

Winchendon Planning Board

Town Hall, 109 Front Street, Winchendon, MA 01475

Telephone (508) 297-0085

Fax (508) 297-1616



FORM A (ANR)

To the Planning Board: The undersigned, believing that the accompanying plan of property in the Town of Winchendon does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits such plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Received by Planning Board _____ PB # _____

Location of land _____

of lots being created herein _____

Any remaining land does not create a nonconforming lot.

APPLICANT _____

Address _____

Telephone number _____

LANDOWNER _____

Address _____

TITLE OF PLAN _____

Deed to the property is recorded in the Worcester District Registry of Deeds at:

Book _____ Page _____

Assessor's Map _____ Parcel _____ Zoning District _____

**One original (mylar) and five copies of this plan are to be submitted with this Form A to the Town Clerk, along with the filing fee.*

Signature of Applicant _____

Signature of Landowner _____

To Town Clerk

You are hereby notified that the plan described above has/has not been endorsed by the Planning Board on _____ as follows: "Planning Board Approval Under Subdivision Control Law Not Required".

(Chairman)

Date copy sent to applicant _____

Revised 6/8/04



Winchendon Planning Board ^{1/5/99}

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FORM B (Preliminary Subdivision)

Tax Certification

Pursuant to the provisions of Massachusetts General Law, Chapter 40, Section 57, the Town Bylaw, Licenses and Permits of Delinquent Taxpayer Section 1: "Any Board ... shall deny any application...for any person, corporation or business enterprise who has neglected or refused to pay any local taxes, fees, assessments, betterments or any other municipal charge." Certification must be obtained from the Town Treasurer on this form before it is submitted to the Planning Board. The Town Treasurer has up to ten (10) days to complete certification.

I hereby certify that no debt is owed to the Town by the applicant or the owner of record for a period of time greater than twelve (12) months. _____

(Town Treasurer)

(Date)

To the Town Clerk Notice is hereby given to the Office of the Town Clerk of the Town of Winchendon with the submission of this completed form that a preliminary plan of a subdivision of land has been presented to the Planning Board, the Board of Health and the Conservation Commission. Said preliminary plan is described by the information provided below.

LOCATION OF LAND _____

of lots created herein _____

Proposed subdivision is _____ Residential _____ Nonresidential Fee pd \$ _____

APPLICANT name _____

Address _____

Phone # _____

LANDOWNER Name _____

Address _____

Phone # _____

Name of Engineer or Surveyor _____

Address _____

Deed of property recorded in _____ Registry

Book # _____ Page # _____

Assessor's map # _____ Parcel # _____

Area of land involved (Acres/sq.ft.) _____

Applicant hereby certifies that a copy of this Form B and one copy of the Preliminary plan have been submitted to the Board of Health on _____ and the Conservation Commission on _____. Receipts from each are herein attached.

LANDOWNER signature _____ Date _____

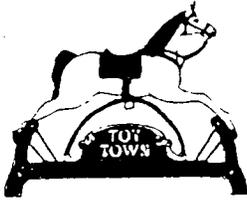
APPLICANT signature _____ Date _____

Instructions for Preliminary Subdivision Plans

A preliminary plan of a subdivision may be submitted to the Planning Board, the Board of Health and the Conservation Commission for discussion and acceptance, modification or disapproval by the Planning Board. A preliminary plan is required for all non-residential subdivisions. It is optional for residential subdivisions.

Any person who wishes to submit a preliminary plan needs to do the following:

1. Have a plan prepared according to the requirements of Section 3.013 of the *Rules and Regulations Governing the Subdivision of Land in Winchendon, MA*.
2. Fill out a Form B.
3. Submit the Form B to the Town Treasurer for tax certification. Allow up to ten (10) days for completion of the certification.
4. Submit a copy of the Form B and one copy of your plan to the Board of Health and obtain a written receipt for them.
5. Submit a copy of the Form B and one copy of your plan to the Conservation Commission and obtain a written receipt for them.
6. Submit the tax certified Form B to the Town Clerk along with an original plan, five (5) contact prints, and the filing fee. Include your receipts from the Board of Health and the Conservation Commission with your Form B. You may also be required to pay engineering fees incurred by the Planning Board in its review of your plan. You will be informed of that cost at a later time, if indeed it becomes necessary. You may request a receipt for your plans from the Town Clerk.
7. The Planning Board will notify you of the date of the meeting at which they will begin their review of your plan. You are required to attend that meeting.
8. Within 45 days of the date the Form B was submitted to the Town Clerk, the Planning Board and the Board of Health will notify you (by certified mail) and the Town Clerk of their decision on your plan.
9. Approval or acceptance of a Preliminary Plan does not constitute final approval of your subdivision.



Winchendon Planning Board ^{1/5/99}

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FORM C (Definitive Subdivision)

Tax Certification

Pursuant to the provisions of Massachusetts General Law, Chapter 40, Section 57: "Any Board ... shall deny any application ... for any person, corporation or business enterprise who has neglected or refused to pay any local taxes, assessments, betterments or any other municipal charge." **Certification must be obtained from the Town Treasurer on this form before it is submitted to the Planning Board. The Town Treasurer has up to ten (10) days to complete certification.**

I hereby certify that no debt is owed to the Town by the applicant or the owner of record for a period of time greater than twelve (12) months. _____

(Town Treasurer)

(Date)

To the Planning Board

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Winchendon for approval as a subdivision under the requirements of the *Subdivision Control Law* and the *Rules and Regulations Governing the Subdivision of Land in the Town of Winchendon, MA.*

Received by Planning Board _____ PB # _____

LOCATION OF LAND _____

of lots created herein _____

Proposed subdivision is _____ Residential _____ Non-residential

SUBDIVISION NAME _____

APPLICANT name _____ Phone # _____

Address _____

OWNER name _____ Phone # _____

Address _____

Assessor's Map # _____ Parcel # _____ Size (acres) _____ Zoning _____

Worcester Registry Deed Book _____ Page _____

Abutting streets serving location _____

Name and location of other subdivisions built by owner/developer in Winchendon _____

Form C page 2 of 2 pages

Was a preliminary plan of this subdivision reviewed by the Planning Board? (y/n) _____

If yes, when was that plan approved/disapproved by the Board? _____

MGL Ch. 41 sect. 81-O: 'No person shall make a subdivision ... until he has first submitted ... a plan of such proposed subdivision ... and the planning board has approved such plan' Applicant hereby agrees to refrain from all site work until this definitive plan is approved by the Planning Board.

Signature of Owner of Record _____

Signature of Applicant _____

Planning Board Use

Date received _____

Forwarded to Board of Health _____ Comments received _____

Forwarded to Conservation Commission _____ Comments received _____

Forwarded to Dept. of Public Works _____ Comments received _____

Planning Board determines application is complete _____

Date of public hearing _____

Abutters notified (return receipt requested) _____ (date)

THE COMMONWEALTH OF MASSACHUSETTS

OF _____

Form D
Covenant

The undersigned _____

of _____ County, Massachusetts, hereinafter called the "Covenantor", having submitted to the _____ Planning Board, a definitive plan of a subdivision, entitled _____

dated _____ made by _____ does hereby covenant and agree with said Planning Board and the successors in office of said Board, pursuant to G.L. (Ter.Ed.) C. 41, Sec. 81U, as amended, that: -

1. The covenantor is the owner of record of the premises 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 ways and the installation of municipal services shall be provided to serve any lot in accordance with the applicable Rules and Regulations of said Board before such lot may be built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires title to the 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 of all lots not previously released by the Planning Board without first providing such ways and services;
5. This covenant shall take effect upon approval of said plan;
6. Reference to this covenant shall be entered upon said plan and this covenant shall be recorded when said plan is recorded.

The undersigned _____ wife, husband, of the covenantor hereby agree that such interest as I, we, may have in said premises shall be subject to the provisions of this covenant and insofar as is necessary release all rights of tenancy by the courtesy, dower, homestead and other interest therein.

EXECUTED as a scaled instrument this _____ day of _____ 19 _____

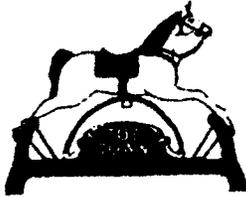
COMMONWEALTH OF MASSACHUSETTS

_____ ss.

_____ 19 _____

Then personally appeared _____ and acknowledged the foregoing instrument to be _____ free act and deed, before me

Notary Public



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Form E Covenant Release

Date _____, _____

The undersigned, being a majority of the Planning Board of the Town of Winchendon, hereby certify that the requirements for work on the ground called for by the Covenant dated _____, _____, and recorded in _____ District Registry of Deeds, Book _____, Page _____, (or registered in _____ Land Registry District as Document No. _____ and noted on Certificate of Title No. _____ in Registration Book _____, Page _____) have been secured to the satisfaction of the Planning Board by: *(line out inapplicable items)*

1. A proper bond;
2. A sufficient deposit of money or negotiable security;
3. A subsequent Covenant to be recorded herewith;

and the first-mentioned Covenant is hereby released and all lots are hereby released from the restrictions as to sale and building therein.

WINCHENDON PLANNING BOARD

_____	_____
<i>date</i>	<i>date</i>
_____	_____
<i>date</i>	<i>date</i>

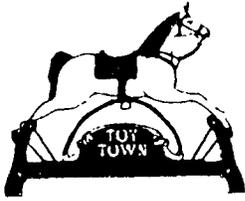
<i>date</i>	

COMMONWEALTH OF MASSACHUSETTS

Then personally appeared _____, ^{*date*} one of the above named members of the Planning Board of the Town of Winchendon, Massachusetts, and acknowledged the foregoing instrument to be the free act and deed of said Planning Board, before me.

Notary Public

My commission expires _____



Winchendon Planning Board

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Form F Certificate of Performance

DATE

The undersigned, being a majority of the Planning Board of the Town of Winchendon, hereby certify that the requirements for work on the ground called for by the Covenant dated _____, and recorded in _____ District Registry of Deeds, Book _____, Page _____, (or registered in _____ Land Registry District as Document No. _____, and noted on Certificate of Title No. _____ in Registration Book _____, Page _____) have been completed to the satisfaction of the Planning Board as to the following enumerated lots shown on Plan entitled _____ recorded with said Deeds, Plan Book _____, Plan _____ and said lots are hereby released from the restrictions as to sale and building specified thereon.

Lots designated on said Plan as follows:

WINCHENDON PLANNING BOARD

DATE DATE

DATE DATE

DATE

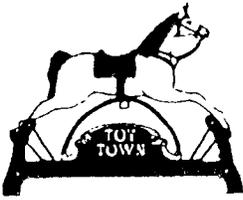
COMMONWEALTH OF MASSACHUSETTS

DATE

Then personally appeared _____, one of the above named members of the Planning Board of the Town of Winchendon, and acknowledged the foregoing instrument to be the free act and deed of said Planning Board, before me.

Notary Public

My commission expires _____



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Form G

Performance Secured by Deposit of Money

_____ Date
 AGREEMENT made this date between the Town of Winchendon and
 _____, hereinafter referred to as "the applicant" of
 _____ to secure construction of ways and
 installation of municipal services in the subdivision of land shown on a plan entitled
 _____, by
 _____, dated _____,
 owned by _____, address _____,
 land located _____,
 and showing # _____ proposed lots.

KNOW ALL MEN by these presents that the applicant hereby binds and obligates himself, his or its executors, administrators, devisees, heirs, successors and assigns to the Town of Winchendon, acting through its Planning Board, in the sum of _____ dollars, and has secured this obligation by depositing with the Town Treasurer a deposit of money in the above to be deposited in a subdivision escrow account in the name of the Town of Winchendon. The deposit of money is to be used to insure the performance by the applicant of all covenants, conditions, agreements, terms and provisions contained in the following:

1. Application for Approval Definitive Plan, dated _____;
2. The subdivision control law and the Planning Board's Rules and Regulations governing this subdivision and dated _____;
3. Conditions included in the Certificate of Approval issued by the Planning Board and dated _____;
4. The Definitive Plan as qualified by the Certificate of Approval; and
5. Other document(s) specifying construction or installation to be completed, namely

 _____.

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations or has elected to provide another method of securing performance as provided in MGL Chapter 41, Section 81U.

Upon completion by the applicant of all obligations as specified herein, on or before _____, 19 _____, or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, the deposit of money

including all interest accrued thereon shall be returned to the applicant by said Planning Board and this agreement shall become void. In the event the applicant should fail to complete the construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, the deposit of money may be applied in whole, or in part, by the Planning Board for the benefit of the Town of Winchendon to the extent of the cost to the Town of completing such construction or installation as specified in this agreement. Any unused money and interest accrued on the deposit of money will be returned to the applicant upon completion of the work by said Town.

The Town of Winchendon acting by and through its Planning Board hereby agrees to accept the aforesaid deposit of money in the amount specified in this agreement as security for the performance of the project as aforesaid.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

Signature of Applicant *Date*

WINCHENDON PLANNING BOARD

Member Signature *Date* *Member Signature* *Date*

Member Signature *Date* *Member Signature* *Date*

Member Signature *Date*

COMMONWEALTH OF MASSACHUSETTS

Date

Then personally appeared _____, one of the above named members of the Planning Board of the Town of Winchendon, Massachusetts, and acknowledged the foregoing instrument to be the free act and deed of the said parties before me.

Notary Public

My commission expires _____

TITLE BLOCK LAYOUT

APPLICANT OWNER OF RECORD	NAME OF SUBDIVISION AND SECTION IF ANY
	TITLE OR DESIGNATION OF DRAWING AND SCALES
IMPRINT OF DESIGNER'S PROFESSIONAL REGISTRATION STAMP	NAME, TITLE AND ADDRESS OF DESIGNER
	DATE SHEET ___ OF ___

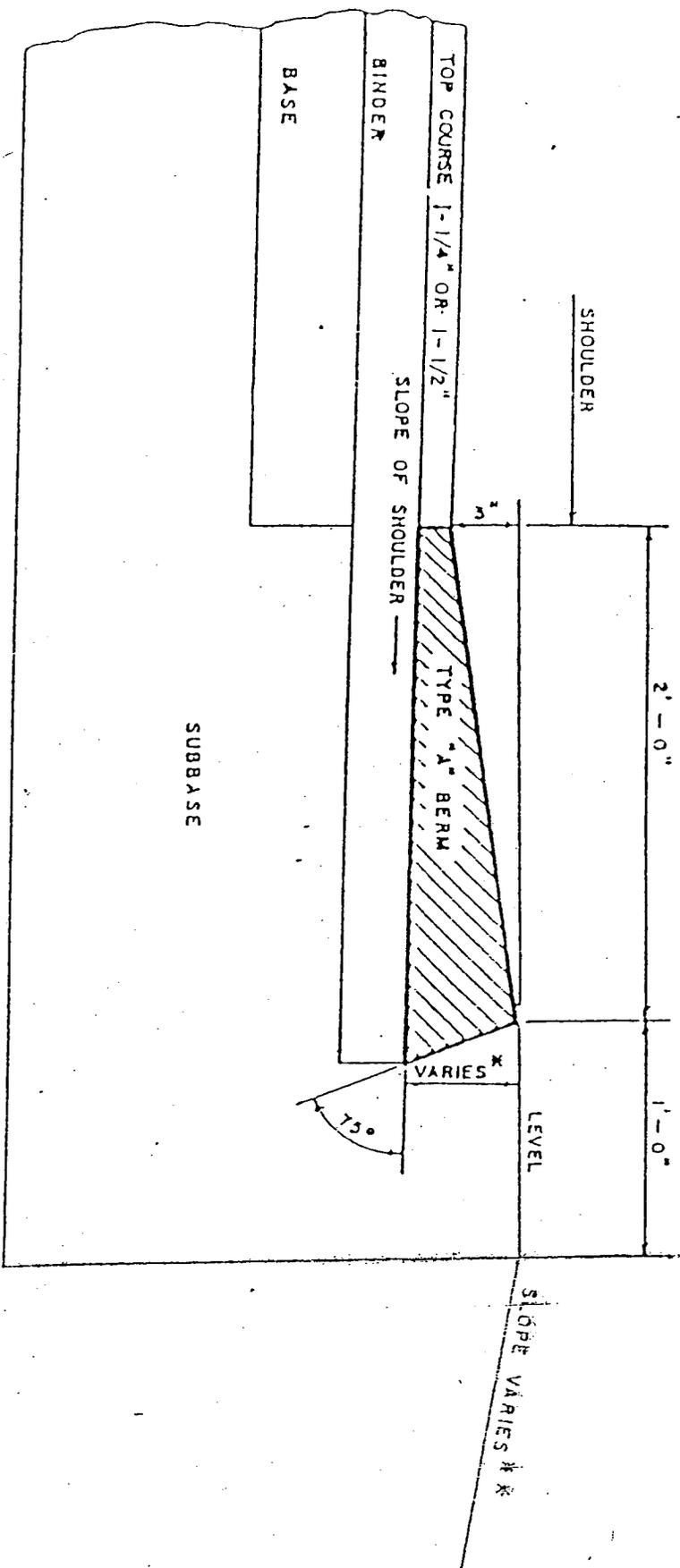
TYPICAL TITLE BLOCK

LEXINGTON DEVELOPMENT CORPORATION	INDEPENDENCE ACRES LEXINGTON, MASS.
	PLAN AND PROFILE OF PHEASANT ROAD (STATION 0+00 TO STATION 5+25) HORIZ. SCALE: 1"=40' VERT. SCALE: 1"= 4'
	JOHN DOE ENGINEERING COMPANY CONCORD, MASS.
	JUNE 31, 1964 SHEET 2 OF 5

Courtesy of Lexington Planning Board

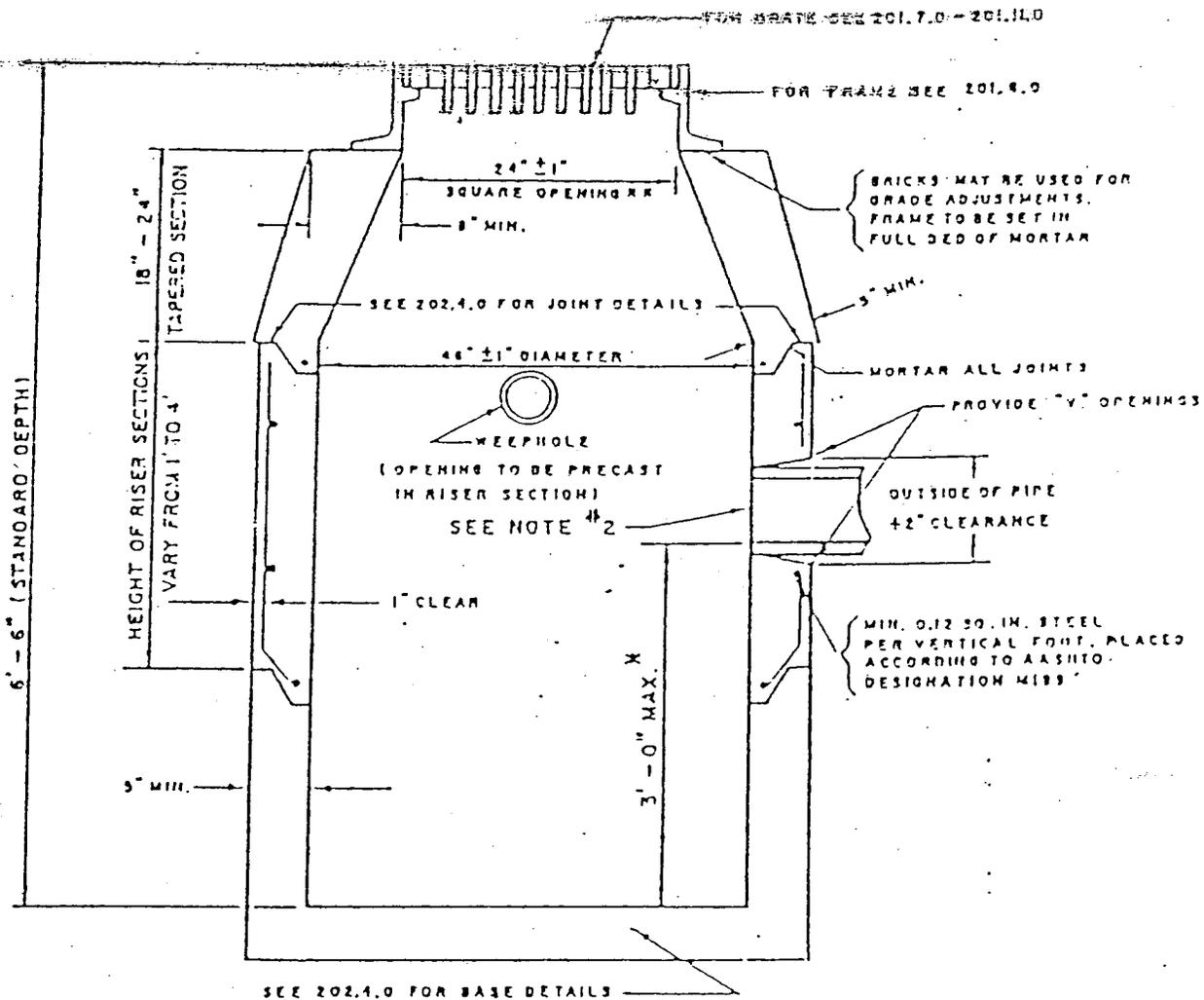
© Massachusetts Federation of Professional Engineers

BITUMINOUS CONCRETE BERM - TYPE "A"



* THIS DIMENSION VARIES WITH THE THICKNESS OF THE TOP COURSE AND SLOPE OF SHOULDER
* * SEE TYPICAL SECTIONS FOR PROJECT

PRECAST CONCRETE CATCH BASIN



NOTES:

1. DETAILS NOT INDICATED ABOVE ARE TO BE SIMILAR TO THOSE SHOWN ON 201.2.0, 201.3.0
 2. FACE OF PIPE FLUSH OR NOT TO PROJECT MORE THAN 4" FROM FACE OF WALL ALONG CENTERLINE OF PIPE.
 3. FOR DESCRIPTION, MATERIALS AND CONSTRUCTION METHOD, SEE SPECIFICATIONS.
- * MINIMUM DEPTH OF SUMP TO BE 2'
- X X. WHEN A CURB INLET IS INSTALLED, THE OPENING IS TO BE 24" ± 1" X 27" ± 1"

DESIGNER'S CERTIFICATE

Date: _____

TO: The Planning Board of the Town of Winchendon

In preparing the plan entitled _____ and dated _____ I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Winchendon, Massachusetts and required by the rules of the Massachusetts Registries of Deeds and my source of information about the location of boundaries shown on said plan were one or more of the following:

1. Deed from _____ to _____ dated _____ and recorded in the Worcester County Registry of Deeds in Book _____, page _____

2. Other deeds and plans, as follows: _____

3. Oral information furnished by _____

4. Actual measurement on the ground from a starting point established by: _____

5. Other sources: _____

(Seal of Surveyor or Professional Engineer)

Signed _____
(Registered Land Surveyor/Professional Engineer)
Address _____

Registration No. _____



TYPICAL CROSS SECTION AND DETAILS
 FOR STREET CONSTRUCTION
 WINCHENDON, MASS.

WINCHENDON PLANNING BOARD
 AUGUST, 1970
 NOT TO SCALE