

# LAND SUBDIVISION – FORM C

## **Application for Approval of a Definitive Subdivision Plan** **Planning & Economic Development Board - Town of Medway, MA**

### **INSTRUCTIONS TO APPLICANT/OWNER**

*This Application is made pursuant to the Medway Subdivision Rules and Regulations. Please complete this entire Application. Submit three signed originals of the Application, one copy of the Definitive Plan, one copy of the Traffic Study (if applicable) and one copy of the Development Impact Report to the Town Clerk who will date stamp all three original Applications. Submit two signed original Applications, one copy of the Definitive Plan and one set of Soil Survey, Percolation and High Groundwater Tests to the Board of Health, which will date stamp the two original Applications. Provide one original Application date stamped by the Town Clerk and Board of Health, eighteen copies of the Definitive Subdivision Plan, all other required documents and the appropriate Definitive Subdivision Plan Filing Fee and advance of the Plan Review Fee to the Medway Planning & Economic Development office.*

*The Town's Planning and Engineering Consultants will review the Application and Definitive Subdivision Plan. You or your duly authorized Agent/Official Representative are expected to attend the Board meetings at which your Application will be considered to answer any questions and/or submit such additional information as the Board may request.  
Your absence at meetings may result in a delay in reviewing and acting on the application.*

December 20, 20 17

**TO:** The Planning & Economic Development Board of the Town of Medway, MA

The undersigned, being the Applicant as defined under Chapter 41, Section 81- L for approval of a Definitive Subdivision Plan, herewith submits this Definitive Subdivision Plan of property located in the Town of Medway and makes application to the Medway Planning & Economic Development Board for approval of such Definitive Subdivision Plan.

### **DEFINITIVE SUBDIVISION PLAN INFORMATION**

Title of Plan: Town Line Estate

Prepared by: Jeffrey Kane/Clifford Carlson, P.E.

Of: L.A.L. Engineering Group

Plan Date: December 12, 2017

A Preliminary Subdivision Plan X was \_\_\_\_\_ was not filed prior to this Definitive Plan.

If filed, the date of filing of the Preliminary Subdivision Plan was: 4/20/17

Date when the Preliminary Subdivision Plan was reviewed by the Board: 5/9/17

The Preliminary Subdivision Plan was:

- ☐ discussed
- ☐ approved as presented
- ☒ approved with the following modifications/conditions: Provide 1' strip of land between new ROW and existing lot at #18 Populatic St. Obtain FD approval on waivers regarding hydrant, fire alarm, and turnaround design.  
Investigate providing "No Cut" tree buffer at rear of Walker St Lots.

☐ disapproved for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Location Address: 22 Populatic Street

Total Acreage of Land to be Divided: 2.92 Acres

General Description of Property: Single-Family Home Parcel. Residence is located at the front portion of the parcel, fronting on Populatic St. Parcel consists of lawn/driveway at the front section and woods toward the center and rear of the lot.

Frontage Requirement: 150'      Area Requirement: 22, 500 s.f.

☒ Yes ☐ No If yes, please name: Populatic St

       Yes        X   No

  X   Yes                             No

Yes                      X    No

The owner's title to the land that is the subject matter of this application is derived under deed from: \_\_\_\_\_ to \_\_\_\_\_ dated \_\_\_\_\_ and recorded in Norfolk County Registry of Deeds, Book \_\_\_\_\_ Page \_\_\_\_\_ or Land Court Certificate of Title Number \_\_\_\_\_, Land Court Case Number \_\_\_\_\_, registered in the Norfolk County Land Registry District Volume \_\_\_\_\_, Page \_\_\_\_\_.

Subdivision Name: Town Line Estate

The plan shows the following ***existing*** ways that are being proposed as lot frontage:

as frontage for lot(s)

\_\_\_\_\_ as frontage for lot(s) \_\_\_\_\_

Total Length of Proposed New Roadway(s): 260'

Are the new roads proposed to be public or permanent private ways?

☐ Public ☒ Permanent Private Way

Proposed Utilities:

☒ water ☐ well

☐ sewer ☒ septic

### APPLICANT INFORMATION

Applicant's Name: Robert & Lisa Lapinsky

Applicant's Address: 62 Allston Ave.  
Worcester, Ma 01604

Name of Primary Contact: Robert Lapinsky

Telephone: (508) 533-7450 FAX: \_\_\_\_\_

Email address: RLapinsky@gmail.com

☐ Please check here if the Applicant is the equitable owner (purchaser on a purchase and sales agreement.)

### PROPERTY OWNER INFORMATION (if not applicant)

Property Owner Name: Robert, Ronald & Richard Wasnewski

Address: 22 Populatic St.  
Medway, Ma 02053

Primary Contact: Richard Wasnewski

Telephone: (508) 543-7450 FAX: \_\_\_\_\_

Email: jedbos954@gmail.com

### CONSULTANT INFORMATION

**ENGINEER:** L.A.L. Engineering Group

Address: 730 Main St- Suite 1F  
Millis, Ma 02054

Primary Contact: Jeffrey Kane

Telephone: (781) 248-1133 Fax: \_\_\_\_\_

Email: Jeff.Kane1@verizon.net

**SURVEYOR:** Continetal Land Survey, LLC

Address: 105 Beaver St  
Franklin, Ma 02038

Primary Contact: Christopher C. Charlton

Telephone: (508) 528-2528 Fax: \_\_\_\_\_

Email: survey@clsurveyma.com

**OFFICIAL REPRESENTATIVE INFORMATION**

Name: L.A.L. Engineering Group

Address: 730 Main St. - Suite 1F  
Millis, Ma 02054

Primary Contact: Jeffrey Kane

Telephone: (781) 248-1133 Fax: \_\_\_\_\_

Email: Jeff.kane1@verizon.net

**SIGNATURES**

I hereby certify, under the pains and penalties of perjury, that the information contained in this application is true, accurate and complete to the best of my knowledge and belief. If applicable, I hereby authorize Jeffrey Kane, L.A.L. Engineering Group to serve as my Agent/Official Representative to represent my interests before the Medway Planning & Economic Development Board with respect to this Definitive Subdivision Plan application.

I agree to abide by the *Medway Rules and Regulations for the Review and Approval of Land Subdivisions* and complete construction of the subdivision in accordance with the *Rules and Regulations* and the approved Definitive Subdivision Plan.

In submitting this application, I authorize members of the Planning & Economic Development Board, Town staff and agents, and members of the Design Review Committee and Open Space Committee to access the site during the plan review process.

Richard K. Wasnowski  
 Signature of Property Owner

12/13/17  
 Date

[Signature]  
 Signature of Applicant (if other than Property Owner)

12/13/17  
 Date

Jeffrey Kane L.A.L. Engineering  
 Signature of Agent/Official Representative

12/14/17  
 Date

**DEFINITIVE SUBDIVISION PLAN FEES**

**Filing Fee - \$2,500 plus \$2.50/linear foot of street centerline proposed**

**Advance on Plan Review Fee - \$2,500**

**Submit 2 separate checks each made payable to: Town of Medway**

File Schedule Approved - 11-6-20

**FOR PED OFFICE USE ONLY:**

Date Form C and Definitive Subdivision Plan Recvd by Medway PED office: \_\_\_\_\_

Definitive Subdivision Plan Filing Fee Paid: Amount: \_\_\_\_\_ Check # \_\_\_\_\_

Advance on Plan Review Fee Paid: Amount: \_\_\_\_\_ Check # \_\_\_\_\_

Date Form C & Definitive Subdivision Plan Received by Town Clerk Date Form C & Definitive Subdivision Plan Received by Board of Health

## **DEFINITIVE SUBDIVISION PLAN SUBMITTAL DOCUMENTS CHECKLIST**

### ***Town Clerk***

- \_\_\_\_\_ One (1) signed original Definitive Plan Application – Form C
- \_\_\_\_\_ One (1) copy of Definitive Subdivision Plan
- \_\_\_\_\_ One (1) copy of the Stormwater Management Analysis
- \_\_\_\_\_ One (1) copy of Traffic Study (*for subdivisions of 20 or more dwelling units*)
- \_\_\_\_\_ One (1) copy of Development Impact Report – Form F

### ***Board of Health***

- \_\_\_\_\_ One (1) signed original Definitive Plan Application – Form C
- \_\_\_\_\_ One (1) copy of Definitive Subdivision Plan
- \_\_\_\_\_ One (1) copy of Soil Survey, Percolation and High Groundwater Tests prepared in accordance with Section 5.5.10 of the *Subdivision Rules and Regulations*

### ***Planning & Economic Development Board***

- \_\_\_\_\_ One (1) signed Original Definitive Plan Application – Form C  
(*Date Stamped by Town Clerk & Board of Health*)
- \_\_\_\_\_ Eight (8) full size Copies of Definitive Subdivision Plan prepared in accordance with Section 5.6 and 5.7 of the *Subdivision Rules and Regulations*
- \_\_\_\_\_ PDF version of Definitive Subdivision Plan (*please email or provide a disk*)
- \_\_\_\_\_ Designer's Certificate – Form D
- \_\_\_\_\_ Certified Abutters List – Form E
- \_\_\_\_\_ Development Impact Report - Form F
- \_\_\_\_\_ Request for Waivers of *Subdivision Rules and Regulations*. Use Form Q.
- \_\_\_\_\_ Two (2) copies of Stormwater Management Analysis prepared in accordance with Section 5.5.9 of the *Subdivision Rules and Regulations*
- \_\_\_\_\_ Two (2) copies of the Long Term Operation and Maintenance Plan for drainage and stormwater management facilities.
- \_\_\_\_\_ Two (2) copies of Soil Survey, Percolation and High Groundwater Tests prepared in accordance with Section 5.5.10 of the *Subdivision Rules and Regulations*
- \_\_\_\_\_ Two (2) copies of a Traffic Study (*for subdivisions with 20 or more dwelling units*) prepared in accordance with Section 5.5.12 of the *Subdivision Rules and Regulations*
- \_\_\_\_\_ Sight Distance Computations for all proposed new intersections
- \_\_\_\_\_ ANRAD Determination from Medway Conservation Commission
- \_\_\_\_\_ Proof of existing or pending ownership of all land within the proposed subdivision
- \_\_\_\_\_ Definitive Subdivision Plan Filing Fee (*\$2,500 plus \$2.50/linear foot of street centerline proposed*) – Payable to Town of Medway
- \_\_\_\_\_ Advance of Plan Review Fee (*\$2,500*) – Payable to Town of Medway