

**FORM A**

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

PLAN TITLE/DATE \_\_\_\_\_

FEE \_\_\_\_\_

APPLICATION FOR APPROVAL OF A PLAN BELIEVED NOT TO REQUIRE APPROVAL

To the Planning Board of the Town of Sharon:

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Sharon Zoning By-Law and is on a public way, namely, \_\_\_\_\_, or a private way, namely \_\_\_\_\_, Assessor's Map # \_\_\_\_\_, Parcel # \_\_\_\_\_.

2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The owner's title to the land is derived under deed from \_\_\_\_\_ Dated \_\_\_\_\_, 20\_\_\_\_ and recorded Certificate of Title No. \_\_\_\_\_, registered in Norfolk District Book \_\_\_\_\_, Page \_\_\_\_\_.

Received by Town Clerk

Date \_\_\_\_\_

Time \_\_\_\_\_

Applicant's Signature \_\_\_\_\_

Applicant's Address \_\_\_\_\_

\*Owner's Signature \_\_\_\_\_  
and Address \_\_\_\_\_

PLANNING BOARD ACTION - APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

COMMENTS

By \_\_\_\_\_ Date \_\_\_\_\_  
Agent for the Board

\*All owners must sign

**FORM B**

PLANNING BOARD- TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

FEE \_\_\_\_\_

**APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN**

To the Planning Board of the Town of Sharon:

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

\_\_\_\_\_

by \_\_\_\_\_ dated \_\_\_\_\_, 20 \_\_\_\_\_

being land bounded as follows: \_\_\_\_\_

\_\_\_\_\_

Assessor's Map # \_\_\_\_\_, Parcel \_\_\_\_\_ hereby submits said plan as a PRELIMINARY subdivision plan in accordance with the Rules and Regulations of the Sharon Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from \_\_\_\_\_

by deed dated \_\_\_\_\_ and recorded in the Norfolk County Registry of Deeds Book \_\_\_\_\_, Page \_\_\_\_\_, and registered in the Norfolk Registry District of the Land Court, Certificate of Title No. \_\_\_\_\_.

Received by Town Clerk

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Time \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\*Owner's Signature \_\_\_\_\_

& Address \_\_\_\_\_

\_\_\_\_\_

(All land within proposed subdivision)

Signature of Owner of any land \_\_\_\_\_  
across which easements must \_\_\_\_\_  
be taken. \_\_\_\_\_

\*All owners must sign

\_\_\_\_\_

**FORM C**

PLANNING BOARD- TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

FEE \_\_\_\_\_

**APPLICATION FOR APPROVAL OF DEFINITIVE PLAN**

To the Planning Board of the Town of Sharon:

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

\_\_\_\_\_

by \_\_\_\_\_ dated \_\_\_\_\_, 20 \_\_\_\_\_

being land bounded as follows: \_\_\_\_\_

\_\_\_\_\_

Assessor's Map # \_\_\_\_\_, Parcel \_\_\_\_\_ hereby submits said plan as a DEFINITIVE subdivision plan in accordance with the Rules and Regulations of the Sharon Planning Board and makes application to the Board for approval of said plan.

The undersigned's title to said land is derived from \_\_\_\_\_

by deed dated \_\_\_\_\_ and recorded in the Norfolk County Registry of Deeds Book \_\_\_\_\_, Page \_\_\_\_\_, and registered in the Norfolk Registry District of the Land Court, Certificate of Title No. \_\_\_\_\_; and said land is free of encumbrances except for the following:

\_\_\_\_\_

\_\_\_\_\_

Said plan has \_\_\_ has not \_\_\_ Evolved from a preliminary plan submitted to the Board on \_\_\_\_\_, 20\_\_\_\_, and approved (with modifications) \_\_\_ disapproved\_\_\_ on \_\_\_\_\_, 20\_\_\_\_.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations. The undersigned hereby further covenants and agrees with the Town of Sharon, upon the approval of said DEFINITIVE plan by the Board.

**FORM C**

**APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN (continued)**

1. to install utilities in accordance with the Rules and Regulations of the Planning Board, the Town Engineer, the Board of Health, and all general as well as Zoning By-Laws of the Town of Sharon, as are applicable to the installation of utilities within the limits of ways and streets;
  
2. to complete and construct the streets or ways shown thereon in accordance with Section 5 of the Rules and Regulations of the Planning Board and the approved DEFINITIVE plan, profiles and cross sections of the same. Said plan, profiles, cross sections and construction specifications are specifically, by reference, incorporated herein and made a part of this application. This application and the covenants and agreements herein shall be binding upon all heirs, executors, administrators, successors, grantees of the whole or part of said land, and assigns of the undersigned; and
  
3. (i) to complete (except in the case of any portion of the subdivision, for which a surety company performance bond or a performance bond secured by a deposit of money or negotiable securities shall have been filed pursuant to 3.3.6.1.) the required improvements for the subdivision, specified in Section within four (4) years of the date of such approval, (ii) to complete the required improvements for any portion of the subdivision, for which a surety company performance bond or a performance bond secured by a deposit of money or negotiable securities shall have been filed pursuant to 3.3.6.1, within two (2) years of the date of the performance bond or within four (4) years of the date of the Board's approval of the Definitive Plan, whichever date shall occur the earlier, and (iii) that no structure will be occupied until at least the basic course of the bituminous concrete, as specified in Section 5.0, has been applied to the streets which serve those structures.

'Received by Town Clerk

Applicant's Signature \_\_\_\_\_

Date \_\_\_\_\_

Applicant's Address \_\_\_\_\_

Time \_\_\_\_\_

\*Owner's Signature \_\_\_\_\_

Signature \_\_\_\_\_

and Address \_\_\_\_\_

(all land within proposed subdivision)

Signature of Owner of any land \_\_\_\_\_  
across which easements must \_\_\_\_\_  
be taken.

\*All owners must sign

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FORM C-1**

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

CERTIFICATE OF APPROVAL OF A DEFINITIVE PLAN

It is hereby certified by the Planning Board of the Town of Sharon, Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on \_\_\_\_\_, 20\_\_\_\_, it was voted to approve a Definitive Plan entitled: \_\_\_\_\_

\_\_\_\_\_;

submitted by: \_\_\_\_\_;

originally filed with the Planning Board on \_\_\_\_\_

concerning the property located \_\_\_\_\_

with the following conditions:

- This approval is valid for four (4) years from this date, as provided at Paragraph 3.3.7.2

Endorsement in the Land Subdivision Rules and Regulations of the Sharon Planning Board (except that failure of the applicant to submit revised plans and other required submittals within six (6) months of this date shall automatically rescind approval of the plan).

A copy of this Certificate of Approval is to be filed with the Sharon Town Clerk and a copy sent to the applicant.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

A true copy, attest:

\_\_\_\_\_

Clerk, Sharon Planning Board

\_\_\_\_\_

**SHARON PLANNING BOARD**

**FORM C-2**

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

CERTIFICATE OF DISAPPROVAL OF A DEFINITIVE PLAN

It is hereby certified by the Planning Board of the Town of Sharon, Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on \_\_\_\_\_, 20\_\_\_\_, it was voted to disapprove a Definitive Plan entitled: \_\_\_\_\_

\_\_\_\_\_;

submitted by: \_\_\_\_\_;

originally filed with the Planning Board on \_\_\_\_\_

concerning the property located \_\_\_\_\_

for the following reasons: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Board will rescind its disapproval if, within six (6) months of this date the applicant submits revised plans and other required submittals fully conforming to the Rules and Regulations of the Board and resolving the specific reasons for disapproval.

A copy of this Certificate of Disapproval is to be filed with the Sharon Town Clerk and a copy sent to the applicant.

A true copy, attest:

\_\_\_\_\_

Clerk, Sharon Planning Board

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SHARON PLANNING BOARD**

**FORM D**

PLANNING BOARD- TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

**ENGINEER'S CERTIFICATE**

To the Planning Board of the Town of Sharon:

In preparing the plan entitled \_\_\_\_\_

I hereby certify that the above-named plan and accompanying data are true and correct in accordance with the requirements of the current Rules and Regulations governing the Subdivision of Land in Sharon, Massachusetts, and that the designs contained herein are in accordance with commonly accepted engineering practice and in compliance with applicable laws and regulations of the Commonwealth of Massachusetts and By-Laws of the Town.

1. Sources of data are listed as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Oral information furnished by \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Actual measurement on the ground and other field determinations \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. All of the information required under Section 3.2.2 Contents, for a Preliminary Plan has been shown on the Plans. Yes \_\_\_\_\_  
No \_\_\_\_\_

5. All of the information required under Section 3.2.2 Contents, for a Definitive Plan has been shown on the Plans. Yes \_\_\_\_\_  
No \_\_\_\_\_

(Seal of Engineer)

Signed: \_\_\_\_\_

(Registered Professional Engineer)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address

**FORM D-1**

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

LAND SURVEYOR'S CERTIFICATE

To the Planning Board of the Town of Sharon:

In preparing the plan entitled \_\_\_\_\_,  
I hereby certify that the above-named plan and accompanying data are true and correct to the accuracy  
required by the current Rules and Regulations Governing the Subdivision of Land in Sharon,  
Massachusetts, and my sources of information about the location of boundaries shown on said plan were  
one or more of the following:

1. Deed from \_\_\_\_\_ to \_\_\_\_\_  
dated \_\_\_\_\_ and recorded in the Norfolk Registry in Book \_\_\_\_\_, Page \_\_\_\_\_.
2. Other plans and sources as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Oral information furnished by \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. Actual measurement on the ground from a starting point established by \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. All of the information required under Section 3.2.2 Contents, for a  
Preliminary Plan has been shown on the Plans. Yes \_\_\_\_\_  
No \_\_\_\_\_
6. All of the information required under Section 3.2.2 Contents, for a  
Definitive Plan has been shown on the Plans. Yes \_\_\_\_\_  
No \_\_\_\_\_

Signed: \_\_\_\_\_

(Registered Land Surveyor)

(Seal of Land Surveyor)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Address

**FORM E**

PLANNING BOARD- TOWN OF SHARON, MASSACHUSETTS  
SUBDIVISION NAME \_\_\_\_\_

DATE \_\_\_\_\_  
FEE \_\_\_\_\_

**APPLICATION FOR APPROVAL OF DEFINITIVE PLAN**

To the Planning Board of the Town of Sharon:

The undersigned, being an applicant for approval of a Definitive Plan of a proposed subdivision entitled \_\_\_\_\_

\_\_\_\_\_ submits the following sketch of the land in the subdivision listing the names of the adjoining owners and all other owners of land within five hundred feet (500') of the boundaries of the land shown on the plan and indicating the address of each on the sketch or in a separate list.

\_\_\_\_\_  
Signature of Applicant

Address

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_, Massachusetts  
\_\_\_\_\_, 20\_\_\_\_

To the Planning Board of the Town of Sharon:

This is to certify that at the time of the last assessment for taxation made by the Town of Sharon, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown above and within five hundred feet (500') thereof, were as written above, except as follows: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Assessor

**FORM F**

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

**PERFORMANCE BOND - SURETY COMPANY**

Know all men by these presents that \_\_\_\_\_

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, successors and assigns, jointly and severally, to the Town of Sharon, a Massachusetts municipal corporation, in the sum of \_\_\_\_\_ Dollars, (\$\_\_\_\_\_).

The condition of this obligation is that if the Principal shall fully and satisfactorily observe and perform in the manner and in the time therein specified, for the below specified streets and portions of streets 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 entitled \_\_\_\_\_

and dated \_\_\_\_\_, 20\_\_\_\_\_, has been or is hereafter granted by the Sharon Planning Board, then this obligation shall be void, otherwise it shall remain in full force and effect and the aforesaid sum, reduced as necessary, shall be paid to the Town of Sharon as liquidated damage.

**Streets and portions of streets covered by this obligation:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Surety hereby assents to any and all changes and modifications that may be made of the aforesaid covenants, conditions, terms and provisions to be observed and performed by the Principal, and waives notice thereof.

IN WITNESS WHEREOF we have hereunto set our hands and seals this day of \_\_\_\_\_, 20\_\_\_\_\_.

Principal

by \_\_\_\_\_

(Title)

Surety

by \_\_\_\_\_

Attorney-in-Fact

**FORM G**

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

**PERFORMANCE BOND - SECURED BY DEPOSIT**

Know all men by these presents that \_\_\_\_\_  
\_\_\_\_\_ hereby

binds and obligates himself/his/its executors, administrators, devisees, heirs, successors and assigns to the Town of Sharon, a Massachusetts municipal corporation, in the sum of \_\_\_\_\_ Dollars, (\$ \_\_\_\_\_), and has secured this obligation by the deposit with the treasurer of said Town of Sharon of said sum in money or negotiable securities with proper stock powers.

The condition of this obligation is that if the undersigned or his/its executors, administrators, devisees, heirs, successors and assigns shall fully and satisfactorily observe and perform in the manner and in the time herein specified for the below specified streets and portions of streets, all of the covenants, conditions, agreements, terms and provisions contained in the application signed by the Principal and dated \_\_\_\_\_, 20\_\_\_\_, under which approval of Definitive Plan of a certain subdivision, entitled and dated, 19, has been or is hereafter granted by the Sharon 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 remain the sole property of said Town of Sharon as liquidated damage.

Streets and portions of streets covered by this obligation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IN WITNESS WHEREOF the undersigned has hereunto set his hand and seal this day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Principal  
By: \_\_\_\_\_  
Title

**FORM H**

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

Date \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

**COVENANT**

Know all men by these presents that whereas the undersigned has submitted an application dated \_\_\_\_\_  
\_\_\_\_\_, 20 \_\_\_\_, to the Sharon Planning Board for approval of a Definitive Plan of certain subdivision  
entitled \_\_\_\_\_

\_\_\_\_\_ and dated , 20\_\_\_\_\_, and has requested  
the Board to approve such plan without requiring a performance bond.

NOW THEREFORE, THIS AGREEMENT WITNESSETH that in consideration of the Sharon Planning Board  
approving said plan without requiring a performance bond, and in consideration of one (1) dollar (\$1.00) in  
hand paid, receipt whereof is hereby acknowledged, the undersigned covenants and agrees with the Town of  
Sharon as follows:

- 1. The undersigned will not sell any lot in the subdivision or erect or place any permanent building on any such lot until the construction of ways and municipal services necessary to serve adequately such lot has been completed in the manner specified in the aforesaid application, and in accordance with the covenants, conditions, agreements, terms and provisions thereof.
- 2. This agreement shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the undersigned.

It is the intention of the undersigned and it is hereby understood 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.

It is understood and agreed that lots within the subdivision shall, respectively, be released from the foregoing conditions upon the recording of a Certificate of Performance executed by a majority of said Planning Board and enumerating the specific lots to be so released.

- 3. The undersigned represents and covenants that undersigned is the owner\* in fee simple of all the land included in the aforesaid subdivision and that there are no mortgages of record or otherwise on any of 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 undersigned.

\*If there is more than one owner, all must sign.

**FORM H**

COVENANT (cont'd.)

IN WITNESS WHEREOF the undersigned, applicant as aforesaid, does hereunto set his hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Owner(s) If not Applicant

\_\_\_\_\_  
Applicant

Description of Mortgages: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Give complete names and Registry of Deeds reference)

Assents of Mortgagees:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, ss \_\_\_\_\_, 20\_\_\_\_

Then personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_  
free act and deed, before me.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**FORM H-1**

Developer shall post a bond in an amount to be determined by the Planning Board in order that the private way may be maintained so as to not adversely affect the subdivision for a period of eight (8) years. Said private way cannot be converted to a public way in the future without consent of the Planning Board, which consent will not be given unless the way shown on the plan and all sidewalks, walkways, street lighting and drainage shall be completely constructed and installed in accordance with the requirements of the Planning Board's Rules and Regulations then in effect.

**FORM I**

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

**AGREEMENT BY APPLICANT AS TO PUBLIC IMPROVEMENTS TO BE MADE IN PROPOSED SUBDIVISION**

To the Planning Board of the Town of Sharon:

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

\_\_\_\_\_

\_\_\_\_\_ by \_\_\_\_\_ dated \_\_\_\_\_, 20\_\_\_\_,

in consideration of approval of the aforementioned plan, the undersigned agrees, at the sole expense of the undersigned, to construct and install, within four (4) years from the date you approved the aforementioned plan or within such further time allowed by the Planning Board of the Town of Sharon, the following public improvements in the subdivision: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

all in accordance with the Rules and Regulations Governing the Subdivision of Land of the Planning Board of the Town of Sharon.

Applicant's Signature \_\_\_\_\_

Applicant's Address \_\_\_\_\_

\_\_\_\_\_

FORM J

PLANNING BOARD – TOWN OF SHARON, MASSACHUSETTS      DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

RELEASE FORM

The undersigned, being a majority of the Planning Board of the Town of Sharon hereby certify that:

a. The requirements for the construction of ways and municipal services called for by the Performance Bond or Surety and dated \_\_\_\_\_, (and/or) by the Covenant dated \_\_\_\_\_, and recorded in Norfolk District Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_ (or registered in Norfolk Land Court Registry District as Document No. \_\_\_\_\_ in Registration Book \_\_\_\_\_, Page \_\_\_\_\_,) has been completed/partially completed, to the satisfaction of the Planning Board to adequately serve the enumerated lots shown on Plan entitled“ \_\_\_\_\_ “ recorded by the Norfolk Registry of Deeds, Plan Book \_\_\_\_\_, Plan \_\_\_\_\_, (or registered in said Land Registry District Plan Book \_\_\_\_\_) and said lots are hereby released from the restrictions as to sale and building specified thereon.

Lots designated on said Plan as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. The Town of Sharon, a municipal corporation situated in the County of Norfolk, Commonwealth of Massachusetts, acting by its duly organized Planning Board, holder of a Performance Bond or Surety, dated \_\_\_\_\_, (and/or) a Covenant dated \_\_\_\_\_, from \_\_\_\_\_ of the (City/Town) of \_\_\_\_\_, \_\_\_\_\_ County, Massachusetts, recorded with the \_\_\_\_\_ District Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_, (or registered in Land Registry District in Registration Book \_\_\_\_\_, Page \_\_\_\_\_,) acknowledges satisfaction of the terms thereof and hereby releases its right, title and interest in the lots designated on said plan as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FORM J**

RELEASE FORM (cont'd)

Executed as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_.

Planning Board of  
the Town of  
Sharon

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_, ss \_\_\_\_\_, 20\_\_\_\_\_

Then personally appeared \_\_\_\_\_, one of the above named members of the Planning Board of the Town of Sharon, Massachusetts, and acknowledged the foregoing instrument to be the free act and deed of said Planning Board, before me.

\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_

**FORM K**

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_  
CONVEYANCE OF EASEMENTS AND UTILITIES

\_\_\_\_\_ of \_\_\_\_\_ County,  
Massachusetts, for good and adequate consideration, grant to the Town of Sharon a municipal  
corporation in Norfolk County, Massachusetts, the perpetual rights and easements to construct,  
inspect, repair, renew, replace, operate and forever maintain water and sewer mains and drainage  
systems with any manholes, pipes, conduits, easements and other appurtenances thereto, and to do  
all acts incidental thereto, in, through and under the following described land: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

appearing on a plan entitled \_\_\_\_\_

And, for the consideration of aforesaid, the said grantor does hereby give, grant, transfer and  
deliver unto the Town of Sharon all water and sewer mains and drainage systems, manholes, pipes,  
conduits, casements, street lights and all appurtenances thereto that are now or hereafter  
constructed or installed in, through, or under the above described land by the grantor and the  
grantor's successors and assigns.

The grantor warrants that the aforesaid casements are free and clear of all liens or encumbrances,  
that he (it) has good title to transfer the same, and that he will defend the same against claims of all  
persons.

For grantor's title see deed from \_\_\_\_\_  
dated \_\_\_\_\_, 20\_\_\_\_, and recorded in Norfolk District Registry of Deeds,  
Book \_\_\_\_\_, Page \_\_\_\_\_, or under Certificate of Title No. \_\_\_\_\_  
registered in Norfolk District of the Land Court, Book \_\_\_\_\_, Page \_\_\_\_\_.

And (to be completed if a mortgage exists) (Name and Address) \_\_\_\_\_

\_\_\_\_\_ the present holder of a mortgage on the above described land, which mortgage is dated \_\_\_\_\_  
\_\_\_\_\_, 20\_\_\_\_ and recorded in said Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_  
for consideration paid, hereby releases unto the Town forever from the operation of said mortgage,  
the rights and easements herein above granted and assents thereto.

\_\_\_\_\_  
Authorized Signature of Mortgagor

\_\_\_\_\_  
Signature of Owner

**FORM K**

CONVEYANCE OF EASEMENTS AND UTILITIES (cont'd.)

IN WITNESS WHEREOF we have hereunto set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_\_.

COMMONWEALTH OF MASSACHUSETTS

\_\_\_\_\_,ss \_\_\_\_\_, 20\_\_\_\_\_.

Then personally appeared \_\_\_\_\_, one of the above named members of the  
Planning Board of the Town of Sharon, Massachusetts, and acknowledged the foregoing instrument to  
be the free act and deed of said Planning Board, before me.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



FORM M-1

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

CONTROL FORM AND PRELIMINARY PLAN CHECKLIST

Subdivision Name \_\_\_\_\_

Applicant's Name \_\_\_\_\_ Locus of Plan \_\_\_\_\_

Address \_\_\_\_\_

Engineer (Surveyor) \_\_\_\_\_

Preliminary Plan - Date Submitted (S) \_\_\_\_\_

Approval Date (S+60) \_\_\_\_\_

1. Form "B" Completed: ( ) Yes ( ) No Fee Paid: ( ) Yes ( ) No

a. Date Filed - Town Clerk \_\_\_\_\_

2. List all plans and supporting documents submitted with this Preliminary Plan.

Identifying

Number/Letter

Title, Date

_____	_____
_____	_____
_____	_____
_____	_____

3. Plans to include following information (See Sec. 3.2.2 - Contents)

	Plan or Document	Identifying No./Letter
a. Subdivision name and date, boundaries, north point and scale		
b. Name and address of developer/owner		
c. Owners of abutting property		
d. Existing & proposed streets, ways and easements		
e. Major features of the land		
f. Proposed sewerage disposal systems, drainage		
g. Bounds of proposed lots, areas and dimensions		
h. Adjacent streets		
i. Topography of land		
j. Letter designations on streets		
k. Profiles		
l. Adjoining land		
m. Zoning classification		
n. Town Atlas references		
o. Draft environmental statement		
p. Wetlands		
q. Locus Plan		
r. Soil types		
s. All required easements, existing and proposed		

**FORM M-1**

4. Date Form M-1 and set of preliminary plans sent to following (S+10) with required response date (S+30)
- a. Board of Health \_\_\_\_\_
  - b. Conservation Commission \_\_\_\_\_
  - c. Fire Department \_\_\_\_\_
  - d. Police Department \_\_\_\_\_
  - e. DPW \_\_\_\_\_
  - f. Water Department \_\_\_\_\_

It is the developer's responsibility to distribute the plans and obtain a dated receipt for the same.

I hereby certify to the Sharon Planning Board that to the best of my knowledge, the submission of this Preliminary Plan is complete.

\_\_\_\_\_  
Registered Land Surveyor or  
Registered Civil Engineer

Stamp

5. Date Form M-1 set of preliminary plans returned from the following (S+45 days = Deadline)
- a. Board of Health
  - b. Conservation Commission
  - c. Town Engineer
  - d. Fire Department
  - e. Police Department

6. Planning Board Action \_\_\_\_\_ dated \_\_\_\_\_, 20\_\_\_\_

- a. Approval required by Board of Health for Definitive: ( ) Yes ( ) No
- b. Type of Road Construction: ( ) Major Street  
( ) Secondary Street ( ) Minor Street

**FORM M-2**

PLANNING BOARD- TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

**CONTROL FORM AND DEFINITIVE PLAN CHECKLIST**

Subdivision Name

Applicant's Name \_\_\_\_\_ Locus of Plan \_\_\_\_\_

Address \_\_\_\_\_

Engineer (Surveyor) \_\_\_\_\_

Definitive Plan - Date Submitted (S) \_\_\_\_\_

Approval Date (S+60) \_\_\_\_\_

1. Form "C" Completed: ( ) Yes ( ) No      Fee Paid: ( ) Yes ( ) No

a. Date Filed- Town Clerk \_\_\_\_\_

2. List all plans and supporting documents submitted with this Definitive Plan.

Identifying  
Number /Letter

Title, Date

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**FORM M-2**

3. Plans to include following information (See Sec. 3.3.2 Contents)

		<u>Plan or Document</u>	<u>Identifying No./Letter</u>
a.	Title, subdivision name, date		
b.	Northpoint, scale, boundaries		
c.	Names and seals of the owner designee, engineer and surveyor		
d.	Major features of the land		
e.	Lines of existing and proposed streets, lots		
f.	Lot numbers		
g.	Lengths and bearings of street, way, lot lines, etc.		
h.	Monuments		
i.	Adjacent streets		
j.	Zoning classification		
k.	Existing and proposed location of Base Flood Elevation		
l.	Covenants, restriction, Z.B.A.		
m.	Land Court references		
n.	Assessor's Map and Parcel #'s		
o.	Space to record Board action		
p.	Profiles		
q.	Topography		
r.	Water, hydrants, street lights, fire alarm system		
s.	Drainage calculations		
t.	Street trees		
u.	Typical cross-sections		
v.	Environmental Assessment		
w.	Wetlands		
x.	Locus Plan		
y.	Soil test results (on the plan)		
z.	Letter designations for streets'		
a.a.	Abutters as listed on Form E		
b.b.	Lot layout at 1' <sup>1</sup> =100' for new assessor's maps		
c.c.	Sedimentation and Erosion Control Plan		
d.d.	Tree Planting Plan		
e.e.	Street Lighting Plan		

FORM M-2

4. Date Form M-2 and set of Definitive plans sent to following (S+10).
- a. Board of Health \_\_\_\_\_
  - b. Conservation Commission \_\_\_\_\_
  - c. Fire Department \_\_\_\_\_
  - d. Police Department \_\_\_\_\_
  - e. DPW \_\_\_\_\_
  - f. Water Department \_\_\_\_\_

It is the developer's responsibility to distribute the plans and to obtain a dated receipt for the same.

I hereby certify to the Sharon Planning Board that to the best of my knowledge the submission of this Definitive Plan is complete.

\_\_\_\_\_  
Registered Land Surveyor or  
Registered Civil Engineer

Stamp

**FORM N**

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

Date \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

LEGAL NOTICE OF PUBLIC HEARING

TOWN OF SHARON, MASSACHUSETTS

(Seal)

LEGAL NOTICE OF PUBLIC HEARING

\_\_\_\_\_, having submitted a Definitive Plan of a proposed subdivision  
(Applicant)

of land in \_\_\_\_\_, a copy of which is on file with the Planning Board\*, located \_\_\_\_\_

as shown on plan by \_\_\_\_\_ dated \_\_\_\_\_, 20\_\_\_\_,  
(Engineer or Surveyor)

a public hearing will be held thereon at \_\_\_\_\_ on \_\_\_\_\_,  
20\_\_\_\_, at \_\_\_\_\_ PM, in accordance with the provisions of General Laws, Chapter 41, Section 81-T, as  
amended.

SHARON PLANNING BOARD

\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*or other designated office

**FORM O**

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISIONNAME \_\_\_\_\_

**INSPECTION FORM\***

Name of Subdivision \_\_\_\_\_ From Sta. \_\_\_\_\_ to Sta. \_\_\_\_\_

Name of Applicant \_\_\_\_\_ Phone of Applicant \_\_\_\_\_

	<b>Subject</b>	<b>Responsible Agency</b>	<b>Initials of Agent</b>	<b>Inspection Date</b>
1.	Right-of-way Clearance Excavation	Town Engineer		
2.	Excavation	Town Engineer		
3.	Sub-grade Drain	Town Engineer		
4.	Sub-grade Preparation	Town Engineer		
5.	Water Installation, Testing and Disinfecting	Public Works Dept.		
6.	Drainage Installation and Testing	Town Engineer		
7.	Gas Installation and Testing	Bay State Gas		
8.	Embankment Grading	Town Engineer		
9.	Filling & Compaction	Town Engineer		
10.	Gravel Base	Town Engineer		
11.	Curb, Curb Cut and Gutter Installation	Town Engineer		
12.	Binder Course(s)	Town Engineer		
13.	Electric Line Installation and Testing	Town Engineer		
14.	Telephone Line Installation and Testing	Town Engineer, Verizon		
15.	Fire Alarm Installation and Testirig	Fire Department		

**FORM O**

PLANNING BOARD - TOWN OF SHARON, MASSACHUSETTS

DATE \_\_\_\_\_

SUBDIVISION NAME \_\_\_\_\_

**INSPECTION FORM\*** (Cont'd.)

16.	Street Light Installation and Testing	Town Engineer, DPW		
17.	Sidewalk, Bikeway, Walkway Construction	Town Engineer		
18.	Grass Plots	Town Engineer		
19.	Binder Course Pavement	Town Engineer		
20.	Street Trees, Plantings, Environmental Protection	Town Engineer		
21.	Lot Clearance & Grading	Town Engineer		
22.	Monuments	Town Engineer		
23.	Street Signs	Town Engineer		
24.	Final Cleanup	Town Engineer		
25.	Maintenance	Town Engineer		

\*Responsible agency and Planning Board shall be notified in writing at least 48 hours before each required inspection as listed. No inspection may be waived except by joint approval of Planning Board and responsible agency.

**FORM P-SCOPE OF ENVIRONMENTAL ASSESSMENT**

Alternatives: No Build  
 Preferred Subdivision Plan  
 Cluster  
 Other  
 Other

Analysis Years

**Component**

<u>Study Area</u>	<u>Short Term</u>	<u>Long Term</u>	<u>Basis of Impact</u>	<u>Measurement of Impact</u>	<u>Comments</u>	<u>Principal or Investigator</u>
<u>Biophysical Environment</u>						
Topography						
Erosion						
Surface Water Quality						
Groundwater Quality						
Surface Water Hydrology						
Groundwater Hydrology						
Flooding						
Biological Systems						
Wetlands						
Air Quality and Dust						
Noise						
Energy						
Hazardous Substances						
Other						
Other						

Socioeconomic Environment

Population						
School Enrollment						
Land Use						
Health & Safety						
Municipal Services						
Town Finances & Tax Rate						
Utilities						
Housing						
Employment						
Property Values						
Other						
Other						

**FORM P-SCOPE OF ENVIRONMENTAL ASSESSMENT**

<b><u>Component</u></b>	<b><u>Study Area</u></b>	<b><u>Short Term</u></b>	<b><u>Long Term</u></b>	<b><u>Basis of Impact</u></b>	<b><u>Measurement of Impact</u></b>	<b><u>Comments</u></b>	<b><u>Principal or Investigator</u></b>
Cultural Environment							
Community Character							
Visual Quality & Architecture							
Historical & Archeological							
Other							
Other							

**FORM Q**

**SHARON PLANNING BOARD – PLAN DELIVERY CHECKLIST**

<b>BOARD</b>	<b>DATE RECEIVED</b>	<b>CHAIR'S SIGNATURE</b>
Board of Health	_____	_____
Conservation Commission*	_____	_____
Police Chief	_____	_____
Fire Chief	_____	_____
Selectmen	_____	_____
Town Engineer	_____	_____
DPW	_____	_____

\*The Conservation Commission is to receive three (3) copies of all plans. All other Boards/Departments need only one (1) copy.