

PLANNING BOARD

MENDON, MASSACHUSETTS 01756

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

_____, 20__

To the Planning Board of the Town of Mendon, Massachusetts

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (circle as appropriate)

1. The accompanying plan is not a subdivision because the plan does not show a division of land.
2. The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Mendon Zoning Bylaw under section E. I.b. which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
 - a. a public way or way which the Town Clerk certifies is maintained and used as a public way, namely _____, or
 - b. a way shown on a plan therefore approved and endorsed in accordance with the subdivision control law, namely _____ on _____, and subject to the following conditions or
 - c. a private way in existence on _____, the date when the subdivision control law become effective in the Town of Mendon having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land the buildings erected or to be erected thereon, namely _____.
3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance / other instrument, namely _____, which adds to / takes away from / changes the size and shape of, lots in such a manner so that, no lot affected is left without frontage as required by the Mendon Zoning Bylaw under Section E. I.b., which requires _____ feet.
4. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the plan prior to March 31, 1954, the date when the subdivision control law went into effect in the Town of Mendon and one of such buildings remains standing on each of the lots/said

buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law is submitted as follows:

Applicant's Name: Please Print _____

Other reasons or comment: (See MGL Chapter 41 Section 8 1 L. _____

The plan is described as follows:

Title of Plan _____ Date _____ By _____

Assessors Map _____ Block _____ Lot _____ Zoning District _____

Showing _____

The owner's title to the land is derived under deed from _____

Dated _____, 19____, and recorded in _____ Registry of Deeds,

Book _____ Page _____, or Land Court Certificate of Title No. _____,

registered in _____ District Book _____ Page _____ and _____ Assessors

Book _____ Page _____.

Received by Mendon Town Clerk:

Date _____ Applicant's Signature _____

Title _____

Title, Company _____

Signature _____

Applicant's Address: _____

Street

PO Box

City

State Zip

Town Applicant's Phone # () _____

Owner's Signature if the applicant is not the owner: _____

Owner's Address: _____

City State Zip

Owner's Telephone # () _____

Endorsement by Mendon Planning Board:

Date: _____

PLANNING BOARD

MENDON MASSACHUSETTS 01756

FORM B

Application for Approval of a Preliminary Plan

To The Planning Board of the Town of Mendon

The undersigned, being the applicant as defined under Chapter 4 1, Section 8 1-1, for approval of a proposed subdivision shown on a plan entitled _____

By _____ Dated _____, 19____
and described as follows: _____
located _____, number of lots proposed ____
_____ total acreage of tract _____, said applicant hereby submits said plan as a
Preliminary subdivision plan in accordance with the Rules and Regulations
of the _____ Planning Board and makes application to the
Board for approval of said plan.

The undersigned's title to said land is derived from _____
_____ by deed dated _____ and recorded in the _____
_____ District Registry of Deeds Book _____, Page _____, registered in the _____
_____ Registry District of the Land Court, Certificate of Title No. _____

Applicant's Signature _____

Applicant's Address _____

Applicant's Phone # () _____

Owner's signature and address if not the
applicant or applicant, or applicant's
authorization if not the owner:

Received by Town Clerk:

Date _____
Time _____
Signatures _____

Received by Board of Health

Date _____
Time _____
Signatures _____

PLANNING BOARD

MENDON, MASSACHUSETTS 01756

FORM C

Application for Approval of Definitive Subdivision Plan

_____, 20__

To The Planning Board of the City/Town of _____

The undersigned, being the applicant as defined under Chapter 4 1, Section 8 1-1, for approval of a proposed subdivision shown on a plan entitled _____

By _____ Dated _____, 20__

and described as follows: _____

located _____

number of lots proposed _____ total acreage of tract _____, said applicant

hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the _____ Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from _____

by deed dated _____ and recorded in the _____

District Registry of Deeds Book _____ Page _____, registered in the _____

_____ Registry District of the Land Court, Certificate of Title No. _____

Received by City/Town Clerk _____ Applicant's Signature: _____

Applicant's Address: _____

Date _____

Time _____

Signature _____

Applicant's Phone # () _____

or

Received by Board of Health
owner

Owner's signature and address if not the applicant

applicant or applicant's authorization if not the

Date _____

Time _____

Signature _____

Check list of items to be submitted with application:

1. _____ Form C application

3. _____ Original Plan: # sheets _____

2. _____ Application Fee

4. _____ Copies of Plan: # copies _____

Amount submitted \$ _____

5. _____ Engineering calculations

PLANNING BOARD
MENDON, MASSACHUSETTS 01756

FORM D

Designer's Certificate

_____, 20____

To the Planning Board of the Town of Mendon

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 _____,
Massachusetts and required by the rules of the Massachusetts Registries of Deeds and my
source of information about the location of boundaries on said plan were one or more of the
following:

1. Deed from _____ to _____

_____ dated _____ and recorded in the _____

Registry 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 _____

5. Other sources _____

(Seal of Surveyor)

Signed: _____

(Registered Land Surveyor)

Address: _____

Registration No. _____

(Seal of Professional Engineer)

Signed: _____
(Registered Professional Engineer)

Address: _____

Registration No. _____

PLANNING BOARD

MENDON, MASSACHUSETTS 01756

FORM E

Planning Board
Town of Mendon, Massachusetts

Certificate of Amendment, Modification or Rescission of
Appeal of Definitive Subdivision Plan.

Town Clerk _____, 20____
Town of Mendon, Massachusetts

On the motion/petition of _____ dated _____
and in accordance with Massachusetts General Laws, Chapter 41, Section 81-W, it is hereby
certified by the Planning Board of the Town of Mendon, Massachusetts, that at a duly called and
properly posted meeting of said Planning Board, held on _____ is/was voted
to amend / modify / rescind the approval of the approval of the definitive subdivision plan of land
entitled _____ owned by _____
_____ of _____ plan(s) dated _____
_____, (and revised _____), by _____
_____ and recorded at the _____ County Register of Deeds, Plan
Book _____, Page _____ (performance guarantee being _____ and
recorded in Book _____ Page _____), and located _____ and showing _____
_____ proposed lots, by making the following modifications: /by rescinding the approval for the
following reasons: _____

All prior conditions of approval shall remain in full force and effect until such time as they are
met; pursuant to Massachusetts General Laws, Chapter 41, Section 81-W, this
Amendment/Modification/ Rescission shall take effect when duly recorded by the Planning
Board at the _____ County Registry of Deeds the plan or originally approved, or a
copy thereof, a certified copy of this vote making such Amendment/Modification or Rescission,
and any plan or other document referred to in this vote. Said recording to be at the expense of
the application in the case of Amendment or Modification.

The Amendment/Modification/Rescission of the approval of this plan shall not affect the lots in
the subdivision which have been sold or mortgaged in good faith and for a valuable
consideration or any rights appurtenant thereto, without the consent of the owner of such lots,
and of the holder of the mortgage or mortgages, if any, thereon. Written consent from said
owners and mortgages, if any, is attached hereto.

FORM E

NOTE TO CLERK: The Planning Board should be notified immediately of any appeal to the Superior Court on this subdivision Amendment/Modification/Rescission of the approval made within the statutory twenty (20) day appeal period. If no appeal is filed with your office, the Planning Board should be notified at the end of the twenty (20) day appeal period in order that the originally approved plan may receive an appropriate endorsement and be recorded along with a registered copy of the certified vote Amending Modifying/Rescinding the approval.

Mendon Planning Board

A true copy, attest:

Clerk, Mendon Planning Board

Duplicate copy sent to applicant:

PLANNING BOARD

MENDON, MASSACHUSETTS 01756

FORM H

Release of Lots

To The: Register of Deeds for the County of Worcester/Assistant Recorder for the Land Court, Worcester County Register District

Dear Sir.

At a regular/special meeting of the Planning Board of Mendon, MA held on the _____ day of _____, 20_____, it was voted to release lots numbered _____

as shown on a subdivision plan entitled _____ dated _____ and revised _____ and filed with Worcester County Registry of Deeds as Plan(s) numbered _____, in Plan Book _____ (and filed with the Land Court as Plan Numbered _____) (with Certificate(s) of Title Number _____)

FROM THE OPERATION OF A COVENANT made with said Planning Board dated _____, _____ which covenant has been recorded, Worcester County Registry of Deeds, Book _____ Page(s) _____. This release is given by the Planning Board because it has received a:

1. Deposit of Money 2. Surety company 3. Bank Deposit 4. Tri-Party Agreement

to secure the performance of the obligations under said covenant in accordance with General Laws Chapter 41, Section 81-U.

PLANNING BOARD TOWN OF MENDON:

Commonwealth of Massachusetts

_____, ss

_____, 20____

Then personally appeared _____, one of the above named members of the Planning Board of the Town of Mendon, Massachusetts, and acknowledged the

foregoing instrument to be free act and deed of said Planning Board, before me _____
_____.

Signature of Notary Public

My commission expires _____

PLANNING BOARD
MENDON, MASSACHUSETTS 01756

FORM M-1

Control Form and Preliminary Plan Checklist

PLANNING BOARD - TOWN OF MENDON, MASSACHUSETTS DATE: _____

SUBDIVISION NAME _____

Applicant's Name _____

Applicant's Address _____

Engineer (Surveyor) _____

Preliminary Plan - Date Submitted (S) _____

Approval Date (S+45) _____

1. Form "B" Complete () Yes () No Fee Paid () Yes () No

Designers Certificate Completed () Yes () No

Certificate List of Abutters from Assessors Office () Yes () No

a. Date Filed - Town Clerk _____

2. List all plans and supporting documents with this Preliminary Plan

Identifying Number/Letter	Title, Date
_____	_____
_____	_____
_____	_____

3. Plans to include the following information (See 3.2.2 - Contents)

	Plan or Document	Identifying No./Letter
a. Subdivision name and date, boundaries north point and scale	_____	_____
b. Name and address of developer/owner	_____	_____
c. Owners of abutting property	_____	_____
d. Locus Plan	_____	_____

		Plan or Document	Identifying No./Letter
e.	Existing and proposed streets, ways and easements	_____	_____
f.	Major features of the land	_____	_____
g.	Proposed sewerage disposal systems, drainage	_____	_____
h.	Bounds of proposed lots, areas and dimensions	_____	_____
i.	Adjacent streets	_____	_____
j.	Topography of land	_____	_____
k.	Soil types	_____	_____
l.	Letter designations on streets	_____	_____
m.	Profiles	_____	_____
n.	Adjoining land	_____	_____
o.	Zoning classifications	_____	_____
p.	Assessor's Map, Block and Lot Numbers	_____	_____
q.	All required easements, existing and proposed	_____	_____
r.	Wetlands	_____	_____

4. Date Form M-1 and set of Preliminary Plans sent to the following (S+10) with required response date (S+30)

- | | | |
|----|-------------------------|-------|
| a. | Board of Health | _____ |
| b. | Conservation Commission | _____ |
| c. | Fire Department | _____ |
| d. | Police Department | _____ |
| e. | Highway Department | _____ |
| f. | Water Department | _____ |

It is the developer's responsibility to distribute the plans to the Board of Health, Receipt submitted to the Planning Board.

I hereby certify to the Mendon. Planning Board that to the best of my knowledge, the submission of this Preliminary Plan is complete.

Stamp

Registered Land Surveyor or
Registered Civil Engineer

5. Date Form M-1 set of Preliminary Plans returned from the following
(S+40 days = Deadline)

- a. Board of Health _____
- b. Conservation Commission _____
- c. Fire Department _____
- d. Police Department _____
- e. Highway Department _____

6. Planning Board Action _____ dated _____, 20____

- a. Type of Road Construction () Primary () Secondary () Residential

PLANNING BOARD
MENDON, MASSACHUSETTS 01756

FORM N

Site Plan Approval Application

_____, 20____

To the Mendon Planning Board:

The undersigned desires to submit a Site Plan for review as required by Section F.11 of the Town of Mendon Zoning Bylaws.

Applicant's Name _____ Company _____

Address _____

Town _____ State/Zip _____ Phone _____

Property Location _____

Assessor's Map) _____ Block _____ Lot _____ Zoning District _____

Owner's Name _____

Address _____

Town _____ State/Zip _____ Phone _____

Lien Holder/Mortgagee. Name _____

Address _____

Town _____ State/Zip _____ Phone _____

Applicant's interest (leasee, option to buy, P&S, etc): _____

This applicant is for (Circle the applicable paragraph number below)

1. Any new building to be constructed or externally enlarged.
2. Any existing use to be expanded in ground area.
3. Any new use to be established in an existing building.
4. Plan dated _____

Summary of work to be done _____

Estimated cost \$ _____ Starting Date _____ Completion Date _____

Signature of Applicant _____ Date _____

Signature of Land Owner _____ Date _____

Applicant's signature indicates his/her agreement to pay all filing and review costs.