



**TOWN OF WRENTHAM PLANNING BOARD**

**MUNICIPAL BUILDING, 79 SOUTH STREET**

**WRENTHAM, MASSACHUSETTS 02093**

**p: 508-384-5441 / f: 508-384-3174**

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September 6, 2017

**Certificate of Action  
Park Place  
Definitive Subdivision  
Wrentham, Massachusetts**

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDMAM, MA

CERTIFY

*William P. O'Donnell*  
WILLIAM P. O'DONNELL, REGISTER

RECEIVED  
TOWN CLERK'S OFFICE  
WRENTHAM, MA  
2017 SEP 12 AM 8:18

Applicant: Park Place Wrentham, LLC  
135 Lakeside Avenue  
Wrentham, MA 02093

Owner: Eagle Brook Estates Realty Trust  
20 Dodge Avenue  
North Attleboro, MA 02760

Locus: 112.46± acres located off of Park Street to the west and north of Mill Street  
Assessors' Map K-12, Block 1, Parcel 6  
Assessors' Map K-13, Block 1, Parcels 1, 7 & 8

Deed References: Book 4439, Page 339-341

Zoning District: Residence-30 (R-30) and Residence 43 (R-43)

In the matter of the Application for Definitive Subdivision Plan approval associated with the development entitled Park Place, a proposed residential Open Space Preservation Development (OSPD) in Wrentham, Massachusetts, which has been submitted by Park Place Wrentham, LLC (the "Applicant"), the Planning Board (the "Board"), subject to the requirements of the Town of Wrentham "Rules and Regulations Governing the Subdivision of Land", Town of Wrentham Zoning By-Laws and the provisions of MGL c.41 §§81K-81GG of the Massachusetts General Laws, hereby renders the following decision.

**Background**

The aforementioned application was submitted on April 12, 2017 to the Office of the Planning Board and the Office of the Town Clerk. The application and plan entailed the following conditions.

- This project has been designed as a residential OSPD. The Planning Board is concurrently granting a Special Permit pursuant to Article 17 of the Zoning By-Laws.
- Required open space consists of a 44-acre open space parcel.
- The applicant is proposing to create up to 92 residential building lots that will occupy approximately 68 acres, which will leave approximately 44 acres as open space.
- The lots will be accessed by the creation of a new roadway system that will have a centerline length of approximately 8,035 linear feet. Access to this subdivision will be off of Park Street via two (2) access points directly across from Warren Drive and Joshua Road.
- A central mailbox and school bus stop are incorporated into the design of the subdivision.
- In accordance with the provisions of Article 17, dimensional requirements under OSPD design are as follows:

**SEE PLAN FILED IN**

PLAN BOOK 663 PAGE 29-37

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O F F I C I A L	R-30 Conventional	O F F I C I A L	R-43 Conventional
Lot Area	30,000 sf	Lot Area	43,560 sf
Frontage	125 ft	Frontage	150 ft
Front Yard	40 ft	Front Yard	40 ft
Side Yard	20 ft	Side Yard	25 ft
Rear Yard	40 ft	Rear Yard	40 ft

- The Wrentham Conservation Commission issued an Order of Conditions (DEP SE 351-1088).

The following documentation was submitted to and reviewed by the Board:

**Plans:** A 78-page sheet set of plans entitled, "*Open Space Preservation Development, Definitive Residential Subdivision, Wrentham, Massachusetts*", prepared by Andrews Survey & Engineering, Inc., 500 East Washington Street, North Attleboro, MA 02760 dated March 1, 2017 and revised through June 23, 2017.

**Reports:** A bound document entitled "*Open Space Preservation Development, Definitive Subdivision, Park Place, 0, 355 & 365 Park Street*", prepared by Andrews Survey & Engineering, Inc., 500 East Washington Street, North Attleboro, MA 02760 dated January 7, 2013. Bound document contains Application Forms, Checklists, Waiver Requests, Project Narrative, Community and Environmental Assessment, Abutters List, etc.

"*Stormwater Management Report, Park Place, 0, 355 & 365 Park Street, 0 Park & Mill Streets, Wrentham, MA*" prepared by Andrews Survey & Engineering, Inc., 500 East Washington Street, North Attleboro, MA 02760 dated March 1, 2017 and revised through June 23, 2017.

"*Operation and Maintenance Plan, Park Place, 0, 355 & 365 Park Street, 0 Park & Mill Streets, Wrentham, MA*" prepared by Andrews Survey & Engineering, Inc., 500 East Washington Street, North Attleboro, MA 02760 dated March 1, 2017.

**Letters:** Letter from Beals & Thomas dated April 24, 2017 that contained a summary of proposed review services and cost estimate.

Email dated May 12, 2017 from Scott Hughley of 406 Park Street that contained comments regarding the proposed project.

Email from Virginia Stuart dated May 18, 2017 that contained the endorsed, executed scope of services from Beals & Thomas for peer review services.

Letter from Beals & Thomas dated June 7, 2017 that contained first review comments for the proposed project.

Letter from Andrews Survey & Engineering dated June 12, 2017 that contained responses to comments received from Beals & Thomas.

Email from Andrews Survey & Engineering dated June 20, 2017 that contained revised site plan sheets that were part of the responses to comments from Beals & Thomas.

Letter from Professional Services Corp. dated June 20, 2017 that contained comments regarding stormwater for the proposed project.



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○ ~~Curbing will be installed at all intersection radii only and granite curb inlets will be installed at all catch basin locations.~~

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- e. Article 14.7k - Due to the underlying terrain throughout the site, excavations will be required to be made at less than 10 feet above the annual high water table.
- 7) A Homeowner's Association (consisting of the lot owners) and Association By-Laws shall be recorded at the Norfolk County Registry of Deeds. The Homeowner's Association By-Laws shall be provided to the Planning Board for review and approval within three (3) months of endorsement and prior to being recorded at the Norfolk County Registry of Deeds. Said documents shall be recorded prior to the release of any lots from the Subdivision Covenant. The By-Laws shall include the individual deeds for each lot. The Homeowner's Association documentation should clearly indicate the Town services available to the Project.
- 8) Due to the size of the project, a phasing plan is proposed and is hereby incorporated into this Decision. Sheet C12.1 of the Plans includes a plan and written description of the proposed phasing, as follows:
  - Phase I will take approximately 24 months to complete, from the date of recording.
  - Phase II will take approximately 12 months to complete.
  - Phase III will take approximately 12 months to complete.
  - Phase IV will take approximately 18 months to complete.
- 9) Phase I consists of the following:
  - a) Development and on-site implementation of a stormwater pollution prevention plan (SWPPP) to identify potential sources of stormwater pollution at the construction site, describe practices to reduce pollutants and the volume of stormwater discharges from the construction site and to establish procedures that the Applicant (and all operators working on the property) will implement to comply with the terms and conditions of the NPDES construction general permit. Said SWPPP shall be submitted to the Planning Board for review and approval at least 14 days prior to commencement of site work activities.
  - b) Tree clearing and grinding of stumps in place within limits of clearing for the entire project.
  - c) Installation of infiltration basins 2 through 8.
  - d) Construction of Atticus Avenue from Station 0+00 to Station 20+50,
  - e) Construction of Finch Avenue from Station 0+00 to 0+50
  - f) Construction of Harper Lee Avenue from station 0+00 to station 0+50.
  - g) Construction of Mail Kiosk/Bus Stop.
  - h) Construction on Lots 1-12, 38-39 and 47-54 (lots 38-39 are model home sites)

Phase I of the development shall be completed within 24 months of the date of recording of this Decision and Plans at the Norfolk County Registry of Deeds. If work is not to be completed within this timeframe, the Applicant shall inform the Planning Board no less than 30 days prior to the deadline, and include a description of outstanding work items plus a revised schedule. At that time, the Board may, at its discretion and upon the request of the Applicant, grant an extension subject to a review of the adequacy of the performance guarantee and the number of lots remaining to be developed within the site. The amount of said guarantee, at the discretion of the Board, may be increased due to

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escalating costs. In addition, the Board may vote to increase the amount of the surety based on the potential of existing improvements deteriorating during the extension period, thereby warranting repair or replacement. The Board may consult with the Superintendent of Public works on the performance guarantee and potential deterioration.

10) Phase II consists of the following:

- a) Installation of infiltration basin 1.
- b) Construction of Atticus Avenue from Station 49+25 to end,
- c) Construction of Harper Lee Avenue from station 0+50 to end.
- d) Construction on Lots 33-37, 41-46 and 64.

Phase II of the development shall be completed within 36 months of the date of recording of this Decision and Plans at the Norfolk County Registry of Deeds. If work is not to be completed within this timeframe, the Applicant shall inform the Planning Board no less than 30 days prior to the deadline, and include a description of outstanding work items plus a revised schedule. At that time, the Board may, at its discretion and upon the request of the Applicant, grant an extension subject to a review of the adequacy of the performance guarantee and the number of lots remaining to be developed within the site. The amount of said guarantee, at the discretion of the Board, may be increased due to escalating costs. In addition, the Board may vote to increase the amount of the surety based on the potential of existing improvements deteriorating during the extension period, thereby warranting repair or replacement. The Board may consult with the Superintendent of Public works on the performance guarantee and potential deterioration.

11) Phase III consists of the following:

- a) Construction of Atticus Avenue from Station 45+50 to 49+25,
- b) Construction of Finch Avenue from station 0+50 to end.
- c) Construction on Lots 30-32, 55-63 and 65-78.

Phase III of the development shall be completed within 48 months of the date of recording of this Decision and Plans at the Norfolk County Registry of Deeds. If work is not to be completed within this timeframe, the Applicant shall inform the Planning Board no less than 30 days prior to the deadline, and include a description of outstanding work items plus a revised schedule. At that time, the Board may, at its discretion and upon the request of the Applicant, grant an extension subject to a review of the adequacy of the performance guarantee and the number of lots remaining to be developed within the site. The amount of said guarantee, at the discretion of the Board, may be increased due to escalating costs. In addition, the Board may vote to increase the amount of the surety based on the potential of existing improvements deteriorating during the extension period, thereby warranting repair or replacement. The Board may consult with the Superintendent of Public works on the performance guarantee and potential deterioration.

12) Phase IV is the final phase of the project and consists of the following:

- a) Construction of Atticus Avenue from Station 20+50 to 45+50,
- b) Construction on Lots 13-29 and 79-92.
- c) Reconstruction of Park Street, as described in Condition #49, below:
  - o Sawcut existing driveways, sidewalks, and roadway as noted on Plans
  - o Existing bituminous pavement to be reclaimed by milling and hauled off-site.

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o Install bituminous concrete finish course on roadway. A L

o Install loam and seed to all disturbed areas.

Phase IV of the development shall be completed within 66 months of the date of recording of this Decision and Plans at the Norfolk County Registry of Deeds. If work is not to be completed within this timeframe, the Applicant shall inform the Planning Board no less than 30 days prior to the deadline, and include a description of outstanding work items plus a revised schedule. At that time, the Board may, at its discretion and upon the request of the Applicant, grant an extension subject to a review of the adequacy of the performance guarantee and the number of lots remaining to be developed within the site. The amount of said guarantee, at the discretion of the Board, may be increased due to escalating costs. In addition, the Board may vote to increase the amount of the surety based on the potential of existing improvements deteriorating during the extension period, thereby warranting repair or replacement. The Board may consult with the Superintendent of Public works on the performance guarantee and potential deterioration.

- 13) Prior to any lot release for any phase, the Covenant or statutory surety posted in lieu thereof shall not be released nor shall any dwelling be occupied until all construction that may impact the safety of the future residents of the Subdivision is in place and approved by the required authorities. This would include, but not be limited to, the installation of the base coat of asphalt and the drainage system, with the rims set level with the base coat so as to be functional, the installation of all detention basins and appurtenant drainage structures and systems, all water mains and services, all hydrants and all other underground utilities, with the exception of the fire alarm systems.
- 14) The proposed legal documents for the Project (Declaration of Restrictions, the Homeowner's Trust document and the Covenant) shall be reviewed for form and signed off in concept by Wrentham's Town Counsel. Final versions of these documents shall be consistent with those approved by Town Counsel and shall be submitted to the Planning Board no less than 30 days prior to seeking action on them.
- 15) The Applicant shall be responsible for reasonable fees that may be related to the Town's engagement of a Professional Engineer to assist in the review of plans and documents related to the design and construction of the project and stormwater management related to the project as specified as a part of these conditions of approval. The cost associated with these services and the associated scope of work will be reviewed with the Applicant prior to engagement of said services by the Town. This shall also include regular inspections during construction at a frequency to be determined by the Board.
- 16) The Definitive Plan prepared for endorsement shall include a designated mailbox area. The Board shall approve the proposed mail center location.
- 17) Prior to the commencement of any site work or tree clearing, a pre-construction meeting shall be held with the Town Planner, DPW Superintendent, the Building Inspector and the Planning Board's consulting engineer to review project conditions and proposed scope of work and schedule. Inspections shall be conducted by the Planning Board's consulting engineer retained in accordance with M.G.L. chapter 44, section 53G, to inspect and/or oversee the construction and installation of the approved drainage and infrastructure for this project. The cost associated with the inspecting engineer shall be borne solely by the applicant. A deposit of \$5,000, collected pursuant to M.G.L. chapter 44, section 53G, shall be provided to the Town prior to the commencement of any site work.
- 18) The hours of operation for excavation activities and the construction of the approved roadway and related improvements shall be from 7:00 A.M. to 6:00 P.M., Monday through Friday, although the operation of heavy site work and construction equipment shall cease by 5:00 P.M. Said excavation and construction activities may be conducted on Saturdays, but only between the hours of 8:00 AM to 5:00 PM. No site work shall occur on Sundays. Heavy machinery shall be required to have properly installed and working mufflers to minimize noise levels.

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19) No removal of earth is authorized by this approval. The Applicant's attention is directed to Article 14 of the Zoning By-Laws and Article 7.11 of Wrentham's General By-Laws.

20) All utilities shall be installed underground.

21) Water will be provided by extension of the municipal water system. Wastewater will be handled by onsite septic systems.

22) The Applicant has indicated that the proposed roadways will become "Public Ways". The Applicant shall submit to the Board, prior to the endorsement of plans, the proposed form of a deed to convey all ownership of the proposed roadways to the Town of Wrentham. The Town reserves the right of not formally accepting the roadways and related appurtenances, until all construction is completed in accordance with this decision. The Applicant shall reserve the fee interest in the roadways in any deed conveying one or more of the lots in the subdivision to any other party. Should the Applicant wish the roadways to remain private, and not convey said deed to the Town, then the Applicant shall be required to apply for a modification of this decision so that additional conditions can be established regarding the proper maintenance, safety, accessibility and liability of the roads.

23) The Board shall support the Applicant's request for a waiver from the Massachusetts Architectural Access Board (MAAB) for the installation of sidewalks where the grade will exceed 5%. In the event that the waiver is denied, the Applicant shall revise the site plans to show wider roadway(s) in these areas to accommodate pedestrians.

24) The applicant shall be responsible for the design, permitting and construction for improvements to the intersection of Park Street at Route 140 to mitigate the impact of the development that will cause the level of service to decrease from LOS E to LOS F. The work shall be completed prior to the release of lots for Phase II. This relieves the applicant of being responsible for further improvements to Park Street outside of this condition and Condition #51. The work shall be conducted in coordination and to the satisfaction of the Department of Public Works (DPW).

25) Prior to endorsement of the Definitive Plans the Applicant shall decide on the street names for all roadways within the subdivision. The names shall not be changed following endorsement of the definitive plans.

26) Retaining walls to be installed along the side slopes of roadways are to be designed and built in accordance with currently accepted MHD specifications for such walls. Said specification shall be clearly noted with the retaining wall detail on the definitive plan submitted for endorsement subject to review and approval of the Board. Retaining walls shall not be located on any property that is to become the responsibility of the Town of Wrentham upon acceptance of the roadways and/or open space(s). The Homeowner's Association shall be responsibility for maintenance and repair of said structures. The Town of Wrentham does not want the responsibility or liability for these structures.

27) Prior to the initial release of the Subdivision Covenant, a Professional Structural Engineer registered within the Commonwealth of Massachusetts shall certify that all structural retaining walls within roadway layouts have been constructed in accordance with the MHD specification as noted on the endorsed definitive plan.

28) The Town of Wrentham will be responsible for the piping and conveyance system of the stormwater management system in accordance with the Stormwater Handbook (i.e., street sweeping, catch basin cleaning, etc.). The Homeowners Association will be responsible for the stormwater basin maintenance (i.e., mowing, cleaning debris, rip-rap, etc.). The Applicant (and Homeowner's Association upon transfer of management) shall provide annual updates to the Planning Board to

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confirm compliance with the Stormwater Handbook and Operations and Maintenance Plan for the stormwater basins.

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- 29) Clearing, excavation and other site work may not commence within the subdivision site until the Applicant has provided proper documentation that a SWPPP has been prepared and a NPDES permit for construction activities has been issued. During all phases of construction, the site shall be managed and maintained to ensure that no onsite or offsite impacts from stormwater runoff occur. Efforts shall be made to minimize the extent of disturbance and to maintain the integrity, stability and aesthetics of the site.
- 30) No increase in runoff volume is permitted, except as noted in the stormwater management report.
- 31) Entrances to the Open Space, if applicable, shall be designed and approved by the Wrentham Conservation Commission and shall be installed at the entrances of pedestrian access ways to the Common Open Space. The improvements shall be installed prior to any buildings constructed on the adjoining lots being occupied or prior to the final release of the Subdivision Surety, whichever is earlier. In no case shall land within the access ways be cleared or otherwise disturbed or improvements located therein without prior written approval of the Planning Board and only for purposes of improving pedestrian access to said Common Open Space.
- 32) Prior to conveyance of an individual lot abutting open space, or prior to the final release of the Subdivision Surety pursuant to MGL c.41 §81U, whichever is sooner, permanent boundary markers shall be installed for all lots that abut open space and along the periphery of the Common Open Space at each point of change in bearing. Off- set boundary markers may be used if topography precludes installation at the bearing. The type and location of said boundary markers are subject to review and approval of the Planning Board, however the standard is to install concrete bounds that are permanent, with a life expectancy of decades. The installed bounds shall be clearly visible and shall include identification to indicate their purpose. Said markers shall be shown on the as-built plan submitted upon completion of the development.
- 33) Public vs. non-public areas shall be designated with clearly posted usage rules.
- 34) During all phases of construction, limit of work fencing or silt fence/hay bales shall be installed and maintained along the periphery of those designated Common Open Space areas which are adjacent to any active site work or construction which is to remain undisturbed, prior to site work for that phase, commencing and maintained throughout the construction process of that phase and until the final release of the Subdivision Surety pursuant to MGL c.41 §81U unless otherwise voted by the Board. Said fencing shall be shown on the Definitive Plan submitted for endorsement subject to review and approval of the Board.
- 35) No material, vehicles or construction equipment shall be stored within the Common Open Space, except for the following:
  - the construction of drainage improvements in the Common Open Space.
  - within the existing construction entrance area as shown on Sheet C11.3 (area to be restored/revegetated upon completion of work)
- 36) All landscaping in the vicinity of roadways shall be planted and maintained to ensure safe and compliant sight distances. If necessary, easements shall be provided by the Applicant, prior to conveyance of any affected lots.
- 37) If applicable, retaining walls to be installed along the side slopes of roadways are to be designed and built in accordance with currently accepted MHD specifications for such walls. Said specification shall be clearly noted with the retaining wall detail on the definitive plan submitted for endorsement subject



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to review and approval of the Board. Prior to the initial release of the Subdivision Covenant, a Professional Structural Engineer, registered within the Commonwealth of Massachusetts shall certify that all structural retaining walls within roadway layouts have been constructed in accordance with the MHD specification as noted on the endorsed definitive plan.

- 38) Any Easements to the Town of Wrentham and covenants to which the Town may have an interest shall be subject to review by Town Counsel, after which appropriate documentation shall be recorded at the Norfolk County Registry of Deeds. Said Easement documents shall be reviewed and approved as to form and content prior to the release of any lots from the Subdivision Covenant but shall not be recorded. Said Easement documents shall be provided in the final form for review and approval prior to the streets being accepted by the Town and be recorded with the plans for Street Acceptance.
- 39) A "Conveyance of Easements and Utilities Form" (Form 8) duly executed by the Applicant shall be tendered to the Board at the time the plans are presented for endorsement and shall be recorded contemporaneously with the plans at the Registry of Deeds. A copy of the recorded document shall be provided to the Board prior to any release of the Subdivision Covenant.
- 40) The Definitive Plan prepared for endorsement shall include a notation quoting Paragraph "a" under Section 3.333 of the WSRR (Section 3.333 a) concerning the time periods during which construction of required subdivision improvements are to be initiated. Said notation shall be shown on that portion of the plan that is to be recorded at the Norfolk County Registry of Deeds and the Land Court of which documentation that said portion of the plan being recorded shall be furnished to the Board prior to the release of the Subdivision Covenant.
- 41) The Definitive Plan prepared for endorsement shall incorporate all the plan changes required by this certificate and those drafting errors identified by the Board, the Town Planner or its review engineer as contained in letters received from them except as otherwise relived by this certificate elsewhere. And shall be submitted a minimum of two weeks prior to the Board acting on the plans.
- 42) The Definitive Plan prepared for endorsement shall include both lot numbers and street addresses (located in circles) the assessor will not assign numbers until the plans are approved, as assigned by the Wrentham Assessor's Department.
- 43) Excavation, earthwork or disturbance within 100 feet of any state-regulated wetland shall be prohibited, except by authorization of the Conservation Commissions of Wrentham, as required.
- 44) Notwithstanding any other condition stated herein to the contrary, the Subdivision Covenant may allow a building permit to be issued for the construction of a model home on two (2) lots only within the development (proposed for Lots 38 and 39). Said lots shall be identified on the definitive plan submitted for endorsement subject to review and approval by the Board. The Covenant shall continue to restrict the selling of said lots to a separate party or the occupancy of the model home as a residence until the Covenant is released in accordance with other conditions of this Decision.
- 45) Prior to the initial release of the Subdivision Covenant pursuant to MGL C.41 §81U, the Applicant shall submit an as-built plan and profile showing the location and elevations of the then-existing base course of the roadways, and related drainage and utility improvements. The plan shall be prepared and certified by a Professional Land Surveyor registered within the Commonwealth of Massachusetts. In addition, two benchmarks established prior to and maintained in the field throughout the construction process and based on the North American Vertical Datum of 1988 (unit in feet) and North American Datum of 1983 (units in feet). Shall be so referenced on the As Built plan submitted at this stage and the one to be submitted upon the completion of the development. The As Built plans shall be at a scale of 1" = 40' on 24" by 36" sheets. As an option, the Applicant may submit two or more as-built plans and profiles as described above in order to receive a partial release of the Subdivision Covenant provided the release only involve those lots fronting along roadways shown on

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said plans and profiles and would be in accordance with the approved phase. All releases shall be subject to Board determining that the roadway and related improvements have been properly completed to date for that phase.

- 46) In accordance with Condition #27, the Covenant shall not be released, and the roadway frontage shall not be deemed adequate, until all construction that may impact the safety of the future residents of the Subdivision is in place and approved by the required authorities. This would include, but not be limited to, the proper installation of the roadway base course, drainage catch basins and manholes, with the rims set level with the base course so as to be functional, all drainage basins and appurtenant structures, and all other underground utilities. Further, for each phase, the Covenant shall not be released until a signed and stamped certification from the development's P.E. is provided to the Planning Board indicating that the drainage system/basin serving said phase of the project is installed and functioning as designed. The Board reserves the right to require as-built information and additional review by the Planning Board's consulting engineer, utilizing chapter 44, section 53g funds, if deemed necessary by a majority of the Planning Board.
- 47) No driveway opening shall enter over any catch basin nor otherwise serve to preclude the installation of the granite inlet curb and any granite transition curbing at least six (6) feet on either side of the catch basin.
- 48) It is required that a sign be posted at the entrances of the subdivision prior to any building construction. Said sign shall inform the public that the roadway is private. The sign shall read "Not a Town Way - Town Services Not Provided" and shall be legible from a distance of not less than 50 feet with the unaided eye. Such sign shall be subject to the approval of the Board.
- 49) Snow plowing and the maintenance and upkeep of the roadways are the responsibility of the Applicant until the Town of Wrentham accepts the roads as Public Ways. The Board reserves the right to require of the Applicant a Maintenance Bond comprising an amount equal to up to three years of the cost of snow plowing and maintenance in order to protect the safety of residents who may be in need of emergency services should the Applicant default on this requirement at any time during construction of this development.
- 50) No building, fencing or other structures shall be located within the designated drainage and utility easements as shown on the approved Definitive Subdivision Plan and said restriction shall be specified in the deeds of the properties so affected. Copies of the deeds to be recorded for said lots, which contain the aforementioned restriction, must be submitted to the Planning Board Office no less than two (2) weeks prior to their release from the Subdivision Covenant.
- 51) The Applicant shall be responsible for the resurfacing of Park Street between the access roadways and 100 feet to the south of the southerly entrance roadway and 100 feet to the north of the northerly entrance roadway in either direction of each access roadway to mitigate the impact of truck traffic during construction and ongoing traffic generated by the development. The timing and nature of the resurfacing shall be conducted in coordination and to the satisfaction of the Department of Public Works (DPW).
- 52) Prior to their installation or construction, all modifications affecting the design or detail of construction of the improvements approved under these plans shall be submitted by the Applicant to the Board for a determination as to whether they are subject to the provisions of MGL c.41 §81W. These changes shall include, but not be limited to, any modifications to the wetlands lines or drainage system that may be required by the Board of Health.
- 53) Prior to the final release of the Subdivision Surety pursuant to MGL C.41 §81U, the Applicant shall submit an as built plan and profile showing the location and elevations of the roadways as well as related drainage and utility improvements completed in accordance with the approved Definitive

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Subdivision Plan or approved modifications thereto as determined by the Board. The plan shall be prepared and certified by a Professional Land Surveyor registered within the Commonwealth of Massachusetts. The as-built plans shall be at a scale of 1" = 40' on 24" by 36" sheets utilizing North American Vertical Datum of 1988 (unit in feet) and North American Datum of 1983 (units in feet).

- 54) Prior to the final release of the Subdivision Surety pursuant to MGL C.41 §81U, the Applicant shall submit a form of deed conveying the Common Open Space to qualified ownership entity and an approved Conservation Restriction acceptable and approved by the Commonwealth of Massachusetts and the Town (Planning Board with input from Conservation Commission), detailing the allowed uses of the common open space, the form of ownership (e.g., Homeowner's Private Land Trust) and management. Said restriction shall provide enforcement rights of the restriction to the qualified ownership entity. This signed and approved Conservation Restriction shall be recorded at the Registry of Deeds and proof of recording shall be provided.
- 55) Revised plans and documents must be submitted within 60 days from the date of approval of this Certificate of Action unless the Board grants a written extension.

The Definitive Plans and this Certificate of Action shall be filed contemporaneously at the Registry of Deeds and all recording information shall be provided to the Board or its office within 20 days after endorsement.

This decision shall not be effective until:

1. A copy of this decision has been filed with the Office of the Town Clerk;
2. Twenty (20) days shall have lapsed following the filing of this decision in the office of the Town Clerk;
3. The Applicant obtains a copy of this decision from the Town Clerk bearing a certification that no appeal of the decision has been filed;
4. Said copy of decision is properly recorded and referenced at the Norfolk County Registry of Deeds within 60 days from the date of it being filed with the Office of the Town Clerk and a copy of that recording provided to the Board;

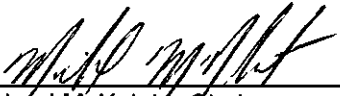
On September 6, 2017, members of the Planning Board voted to approve the Definitive Subdivision Plan for Park Place. Further the Board voted to have the Chairman and a member sign this Decision and Approval on behalf of the Board. The vote of the Planning Board was as follows:

<u>Member</u>	<u>Vote</u>	<u>Member</u>	<u>Vote</u>
Michael McKnight	Yes	Charles Woodhams, Jr.	Yes
Everett Skinner, Jr.	Yes	Stephen Schwarm	Yes
Jim Lawrence	Yes	Robert Cass	Yes

And further approved that the Chairman and a member sign this Decision and Approval on behalf of the Board.

Appeals, if any, from this decision shall be made pursuant to MGL c.41 §81-BB and shall be filed within 20 days after the filing date of this decision in the office of the Town Clerk.

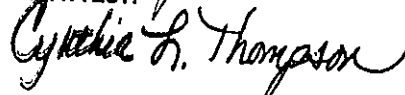
Signed on behalf of the Wrentham Planning Board:

  
 Michael McKnight, Chairman

  
 Planning Board Member

OCT 04 2017

A TRUE COPY, ATTEST:



TOWN CLERK

NO NOTICE OF APPEAL RECEIVED 20 DAYS  
 FOLLOWING RECORDING OF NOTICE AND  
 APPROVAL OF PLANS FROM PLANNING  
 BOARD OR BOARD OF APPEALS.