



Town of Blackstone

Planning Board

15 St. Paul Street

Blackstone, Massachusetts 01504

Tel. (508) 883-1500 · Fax (508) 883-7043

Form A

Application For Endorsement Of Plan Believed To Not Require Approval

- File this form, (6) prints of the plan, and the required application fee (\$250), with the Planning Board and (1) copy of Form A with the Town Clerk.

Date Plan Provided to the Planning Board:

Date Form A Provided to the Town Clerk:

TO THE PLANNING BOARD:

THE UNDERSIGNED, BELIEVING THAT THE DIVISION OF PROPERTY AS SHOWN ON THE ACCOMPANYING PLAN DOES NOT CONSTITUTE A SUBDIVISION WITHIN THE MEANING OF THE SUBDIVISION CONTROL LAW, HEREBY REQUESTS AN ENDORSEMENT THEREON THAT PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

1. Name of Applicant:

2. Applicant's Address:

3. Name of Surveyor:

4. Surveyor's Address:

5. Surveyor's Address:

6. Deed of Property Recorded in Worcester County Registry, Book: Page:

7. Location of Property:

SUBDIVISION OF LAND: FORM A THROUGH FORM M

8. **Description of Property:**

9. **Proposed Use of Land if Other than Single-Family Residence:**

10. **Number of Lots Shown on Plan:**

11. **Owner's Signature:**

12. **Owner's Address:**

If it is not obvious, please indicate the grounds on which you believe your plan not to be a subdivision (either A, B, or C- not a combination).

- | A. Each lot on the plan or altered by it meets one of these criteria: | Lot #s: |
|--|----------------|
| 1. Has all the frontage required under zoning on: | |
| a. a public way, or | _____ |
| b. a way which the Town Clerk certifies is maintained & used as a public way, or | _____ |
| c. a way shown on a plan approved & endorsed earlier by the Planning Board under this law, or | _____ |
| d. a way in existence prior to June 28, 1963 & which the Board finds adequate for the way's proposed use, or | _____ |
| e. a way shown on a plan of a subdivision registered in the Land Court prior to June 28, 1963. | _____ |
| 2. Has been clearly marked on the plan to be either: | |
| a. joined to and made a part of an adjacent lot, or | _____ |
| b. "Not a building lot". | _____ |
| B. Each lot on the plan contains a building that existed prior to June 28, 1963. | _____ |
| C. The plan simply describes already existing parcels with no new lot divisions. | _____ |



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Form B

Application For Approval Of A Preliminary Plan

- File (1) completed form with the Planning Board, (1) copy with the Board of Health, and (1) copy with the Town Clerk.

Date Plan Provided to the Planning Board:

Date Plan of next Planning Board Meeting ("Submittal Date"):

TO THE PLANNING BOARD:

THE UNDERSIGNED HEREWITH SUBMITS THE ACCOMPANYING PRELIMINARY PLAN OF A SUBDIVISION ENTITLED _____ FOR APPROVAL UNDER THE PROVISIONS OF THE SUBDIVISION CONTROL LAW AND THE BLACKSTONE PLANNING BOARD'S RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

1. Name of Applicant:

2. Applicant's Address:

3. Applicant's Phone Number:

4. Name of Owner (if not applicant):

5. Owner's Address:

6. Name of Designer:

7. Designer's Address:

SUBDIVISION OF LAND: FORM A THROUGH FORM M

8. **Deed of Property Recorded in Worcester County Registry, Book:** **Page:**

9. **Title of Property Registered in the Worcester Registry of Land Court, Certificate of Title Number:**

10. **Location of Property:**

11. **Description of Property:**

12. **Number of Lots on the Plan:**

13. **Applicant's Signature:**

14. **Owner's Signature (if not applicant):**



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Form C

Application For Approval Of Definitive Plan

- File (1) completed form with the Planning Board and (1) copy with the Town Clerk.

Date Plan Provided to the Planning Board:

Date Form C Provided to the Town Clerk:

TO THE PLANNING BOARD:

THE UNDERSIGNED HERewith SUBMITS THE ACCOMPANYING DEFINITIVE PLAN OF LAND FOR APPROVAL AS A SUBDIVISION UNDER THE REQUIREMENTS OF THE SUBDIVISION CONTROL LAW AND THE BLACKSTONE PLANNING BOARD'S RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

1. Name of Applicant:

2. Applicant's Address:

3. Applicant's Phone Number:

4. Applicant's Email Address:

5. Name of Subdivision:

6. Name(s) of Surveyor and Other Designers:

SUBDIVISION OF LAND: FORM A THROUGH FORM M

7. **Deed of Property Dated:**
Recorded in Worcester County Registry, Book: _____ **Page:** _____

8. **Title of Property Registered in the Worcester Registry of Land Court, Certificate of Title Number:** _____

9. **Location of Property:** _____

10. **Description of Property:** _____

11. **Street Reference:** _____

12. **Assessor's Map Reference:** _____

13. **Total Land Area:** _____

14. **Number of Lots on the Plan:** _____

15. **Type of Subdivision (Residential or Non-residential):** _____

I (WE) HEREBY CERTIFY THAT THE APPLICANT(S) ITEMIZED ABOVE HAVE BEEN AUTHORIZED BY ME (US) TO FILE A SUBDIVISION PLAN WITH THE PLANNING BOARD ON PROPERTY THAT I (WE) OWN, AND THAT SUCH PROPERTY IS FREE OF ENCUMBRANCES EXCEPT FOR ANY ITEMIZED BELOW.

Owner's Signature: _____

Owner's Address: _____

Owner's Signature: _____

Owner's Address: _____

SUBDIVISION OF LAND: FORM A THROUGH FORM M

Mortgages or Other Encumbrances:

NAME AND ADDRESS FOR ALL NOTICES TO BE PROVIDED TO THE “APPLICANT” IN CASES WHERE THERE ARE MORE THAN A SINGLE APPLICANT OR THE APPLICANT AND OWNER ARE NOT THE SAME:

Name:

Address:



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Form D-1

Certificate Of Approval Of A Definitive Subdivision Plan

Town Clerk:

DEAR _____:

THE BLACKSTONE PLANNING BOARD HEREBY CERTIFIES THAT AT A MEETING OF SAID BOARD ON _____, 20____, AT WHICH A QUORUM WAS PRESENT, FOLLOWING A PUBLIC HEARING BY THE BOARD ON _____, 20____, PURSUANT TO NOTICE PUBLISHED IN _____ ON _____ 20____, IT WAS (UNANIMOUSLY) VOTED: THAT A DEFINITIVE PLAN OF A SUBDIVISION CALLED _____, MOST RECENTLY DATED _____ 20____, AND DESIGNED BY: _____, REGISTERED AS AN ENGINEER OR LAND SURVEYOR IN MASSACHUSETTS, SUBMITTED FOR THE BOARD'S APPROVAL BY: _____, APPLICANT, BE AND HEREBY IS APPROVED ON CONDITION THAT PRIOR TO THE BOARD'S ENDORSEMENT OF ITS APPROVAL THEREON THE SUBDIVIDER SHALL FURNISH GUARANTEES TO THE PLANNING BOARD AS PROVIDED IN THE SUBDIVISION REGULATIONS THAT EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN MGL C. 41, § 81U, NO LOT INCLUDED IN SUCH PLAN SHALL BE BUILT UPON OR CONVEYED UNTIL THE WORK ON THE GROUND NECESSARY TO SERVE SUCH LOT HAS BEEN COMPLETED IN THE MANNER SPECIFIED BY THE SUBDIVISION REGULATIONS OF THE TOWN OF BLACKSTONE WITH THE FOLLOWING SPECIFIC QUALIFICATIONS:

1. ALL SUCH INSTALLATION AND CONSTRUCTION SHALL BE COMPLETED WITHIN (24) MONTHS OF THIS DATE;
2. ALL STREETS OR WAYS SHALL BE SURFACED WITH AT LEAST A TWO-INCH BINDER COURSE, AND BERMS AND STREET LIGHTING SHALL BE INSTALLED AND LIGHTING PLACED IN OPERATION PRIOR TO APPLICATION FOR OCCUPANCY PERMITS FOR ANY STRUCTURES SERVED BY SUCH STREETS OR WAYS;

SUBDIVISION OF LAND: FORM A THROUGH FORM M

- 3. (FURTHER QUALIFICATIONS AND SCHEDULE STIPULATIONS)

- 4. OR A PERFORMANCE BOND OR OTHER SECURITY IN LIEU OF COMPLETION HAS BEEN ACCEPTED BY THE PLANNING BOARD.

RESPECTFULLY SUBMITTED BY:

THE BLACKSTONE PLANNING BOARD

SUBDIVISION OF LAND: FORM A THROUGH FORM M

FURTHER, THE BOARD HAS DETERMINED THAT NO CONSTRUCTION OF WAYS OR INSTALLATION OF PUBLIC SERVICES IS NECESSARY TO SERVICE THE LOTS BEING CREATED, SO THAT SECURITY FOR SUCH CONSTRUCTION OR INSTALLATION BY BOND, COVENANT, OR OTHERWISE IS NOT REQUIRED.

RESPECTFULLY SUBMITTED BY:

THE BLACKSTONE PLANNING BOARD



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Form D-2

Certificate Of Disapproval Of A Definitive Subdivision Plan

_____, 20__

TOWN CLERK
BLACKSTONE MUNICIPAL CENTER, 15 ST. PAUL STREET
BLACKSTONE, MASSACHUSETTS 01054

DEAR TOWN CLERK OF THE TOWN OF BLACKSTONE,

THE BLACKSTONE PLANNING BOARD HEREBY CERTIFIES THAT A MEETING OF SAID BOARD ON _____, 20__, AT WHICH A QUORUM WAS PRESENT, FOLLOWING A PUBLIC HEARING BY THE BOARD ON _____, 20__, PURSUANT TO NOTICE PUBLISHED IN _____ ON _____, 20__ AND ON _____, 20__, IT WAS (UNANIMOUSLY) VOTED: THAT A SUBDIVISION PLAN OF A SUBDIVISION CALLED _____, MOST RECENTLY DATED _____, 20__ AND DESIGNED BY _____, REGISTERED AS AN ENGINEER OR LAND SURVEYOR IN MASSACHUSETTS, SUBMITTED FOR THE BOARD'S APPROVAL BY _____, APPLICANT, BE AND HEREBY IS DISAPPROVED FOR THE FOLLOWING REASONS:

SUBDIVISION OF LAND: FORM A THROUGH FORM M

RESPECTFULLY SUBMITTED BY:

THE BLACKSTONE PLANNING BOARD



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Form E-1

Performance Bond Secured By Deposit

THE UNDERSIGNED _____ OF _____ (NAME OF MUNICIPALITY), _____ (NAME OF STATE), HEREBY BINDS AND OBLIGATES HIMSELF AND ANY EXECUTORS, ADMINISTRATORS, DEVISEES, HEIRS, ASSIGNS, AND SUCCESSORS TO THE TOWN OF BLACKSTONE, A MASSACHUSETTS MUNICIPAL CORPORATION, IN THE SUM OF _____ DOLLARS, AND HAS SECURED THIS OBLIGATION BY DEPOSITING WITH THE COLLECTOR/TREASURER OF THE TOWN OF BLACKSTONE THE FOLLOWING:

(STATEMENT OF DEPOSIT)

IF THE UNDERSIGNED OR HIS EXECUTORS, ADMINISTRATORS, DEVISEES, HEIRS, SUCCESSORS, AND ASSIGNS FULLY AND SATISFACTORILY OBSERVE AND PERFORM IN ACCORDANCE WITH THE QUALIFICATIONS AND TIME SCHEDULE HEREIN SPECIFIED, ALL OF THE COVENANTS, CONDITIONS, AGREEMENTS, TERMS, AND PROVISIONS CONTAINED IN THE APPLICATION SIGNED BY THE OWNER AND DATED _____, 20____, UNDER WHICH APPROVAL OF DEFINITIVE PLAN OF A SUBDIVISION, ENTITLED _____ DATED _____, 20____, HAS BEEN OR IS HEREAFTER GRANTED BY THE BLACKSTONE PLANNING BOARD, THEN THIS OBLIGATION SHALL BE VOID; OTHERWISE IT SHALL REMAIN IN FULL FORCE AND EFFECT AND THE AFORESAID SECURITY FOR SAID SUM SHALL BECOME AND BE THE SOLE PROPERTY OF THE TOWN OF BLACKSTONE AS LIQUIDATED DAMAGE.

THE FOLLOWING QUALIFICATIONS AND SCHEDULE ARE SPECIFIED:

1. ALL IMPROVEMENTS OBLIGATED UNDER THIS BOND SHALL BE COMPLETED WITHIN (24) MONTHS OF THIS DATE;

SUBDIVISION OF LAND: FORM A THROUGH FORM M

2. ALL STREETS OR WAYS SHALL BE SURFACED WITH AT LEAST A TWO-INCH BINDER COURSE, AND BERMS AND STREET LIGHTING SHALL BE INSTALLED AND LIGHTING PLACED IN OPERATION PRIOR TO APPLICATION FOR OCCUPANCY PERMITS FOR ANY STRUCTURES SERVED BY SUCH STREETS OR WAYS;

3. (FURTHER QUALIFICATIONS AND SCHEDULE STIPULATIONS)

IN WITNESS WHEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HAND AND SEAL THIS _____ DAY OF _____, 20 ____.

Name of Witness:

Date:

Signature of Applicant:

Date:

APPROVED AS TO FORM:

Town Counsel:

Date:

APPROVED AS TO SURETIES:

Town Collector/Treasurer:

Date:



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Form E-2

Performance Bond Surety Company

THE UNDERSIGNED _____ AS PRINCIPAL, AND _____
_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE
STATE OF _____ AND HAVING A USUAL PLACE OF BUSINESS IN _____
_____, AS SURETY, HEREBY BIND AND OBLIGATE THEMSELVES AND THEIR
RESPECTIVE HEIRS, EXECUTORS, ADMINISTRATORS, DEVISEES, ASSIGNS, AND
SUCCESSORS, JOINTLY AND SEVERALLY, TO THE TOWN OF BLACKSTONE, A MASSACHUSETTS
MUNICIPAL CORPORATION, IN THE SUM OF _____ DOLLARS.

IF THE PRINCIPAL SHALL FULLY AND SATISFACTORILY OBSERVE AND PERFORM IN
ACCORDANCE WITH THE QUALIFICATIONS AND TIME SCHEDULE HEREIN SPECIFIED ALL OF
THE COVENANTS, CONDITIONS, AGREEMENTS, TERMS, AND PROVISIONS CONTAINED IN THE
APPLICATION SIGNED BY THE PRINCIPAL AND DATED _____, 20____,
UNDER WHICH APPROVAL OF A DEFINITIVE PLAN OF A CERTAIN SUBDIVISION, _____
_____ AND DATED _____, 20____, HAS BEEN OR IS
HEREAFTER GRANTED BY THE BLACKSTONE PLANNING BOARD, THEN THIS OBLIGATION
SHALL BE VOID: OTHERWISE, IT SHALL REMAIN IN FULL FORCE AND EFFECT AND THE
FORESAID SUM SHALL BE PAID TO THE TOWN OF BLACKSTONE AS LIQUIDATED DAMAGE.

THE SURETY HEREBY ASSENTS TO ANY AND ALL CHANGES AND MODIFICATIONS THAT MAY BE
MADE OF THE AFORESAID COVENANTS, CONDITIONS, AGREEMENTS, TERMS, AND
PROVISIONS TO BE OBSERVED AND PERFORMED BY THE PRINCIPAL AND WAIVES NOTICE
THEREOF.

THE FOLLOWING QUALIFICATIONS AND SCHEDULE ARE SPECIFIED:

1. ALL IMPROVEMENTS OBLIGATED UNDER THIS BOND SHALL BE COMPLETED WITHIN
(24) MONTHS OF THIS DATE;

SUBDIVISION OF LAND: FORM A THROUGH FORM M

2. ALL STREETS OR WAYS SHALL BE SURFACED WITH AT LEAST A TWO-INCH BINDER COURSE, AND BERMS AND STREET LIGHTING SHALL BE INSTALLED AND LIGHTING PLACED IN OPERATION PRIOR TO APPLICATION FOR OCCUPANCY PERMITS FOR ANY STRUCTURES SERVED BY SUCH STREETS OR WAYS;
3. (FURTHER QUALIFICATIONS AND SCHEDULE STIPULATIONS)

IN WITNESS WHEREOF THE UNDERSIGNED HAS HEREUNTO SET HIS HAND AND SEAL THIS DAY OF _____, 20____.

Principal:

By:

TITLE

Surety:

By:

ATTORNEY-IN-FACT



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Form F

Covenant

THE UNDERSIGNED _____ OF _____ (NAME OF MUNICIPALITY), _____ (NAME OF STATE), HEREINAFTER CALLED "COVENANTOR," HAVING SUBMITTED TO THE BLACKSTONE PLANNING BOARD APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN OF A SUBDIVISION ENTITLED _____, DATED _____, 20____ DESIGNED BY _____, DOES HEREBY COVENANT AND AGREE WITH SAID PLANNING BOARD AND THE SUCCESSORS IN OFFICE OF SAID BOARD, PURSUANT TO MGL C. 41, § 81U, AS AMENDED, THAT:

1. EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN MGL C. 41, § 81U, NO LOT INCLUDED ON SUCH PLAN SHALL BE BUILT UPON OR CONVEYED UNTIL THE WORK REQUIRED IN RELATION TO SUCH LOT HAS BEEN COMPLETED IN THE MANNER SPECIFIED BY THE SUBDIVISION REGULATIONS OF THE TOWN OF BLACKSTONE OR A PERFORMANCE BOND OR OTHER SECURITY IN LIEU OF COMPLETION HAS BEEN ACCEPTED BY THE PLANNING BOARD, AND IN ACCORDANCE WITH THE COVENANTS, CONDITIONS, AGREEMENTS, TERMS, AND PROVISIONS CONTAINED IN THE FOLLOWING:
 - a) APPLICATION FOR APPROVAL OF DEFINITIVE PLAN (FORM C) SIGNED BY THE APPLICANT AND DATED _____, 20____.
 - b) THE DEFINITIVE PLAN AS QUALIFIED BY THE CERTIFICATE OF APPROVAL (FORM D-1) ISSUED BY THE PLANNING BOARD DATED _____, 20____.

2. IT IS THE INTENTION OF THE COVENANTOR AND IT IS HEREBY UNDERSOOD AND AGREED THAT THIS CONTRACT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND INCLUDED IN THE AFORESAID SUBDIVISION AND SHALL OPERATE AS RESTRICTIONS UPON SAID LAND, AND SHALL BE BINDING UPON THE EXECUTORS, ADMINISTRATORS, DEVISEES, HEIRS, ASSIGNS, AND SUCCESSORS IN TITLE TO THE PREMISES.

SUBDIVISION OF LAND: FORM A THROUGH FORM M

IT IS UNDERSTOOD AND AGREED THAT LOTS WITHIN THE SUBDIVISION SHALL, RESPECTFULLY, BE RELEASED FROM THE FOREGOING CONDITIONS UPON THE RECORDING OF THE CERTIFICATE OF RELEASE (FORM G) EXECUTED BY A MAJORITY OF SAID PLANNING BOARD AND ENUMERATING THE SPECIFIC LOTS TO BE SO RELEASED.

3. THE UNDERSIGNED COVENANTOR REPRESENTS AND COVENANTS THAT THE UNDERSIGNED IS THE OWNER (IF MORE THAN (1) OWNER, ALL MUST SIGN) IN FEE SIMPLE OF ALL THE LAND INCLUDED IN THE AFORESAID SUBDIVISION AND THAT THERE ARE NO MORTGAGES OF RECORD OR OTHERWISE ON ANY SAID LAND, EXCEPT SUCH AS ARE DESCRIBED BELOW AND SUBORDINATED TO THIS CONTRACT, AND THE PRESENT HOLDERS OF SAID MORTGAGES HAVE ASSENTED TO THIS CONTRACT PRIOR TO ITS EXECUTION BY THE COVENANTOR.

IN WITNESS WHEREOF THE UNDERSIGNED, COVENANTOR AS AFORESAID, DOES HEREUNTO SET HIS HAND AND SEAL THIS DAY OF _____, 20_____.

Covenantor:

Address:

Description of Mortgages (Give Complete Names and Registry of Deeds Reference):

Assent of Mortgagees:

Assent of Mortgagees:

_____, ss. _____, 20_____ THEN PERSONALLY APPEARED AND ACKNOWLEDGED THE FOREGOING INSTRUMENT TO BE A FREE ACT AND DEED, BEFORE ME _____,

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____, 20_____



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Form G

Certificate of Release

THE UNDERSIGNED, BEING A MAJORITY OF THE PLANNING BOARD OF THE TOWN OF BLACKSTONE, MASSACHUSETTS, HEREBY CERTIFY THAT THE REQUIREMENTS FOR WORK CALLED FOR BY THE CONVENANT DATED _____, 20____, AND RECORDED IN WORCESTER REGISTRY OF DEEDS, BOOK _____, PAGE _____ (OR REGISTERED IN) WORCESTER LAND REGISTRY DISTRICT AS DOCUMENT NO. _____ AND NOTED ON CERTIFICATE OF TITLE NO. _____ IN REGISTRY 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 _____, PAGE _____, (OR REGISTERED IN SAID LAND REGISTRY DISTRICT, PLAN BOOK _____, PLAN NO. _____), AND SAID LOTS ARE HEREBY RELEASED FROM THE RESTRICTIONS AS TO SALE AND BUILDING SPECIFIED THEREON. LOTS DESIGNATED ON SAID PLAN WHICH ARE HEREBY RELEASED ARE AS FOLLOWS: _____.

Majority of the Planning Board of the Town of Blackstone
(Print name next to signature)

SUBDIVISION OF LAND: FORM A THROUGH FORM M

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this ____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared, _____, one of the above named members of the Planning Board of the Town of Blackstone, Massachusetts, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged that they signed this document voluntarily for its stated purpose and the foregoing is the free act and deed of said Planning Board.

Notary Public

My commission expires: _____, 20 ____

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this ____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared, _____, one of the above named members of the Planning Board of the Town of Blackstone, Massachusetts, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged that they signed this document voluntarily for its stated purpose and the foregoing is the free act and deed of said Planning Board.

Notary Public

My commission expires: _____, 20 ____

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this ____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared, _____, one of the above named members of the Planning Board of the Town of Blackstone, Massachusetts, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged that they signed this document voluntarily for its stated purpose and the foregoing is the free act and deed of said Planning Board.

Notary Public

My commission expires: _____, 20 ____

SUBDIVISION OF LAND: FORM A THROUGH FORM M

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this ____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared, _____, one of the above named members of the Planning Board of the Town of Blackstone, Massachusetts, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged that they signed this document voluntarily for its stated purpose and the foregoing is the free act and deed of said Planning Board

Notary Public

My commission expires: _____, 20 ____

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this ____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared, _____, one of the above named members of the Planning Board of the Town of Blackstone, Massachusetts, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged that they signed this document voluntarily for its stated purpose and the foregoing is the free act and deed of said Planning Board.

Notary Public

My commission expires: _____, 20 ____



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Form H

Engineer's Certificate Of Completion

- **To be executed by the developer's engineer**

Subdivision Known As:

I HEREBY CERTIFY THAT ALL IMPROVEMENTS REQUIRED FOR THE BELOW LISTED WAYS, A PART OF THE ABOVE-NAMED SUBDIVISION, HAVE BEEN COMPLETED IN ALL RESPECTS IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BLACKSTONE PLANNING BOARD AND THE APPROVED PLANS ENTITLED _____
 BY _____ AND DATED _____, 20____,
 AND AS APPROVED BY SAID PLANNING BOARD ON _____, 20_____.

 Engineer's Signature
 (Print name next to signature)

Signed this _____ day of _____, 20____ by _____ Reg. C.E.

COMMONWEALTH OF MASSACHUSETTS

WORCESTER, SS.

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared, _____, proved to me through satisfactory evidence of identification, which was _____, and affirmed that of their belief and knowledge, the foregoing statements are true.

 Notary Public

My commission expires: _____, 20____



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Form I

Subdivision Inspection Checklist

- **To be executed by the Planning Board Agent**

Inspection Number	Subject	Initials of Planning Board Agent	Date(s) of Inspection
1	Erosion & Sedimentation Controls		
2	Observation of Erosion & Sediment Controls		
3	Clearing & Grubbing of Right-of-Way		
4	Observation of Clearing & Grubbing of Right-of-Way		
5	Observation of Excavation to Required Lines & Grades		
6	Observation of Unsuitable Material Removal		
7	Observation of Subgrade		
8	Observation of Embankment Construction		
9	Observation of Roadway Staking		
10	Observation of Below-grade Storm Drain Installation		
11	Observation of Surface Storm Drain Improvements & Swales		
12	Observation of Retention/Detention Basins & Appurtenances		
13	Observation of Below-Grade Sanitary Sewer Installation		
14	Observation of Sanitary Sewer Laterals Installation		
15	Observation of Sanitary Sewer Testing		
16	Observation of At-Surface Sanitary Sewer Castings		
17	Observation of Below-Grade Water Main Installation		
18	Observation of Water Main Testing & Disinfection		
19	Observation of Water Main Laterals Installation		
20	Observation of Surface Valve Boxes		
21	Observation of Surface Curb Boxes		
22	Observation of Hydrants		
23	Observation of Electrical Distribution Conduit, Structures, & Appurtenances		

SUBDIVISION OF LAND: FORM A THROUGH FORM M

Inspection Number	Subject	Initials of Planning Board Agent	Date(s) of Inspection
24	Observation of Telephone Conduit, Structures, & Appurtenances		
25	Observation of CATV Conduit, Structures, & Appurtenances		
26	Observation of Fire Alarm Conduit, Structures, & Appurtenances		
27	Observation of Streetlighting Conduit, Structures, & Appurtenances		
28	Observation of Streetlight Poles & Luminaires		
29	Observation of Fine Graded & Compacted Subgrade		
30	Review of Compaction Tests		
31	Observation of Gravel Base for Roadway – First Course of (6) inches Compacted		
32	Observation of Gravel Base for Roadway – Second Course of (6) inches Compacted		
33	Observation of Gravel Base for Sidewalks – First Course of (6) inches Compacted		
34	Observation of Gravel Base for Sidewalks - Final Course of (6) inches Compacted		
35	Review of Interim As-Built Survey of Center Line & Both Gutter Lines		
36	Observation of Bituminous Tack Coat		
37	Observation of Roadway Binder Course/Temporary Berm		
38	Observation of Sidewalk Binder Course		
39	Observation of Roadway Tack Coat		
40	Observation of Roadway Top Course		
41	Observation of Sidewalk Tack Coat		
42	Observation of Sidewalk Top Course		
43	Observation of Curb/Edging Installation		
44	Observation of Curb Inlet Stone Installation		
45	Observation of Transition Curb Installation		
46	Approval of Transformer Pad Location by the Planning Board or Planning Board Agent		
47	Observation of Accessible Ramps		
48	Observation of Transformer Pads		
49	Observation of Loam & Seed		
50	Observation of Retaining Wall Bases		
51	Observation of Retaining Wall Forms & Reinforcing		
52	Observation of Retaining Wall Drainage & Underdrain		
53	Observation of Retaining Wall Backfill		
54	Observation of Guard Rail Dimensions		
55	Observation of Completed Guardrail		
56	Observation of Street Trees		
57	Review of Tree Warranty		
58	Observation of Street Signs		

SUBDIVISION OF LAND: FORM A THROUGH FORM M

<u>Inspection Number</u>	<u>Subject</u>	<u>Initials of Planning Board Agent</u>	<u>Date(s) of Inspection</u>
59	Observation of Bounds		
60	Observation of Monuments		
61	Observation of Final Cleanup		
62	Observation of Street Maintenance		
63	Review of As-Built/Acceptance Plan		
64	Review of Description of Roadway & Easements		
65	Review of Deeds/Easement Documents		
66	Observation of Special Construction & Requirements		



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Form J

Guaranty Price Estimate

Date of Estimate:

Name of Estimator:

Subdivision Name:

Street Name:

Stations: _____ **To:** _____

Center-Line Length (In Feet):

Construction Item	Remaining Quantity	Unit	Unit Price	Estimated Cost
Clear & Grub		Linear Foot	\$ /lf	\$
Construct to Subgrade		Linear Foot	\$ /lf	\$
Gravel Foundation		Linear Foot	\$ /lf	\$
Bit. Conc. Base Course		Linear Foot	\$ /lf	\$
Bit. Conc. Finish Course		Linear Foot	\$ /lf	\$
Granite Curbing		Linear Foot	\$ /lf	\$
Granite Curb Inlets		Each	\$ /ea	\$
Sidewalks		Linear Foot	\$ /lf	\$
Water Mains		Linear Foot	\$ /lf	\$
Hydrants		Each	\$ /ea	\$
Gate Valves		Each	\$ /ea	\$
Service Connections		Each	\$ /ea	\$
Catch Basins		Each	\$ /ea	\$
Drain Manholes		Each	\$ /ea	\$
Drainpipe		Linear Foot	\$ /lf	\$

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Construction Item	Remaining Quantity	Unit	Unit Price	Estimated Cost
Headwalls		Each	\$ /ea	\$
Stream Shaping		Linear Foot	\$ /lf	\$
Rip Rap		Square Yard	\$ /sy	\$
Detention Basins		Each	\$ /ea	\$
Sewer Manholes		Each	\$ /ea	\$
Street Sewer Pipes		Linear Foot	\$ /lf	\$
House Laterals		Each	\$ /ea	\$
Cable Utility Trench		Linear Foot	\$ /lf	\$
Streetlights		Each	\$ /ea	\$
Street Monuments		Each	\$ /ea	\$
Lot Bounds		Each	\$ /ea	\$
Street Signs		Each	\$ /ea	\$
Shade Trees		Each	\$ /ea	\$
Topsoil & Seed		Each	\$ /ea	\$
Record Plans		Each	\$ /ea	\$
Incidental Items		Each	\$ /ea	\$
Guardrail		Linear Foot	\$ /lf	\$
Retaining Wall		Linear Foot	\$ /lf	\$
Subtotal (a):				\$

Subtotal (a):	\$
Maintenance @ 2% of Subtotal (a):	\$
Contingency @ 25% of Subtotal (a):	\$
Subtotal (b):	\$
Inflation @ 6% of (b) Per Year Compounded:	\$
Total Guaranty Required:	\$



Town of Blackstone

Planning Board

15 St. Paul Street

Blackstone, Massachusetts 01504

Tel. (508) 883-1500 · Fax (508) 883-7043

Form K

Distribution List

The Subdivision Regulations, § § 191-7a and 191-8A, require that when either preliminary or definitive subdivision plan is submitted to the Planning Board the applicant shall simultaneously deliver an additional copy of such plan to:

Town Department:	Number of Copies:	Received By:	Date:
Board of Health	(1)		
Conservation Commission	(1)		
DPW Superintendent	(1)		
Town Clerk	(1)		
Town Administrator	(1)		
Building Inspector	(1)		
Police Chief	(1)		
Fire Chief	(1)		
Planning Board	(2)		

A copy of this form, fully endorsed, must be presented to the Planning Board prior to it taking action on a preliminary plan and prior to it holding a public hearing on a definitive plan.



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Form L

Summary Of Drainage Considerations

1. Basis & Assumptions of Hydrological Study

- a. The proposed drainage detention basin design should be capable of storing the increased volume of the one-hundred-year storm due to the proposed development.
- b. Soil Conservation Method (Modified Soil Cover Complex) is to be used.
- c. Site grading provisions for controlling one-hundred-year runoff on site towards detention basins are recommended and should be shown on the plans.
- d. Twenty-five-year storm frequency to be used for storm drainage system design.
- e. Existing outflow conditions need to be maintained and its design capacity not to be exceeded. Increased drainage from the proposed development should not increase the peak flow either in quantity and/or time duration.
- f. Road base design to include protection against groundwater to at least 5.0 feet depth.
- g. The underdrains preferably should be located under grass strips if needed for lowering the water table. The pie trench center for the proposed underdrains for lowering the water table also should preferably be located +24 inches behind the curb line.
- h. The detention basin and channels or pipes shall not contain excess standing water after the end of the design storm above the invert of low-level outlet at proposed detention basin.
- i. A concrete or storm apron will be provided under the end of each inlet pipe.
- j. Status of Notice of Intent (MGL c. 131, § 40) should be filed with the Conservation Commission. (Attach a copy.)
- k. Inflow/outflow hydrograph: peak flows both for existing and proposed conditions. (Attach computations and data.)
- l. Statement whether existing outlet control from the existing wetland, if applicable, needs to be altered or not.
- m. Statement and description of mitigating measures taken to minimize the flood impacts both in water quantity and water quality.

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i. Mitigating measures taken to minimize the water quality impacts are:

- _____
- _____
- _____

ii. Mitigating measures to minimize the water quantity impacts are:

- _____
- _____
- _____

- n. Existing Wetlands to be avoided for use as detention basins. Direct inflow from street drainage into any natural bodies of water including rivers, brooks, streams, and/or wetlands to be through proposed detention basins only.
- o. In determining curve numbers for post-development conditions, the change in soil conditions in yards of house lot due to compaction by construction machinery and also due to additional cover of loam is to be taken into account. It is suggested that curve number differential in pre-development and post-development conditions be on the order of (20).
- p. For any determination of flood plains, any method like HEC-2 or similar method applicable to irregular channels should be used.

NOTE: The above suggested basis and assumptions are in no way intended to be all inclusive but are in addition to other Town Rules and Regulations and provided as guidelines and assistance.

2. Pertinent Data for Hydrological Review

a) **Name of Developer:**

b) **Project Name:**

c) **Total Drainage Area of Proposed Subdivision (in acres):**

d) **Datum – NAVD (in feet):**

e) **Proposed Subdivision (see attached drawings and plans):**

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f) Existing Outflow Outlets from the Proposed Subdivision with Respective D.A. in Acres:

(Name all outflow channels and/or pipes, from the pre-development and post-development conditions including off-site D.A. entering the proposed subdivision along with their locations. Attach a 8.5" x 11" sketch depicting D.A., inflow and outflow, channels and/or pipes, with their sizes and locations, for pre- and post-development.)

g) Present Status of Land and Its Description:

h) Proposed Status of Land (Single Family or Otherwise; Total Number of Lots, Etc.):

Attach a sketch, 8.5" x 11", showing the following as a Line Diagram:

- Drainage Area
- Main Pipes & Sizes
- Proposed Detention Basins & Their Locations
- Inflow & Outflow Pipes at Detention Basins
- Destination of Outflow Discharge with Name & Path of River

3. Hydrological Analysis Data

- a. Land Use (existing conditions) – Pre-Development CN = _____.
- b. Land Use (future conditions) – Pre-Development CN = _____.
- c. Road & Other Paved Areas CN = 98 (total area = _____ acres \pm)
- d. Composite CN After Post-Development Conditions CN = _____.
- e. Runoff Volume Determination:

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Use Frequency 1 in 100 years.

Total Rainfall in 24 Hours = _____ inches.

Direct Runoff in 24 Hours for Pre-Development. CN = _____ is _____ inches.

Direct Runoff in 24 Hours for Post-Development. CN = _____ is _____ inches.

Increased Runoff from Acres (+) as Maximum = _____ AC/ft

Without Outflow (Assuming Outflow is Clogged) = _____ AC/ft

But With Outflow Functioning Increased Runoff has a Value of _____ AC/ft

(Present runoff peak flow is CFS & proposed runoff peak flow is CFS.)

f. Characteristics of Detention Basins:

Elevation	Storage in Ac/ft	Remarks

A free board of _____ feet is left over.

4. Rating Data for Low Level Outlet

Bottom of Detention Basin (elevation) _____ ft.

Invert of Low-Level Outlet = _____ ft.

Size & Shape of Low-Level Outlet = _____ ft.

Any Additional Physical Details of Low-Level Outlet from Detention Basin = _____ ft

5. Rating Data for Overflow Weir

a. Bottom of Detention Basin (elevation) _____ ft.

Invert of Overflow Weir = _____ ft.

Bottom of Overflow Weir = _____ ft.

Top of Overflow Weir = _____ ft

Shape of Overflow Weir = _____ ft.

Any Additional Physical Details of Outflow Weir.

b.

Elevation	Outflow Discharge in CFS	Remarks
	0 CFS	
	CFS	
	CFS	
	CFS	
	CFS	Peak Proposed Outflow
Max water surface elev.	FT	

c. Volume of Retention Required for Post-Development Conditions = _____ AC/ft

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d. Depth of Water in Swamp (or Discharge Area) for AC/ft at an elevation of feet.

6. Design Criteria Summary

- a. Provide (and use) the Detention Area in Lot # _____.
- b. Bottom Elevation of Detention Area = _____ ft.
- c. Top Bank Elevation = _____ ft.
- d. Maximum Water Surface Elevation for one-hundred-year Storm = _____ ft.
- e. Overflow Weir as Proposed is as Follows: (Draw a Sketch)

- f. All Storm Drainage Pipe Systems are Designed for Twenty-Five-Year Storm Frequency Except for the Pipes Leading to Retention Area Should Have a Capacity for One-Hundred-Year Storm.
- g. Pipe Analysis – See Paragraph G for Summary and Computer Printout for Analysis. (All Catch Basins are Connected by Twelve-Inch Pipes.) Twenty-Five-Year-Frequency Storm for Twenty-Four-Hour Duration has Total Rainfall = _____ Inches and Twenty-Five-Year-Frequency Storm for Twenty-Four-Hour Duration has an Effective Rainfall for CN = _____ is _____ Inches.

7. Pipe Analysis Summary (for Pipes 24-inches' Diameter or Larger)

<u>Name of Roadway</u>	<u>Average Slope</u>	<u>Contributing Drainage Area in Acres</u>	<u>Peak Discharge for 25-year frequency storm</u>	<u>Size of Pipe Required in Inches</u>	<u>Size of Pipe Provided in Inches</u>
			CFS		
			CFS		
			CFS		
Pipe to Retention Area			CFS		

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8. Inflow/Outflow Summary Results (Detention Basin)

a. Existing Conditions (Pre-Development):

D.A. = _____ acres \pm

CN = _____

TC = _____ minutes

Peak Flow = _____ CFS

Frequency = 1 in 100 Year

Rainfall = _____ inches in _____ hours

Volume = _____ AC/ft

Peak Flow = _____ CFS (without routing through pipes)

b. Proposed Conditions (Post-Development):

Peak Flow = _____ CFS

Maximum Outflow = _____ CFS

Max Water Surface Elevation (100-Year Storm) = _____

Bank Elevation = _____

Total Volume Pre-Development = _____ AC/ft

Total Volume Post-Development = _____ AC/ft

Detention at Elevation _____ = _____ AC/ft

Provided = _____ AC/ft Therefore O.K.



Town of Blackstone

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Form M

Request For Release Of Security

THE UNDERSIGNED, OWNER OF LAND BEING SUBDIVIDED PURSUANT TO A DEFINITIVE PLAN OF A SUBDIVISION ENTITLED _____, DATED _____, 20____, BELIEVING THAT THE CONDITIONS SET FORTH BY THE CERTIFICATE OF APPROVAL (Form D-1) ISSUED BY THE PLANNING BOARD DATED _____, 20____, HAVE BEEN SATISFIED WITH RESPECT TO _____,

AND HAVING SECURED APPROVAL FROM THE SUPERINTENDENT OF THE DPW FOR SUCH RELEASE, HEREBY REQUESTS RELEASE OF \$_____ FROM THE SECURITY DEPOSIT OF \$_____ BEING HELD BY THE TOWN TO SECURE THOSE CONDITIONS, LEAVING \$_____ TO SECURE FUTURE PERFORMANCE.

Owner's Signature:

Date Approved for Release:

Blackstone DPW Superintendent Signature: Date:

Majority of the Planning Board of the Town of Blackstone
(Print name next to signature)

