



**Town of Rochester
Planning Board**

37 Marion Road, Rochester MA 02770
Phone: 508-763-5421 Fax: 508-763-5379

**APPLICATION FOR AN 81-W HEARING FOR MODIFICATION
OF AN APPROVED DEFINITIVE SUBDIVISION PLAN**

Date: _____

The undersigned hereby submits a Definitive Subdivision Plan entitled:
_____ dated: _____

as a modification of an existing Definitive Subdivision Plan entitled:
_____ dated: _____

consisting of _____ lot(s) divided from a _____ acre tract of land located:

_____. The subject property is included on

Assessors Map/Lot _____ and recorded at Plymouth County Registry of

Deeds, Book/Page _____.

The undersigned applies for approval of the modified/amended of an approved Definitive Subdivision Plan in accordance with MGL Chapter 41 Section 81-W.

I hereby certify that all information provided in this application form and required attachments is true and accurate to the best of my knowledge. I agree to notify the Rochester Planning Board of any changes in the information provided in the application, in writing, as soon as is practicable. I understand failure to provide the required information and fees may result in a denial of my project.

Printed Name of Applicant _____

Address _____

Telephone # _____ Cell Phone # _____

Signature of Applicant or Legal Representative Date _____

Print Name of Owner _____

Address _____

Telephone # _____ Cell Phone # _____

_____ Date _____
Signature of Owner (if different from applicant)

Printed Name of Engineer or Surveyor _____

Address _____

Telephone # _____ Fax Phone # _____ Stamp No. _____

_____ Date _____
Printed Name of Engineer and/or Surveyor

Statement of Reason for Request for 81-W Hearing:

Rochester Planning Board

**Submittal Check List
For
"81-W Request for Hearing"**

All submittals to the Planning Board for consideration must include the following, with no exception. Submittals will not be deemed complete, and will not be excepted until all of the following documentations have been submitted:

- _____ The original of a completed and signed 81-W application.
- _____ The original "Mylar" tracing, at a scale of "1 inch = 40 feet".
- _____ 7 contact prints.
- _____ 3 prints measuring 11 by 17 inches.
- _____ 2 copies of the Definitive Subdivision Lotting Plan at a scale of 1 inch = 200 feet.
- _____ \$500.00 if no Preliminary Plan - \$ 250.00 if a Preliminary Plan with or without Preliminary Plan: plus \$ 150.00 /lot plus \$2.00 per linear foot of roadway
- _____ \$3,000.00 deposit for independent consultant for engineering review and/or legal counsel to review plans and application documents and advise the Board accordingly.
- _____ A deposit of money to cover advertising and abutter notification.
- _____ A Municipal Lien Certificate.
- _____ A copy of the deed(s) vesting title in the current owner.
- _____ If more than one owner or in the event the applicant is not the owner of record, the 81-W application shall be signed by each owner authorizing the filing of the plan.
- _____ The plan must show the name of the applicant and owner of record with the book and page number of the recorded deed.
- _____ Names of all owners of land abutting the subdivision and abutters to abutters within 300 feet of the property line as Certified by the Assessors' Office.
- _____ Receipt of the submittal of the Definitive Plan to the Board of Health must be provided.
- _____ The plan must have the Subdivision name.

- _____ The plan must have the boundaries.
- _____ The plan must have the north point.
- _____ The plan must have the plan date and date of submission of the Preliminary Plan if applicable.
- _____ The plan must have a legend.
- _____ The plan must have a locus map
- _____ The plan must have a scale.
- _____ The plan must show the proposed lines of streets, ways, lots, easements and public and common areas within and adjacent to the subdivision. The purpose of each easement shall be indicated on the plan.
- _____ Location of all permanent monuments properly identified as to whether existing or proposed.
- _____ The plan must show the location, names and present widths of streets bounding, approaching, or within the immediate proximity of the subdivision, showing both roadway widths and right-of-way widths.
- _____ The plan must have suitable space to record the action of the Planning Board and the signature of the seven (7) members of the Planning Board on each sheet of the Definitive Plan set.
- _____ The plan should have existing and proposed topography with 2-foot contours intervals, unless a smaller contour interval is required by the Planning Board, to properly define the existing or proposed topography.
- _____ The plan should show the surface elevation of all water bodies within the subdivision and ground surfaces identified as to type. In the event that there are no wetlands and/or floodplains on any land within and adjacent to the perimeter of the subdivision within 100-feet, a statement to that effect shall be noted on the plans.
- _____ The plan shall show existing profiles on the exterior lines and proposed profile on the center-line or proposed streets at a horizontal scale of 1" = 40' and vertical scale of 1" = 4'.
- _____ Profiles shall also indicate the location of any intersecting public or private ways, and the location, material, and size of existing and proposed storm drains, water mains, sewers, fire alarm, street lighting and other underground utilities to be placed within the-right-of-way.

- _____ The plans shall show typical cross sections of the proposed streets, properly located and identified by station number, at such intervals along the streets as will adequately indicate any variations in its section, supplemented where necessary, by lines on the layout plan showing the width and location of proposed roadways, planting strips, gutters, sidewalks, and similar physical features.
- _____ The plan shall show existing and proposed centerline profiles of all utility and access easements beyond the normal right-of-way lines of the proposed roadways at a horizontal scale of 1"= 40' and vertical scale of 1"= 4'. All elevations shall refer to NGVD 1929 datum. Profiles shall indicate the location, material, and size of existing and proposed storm drains, water mains, sewers, fire alarm, street lighting, and other underground utilities, as well as the finish centerline profile and proposed width of all travel ways to be placed within the easement.
- _____ Standard utility construction details as well as any special construction details or other pertinent information, which the Board may request as is necessary to evaluate the feasibility of the proposed design of the subdivision.
- _____ Copies of agreements granting the developer rights essential to the development of the land and construction work involved, including the right of access over existing ways.
- _____ Percolation tests and soil evaluation test pits certified by a Commonwealth of Massachusetts Soil Evaluator shall be performed in areas designated for subsurface sewage disposal and stormwater management.
- _____ Certified soil evaluation test pit information and maximum groundwater elevations shall be provided along the proposed subdivision roadway at intervals not to exceed 500-feet and shall be witnessed by the Board of Health. Additional soil testing and/or borings may be required by the Planning Board if, in its opinion there may exist adverse soil or groundwater conditions which may be detrimental to public health/safety and the construction of the roadways and stormwater management systems.
- _____ Traffic sight distances, vertical and horizontal, for all intersections within the subdivision and for the public ways adjoining the subdivision at location of ingress or egress shall be shown.
- _____ Identify all Zoning Districts and any Zoning District boundary lines including the River Valley Overlay Districts, the Groundwater Protection District and any other overlay districts.
- _____ Identify all significant physical features on the subject property and within 150 feet of the project such as utilities, stone walls, boulders larger than 5 cubic yards, buildings, driveways, swales, knolls, and trees of 12-inch caliper or greater within 20-feet of all existing and proposed travel ways.

_____ A traffic impact analysis, prepared by a Registered Professional Engineer in the Commonwealth of Massachusetts, shall be prepared for all **Definitive Plans involving ten (10) or more lots**, or where in the opinion of the Planning Board, such study is necessary for the safety and welfare of the inhabitants of the Town.

Print name of applicant

Acceptor's Signature

Date