

DECISION
GRAFTON PLANNING BOARD
DEFINITIVE SUBDIVISION PLAN
“GRISTMILL VILLAGE” SUBDIVISION

Conditions Check List

Note: This check list is designed to identify work items. It does not include the standard conditions set forth in Conditions – Section A of the Decision. See the Final Decision for full text.

Prior to Plan Endorsement

1. **Revisions Requiring Additional Planning Board Approval:** The Applicant shall resolve to the satisfaction of the Board, **by an affirmative vote of at least three (3) Board members**, all outstanding technical items identified in the comments submitted by Graves Engineering on November 20, 2015 (see EXHIBIT #38) which identifies the following work items:
 - Note from Graves Engineering: *the plans should be clearer by providing a note on the utility plan (Sheet 9) that the dwelling at 96 Pleasant Street is to be connected to the sanitary sewer system and that the existing septic system is to be removed in accordance with Title V requirements.* Revise the plan set to address this comment.
 - Although the design engineer replied that a cost estimate has now been provided as part of the operation and Maintenance Plan, we could not find the cost estimate. Submit a cost estimate.
 - Detention basin outlet: The outlet control structure consists of a grate and an outlet pipe for which only the grate was modeled. The pipe’s capacity is more restrictive than the grate, therefore the pipe should be included in the model. The grate should be modeled as rectangular instead of circular.
2. **WDRD Filing - Conditions of the Decision:**
 - Shall be inscribed on a sheet of the Plans suitable for recording at the Worcester Registry of Deeds (WDRD). Such sheets shall be so recorded as part of the Definitive Plan.
 - Reference to the Conditions, as well as the WDRD Book and Page number of the recorded Decision and the corresponding sheet numbers shall also be inscribed on any sheet(s) that do not contain the Conditions of Approval.
3. **Plan Set Sheet Numbers:** The plans shall be revised to sequentially to reflect the sheet numbers cataloged on the Cover Sheet, specifically Sheet 4 and Sheet 5.
4. **Plan Set Typographical Error:** The plans shall be revised to correct the typographical error regarding the waiver from Section 4.1.3.6 (not 3.1.3.6) on the Cover Sheet and Sheet 5.
5. **Performance Guarantee:** Provide a performance guarantee pursuant to Section 3.3.8 of the Subdivision Rules and Regulations.
6. **Subdivision Rules & Regulations:** All applicable requirements of Section 3.3.7 of the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (revised through 4/27/09) shall be satisfied.
7. **Water Line Cover:** Revise the plans to reflect the requirements of the Grafton Water District regarding the amount of cover over the water line to be placed over the new sewer line at the intersection of the Pleasant Street and the new subdivision entrance road.

- Work with the Grafton Water District and the Grave Engineering to ensure compliance with GWD requirements.
- Submit a letter of compliance from the Grafton Water District to the Planning Board to be entered into the project file.

Prior to the Start of Any Construction Activity

1. **Submission of Materials to Planning Board:** provide the following:
 - a. Five (5) full size, 24" x 36", endorsed and recorded plan sets, one of which shall be sent directly to the Town's peer review consulting engineer.
 - b. An electronic copy of the endorsed and recorded plan set. The electronic copy shall be in a "PDF" compatible format.
2. **Sight Easement Clearing:** All visual obstructions including, but not limited to, vegetation, rocks and physical structures such as fencing associated with the sight easement at 102 Pleasant Street shall be removed by the Developer.
 - Work shall be completed under the supervision and final approval of the Planning Board or its Agent in coordination with the Department of Public Works Highway Superiendent.
3. **Construction and Maintenance Documents:** submit acceptable construction and maintenance schedule documents in accordance with Section 3.3.7.3 of the the Subdivison Rules and Reguations.
4. **Soil Testing:** Soil testing within the drainage easement as it relates to the Subsurface Recharge System is required considering the rock that was observed at test pit TP-1 (Millstone Drive station 2+50+/-). Two test holes are required.
 - Work to be coordinated and witnessed by the Planning Board's agent and results are to be submitted to the Town and its agent.
 - If the soil testing dos not fully support the current design of the infiltration system, design revisions shall be required and approved by the Planning Board in accordance with the Conditions of this Decision.
5. **Tree Cover Buffer – Construction Period Fencing:** install orange snow fencing around the limits of work as shown on Sheet 8 of the revised plan set for the purpose of maintaining the existing tree cover as shown on the plan.
 - Fencing shall be inspected by the Planing Board or its Agent and receive approval thereof prior to the commencement of construction activity on site.
 - The Developer shall maintain fencing throughout the construction of the development. The fencing shall be inspected periodically by the Board or it's Agent to ensure compliance.
6. **Heritage Trees – Construction Period Fencing:** install orange snow fencing around the Heritage Trees as shown on Sheet 8 of the revised plan set.
 - The Developer will coordinate with the Town Planner and the Tree Warden to as to final location of the area to be set off by fencing.
 - Installing of fencing shall be inspected by the Town Planner and Tree Warden and will receive approval thereof prior to the commencement of construction activity on site.

- The Developer shall maintain fencing throughout the construction of the development. The fencing shall be inspected periodically by the Board or its Agent to ensure compliance
7. **Erosion Control / Site Stabilization:** An initial inspection of erosion control /site stabilization measures shall be performed by agent(s) of both the Planning Board and Conservation Commission in the presence of a representative of the Applicant / Developer, and notice of such inspection forwarded to both Boards.
 - No construction activity shall occur on the Site until the Applicant / Developer receives written authorization from both the Planning Board and Conservation Commission regarding the adequacy of the initial erosion control and site stabilization measures.
 - The Planning Board reserves the right to require additional erosion control/site stabilization measures at any time during the construction process should the Planning Board, Conservation Commission, or their agent(s) deem such measures necessary.
 8. **Other Permits Required – work within a Public Way:** Prior to commencing any work within Pleasant Street, a public way, all required permits / approvals shall be obtained from the Grafton Department of Public Works.
 9. **Stormwater Pollution Prevention Plan:** In accordance with the National Pollutant Discharge Elimination System (NPDES) Phase II requirements, a Stormwater Pollution Prevention Plan shall be maintained at all times on the Site by the Applicant / Developer.
 - A copy of this document shall be forwarded to the Planning Board, Conservation Commission and Department of Public Works prior to commencing any construction activity.
 10. **Heritage Trees – No Disturb Area – Planner / Tree Warden Coordination:** the Applicant or their desinee, the Town Planner, and the Planning Board's consulting engineer shall visit the site to establish a "no disturb area" around the Heritage Trees area on Lots 2 and 3. The rear detention basin and said "no disturb" areas shall be delineated by erosion control fencing with orange construction fencing, which shall be maintained throughout construction.

A. Conditions to be met During Construction

1. **Weekly Inspections – Stormwater Management / Erosion Control:** The Site shall be inspected on a weekly basis by an agent of the Planning Board and/or Conservation Commission in the presence of a representative of the Applicant / Developer, in order to monitor the stormwater management system/facilities and erosion control/site stabilization measures. The frequency of inspections may be decreased only upon written authorization by the Planning Board and/ or its agent. The Applicant / Developer shall be notified in writing of the necessity for such additional measures, and shall complete all such requirements within ten (10) days of receiving said notice, or other time as agreed upon by both the Planning Board and Conservation Commission.
2. **Work Progress Inspections:** All site construction, development and improvements shall be inspected at the appropriate stage(s) of construction by the Planning Board or its agent upon request made by the Applicant to the Planning Board or its agent, in accordance with any policies for such requests.
3. **Subdivision Rules & Regulations – Improvements:** Except as otherwise approved by the Planning Board, all driveways, roadways, utilities and other improvements shall conform to the construction standards of the *Subdivision Rules and Regulations*. All site improvements shall be inspected at the

appropriate stage of construction in accordance with the *Rules and Regulations* and as required by the Board.

4. **Slopes - Filling / Land Disturbance:** In no case shall additional filling or land disturbance occur that results in a steeper slope or a slope that encroaches on the roadway to a greater degree than shown on the plans without the expressed prior approval of the Planning Board.
5. **Additional Construction Requirements Based on Field Conditions:** The Town reserves the right to require reasonable additional construction techniques, for either on-site or off-site work, in response to actual field conditions, effects of construction methods and as the situation warrants. This may include, without limitation, earth work, purchase and installation of materials, infrastructure, etc., and lot drainage issues.
6. **Driveway Requirements:** Driveway slopes, both within and outside the right-of-way shall comply with the *Subdivision Rules and Regulations*, and development of individual lots shall not cause detrimental drainage, erosion or sedimentation onto adjacent property, roadways or lots. Driveways shall not exceed 10% in slope without prior approval by the Planning Department and Fire Department.
7. **Construction Period Parking & Equipment Storage:** All construction vehicles and vehicles of all workers are to be parked on site.
 - Parking of construction vehicles on Pleasant Street is specifically prohibited, except during the period of the initial clearing of the property.
 - Parking of construction vehicles on Grist Mill Road is specifically prohibited both during the period of the initial clearing of the property and during any phase of construction.
8. **Dust Control:** The Applicant shall take all necessary measures to minimize dust from rising and blowing across the site and onto roads and adjacent properties. Any sediment or dirt tracked onto public ways shall be swept prior to the end of the construction day.
9. **Landscaping Material Management & Inspections:** Once the plant materials associated with the approved tree plan have arrived on site, and prior to their installation, the Planning Board's agent shall be contacted to arrange an inspection and to approve the size, quantity and species of plant materials prior to their installation in the ground. De minimus changes limited to the exact location of species and planting materials may be approved by the Town Planner upon consultation with the Tree Warden provided the intent of the material is maintained.

Prior to Release of Lots or Reduction of Surety

1. **Deed Restrictions – Lot Coverage / Buffer – Lots 4 through 10:** Deed restrictions for Lots 4 through 10 which delineate "no disturb, no cut" areas for each lot shall be submitted to the Planning Board or its agent for approval.
 - Draft "no disturb area" deed language shall be submitted for approval to the Planning Board or its Agent.
 - Final approval of draft deed restriction language shall be granted via correspondence from the Planning Board or its agent.
 - The Applicant / Developer shall be responsible for recording the approved deed restrictions at the Worcester District Registry of Deeds (WDRD) and provide evidence to the Planning Board,

- including a copy of such recording bearing the WDRD Book and Page Number and/or Instrument Number.
- All lot release requests submitted to the Planning Board will include reference to the deed restrictions on said lots.
2. **Deed Restrictions – Heritage Trees – Lots 3 and 5:** The “no disturb, no cut” area around the Heritage Trees on Lots 3 and 5 identified on the plans shall be referenced as “no disturb areas” and will be protected through deed restrictions to be filed at the Worcester District Registry of Deeds.
- Draft “no disturb area” deed language shall be submitted for approval to the Planning Board or its Agent.
 - Final approval of draft deed restriction language shall be granted via correspondence from the Planning Board or its agent.
 - The Applicant / Developer shall be responsible for recording the approved deed restrictions at the Worcester District Registry of Deeds (WDRD) and provide evidence to the Planning Board, including a copy of such recording bearing the WDRD Book and Page Number and/or Instrument Number.
 - All lot release requests submitted to the Planning Board will include reference to the deed restrictions on said lots.
3. **Tree Plan Submission:** The Applicant shall submit to the Planning Board written approval from the Grafton DPW Highway Superintendent / Tree Warden a Tree Plan for the proposed species of trees to be used as street trees.
- The plan submitted for endorsement by the Board shall include all relevant details for said trees (e.g., size, type, planting details, etc.) as approved by the Tree Warden/DPW Director.
 - The Developer shall be responsible for providing additional screening along the abutting property line with 96 Pleasant Street as discussed during the public hearing (see EXHIBIT #16)/
4. **Roadway, Drainage, Other Infrastructure Easements Submission:** As per Section 3.3.10 of the *Subdivision Rules and Regulations*, prior to the release of any lot or reduction in surety, executed documents in a form acceptable to the Town shall be submitted that grant to the Town all rights regarding the roadway, drainage easements and all other infrastructure.
5. **Stormwater Facilities:** All stormwater management facilities and associated structures, including pipe, loaming, and seeding, shall be completed, and stormwater runoff suitably controlled, to the satisfaction of the Planning Board prior to the release of any lot within that portion of the subdivision.

Prior to the Issuance of either a Temporary or Permanent Occupancy Permit

1. The Building Inspector shall require proof of the following in consultation with the Town Planner:
 - a. A valid and duly recorded Lot Release for said lot in question.
 - b. Proof of final approval of the Tree Plan as it pertains to the lot in question. The Town reserves the right to conduct a site inspection of lot to verify that the approved Tree Plan continues to remain valid. In the event that the plant material has failed (either by death or

disease) new material will be installed at the expense of the Property Owner and / or its Agent or Builder in accordance with Condition G3. All work to replace plant material will be done to the satisfaction of the Planning Board or its agent and must receive final written approval to be submitted into the Planning Department project file and provided to the Building Department prior to the issuance of an occupancy permit.

Prior to Request for Determination of Completeness

1. **Infrastructure – Final Inspection / Determination:** Prior to acceptance of the way and improvements by the Town, a determination shall be made by the Planning Board, through its designated consulting engineer, as to whether the detention basins, as well as all other improvements, are constructed and operate as designed on the approved plan(s).
 - If a negative determination is made, the Applicant shall, at their own expense, remedy any and all deficiencies to the satisfaction of the Board.
2. **Public Safety – Final Determinations / Inspections:** A final inspection by the Police Department and Department of Public Works will be conducted to ensure that all public safety signage and roadway markings have met the required standards.
 - The Town reserves the right to require additional public safety controls in the event that site conditions may warrant.
 - The Applicant / Developer shall be responsible to submitting a final approval from both the Police Department and the Department of Public Works that the all signs and other public safety controls have been identified and installed to their satisfaction.
 - This Condition does not nullify or negate the requirements set forth in Section 3.2.11.2.d (Written Evidence of Compliance from Superintendent of Streets) of the Subdivision Rules and Regulations during the Determination of Completeness Review.
3. **Landscaping / Tree Plan – Final Inspections:** The Planning Board or its designated agent shall inspect all plantings to ensure that all the plantings have been installed as specified on the approved Tree Plan.