

TOWN OF RAYNHAM PLANNING BOARD

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE SUBDIVISION APPROVAL

To the Planning Board of the Town of Raynham

Dated: _____, 20_____

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (*check 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 Raynham Zoning By-law under Section _____, which requires _____ feet for the erection of a building on such lot; and every lot on the plan has frontage on:
 - a. a public way or way which the Town Clerk certifies is used and maintained as a public way, namely:

 - b. a way shown on an approved and endorsed Subdivision Definitive Plan, known as:
_____ approved on

 - c. a private way in existence on _____, the date when the Subdivision Control law became effective in the Town of Raynham, having in the opinion of the 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.
3. _____ The division of the tract of land shown on the accompanying plan is not a subdivision of land because it shows a proposed conveyance/other instrument _____ 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 Raynham Zoning By-law in effect.
4. _____ Other reasons or comments:

Applicant's (s') name – please print:

Applicant's (s') signature: Owner (s), if different, needs to

sign

Applicant's (s') address:

The Owner's (s') title to the land is derived under Deed

from _____, dated _____, and recorded in Bristol County
Northern District Registry of Deeds, Book _____, Page _____ or Land Court Certificate of Title
No. _____,
registered in _____, Book _____, Page _____, and
_____ Assessors' Map _____, Plot _____.

Received by Town Clerk/Planning Board: Date _____ Time _____

Signed _____

TOWN OF RAYNHAM PLANNING BOARD
FORM A-1
DETERMINATION THAT SUBDIVISION APPROVAL IS NOT REQUIRED

TOWN CLERK

Date _____, 20 ____

Town of Raynham, Massachusetts

Certification of Action: RE: Application for endorsement of plan believed not to require approval.

Applicant _____

Address _____

You are hereby notified that the plan entitled

submitted by the above applicant on _____, 20 _____, accompanied by a Form A application for a determination by the Board, dated _____, 20 _____, has been endorsed by the Planning Board as follows:

“Planning Board Approval Under the Subdivision Control Law Not Required”

Chairman, _____

cc: Building Inspector
Applicant
File
Planning Board use only – Town of Raynham

TOWN OF RAYNHAM PLANNING BOARD
FORM A-2
DETERMINATION THAT SUBDIVISION APPROVAL IS REQUIRED

TOWN CLERK _____

Date _____, 20

Town of Raynham, Massachusetts

Certification of Action: RE: Application for endorsement of plan believed to require approval.

Applicant _____

Address _____

You are hereby notified that the plan entitled _____

submitted by the above applicant on _____, 20 _____, accompanied by a Form A application for a determination by the Board, dated _____, 20 _____, requires approval under the Subdivision Control Law and it has been determined that the Plan shows a subdivision for the following reason(s):

Raynham Planning Board Chairman, _____

cc: Building Inspector
Applicant
File
Planning Board use only – Town of Raynham

TOWN OF RAYNHAM PLANNING BOARD
FORM A-3
DETERMINATION THAT APPLICATION DEEMED NOT SUBMITTED

TOWN CLERK _____

Date _____, 20

Town of Raynham, Massachusetts

Certification of Action: RE: Application for endorsement of plan believed to require approval.

Applicant _____

Address _____

You are hereby notified that the plan entitled

submitted by the above applicant on _____, 20 _____, accompanied by a Form A application for a determination by the Board, dated _____, 20 _____, requires approval under the Subdivision Control Law and it has been determined that the Plan is deemed not submitted for the following reason(s):

Raynham Planning Board Chairman, _____

cc: Building Inspector
Applicant
File
Planning Board use only – Town of Raynham

TOWN OF RAYNHAM PLANNING BOARD
FORM B
APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Raynham Planning Board

_____, 20 ____

The undersigned being the applicant as defined under Chapter 41, Sec. 81-L, for approval of a proposed subdivision shown on a plan entitled:

by: _____ Dated _____

and described as follows:

Location:

Number of Lots: _____ Total Acreage of Tract _____

Hereby submits said plan as a PRELIMINARY plan in accordance with the Raynham Planning Board Rules and Regulations in effect this Date: _____

The title of the undersigned to said land is derived from:

By Deed _____ Dated _____ and
recorded in the Bristol County Northern District Registry of Deeds Book _____ Page _____

Certificate of

Title: _____

The Undersigned hereby applies for approval of said Plan:

Received by Town Clerk:

Date: _____

Applicant _____

Time: _____

Address _____

Signed: _____

Phone Number _____

Applicant's signature _____

Owner's (s') signature

TOWN OF RAYNHAM PLANNING BOARD
FORM B-1
CERTIFICATE OF ACTION: APPROVAL OF A PRELIMINARY PLAN

Date: _____, 20 _____

TOWN CLERK
Raynham Planning Board
Town of Raynham, Massachusetts

It is hereby certified by the Raynham Planning Board that at a duly called and properly posted meeting of said Board held

on _____, it was voted to approve a Preliminary Subdivision Plan entitled:

Name of plan:

Submitted by:

Address:

Owner:

Address:

Filed with the Board on _____ concerning the property located at

Showing _____ proposed lots, with the following conditions/modification:

True Copy Attest:

Clerk, Raynham Planning Board

Planning Board Use Only

TOWN OF RAYNHAM PLANNING BOARD
FORM B-2
CERTIFICATE OF ACTION: DISAPPROVAL OF A PRELIMINARY PLAN

Date: _____, 20 _____

TOWN CLERK
Raynham Planning Board
Town of Raynham, Massachusetts

It is hereby certified by the Raynham Planning Board that at a duly called and properly posted meeting of said Board held

on _____, it was voted to disapprove a Preliminary Subdivision Plan entitled:

Name of plan:

Submitted by:

Address:

Owner:

Address:

Filed with the Board on _____ concerning the property located at

Showing _____ proposed lots, for the following reasons:

A True Copy Attest:

Clerk, Raynham Planning Board

Planning Board Use Only

TOWN OF RAYNHAM PLANNING BOARD

FORM C
APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

Date: _____, 20 _____

Raynham Planning Board

The undersigned, being the applicant as defined under Chapter 41, Sec. 81-L, applies for approval of a proposed subdivision shown on a plan entitled:

Dated: _____, 20 _____, Described as follows (location):

Location:

Number of proposed lots _____, total acreage _____, hereby submits said Definitive Plan in accordance with the Raynham Planning Board Rules and Regulations.

The undersigned title to said land is derived from (Owner)

_____ by Deed _____, dated _____ and recorded in the Bristol County Northern District Registry of Deeds, Book _____, Page _____ or _____ Certificate of Title No. _____

Said Plan has/has not evolved from a Preliminary Plan dated _____, 20 _____

The undersigned hereby applies for approval of said Plan:

Applicant (print) _____ Owner _____

Signature _____ Signature _____

Address _____ Address _____

Phone _____ Engineer _____

Signature _____

Address _____ Phone _____

Received by Town Clerk/Planning Board:

Date _____ Time _____ Signature _____

Check list be submitted:

1. _____ Form C Application
2. _____ Fee
3. _____ No. of Copies of Plan
4. _____ Copy of Current Deed
5. _____ Engineering Calculations
6. _____ Municipal Lien Certificate

TOWN OF RAYNHAM PLANNING BOARD

FORM C-1
CERTIFICATE OF ACTION: APPROVAL OF A DEFINITIVE PLAN

Date: _____, 20 _____

TOWN CLERK

Town of Raynham, Massachusetts

It is hereby certified by the Raynham Planning Board that at a duly called and properly posted meeting of said Board, held on _____, it was voted to approve a subdivision plan entitled:

Name _____

Submitted by _____

Address: _____ Owned by _____

Originally filed with the Board on _____, concerning the property located at _____

and showing _____ proposed lots, with the following Modifications/Conditions:

Endorsement of the approval is conditioned upon the provision of a performance guarantee, in the form of a _____

Approval to be noted on the plan and recorded with the Bristol County Northern District Registry of Deeds, said form of guarantee may be varied from time to time by the Applicant subject to agreement on the adequacy and amount of said guarantee by the Board.

Conditions of Acceptance: Conditions should be written on the endorsed plan and recorded with the plan or by separate instrument referenced/recorded.

True Copy Attest:

Clerk, Raynham Planning Board
Planning Board Use Only – Town of Raynham

TOWN OF RAYNHAM PLANNING BOARD

FORM C-2
CERTIFICATE OF ACTION: DISAPPROVAL OF A DEFINITIVE PLAN

Date: _____, 20 _____

TOWN CLERK

Town of Raynham, Massachusetts

It is hereby certified by the Raynham Planning Board that at a duly called and properly posted meeting of said Board, held on _____, it was voted to disapprove a subdivision plan entitled:

Name

Submitted by

Address: _____ Owned by _____

Originally filed with the Board on _____, concerning the property located at

and showing _____ proposed lots, with the following Modifications/Conditions:

Fails to conform to Board of Health/Planning Board Rules/Regulations

A True Copy Attest:

Clerk, Raynham Planning Board

Planning Board Use Only – Town of Raynham

TOWN OF RAYNHAM PLANNING BOARD

FORM D
SOURCE CERTIFICATE

To the Planning Board of the Town of Raynham:

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 Raynham, Massachusetts and required by the rules of the Massachusetts Registry of Deeds. My source of information about the location boundaries shown on the plan were one or more of the following:

1. Deed from _____ to
_____,
dated _____ and recorded in Book _____, Page

2. Other deeds and plans, as follows:

3. Oral information furnished by

4. Actual measurements from ground/ starting point/ bounds

5. Other sources

Witness my hand and seal this _____ day of _____, _____

Name _____

Registration Number _____

Title (R.L.S. or P.E.) _____

TOWN OF RAYNHAM PLANNING BOARD

FORM G
CERTIFIED LIST OF ABUTTERS

To the Planning Board of the Town of Raynham:

The undersigned, being the applicant for approval of a site plan entitled

_____, submits the
listing of the adjoining owners in their relative positions and indicating the address of each abutter on the
attached list.

Signature of Applicant

Address

_____, Massachusetts

_____, 20 _____

To the Planning Board of the Town of Raynham:

This is to certify that at the time of the last assessment for taxation made by the Town of Raynham, the names and addresses of the parties assessed as adjoining owners to the parcel of land for said site plan where as written, except as follows:

Assessor

TOWN OF RAYNHAM PLANNING BOARD

FORM H-1
COVENANT

Know all men by these presents that the undersigned has submitted an Agreement made this date between the Town of Raynham, Massachusetts and the applicant, pertaining to the land shown on a plan entitled

plan by _____
hereinafter referred to as the Applicant of _____
to secure the construction of ways and the installation of municipal services in the subdivision of land known as _____, by _____ dated _____, owned by _____

Address _____

Land located _____ and showing _____ proposed lots.

In consideration of said Planning Board of Raynham in the County of Bristol, approving said plan without requiring a performance bond, the undersigned hereby covenants and agrees with the Inhabitants of the Town of Raynham, Massachusetts, as follows:

1. That the undersigned is the owner in fee simple absolute of all the land included in the subdivision and that there are no mortgages of record or otherwise on any of the land, except for those described below, and that the present holders of said mortgages have assented to this contract prior to its execution by the undersigned. All owners and the Applicant must personally sign this covenant.
2. That the undersigned will not sell or convey any lot in the subdivision or erect or place any building on any lot until the construction of ways and installation of municipal services necessary to adequately serve such lots has been completed in accordance with the covenants, conditions, agreements, terms and provisions as specified in the following:
 - a. The Application for Approval of Definitive Plan (Form C0
 - b. The Subdivision Control Law and Regulations Governing the Subdivision of Land in Raynham, Massachusetts
 - c. The definitive plan as approved with conditions of approval specified therein, dated _____
 - d. Other documents (specify): _____

However, any 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 or convey any lot subject only to that covenant which provided that no lot be sold or conveyed or shall be built upon until ways and services have been provided to serve each lot.

3. That this covenant shall be binding on the executors, administrators, devisees, heirs, successors and assigns of the undersigned and shall constitute a covenant running with the land included in the subdivision and shall operate as restrictions upon the land.

4. That particular lots within the subdivision shall be released from the foregoing conditions upon the recording of a Certificate of Performance executed by a majority of vote of the Planning Board and enumerating the specific lots to be released: and that nothing herein shall be deemed to prohibit a conveyance by a single deed subject to this covenant of either the entire parcel of land shown on the subdivision plan or of all lots not previously released.

That the undersigned agrees to record this covenant with the Bristol County Northern District Registry of Deeds.

Owner(s)/ Applicant(s):

The Commonwealth of Massachusetts

Bristol, ss. _____ Date _____

Then personally appeared the above name _____ and acknowledge the foregoing instrument to be his/ her/ their free act and deed, before me.

Notary Public, Commission expires

Date _____

TOWN OF RAYNHAM PLANNING BOARD

FORM H-2/3
PERFORMANCE GUARANTEE

Secured by:

Bank Passbook

Acct. #

Surety Bond

Bond

_____ Company _____

Agreement made this date between the Town of Raynham, Massachusetts, bond Company, and the Applicant to secure the construction of ways and the installation of municipal services in the subdivision of land known as by _____ dated

_____ owned by

_____ address

_____ land located

_____ and showing _____ lots.

KNOW ALL MEN by these presents that the applicant and surety hereby bind and obligate themselves, their executors, administrators, devisees, heirs, successors and assigns, jointly and severally to the Town of Raynham, acting through its Planning Board, in the sum of _____ dollars, and having secured this obligation by depositing with the Treasurer of the Town of Raynham, a deposit for the above sum, represented by Passbook or Bond Number _____ with an order drawn on the _____

Bank/Bond Company.

Payable to the order of the Raynham Planning Board, said sum to be used to insure the performance by the applicant of all covenants, conditions, agreements, terms and provisions contained in the following:

1. The Application for Approval of A Definitive Plan (Form C)
2. The Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land in Raynham
3. The certificate of approval and the conditions of approval specified therein, dated
4. The Definitive Plan as approved and as qualified by the certificate of approval
5. Other documents specifying construction:

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

Upon completion by the applicant of all obligations as specified herein, on or before date

Or such later date as may be specified by a vote of the Planning Board with a written concurrence of the applicant and surety company, the passbook/bond shall be returned to the applicant and this agreement shall become void. In the event the applicant fails to satisfactorily complete the construction of ways and installation of municipal services as specified in this agreement, within the time specified, the funds on deposit in the account represented by the bank passbook/bond company may be applied, in whole, or in part, by the Raynham Planning Board for the benefit of the completion of said ways as specified in this agreement.

Notary:

Bristol, ss. _____ Date

Then personally appeared the above named _____ and
acknowledge the foregoing instrument to be his/her free act and deed, before me.

Notary Public _____ Expires

TOWN OF RAYNHAM PLANNING BOARD

FORM J
COVENANT RELEASE

The undersigned, being a majority of the Planning Board of Raynham, Massachusetts, hereby certify that the requirements for construction of improvements called for by the Covenant dated _____, given by _____ and recorded in the Bristol County Registry of Deeds, Northern District, Book _____ Page _____, or registered in _____ Land Registry District as Document No. _____, Certificate of Title No. _____ in Book No. _____ Page No. _____ have been completed or have been secured by another form of performance guaranty, acceptable to the satisfaction of the Raynham Planning Board.

Plan entitled _____

Recorded date _____ Book _____ Page _____

Lots designated for release:

Executed as a sealed instrument this the _____ day of _____

Raynham Planning Board

Chairman _____

The Commonwealth of Massachusetts

Bristol, ss _____ Date _____

Then personally appeared the above named _____ and
acknowledged the foregoing instrument to be his/her free act and deed, before me.

Notary Public,

My commission expires

(Seal)

TOWN OF RAYNHAM PLANNING BOARD

FORM L
DECLARATION OF RESERVED EASEMENTS

Town of Raynham

KNOWN ALL MEN BY THESE PRESENTS that the undersigned owner, has submitted an application dated _____ to the Town of Raynham Planning Board for approval of a Definitive Plan of Land entitled _____

to be recorded herewith and currently owned by _____

_____ address

land located at _____

and showing _____ proposed lots.

The undersigned acknowledges that the within described easements as shown on the above referenced plan are integral to the Subdivision's design and necessary to protect the safety, convenience, and welfare of the Inhabitants of the Town of Raynham. In consideration of said Planning Board of the Town of Raynham, in the County of Bristol, approving said plan, the undersigned hereby covenants and agree (s) with the Inhabitants of the Town of Raynham acting by and through its Planning Board as follows:

1. The undersigned is the owner in fee simple absolute of all land included in the subdivision and that there are no mortgages of record or otherwise on any of the land, except for those described below, and that the present holders of said mortgages have assented to this declaration prior to its execution by the undersigned.
2. This declaration shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the undersigned and shall run with the land included in the subdivision and shall operate as restrictions upon the land to the extent provided under law.
3. The undersigned shall record this declaration with the Bristol County Northern District Registry of Deeds. Reference to this declaration shall be entered on the face of the definitive subdivision plan as approved.
4. This Declaration shall be executed before endorsement of approval of the definitive plan by the Planning Board and shall take effect at the time of endorsement.

5. The undersigned owners hereby reserve the following described easement(s) in perpetuity for the benefit of the inhabitants of the Town of Raynham. (See Exhibit A attached hereto and made a part hereof.)

6. For Title to the property, see deed from

_____ dated _____ Recorded in North Bristol County Registry of Deeds,
Book _____ Page _____ or registered in Bristol County Registry Land
Court as Document No. _____, Certificate of Title
_____ in Book _____

7. The present holder of a mortgage upon the property is

8. Any lot shown on the subdivision plan, which is subject to any easement described in Paragraph 5, shall be
subject to terms of this declaration.

9. This declaration may be amended by a document executed by the owners of the subdivision roads provided such amendment shall not be effective unless it is assented to in writing by the owner(s) of all lots which are subject to the reserved easements described in Paragraph 5 and provided further that the amendment shall not be effective until it is approved in writing by the Town of Raynham Planning Board and recorded in the Bristol County Northern District Registry of Deeds.

IN WITNESS WHEREOF the undersigned hereunto set my/our hand(s) and seal(s) this _____
day of _____.

Owner(s)

Signature(s)

Mortgagee(s) _____

Signature(s)

TOWN OF RAYNHAM PLANNING BOARD

FORM M CONSTRUCTION COST ESTIMATE FOR PERFORMANCE GUARANTEE

Sheet 1 of

2

Computed by:

Checked by:

Date:

NOTE: Unit Cost Values: Means Site
Work & Landscape Cost Data

		PHASE III					
	Item Description	Station	Unit	Unit Cost	Phases	Qty of Comp. Work	Value of Complete Work
	Subdivision Name						\$0000000000
1	Bituminous Concrete						
	a). 1 1/2" Roadway Top Course		tons				
	b). 2 1/2" Roadway Base Course		tons				
	c). Driveway Aprons		ea				
2	Sidewalk, 4' wide		lf				
3	Slope Granite Curb		lf				
4	Granite Curb Inlet		ea				
5	Loam and Seed		msf				
6	Select Gravel Base, Roadway (10")		tons				
7	Process Gravel Base, Roadway (14")		tons				
8	Detention Basin (Pond A-2)						
	(a) Grading		sy				
	(b) Loam & Seed		msf				
	(c) 12" Rip-Rap (Means 02300-300-0600)		sy				
	(d) Emergency Spillway		ea				
	(e) 4" Perf. HDPE Underdrain		lf				
	(f) Outlet Control Structure		ea				
9	Duct Bank		lf				
10	Trenching for Duct Bank		lf				
11	Catch Basin		ea				
12	Catch Basin Frame & Grate		ea				
13	Double Catch Basin		ea				
14	Double Catch Basin Frame & Grate		ea				
15	Drain Manhole		ea				
16	Drain Manhole Frame & Cover		ea				
17	12" RCP drain		lf				
18	15" RCP drain		lf				
19	30" RCP drain		lf				
20	15.5'x4' Concrete Wheelchair Ramp		ea				
21	Flare-end section		ea				
22	Monument Survey		ea				
23	Granite/Concrete Bounds		ea				
24	Iron Pipe		ea				
25	General Clean Up		ls				
26	Clean Drainage System		ls				
27	Wood Guard Rail		lf				

28	Siltation Fence		lf				
29	Street Trees		ea				
30	Landscape Island		ls				
	As-Built and Acceptance Plan		lf				
32	Roadway Maintenance		lf				
33	Erosion Control		LS				
34	Testing		lf				
35	Administration		LS				
	Balances-----						
					30% Contingency		
	Total Performance Guarantee Required						