# DEFINITIVE SUBDIVISION MODIFICATION "MINE BROOK ESTATES" FRANKLIN MASSACHUSETTS

# LOCUS VICINITY MAP

### CERTIFICATE OF VOTE NOTE

SEE CERTIFICATE OF VOTE FROM THE FRANKLIN PLANNING BOARD MEETING DATED OCTOBER 7, 2019 VOTING TO APPROVE WITH CONDITIONS

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO MAJOR ROAD CONSTRUCTION COMMENCING ON SITE.

2. THE OWNER / APPLICANT SHALL LIMIT DEBRIS AND MATERIALS ON THE SITE. IN THE EVENT THAT DEBRIS IS CARRIED ONTO ANY PUBLIC WAY, THE OWNER/APPLICANT AND HIS ASSIGNS SHALL BE RESPONSIBLE FOR ALL CLEANUP OF THE ROADWAY, ALL CLEANUPS SHALL OCCUR WITHIN TWENTY FOUR HOURS AFTER FIRST WRITTEN NOTIFICATION TO THE OWNER/APPLICANT BY THE

HOURS AFTER FIRST WRITTEN NOTIFICATION TO THE OWNER/APPLICANT BY THE BOARD OR IT DESIGNEE.

3. A PRE-CONSTRUCTION MEETING WITH THE OWNER/APPLICANT, AND HIS CONTRACTOR(S). THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING BOARD'S CONSTRUCTION INSPECTOR.

4. THIS DEFINITIVE SUBDIVISION PLAN IS SUBJECT TO THE RULES AND RECULATIONS AND APPROVALS OF THE CONSERVATION COMMISSION, BOARD OF HEALTH, POLICE DEPARTMENT, FIRE DEPARTMENT, AND THE DEPARTMENT OF PUBLIC WORKS.

WAIVERS GRANTED:

1. SECTION 300-8.D. ENVIRONMENTAL ANALYSIS REQUIRED FOR ALL
SUBDIVISIONS ALLOWING FIVE OR MORE DWELLING UNITS.

2. SECTION 300-13.A.(1) REMOVE THE SIDEWALK ON THE NORTHERLY SIDE OF
MARGARET'S COVE.

MARGARETS COVE.

3. SECTION 300-13.A.(2)(C)(1) CONSTRUCT A BITUMINOUS SIDEWALK TO MATCH
THE EXISTING SIDEWALK. 4. SECTION 300-11.A.(4) ALLOW STORMWATER MANAGEMENT POND ON A BUILDABLE LOT.

SPECIAL CONDITIONS:

1. APPLICANT IS REQUIRED TO POST A MONETARY BOND FOR THE CONSTRUCTION OF THE ROADWAY.

2. AN EASEMENT IS TO BE PROVIDED TO THE TOWN FOR LOT 78A AND REVIEWED BY THE TOWN ATTORNEY PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.

### WAIVER REQUESTS

1. SECTION 300-8.D ENVIRONMENTAL ANALYSIS REQUIRED FOR ALL SUBDIVISIONS ALLOWING FIVE OR MORE DWELLING UNITS.

REASON: MARGARET'S COVE IS A MODIFICATION TO A PREVIOUSLY APPROVED SUBDIVISION.

2. SECTION 300-11(A)(4) STORMWATER MANAGEMENT STORMWATER MANAGEMENT COMPONENTS MUST BE LOCATED ON A SEPARATE LOT OF SUFFICIENT SIZE AND WITH SUFFICIENT ACCESS.

REASON: APPLICANT IS INCORPORATING CURRENT STORMWATER MANAGEMENT COMPONENTS TO A PREVIOUSLY APPROVED SUBDIVISION TO ENHANCE THE PREVIOUSLY APPROVED DRAINAGE DESIGN.

3. SECTION 300-13.A.(1) OTHER IMPROVEMENTS

REQUIRES SIDEWALKS ON BOTH SIDES OF PROPOSED STREET.

REASON: PREVIOUSLY GRANTED AND INCLUDED IN APPROVAL COVENANT CONTRACT DATED JANUARY 4, 1982.

4. SECTION 300-13.A(2)(C)(1) OTHER IMPROVEMENTS

REQUIRES CONCRETE SIDEWALKS TO BE CONSTRUCTED.

REASON: REQUESTING A WAIVER TO CONSTRUCT A BITUMINOUS SIDEWALK AS DESIGNED AND APPROVED FROM THE ORIGINAL SIGNED SUBDIVISION MATCHING EXISTING MINEBROOK ESTATES SIDEWALKS.

I TERESA M. BURR. CLERK OF THE TOWN OF FRANKLIN, RECEIVED AND RECORDED FROM THE PLANNING BOARD APPROVAL OF THIS PLAN ON 10-11-2019 AND NO APPEAL WAS TAKEN FOR TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF SAME.

Javia M. Bur TOWN CLERK

*11-1-2*019

Norfolk Registry of Deeds Dedham, Mass.

Received December 31, 2019 With AGRT

own of Franklin Ewhitman Homes Inc. 4 regaret C. Ranieri Tr. & Al To Agreement Filed as Page\_ Pl. Blk. 688 Attest: Tillian Po Gen

APPROVED DATE: 12 2 19

BEING A MAJORITY

CERTIFY THAT THIS PLAN
HAS BEEN PREPARED IN
ACCORDANCE WITH THE
RULES AND REGULATIONS OF
THE REGISTER OF DEEDS.
THIS IS NOT A CERTIFICATION
AS TO THE TITLE OR
OWNERSHIP OF THE LAND
SHOWN HEREON.



MARY E. RANIERI 59 PLEASANT STREET FRANKLIN, MA 02038 DEED BOOK 34742 PAGE 264 & 275

APPLICANT WHITMAN HOMES 1200 TURNPIKE STREET CANTON, MA 02021

DEFINITIVE SUBDIVISION MODIFICATION "MINE BROOK ESTATES" FRANKLIN **MASSACHUSETTS** 

COVER

JUNE 28, 2019

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	DATE	REVISION DESCRIPTION
	8/29/19	REVISED PER TOWN COMMENTS
	9/10/19	PER TOWN COMMENTS
	10/7/19	ADDED RAMP ON MARYELLEN
		AND CERTIFICATE OF VOTE
- t		

GRAPHIC SCALE: 1"=40'





55 WEST CENTRAL ST. PH. (508) 528-3221 FRANKLIN, MA 02038 FX. (508) 528-7921

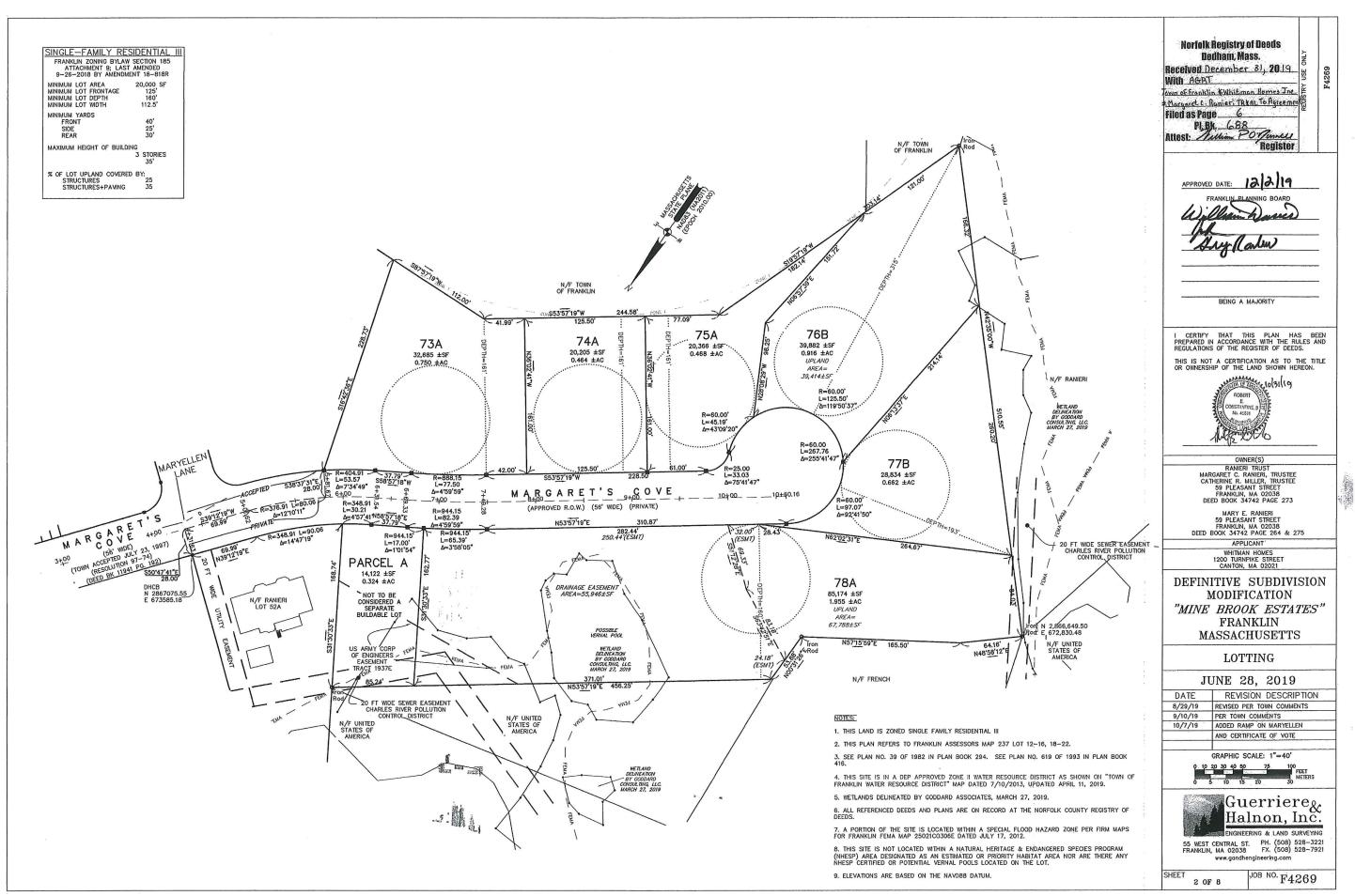
1 OF 8

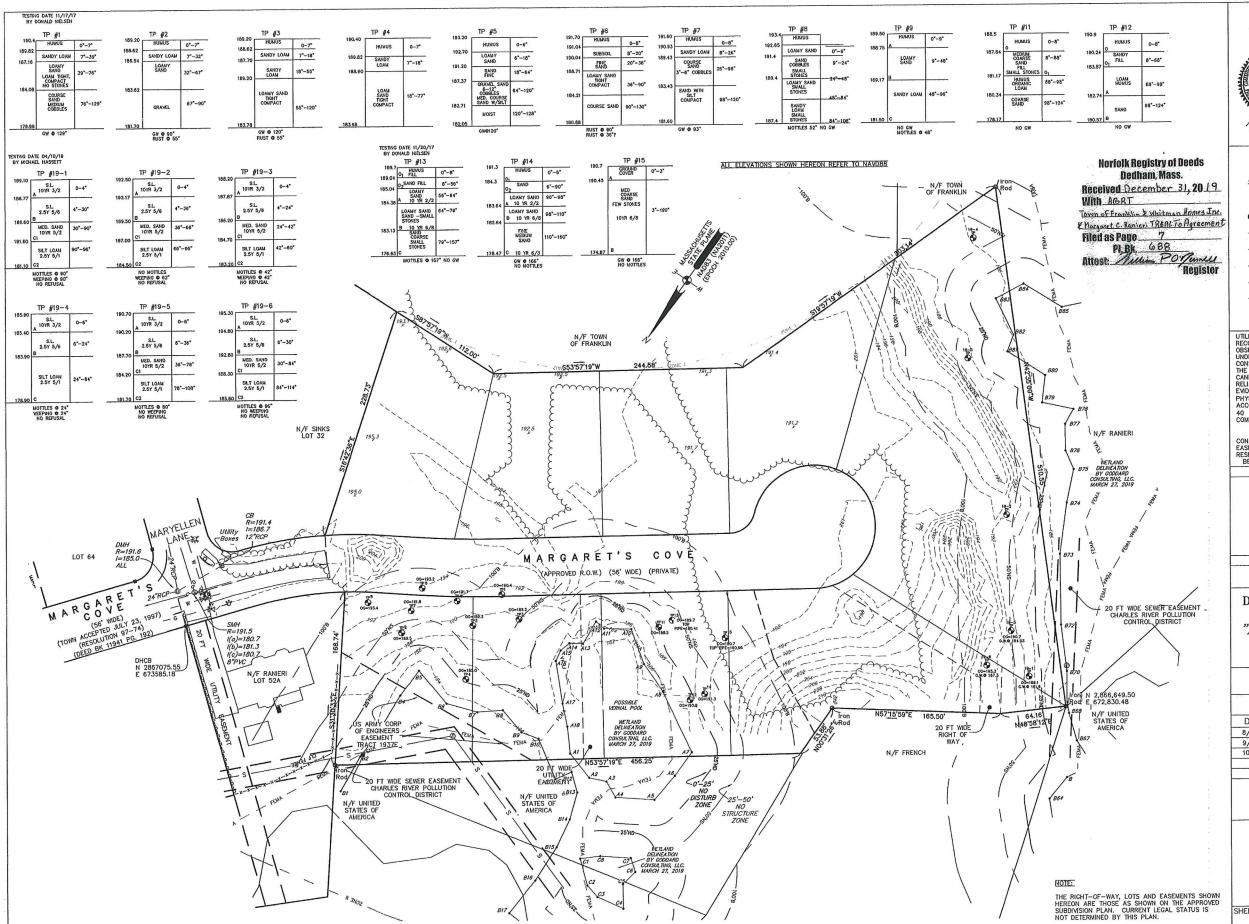
JOB NO. F4269

# SHEET INDEX

- COVER SHEET
- LOTTING PLAN
- EXISTING CONDITIONS PLAN SITE DEVELOPMENT PLAN
- GRADING AND EROSION CONTROL PLAN
- PLAN AND PROFILE CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.









APPROVED DATE: 12 2/19

FRANKLIN PLANKING BOARD

LIFTY (Laure)

BEING A MAJORITY

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS; MARKINGS AND OTHER OBSERVED EVICIOR AND VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMAL DACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACQUISING FLY, COMPLETELY AND RELIABLY DEPICTED! DEDITIONAL UTILITIES, NOT EMBENCED BY RECORD DECUMENTS OR OBSERVED PHYSICAL EMBENCES, WAVENED, WAVENED, CONTRACTORS (IN ACCORDANCE WITH MASS.GL.-CHAPTER 82 SECTION 40 AS AMENDED) MUST CONTRACT ALL UTILITY COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(88B)DIG-SAFE[7233].

CONSTRUCTION ON THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.

OWNER(S)

RANIERI TRUST

MARGARET C. RANIERI, TRUSTEE
CATHERINE R. MILLER, TRUSTEE
59 PLEASANT STREET
FRANKLIN, MA 02038
DEED BOOK 34742 PAGE 273

MARY E. RANIERI 59 PLEASANT STREET FRANKLIN, MA 02038 DEED BOOK 34742 PAGE 264 & 275

APPLICANT
WHITMAN HOMES
1200 TURNPIKE STREET
CANTON, MA 02021

DEFINITIVE SUBDIVISION
MODIFICATION
"MINE BROOK ESTATES"
FRANKLIN
MASSACHUSETTS

## EXISTING CONDITIONS

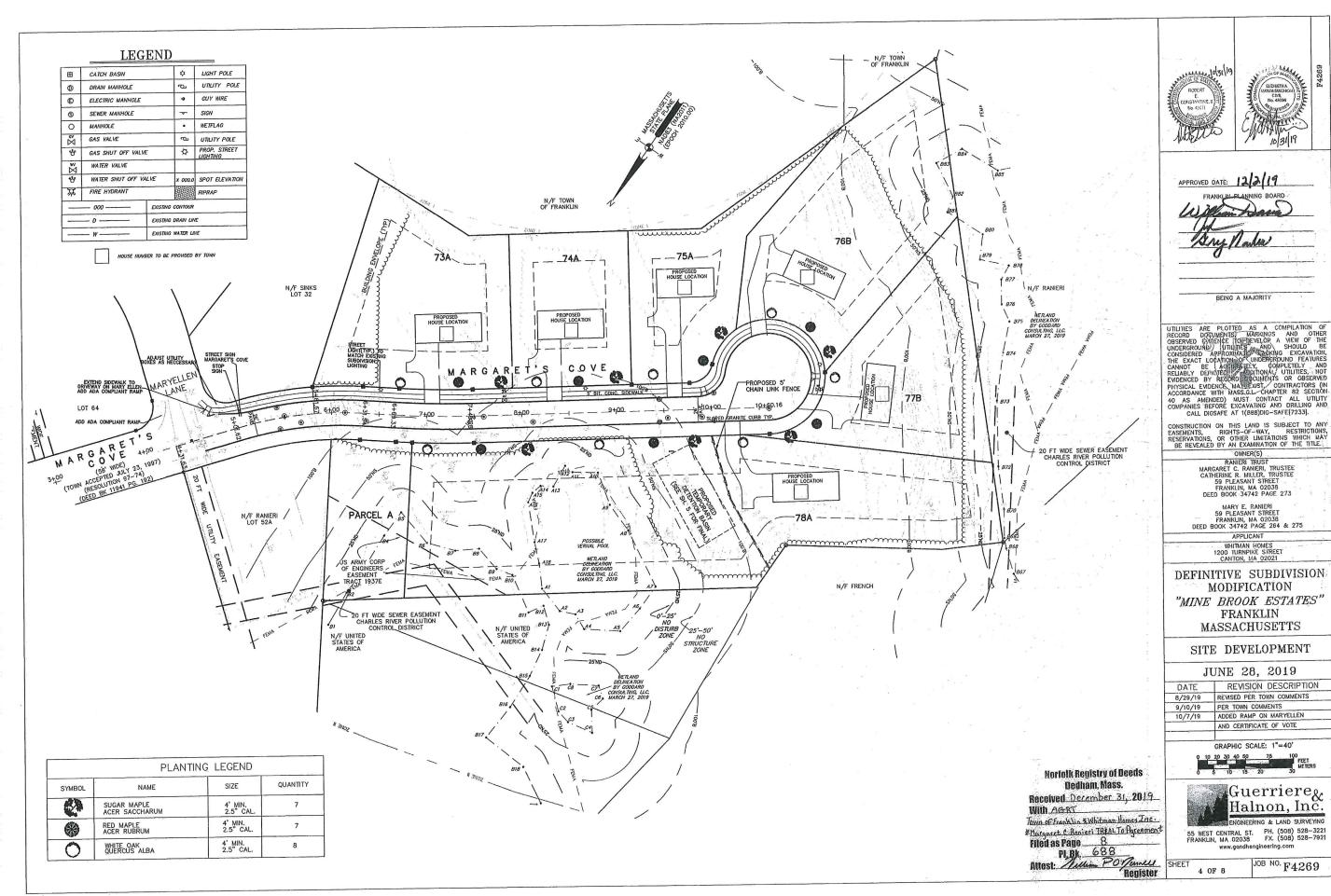
DATE	REVISION DESCRIPTION
8/29/19	REVISED PER TOWN COMMENTS
9/10/19	PER TOWN COMMENTS
10/7/19	ADDED RAMP ON MARYELLEN
	AND CERTIFICATE OF VOTE

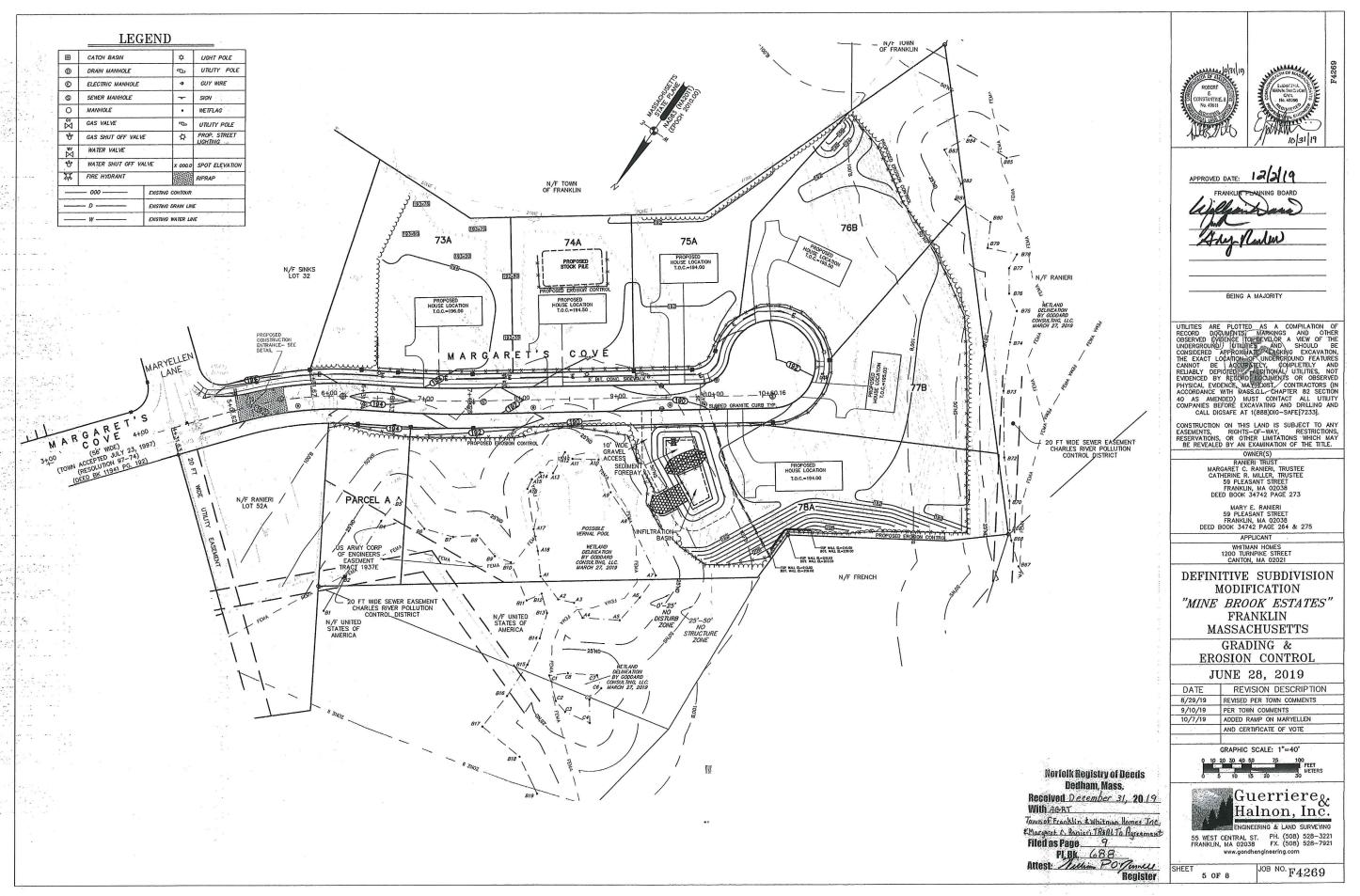
GRAPHIC SCALE: 1"=40' 0 10 20 30 40 50 75 100



55 WEST CENTRAL ST. PH. (508) 528–3221 FRANKLIN, MA 02038 FX. (508) 528–7921 www.gondhengineering.com

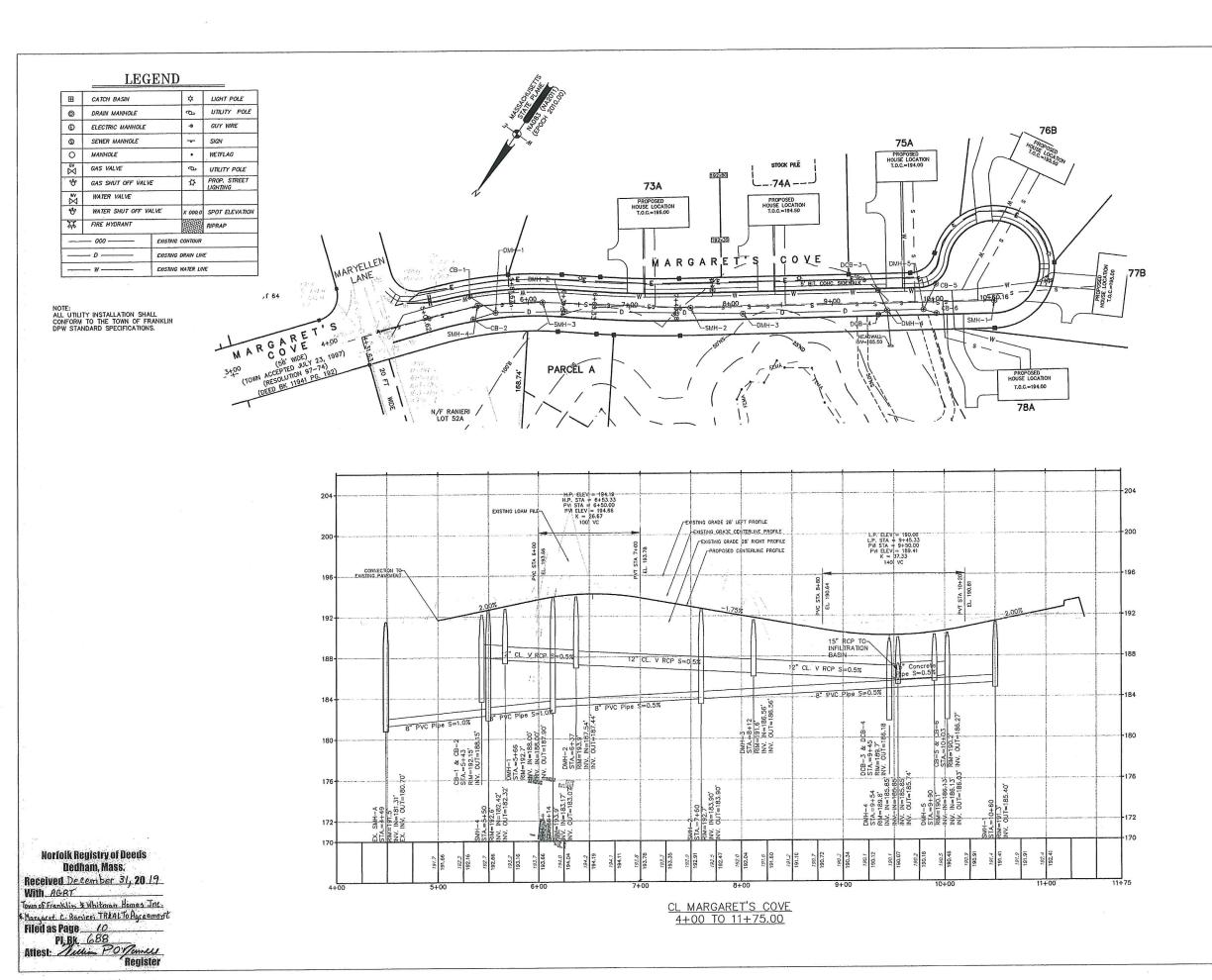
SHEET 3 OF 8 JOB NO. F4269





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APPROVED DATE: 12/2/19
FRANKLIN-PLANKING BOARD

BEING A MAJORITY

UTILITIES ARE PLOTTED AS A COMPILATION OF RECORD DOCUMENTS; MARKINGS AND OTHER OBSERVED EVIDENCE TO DEVELOR A VIEW OF THE UNDERGROUND UTILITIES AND SHOULD BE CONSIDERED APPROXIMATE DEVINE EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACQUIRED OF COMPETELY AND RELIABLY DEPICTIFELY ADDITIONAL UTILITIES, NOT EVIDENCED BY RECORD DOCUMENTS OR OBSERVED PHYSICAL EVIDENCE, MAYERIST, CONTRACTORS (IN ACCORDANCE WITH MASS.GL. CHAPTER 82 SECTION COMPANIES BEFORE EXCAVATING AND DRILLING AND CALL DIGSAFE AT 1(888)DIG-SAFE[7233].

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APPLICANT
WHITMAN HOMES
1200 TURNPIKE STREET
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DEFINITIVE SUBDIVISION
MODIFICATION
"MINE BROOK ESTATES"
FRANKLIN
MASSACHUSETTS

PLAN & PROFILE

JUNE 28, 2019
DATE REVISION DESCRIPTION

B/29/19 REVISION DESCRIPTION
8/29/19 REVISED PER TOWN COMMENTS
9/10/19 PER TOWN COMMENTS
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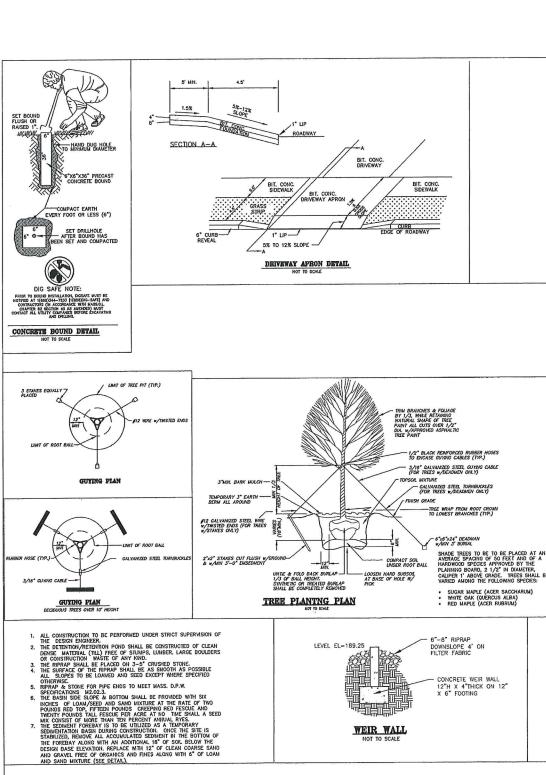
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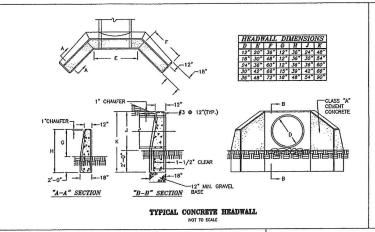


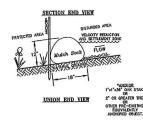


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SHEET 6 OF 8 JOB NO. F4269







SECTION TOP VIEW \*

WHERE SECTION ENDS MEET, THERE SHALL BE AN OVERLAP OF 6'
OR ORGERTER. BOTH SIDES SHALL BE ANEXPRED (DAK STAKES,
THESE, ETC.) TO STABLIZE THE UNKNU.
NO ADDITIONAL ANCHORS ARE REQUIRED ON SLOPES LESS THAT
AND ADDITIONAL ANCHORS ARE REQUIRED ON SLOPES LESS THAT

ADDITIONAL ANCHORS ARE REQUIRED AT 5' INTERVALS (MAX.) ON THE DOWNSLOPE OR PROTECTED SIDE ON SLOPES GREATER THAN 21 TO PRESENT WARRIESTS.

\*Olisable CANNOT LOVA degionic networks:
FILLER NIGREDENT: \*Plate-Root Mulch
 \*A blend of coarse and fine compast and
shreeded visc 100% possing a 3" screen;
90–100% possing a 1" screen; 70–100%
possing a 0.76" screen; 30–75% possing
0 0.25" occurren; 30–75% possing
0 0.25" occurren;
Weight Approx. 850 lbs./c.xyd.
(Ave. 30 bs./t.d.)

# EROSION CONTROL BARRIER

### GENERAL NOTES:

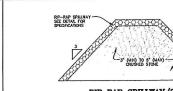
- THERE ARE NO ESTIMATED OR PRIORITY HABITAT AREAS, AS DEFINED BY THE 2008 N.H.E.S.P. MAPS, WITHIN THE PROJECT AREA.
- ALL STRUCTURES AND UTILITIES SHOWN ARE PROPOSED UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S/DEVELOPER'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES DURING CONSTRUCTION AND UNTIL ROADWAY ACCEPTANCE.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF FRANKLIN SUBDIVISION RULES AND REGULATIONS AND MASSACHUSETTS HIGHWAY STANDARD SPECIFICATIONS.
- A MINIMUM OF 4" OF TOPSOIL IS TO BE REDISTRIBUTED ON SITE EXCEPT WITHIN ROADWAYS.
- 6. LOTS TO BE SERVICED BY TOWN WATER AND SEWER.

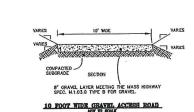
### DRAINAGE NOTES:

- DRAINAGE PIPING TO BE CLASS III REINFORCED CONCRETE PIPE AT ALL LOCATIONS HAVING AT LEAST 3.5 FEET OF COVER. CLASS V TO BE USED WHERE COVER IS LESS THAN 3 FEET. WHERE CLASS V PIPE IS NOTED TO BE USED, CLASS V PIPE SHALL BE INSTALLED FOR THE ENTIRE PIPE REACH (MANHOLE TO MANHOLE), NOT JUST THAT PORTION OF THE REACH WHERE THE COVER IS LESS THAN 3 FEET.
- MINIMUM PIPE SLOPE SHALL BE 0.005 FT/FT (0.50%).
- MINIMUM PIPE DIAMETER SHALL BE 12 INCHES. UNLESS OTHERWISE SHOWN, ALL CATCH BASIN LATERALS SHALL BE 12 INCHES IN DIAMETER.

### FROSION CONTROL NOTES:

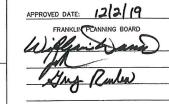
- TAKE EVERY PRECAUTION TO MINIMIZE AND CONTROL EROSION WITHIN THE PROJECT AREA.
- STOCKPILES OF EXCAVATED MATERIALS AND EXPOSED CUT AND FILL SLOPES SHALL BE KEPT TO MINIMUM GRADIENTS WHENEVER POSSIBLE. THESE AREAS SHALL BE PROTECTED WITH HAY, MULCH, GRASS SEED OR COMBINATION OF THE ABOVE TO SLOW DOWN THE RATE OF SURFACE RUN-OFF AND TO REDUCE THE VOLUME OF SUSPENDED SOLIDS IN THE RUN OFF WATER.
- SILTATION BARRIERS SHALL BE STAKED IN PLACE DOWN GRADIENT FROM ALL EXPOSED AREAS OR MATERIAL STORAGE AREAS IN ORDER TO REDUCE THE AMOUNT OF SUSPENDED SOLIDS IN RUNOFF WATER. THE EXACT LOCATION OF THE SILTATION BARRIERS MAY VARY FROM THAT SHOWN ON THE PLANS AND MAY BE ADJUSTENT IN THE FIELD AS WORK PROGRESSES, SEDIMENTATION BUILDUP OVER SIX INCHES IN DEPTH THAT ACCUMULATES BEHIND THE SILTATION BARRIERS SHALL BE REMOVED. BARRIERS SHALL BE CHECKED AFTER EVERY STORM AND AT REGULAR WEEKLY INTERVALS.
- SILTATION BARRIER SHALL BE INSTALLED WITH WOODEN STAKES IN ACCORDANCE WITH MANUFACTURER DIRECTIONS. BOTTOM 6 INCHES OF FABRIC SHALL BE TOED IN OR BACKFILLED SO THAT TOP OF FABRIC SHALL BE 2 FEET 6 INCHES ABOVE FINISH GRADE.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE LOAMED (4" MIN.) AND SEEDED IN ORDER TO MINIMIZE DUST AND EROSION.
- FILTER FABRIC IS TO BE PLACED UNDER ALL RIP-RAP AREAS SHOWN ON DESIGN PLANS.
- EROSION CONTROL BARRIERS ARE TO BE PLACED PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES.
- THE PROPOSED STORMWATER BASIN IS TO BE UTILIZED AS A SEDIMENTATION POND DURING CONSTRUCTION. IT IS BE CONSTRUCTED FIRST IN ORDER TO CONTROL/ PREVENT SILTATION FROM DISCHARGING FROM THE SITE AND/OR
- ALL TEMPORARY SEDIMENT POND(S) AND SUMPS ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INSPECTED PRIOR TO AND AFTER STORM EVENTS AND CLEANED AS NEEDED.
- TEMPORARY BERM SHALL BE PLACED ALONG THE ENTIRE EDGE OF ROADWAY WITH THE BINDER COURSE AND SHALL REMAIN IN PLACE UNTIL FINISH COURSE IS PLACED.











BEING A MAJORITY

### Norfolk Registry of Deeds Dedham, Mass.

Received December 31, 2019 With AGRT

Town of Franklin & whitman Homes Inc. & Margaret C. Ranieri TREALTO Agreement

Filed as Page
PI, Bk. 688
Attest: Julian Porfuncta
Register Filed as Page 11

RANIERI TRUST RANIERI TRUST
MARGARET C. RANIERI, TRUSTEE
CATHERINE R. MILLER, TRUSTEE
59 PLEASANT STREET
FRANKUN, MA 02038
DEED BOOK 34742 PAGE 273

MARY E. RANIERI 59 PLEASANT STREET FRANKLIN, MA 02038 DEED BOOK 34742 PAGE 264 & 275

APPLICANT WHITMAN HOMES 1200 TURNPIKE STREET CANTON, MA 02021

### DEFINITIVE SUBDIVISION MODIFICATION "MINE BROOK ESTATES" FRANKLIN

MASSACHUSETTS

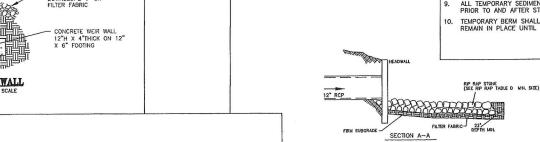
### CONSTRUCTION DETAILS

	JUNE 28, 2019
DATE	REVISION DESCRIPTION
8/29/19	REVISED PER TOWN COMMENTS
9/10/19	PER TOWN COMMENTS
10/7/19	ADDED RAMP ON MARYELLEN
	AND CERTIFICATE OF VOTE



55 WEST CENTRAL ST. PH. (508) 528-3221 FRANKLIN, MA 02038 FX. (508) 528-7921

JOB NO. F4269 SHEET 7 OF 8



-12" CLEAN COARSE SAND AND GRAVEL (AS REQUIRED)

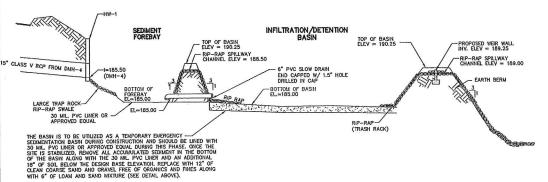
FOR ELEVATIONS SEE GRADING SHEETS

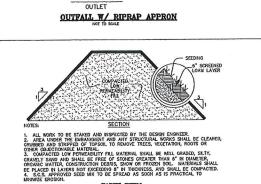
CROSS SECTION

MIRAFI FILTER FABRIC 140N OR APPROVED EQUAL

NOTES:
1. INSTALL FILTER MATERIAL BENEATH RIP RAP.
2. RIP RAP SHALL BE PER MHO SPEC MA.02.3
1. MINIMUM WEIGHT OF STONE = 50 LBS; MAXMUM WEIGHT = 125 LBS.
3. MINIMUM EDPTH OF RIP-RAP TO BE 12.
4. PLL MATERIAL SHALL BE AS NOTED IN EARTH BERM DETAIL.

RIP-RAP SPILLWAY DETAIL

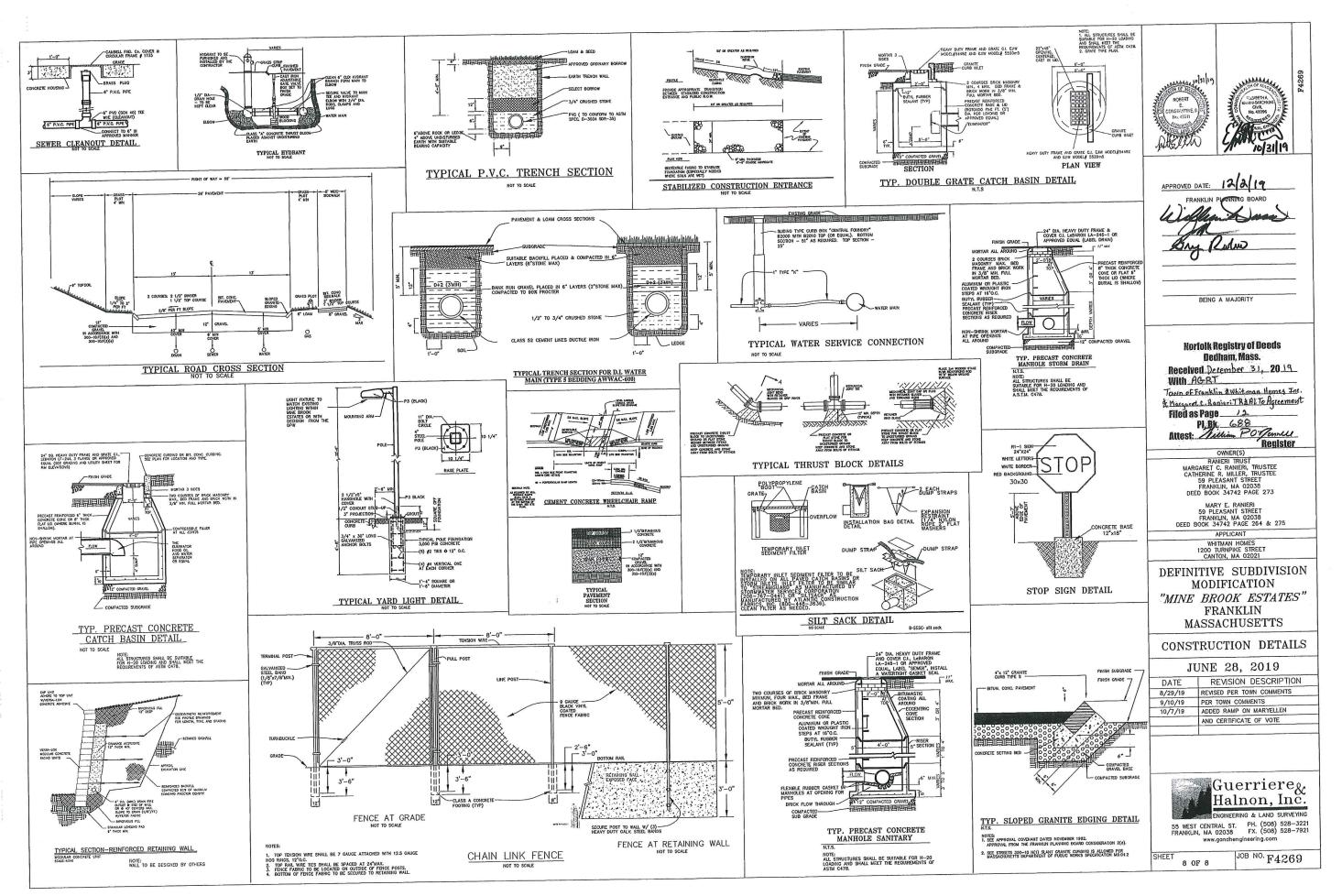




NOTE:

1. AREA BENEATH THE BASIN TO BE STRIPPED OF TOPSOIL AND SUBSOIL. REFER TO TEST PIT NOTED FOR ADDITIONAL INFORMATION.

2. BASIN TO BE REVIEWED BY ENGINEER TO ENSURE CONSTRUCTION IN COMPULANCE WITH THE DESIGN PLANS.



Town of Franklin



2019 OCT 11 A 10: 21 RECEIVED

October 11, 2019

Teresa M. Burr, Town Clerk Town of Franklin 355 Rast Central Street Franklin, MA 02038

Subdivision Plan:

Please he advised that at its meeting on Monday, October 7, 2019 the Planning Board, upon and seconded, voted (4-0-1) to APPROVE, with Standard and Special Conditions of Definitive Subdivision Plan. The Conditions of Approval are listed on pages 2-3,

years or by some combination of these

- 7. Prior to any work commencing on the subject property, the following conditions shall be met:
- . The owner/applicant shall provide plans to limit construction debris and materials on the site. In The owner/applicant shall provide plans to limit construction debris and materials on the site. In the event that debris is carried onto any public way, the owner/applicant and his assigns shall be responsible for all cleanup of the roadway. All cleanups shall occur within twenty-four (24) hours after first written notification to the owner/applicant by the Board or its designee. Failure to complete such cleanup may result in suspension of construction of the subdivision until such public way is clear of debris.
- The owner/applicant shall submit to the Board two (2) complete prints of the recorded plan, and
  three fifty-percent (50%) reduced prints. One copy of each of the above shall also be submitted to
  the Town Clerk.
- The owner/applicant shall supply erosion control devices as necessary and as directed by the Town's Construction Inspector and Conservation Agent.
- All roadways, utility, and other improvements within the subdivision shall be built within four (4)
  years of the date of plan approval per §300-8H(8).
- 10. Prior to construction activities, there shall be a pre-construction neeting with the owner/applicant, and his contractor(s), the Department of Public Works and the Planning Board's Construction Inspector. Actual and reasonable costs of inspection consulting services shall be paid by the applicant before or at the time of the pre-construction meeting. Should additional inspections be required beyong the original scope of work, the applicant shall be required to submit fees prior to the issuance of a Final Certificate of Completion by the Planning Board.
- Approval of this Definitive Subdivision Plan is subject to the rules and regulations and approvals of
  the Conservation Commission, Board of Health, Police Department, Fire Department, and Departmen
  of Public Works.
- 12. The drainage system must be in working condition prior to the issuance of lot releases.
- Prior to endorsement, the Applicant shall add a wheelchair ramp at the corner of Margaret's Cove and Maryellen Lane on the subdivision plans.

All work, not explicitly waived in this Certificate of Vote, within MINE BROOK ESTATES, shall comply with Chapter 300, Subdivision of Land, of the Code of the Town of Franklin.

### WAIVERS MINE BROOK ESTATES

- 1. §300-8.D. Environmental Analysis required for all subdivisions allowing five or more
- 2. §300-13.A.(1) Remove the sidewalk on the northerly side of Margaret's Cove
- 3. §300-13.A.(2)(C)(1) Construct a bituminous sidewalk to match the existing sidewalk.
- 4. §300-11.A.(4) Allow stormwater management pond on a buildable lot

The subdivision shall be built in accordance with the Subdivision Rules and Regulations (Chapter 300, SUBDIVISION OF LAND) of the Town of Franklin, except as stated otherwise in this Certificate of Vote. The approval of said plan shall not be construed to be an acceptance or dedication of any way shown on said plan. In the event the Town must perform any service, maintenance and/or repair in an emergency, the Town shall not be beld responsible for any damage to any property and shall be reimbursed fully by the owner/applicant for any such work performed.

The Planning Board will use outside consultant services for inspection of all construction of ways and the installation of water, drainage, erosion control systems, landscaping, sidewalks, and appurtenances thereto. The owner/applicant shall pay for the Inspector's time and my tests through an Inspector fee The Construction Inspector fee is due before or at the time of the pre-construction meeting. Inspections are further outlined in condition #10.

- 2. The owner/applicant shall deliver to the Board, for review and approval by the Board and by Town Attorney, easements granting the Town, its agents and personnel, the right to enter the premises within such easements for the purposes of inspecting, maintaining, and/or making emergency repairs to the ways and municipal facilities and utilities, including, but not limited to, water, drainage, and electricity. Said easements shall be approved and delivered to the Town, as set forth above, prior to the endorsement of the definitive subdivision plan sheets.
- No alteration of these plans shall be made or affected other that by an affirmative vote of the members of the Board at a duly posted meeting and upon the issuance of a written amended decision.
- All applicable laws, by-laws, rules, regulations, and codes shall be complied with, and all necessary permits and approvals shall be obtained by the owner/applicant.
- 5. Prior to the endorsement of the definitive plan, the following shall be done:
- The owner/applicant shall make a notation on the plans, which references the condition and dates of this Certificate of Vote.
- . A notation shall be made on the plans that all erosion mitigation measures shall be in place prior to major road construction commencing on the site.
- All outstanding invoices for services rendered by the Town's Engineers and other reviewing Departments of the Town relative to their review of the owner/applicant's application and plans shall have been paid in full.
- The owner/applicant shall submit the approved version of the plan on a CD, in AutoCAD (or compatible software), to the Department of Public Works for review and approval. A transmittal letter from the Department of Public Works verifying receipt of such information and compliance with Department of Public Works standards shall be submitted to the Planning Board, Failure to submit use information to the Department of Public Works and obtain the compliance letter shall be cause for the Planning Board to rescind approval or not to endorse said plans.
- 6. Prior to endorsement of its approval of said plan, the owner/applicant shall agree to complete, without cost to the Town, all improvements required by the Town and shall provide security that he will do so, either by covenanting not to sell or build upon any lots until completion of the improvements (which covenant must be referred to on the plan and registered or recorded with it of the youting bond or other security which the Town can utilize in the event that the Improvements are not completed within two

# SPECIAL CONDITIONS DEFINITIVE SUBDIVISION

Based on its finding that the requested waivers would be in the public interest and coasistent with the intent and purpose of the Subdivision Control Law, the Planning Board, upon motion duly made and seconded voted at its October 7, 2019 Planning Board Meeting (4-0-1) to APPROVE the applicant's

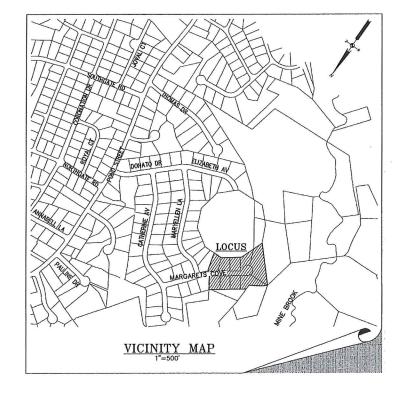
- 1. Applicant is required to post a monetary Bond for the construction of the roadway.
- An Easement is to be provided to the Town for Lot 78A and reviewed by the Town Attorney prior
  to the issuance of the first building permit.

# PROCEDURES DEFINITIVE SUBDIVISION MINE BROOK ESTATES

A copy of this Certificate of Vote shall be filed with the Town Clerk, and one copy shall be mailed to the Owner/applicant. This decision may be appealed by any person aggrieved to the Land Court of to the Superior Court within twenty (20) days of its filing with the Town Clerk.

This Certificate of Vote shall become effective only upon the recording of a copy certified by the Town Clerk with the Norfolk County Registry of Deeds. A copy of the recorded Certificate of Vote shall be submitted to the Board within thirty (30) days of recording.

# DEFINITIVE SUBDIVISION MODIFICATION "MINE BROOK ESTATES" FRANKLIN MASSACHUSETTS



Norfolk Registry of Deeds Dedham, Mass.

Received December 31, 2019 With AGRT own of Franklin & Whitman Homes Inc. 4

Sargaret C. Ranier TRIAL To Agreement Filed as Page\_ PLBK 688 Attest: Assum Po Pu

> 12/2/19 APPROVED DATE:





OWNER(S) RANIFRI TRUS MARGARET C. RANIERI, TRUSTEE CATHERINE R. MILLER, TRUSTEE 59 PLEASANT STREET

FRANKUN, MA 02038 DEED BOOK 34742 PAGE 273 59 PLEASANT STREET FRANKLIN, MA 02038 DEED BOOK 34742 PAGE 264 & 275

APPLICANT

WHITMAN HOMES

DEFINITIVE SUBDIVISION MODIFICATION "MINE BROOK ESTATES" FRANKLIN MASSACHUSETTS

CERTIFICATE OF VOTE

JUNE 28, 2019 DATE REVISION DESCRIPTION 8/29/19 REVISED PER TOWN COMMENTS

9/10/19 PER TOWN COMMENTS

AND CERTIFICATE OF VOTE

ADDED RAMP ON MARYELLEN





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JOB NO. F4269