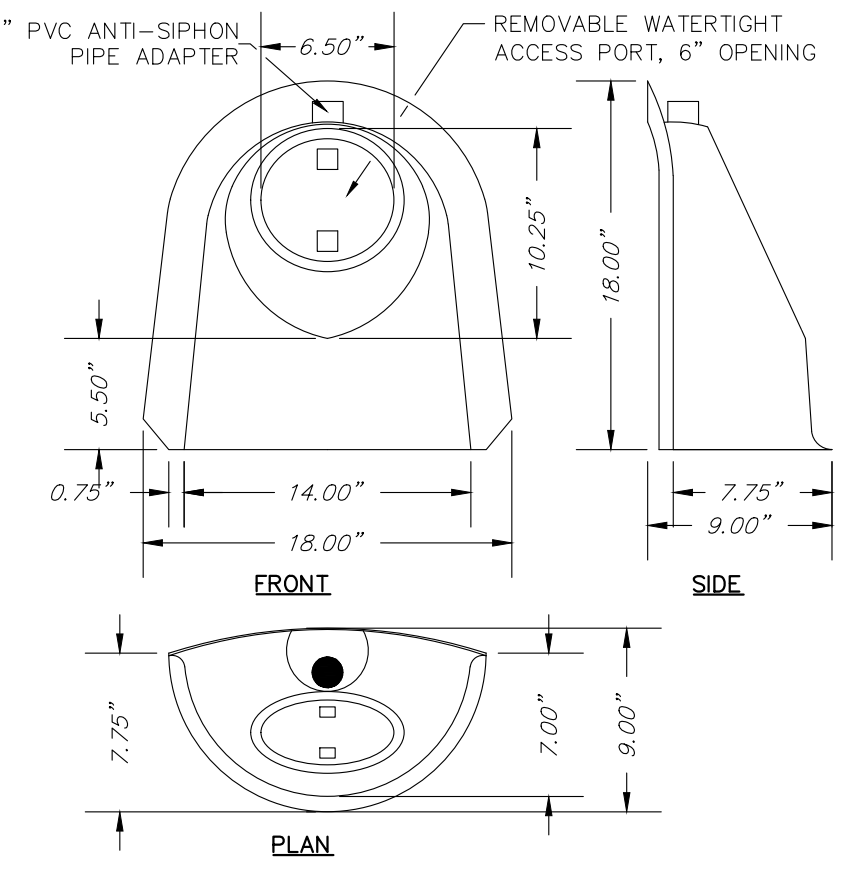
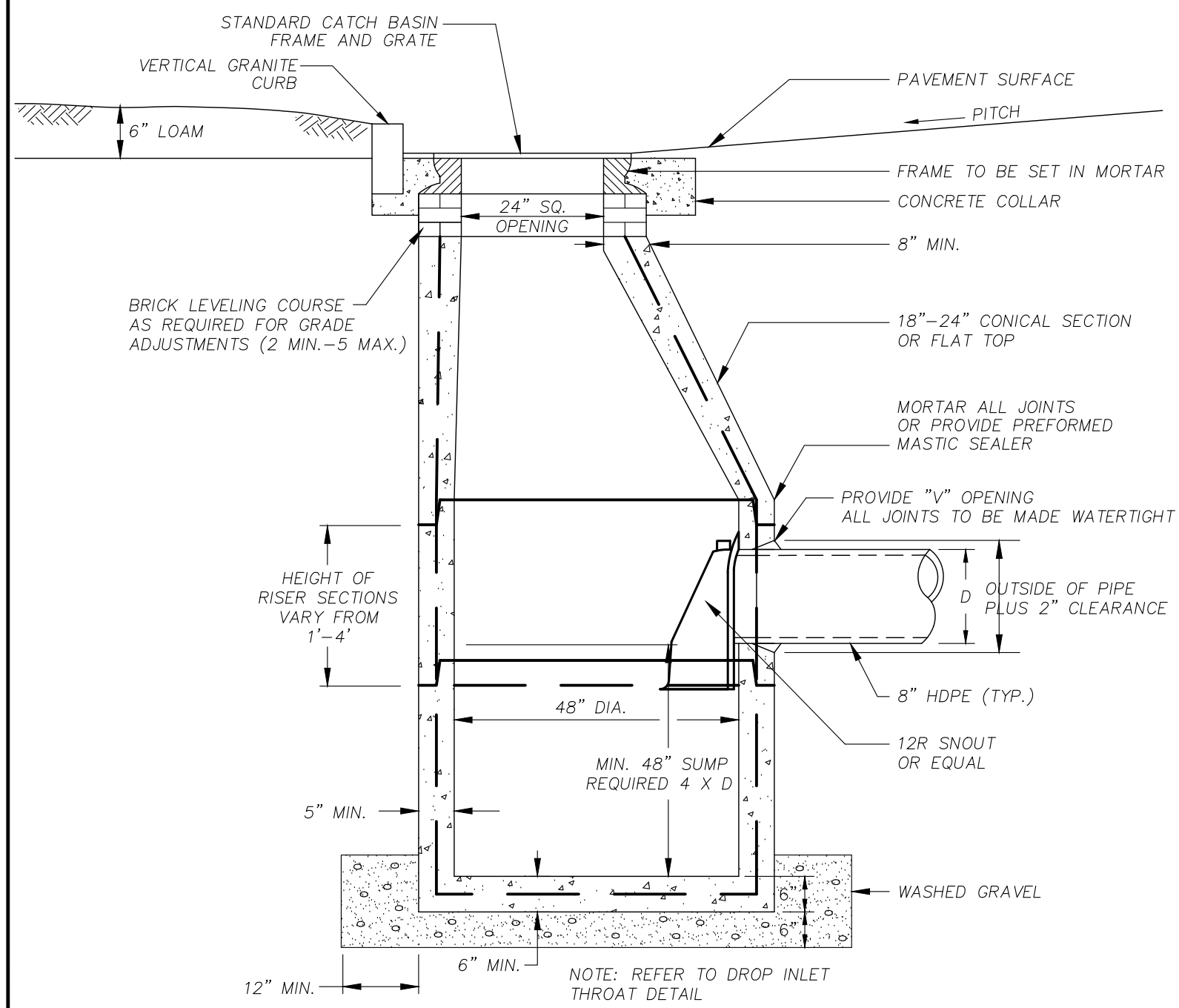
- GENERAL NOTES**
- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
 - CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2" AND GROUNDWATER ELEVATION AT OR BELOW THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
 - CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
- INSTALLATION NOTES**
- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
 - CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



RIP-RAP AT OUTLET
NOT TO SCALE

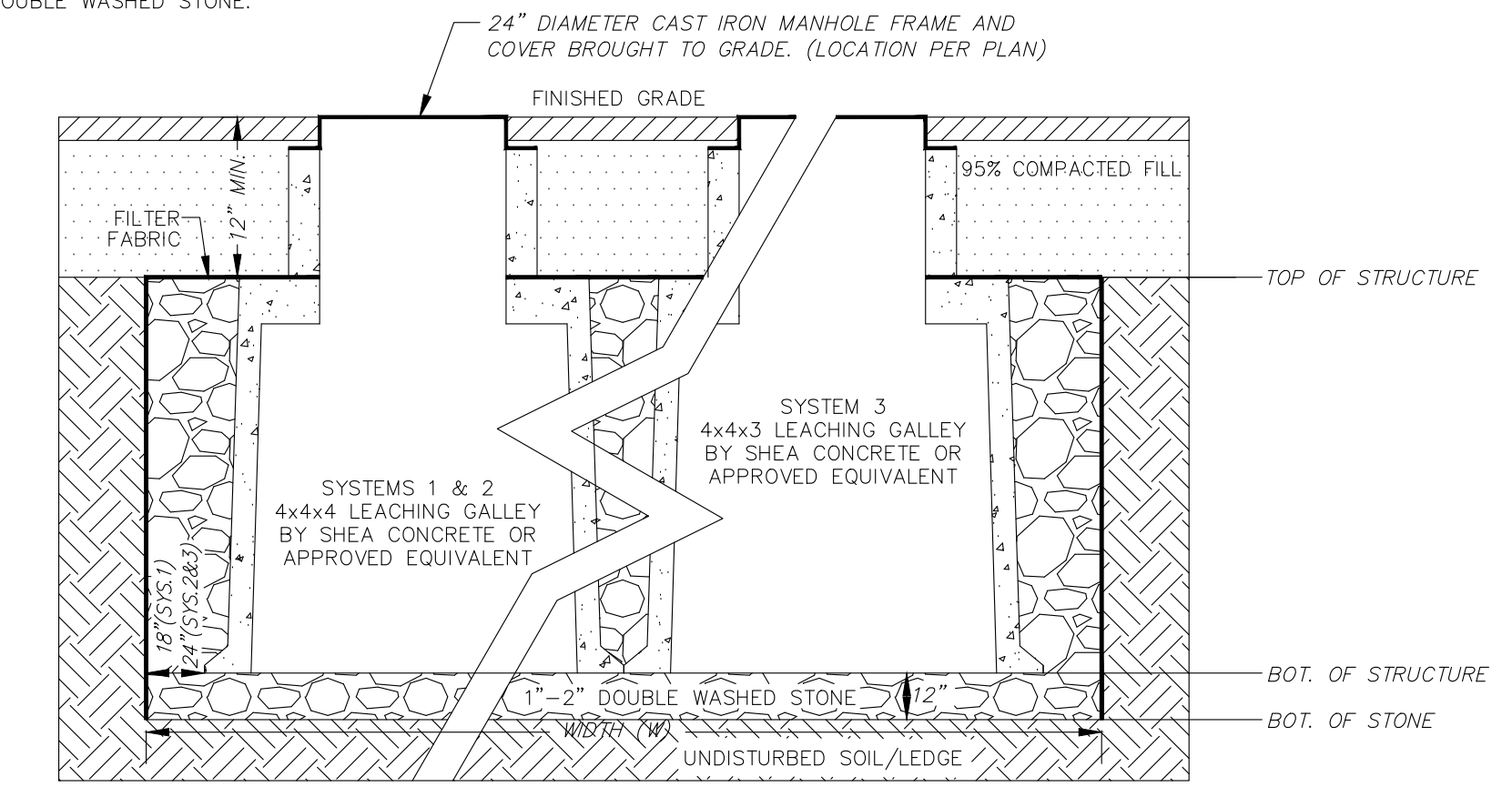


HEIGHTS WIDTH		
A	T	W
2'-0"	4'-0"	2'-4"
2'-6"	4'-6"	2'-6"
3'-0"	5'-0"	2'-8"
3'-6"	5'-6"	2'-10"
4'-0"	6'-0"	3'-0"
4'-6"	6'-6"	3'-2"
5'-0"	7'-0"	3'-4"



INFILTRATION NOTES:

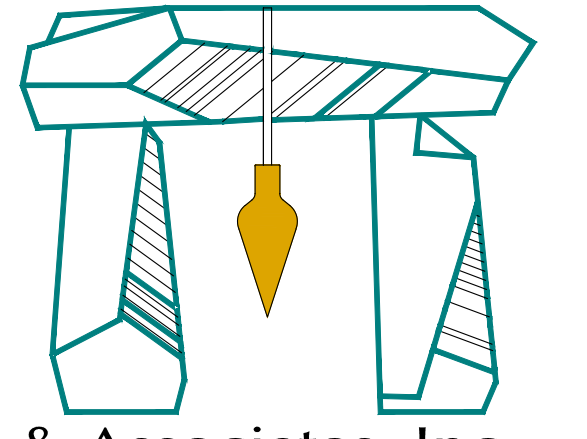
- ALL LEDGE AND DELETERIOUS MATERIAL TO BE REMOVED WITHIN A MINIMUM OF 36 INCHES OF THE LIMIT OF STONE FOR THE INFILTRATION SYSTEMS. 36" MINIMUM BETWEEN LEDGE AND DELETERIOUS MATERIAL SHALL BE BACKFILLED WITH CLEAN SAND.
- STRUCTURES TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR AN INSPECTION OF THE EXCAVATION FOR THE INFILTRATION SYSTEMS PRIOR TO INSTALLATION.
- STONE SURROUNDING INFILTRATION STRUCTURES TO BE 1 TO 2 INCH DOUBLE WASHED STONE.



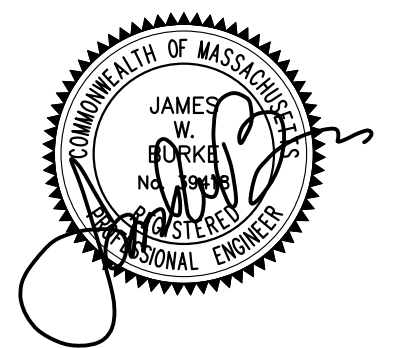
	SYSTEM 1	SYSTEM 2	SYSTEM 3
# OF GALLIES	9	12	48
WIDTH OF FIELD (W) (FT.)	7.50'	17.50'	15.76'
LENGTH OF FIELD (L) (FT.)	39.00'	20.00'	68.00'
TOP OF STRUCTURE (ELEVATION)	127.25	134.00	133.50
10" INVERT IN (ELEVATION)	123.34	131.02	131.50
INVERT OUT (ELEVATION)		12" HDPE 131.02	10" HDPE 131.50
BOTTOM OF STRUCTURE (ELEVATION)	123.00	129.75	130.00
BOTTOM OF STONE (ELEVATION)	122.00	128.75	129.00

UNDERGROUND INFILTRATION SYSTEMS 1, 2 & 3 DIMENSION SCHEDULE

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JOB NUMBER: 2022.030 SHEET 11 OF 11

File Attachments for Item:

1. Subdivision Forms - Draft revisions to lot release and covenant



PLANNING DEPARTMENT

**FORM D
COVENANT AGREEMENT**

Subdivision Name			
Parcel Location		Assessor Parcel ID	
New Street Name(s)		No. of Lots	
Plan Date		Revision Date(s)	

Property Owner ("Covenantor")					
Address					
City		State		ZIP	

The undersigned, hereinafter called the "Covenantor", having submitted to the Randolph Planning Board, Randolph, Norfolk County, Massachusetts, a Definitive Plan of subdivision as referenced, does hereby covenant and agree with said Planning Board and the successors in office of said Board, pursuant to M.G.L., Chapter 41, section 81U as amended, that:

1. The covenantor is the owner of record of all the land shown on said plan.
2. This covenant shall run with the land and be binding upon the executors, administrators, heirs, assigns of the covenantor, and their successors in title to the premises shown on said plan.
3. The construction of all ways and the installation of all municipal services shall be completed in accordance with said plan as approved by said Board and the applicable Rules and Regulations of the Town of Randolph governing the subdivision of land before any such lot may be built upon or conveyed, other than by mortgaged premises by foreclosure or otherwise and, any succeeding owner of the mortgaged premises or part thereof may sell any such lot, subject only to that portion of this Covenant, which provides that no lot so sold shall be built upon until such ways and services have been provided to serve such lot.
4. Nothing herein shall be deemed to prohibit a conveyance subject to this covenant by a single deed of the entire parcel of land shown on the subdivision plan or all lots not previously released by the Planning Board without providing such ways and services.
5. This covenant shall take effect upon the approval of said plan.
6. Reference to this covenant shall be entered upon said plan and be recorded when said plan is recorded.

EXECUTED as a sealed instrument this _____ day of _____, 20____ by

Signature of property owner

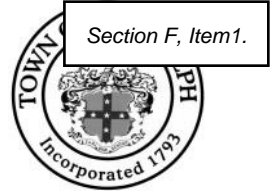
Printed name of property owner

COMMONWEALTH OF MASSACHUSETTS, NORFOLK, SS.

Then personally appeared _____ before me and acknowledged the foregoing instrument to be signed voluntarily for its stated purpose.

Notary Public

Date Commission Expires



FORM L REQUEST FOR RELEASE OF LOTS

Subdivision Name				
Norfolk Registry Recording	<i>Plan No.</i>	<i>Year</i>	<i>Plan Book</i>	<i>Page</i>
Applicant				
Address				
Address2				
Phone		Email		

Lot(s) Requested for Release			
Associated Sidewalks Complete	YES	NO	
Associated Lighting Complete	YES	NO	
Utilities As-Built Provided	YES	NO	

Surveyor/P.E.		Registration #	
<i>The requirements for the construction of ways and municipal services for the referenced subdivision of land have been COMPLETED in compliance with the approved Definitive Plan, the Decision of Approval, the conditions therein and the regulations of the Planning Board to adequately serve the enumerated lots requested for release.</i>			
Signature		Date	

Town Engineer		Lots for Release	
<i>The requirements for the construction of ways and municipal services for the referenced subdivision of land have been COMPLETED in compliance with the approved Definitive Plan, the Decision of Approval, the conditions therein and the regulations of the Planning Board to adequately serve the enumerated lots requested for release.</i>			
Signature		Date	

The undersigned, being a majority of the Planning Board, hereby certify that the requirements for work on the ground called for by the conditional approval of the above referenced subdivision of land have been completed to the satisfaction of the Planning Board and **Lots _____ are approved for Release** are released from restrictions as to sale and building specified thereon.

Do conditions apply to the release of lots? NO YES (see attachment)

Subdivision Definitive Plans

These items would be required ON THE PLAN before endorsement by the Planning Board.

Town Clerk Certification

I, Clerk of the Town of Randolph, Massachusetts, hereby certify the notice of approval of this plan by the Randolph Planning Board has been received and recorded at this office and no appeal was received during the twenty (20) days next after such receipt and recording of said notice.

Date: _____ Town Clerk: _____

Notes

1. This subdivision shall be limited to **XX** residential building lots. Any further subdivision of said property into more than **XX** lots shall require Planning Board approval pursuant to M.G.L. Chapter 41 and the Town of Randolph Planning Board regulations governing the subdivision of land.
2. The plan is approved on **(date)** and subject to a covenant executed and recorded at the Norfolk Registry of Deeds.
3. The purpose of this plan is to **(brief description of the project)**. Example: *Divide lot XXX into 3 buildable lots with frontage on XX Road*