

10537 002

RULES & REGULATIONS

GOVERNING THE SUBDIVISION OF LAND

PLANNING BOARD

REVERE, MASSACHUSETTS

ORDER UNDER LAW

It always works out that the stricter the regulations, greater will be the degree of real personal liberty enjoyed by the whole public, for lack of regulations, with consequent private license, is always destructive of the interests of all except for those who wish to encroach upon the rights of others . . .


REVISIONS

The following rules and regulations for the subdivision of land in the City of Revere were first adopted by the Revere Planning Board on November 23, 1950. Further revised and amended November 10, 1959, May 5, 1960 and subsequently June 23, 1983.

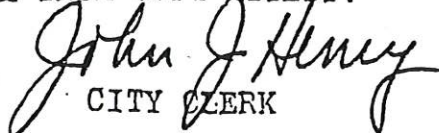
Revised Edition Issued June 23, 1983


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Rules and Regulations
Governing the Subdivision of Land
Planning Board, Revere, Massachusetts

AUTHORITY

The following Rules and Regulations have been adopted by the Planning Board of the City of Revere by virtue of the authority granted by the Massachusetts General Laws, Chapter 41, Section 81. For matters not covered by these Rules and Regulations, reference is made to the provisions of Sections 81K to 81GG, inclusive of the above chapter, as amended. These Rules and Regulations shall, when appropriate in the opinions of the Board, apply to any other matters upon which the Board must act.

PURPOSE

These subdivision regulations have been enacted for the purpose of protecting the safety, convenience and welfare of the inhabitants of the City of Revere by regulating the laying out and construction of ways in subdivisions providing access to the several lots therein, but which have not become public ways, and insuring sanitary conditions in subdivisions and in proper cases parks and open areas. The powers of the Planning Board and Board of Appeals under these regulations shall be exercised with due regard for the provision by ways that will be safe and convenient for travel; for lessening congestion in such ways and in adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles; for securing safety in the case of fire, flood and other emergencies; for insuring compliance with the applicable zoning ordinances; for securing adequate provision for water distribution, sewerage, drainage, flood control wetland areas, and other requirements where necessary in a subdivision; for protecting, promoting and enhancing the natural beauty and amenities of the City; and for coordinating the ways in a subdivision with each other, with the public ways in the City and with the ways in neighboring subdivisions.

SECTION 1 - DEFINITIONS

For the purpose of these rules, regulations and requirements, the following words and terms used herein are hereby defined or the meaning thereof is explained, extended or limited as follows:

- APPLICANT - A person (as hereinafter defined) who applies for the approval of a plan of a subdivision; shall include an owner or his agent or representative, or his assigns.
- BOARD - The Planning Board of the City of Revere.
- CERTIFIED - As applied to a plan or other instrument required or authorized by the Subdivision Control Law to be recorded, shall mean bearing an endorsement signed by the majority of the members of the Planning Board or by the Chairman.
- FRONTAGE - Shall be the distance between the side boundaries of a lot, measured along the exterior line of whatever way or street serves as legal access to the lot.
- LOT - An area of land in one ownership, with definite boundaries used, or available for use, as the site of one or more buildings, complying with the area, frontage and other requirements of the zoning ordinances of the City of Revere (C. 41, S. 81-L, G.L.).
- OWNER - As applied to real estate, the person holding the ultimate fee simple title to a parcel, tract or lot of land, as shown by the record in the Registry of Deeds.
- RECORDED - Shall mean recorded in the Registry of Deeds of the Suffolk County.
- STREET - MINOR - Existing or proposed street which is used primarily for access to abutting properties or to carry relatively small volumes of traffic.
- STREET - PRINCIPAL - Existing or proposed street which is primarily used to carry heavy volumes of traffic between residential streets and to major highway system.
- SUBDIVISION - The division of a lot, tract or parcel of land into two or more lots for the purpose, whether immediate or future, of sale or building development, and shall include resubdivision, and when appropriate to the content, shall relate to the process of subdividing or to the land or territory subdivided; provided, however, that the division of a tract of land into two or more lots shall not be deemed to constitute a subdivision within the meaning of the Subdivision Control Law if, at the time when it is made, every lot within the tract so divided has a size conforming to at least the requirement of the existing protective ordinance and a

frontage on (a) a public way, or a way which the City Clerk certifies is maintained and used as a public way, or (b) a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, or (c) a way in existence prior to March 27, 1950 when the Subdivision Law became effective in the City of Revere, having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon. Such frontage shall be of at least such distance as is required by the Zoning Ordinance of the City of Revere. Conveyances, or other instruments adding to, taking away from, or changing the size and shape of, lots in such a manner as not to leave any lot so affected without the frontage above set forth, or the division of a tract of land on which two or more buildings were standing when the Subdivision Control Law went into effect into separate lots on each of which one of such buildings remains standing, shall not constitute a subdivision.

SECTION 2 - APPROVAL OF ALL SUBDIVISIONS REQUIRED

A. Approval of Definitive Plan a Condition of Undertaking Subdivision

No person shall undertake the subdivision of any lot, tract or parcel of land within the City, or proceed with the improvement or sale of lots in a subdivision or the laying out and construction of ways therein, or the installation of municipal services unless a Definitive Plan of such subdivision has been approved by the Board, or sixty days have elapsed after the submission of such plan without action thereon by the Board, except as provided by paragraph B and C of this section.

B. Effect of Prior Recording of Plan

Notwithstanding the provisions of paragraph A, in the case of land not registered in the land court, the recording of a plan of land within the City in the Registry of Deeds of Suffolk County prior to March 27, 1950, showing the division thereof into existing or proposed lots, and ways furnishing access thereto, shall exempt such land from the application of paragraph A with respect to such lots as had been sold and were held on November 23, 1950 in ownership separate from that of the person owning the remainder of the land so divided, and with respect to ways and parts of ways in which rights of way appurtenant to such lots, have been expressly granted or implied, and with respect to lots fronting on such ways or parts of ways.

C. Plan Believed not to Require Approval

Any person who wishes to cause to be recorded in the Registry of Deeds or to be filed with the Land Court a plan of land and who believes that his plan does not require approval under the Subdivision Control Law may submit his plan and application Form 1 (see Appendix) with a fee of \$25.00 to the Planning Board accompanied by the necessary evidence to show that the plan does not require approval.

In the case of a plan not believed to require approval, on which plan the endorsement of the Planning Board is desired, it will not be necessary for the applicant to be present at a meeting of the Board. The applicant at any time may submit to the Clerk of the Planning Board two copies of the plan, accompanied by an application form and other explanatory material if needed. The application of endorsement shall be considered as having its date of submission to be that of the Board meeting at which it is submitted by the applicant or the date of the next regular meeting of the Board if the plan is submitted to the Clerk of the Board at a time other than that of a regular meeting.

If the Board determines that the plan does not require approval, it shall forthwith, without a public hearing, authorize and instruct the Clerk of the Board to endorse the plan "approval under the Subdivision Control Law not required." The Clerk of the Board will retain two endorsed copies of the plan with the letter of explanation for the Board's files, and return the other endorsed copy to the person who presents the plan.

If the Board determines that the plan does require approval under the Subdivision Control Law, it shall within fourteen days of submission of the

plan so inform the applicant and return the plan. The Board shall also notify the City Clerk of its determination.

SECTION 3 - PRELIMINARY PLAN

A. Submission of Preliminary Plan Recommended

A Preliminary Plan may be submitted by the applicant to the Planning Board and to the Board of Health for approval prior to the submission of the Definitive Plan. (It is strongly recommended, although not required, that a Preliminary Plan be filed in all but the simplest and least controversial cases. The submission of a Preliminary Plan will enable the subdivider, the Board, other municipal agencies and owners of property abutting the subdivision to discuss and clarify the problems of such subdivision before a Definitive Plan is prepared.) When submitting a Preliminary Plan, the applicant shall give written notice, by delivery or registered mail, to the City Clerk, stating the date of submission of the Preliminary Plan. Submission of plans to the Planning Board shall be made at a regularly scheduled meeting of the Board on Form 2 (see Appendix).

B. Contents of Preliminary Plan

The Preliminary Plan may be drawn on tracing paper with pencil and five prints shall be submitted to the Clerk of the Planning Board. The Board of Health, City Engineer and Superintendent of Public Works shall each be given a permit. The Preliminary Plan shall show the following information:

- 1) Subdivision name, boundaries, north point, date, scale, legend and title "Preliminary Plan."
- 2) The names of the record owner and the applicant and the name of the designer, engineer or surveyor.
- 3) Names of owners of all abutting property with the intersecting property lines indicated.
- 4) Location, names and present width of all adjacent streets and ways.
- 5) Location and width of all streets, other public ways and easements within the proposed subdivision.
- 6) The proposed layout of water lines, sewer lines, hydrants and other fittings.
- 7) The proposed system of drainage.
- 8) Lengths of subdivision lot lines with area of lots and lot numbers.
- 9) The topography of the land at one foot contour intervals. All elevations must refer to Boston City Base.

C. Approval of Preliminary Plan

The Preliminary Plan will be studied in order to determine whether the proposed subdivision is in accordance with the requirements of design adopted by the Board (see Section 5B). Within thirty days after submission of a Preliminary Plan, the Planning Board shall approve, disapprove, or approve with modifications the Preliminary Plan, noting therein any changes that should be made. One copy of the Preliminary Plan will be returned to the applicant with the date of said approval or disapproval noted therein. Approval of the Preliminary Plan does not constitute an approval of the subdivision.

SECTION 4 - DEFINITIVE PLAN

A. Application for Approval of Definitive Plan

The applicant shall file a Definitive Plan with the Planning Board within six months after approval of the Preliminary Plan, otherwise the Board's approval of the Preliminary Plan shall be cancelled. The Definitive Plan shall be in accordance with the approved Preliminary Plan, including the modifications therein, if any, made by the Board.

The applicant shall file with the Planning Board; one black and white print on cloth; three black and white prints on paper; one duplicate tracing for recording in the Registry of Deeds; an application Form 3 (see appendix); and an application fee of one hundred dollars plus twenty five dollars per lot.

The applicant shall also submit a copy of the Definitive Plan to the Health Agent, City Engineer and Superintendent of Public Works for their approval and signatures and shall obtain a receipt therefore. The Health Agent, City Engineer and Superintendent of Public Works shall return their comments and signatures of approval within thirty days of such submission by the applicant.

B. Form and Contents of the Definitive Plan

The Definitive Plan shall be drawn on tracing cloth with waterproof ink and shall be prepared from a survey which shall conform to the requirements of the Massachusetts Land Court. Plans shall be submitted on sheets which measure twenty-four inches by thirty-six inches in overall dimensions. All plan views shall be drawn to a scale of forty feet to the inch and a vertical scale of four feet to the inch.

The Definitive Plan shall contain the following information:

- 1) Subdivision name, boundaries, north point, date, scale, legend and locus plan.
- 2) The names of the record owner and the applicant and the name of the designer, engineer or surveyor.

- 3) Names of owners of all abutting properties with the intersecting property lines indicated.
- 4) Location, names and present width of all adjacent streets and ways.
- 5) Location and widths of all streets, other public ways and easements within the proposed subdivision.
- 6) Names of proposed streets (no duplication of present city street names).
- 7) Lengths, radii and central angles of all curves in lot lines and street lines.
- 8) Location of stone bounds which are set in the ground at all points needed to readily determine the street lines and such property lines as may be required.
- 9) Sufficient data to fix location, bearing and length of street line, lot line, and boundary line, in order to accurately reproduce the same on the ground. Whenever possible, these are tied into existing bounds in the immediate vicinity.
- 10) The proposed system of drainage.
- 11) Lengths of subdivision lot lines with area of lots and lot numbers.
- 12) The topography of the land at one foot contour intervals. Alleviations must refer to Boston City base.
- 13) Profile of proposed streets and ways, showing the existing elevations of center and side lines and the proposed center line grade.
- 14) Street cross sections with sidewalks and curbs.
- 15) Layout of water mains, sewer mains and location of hydrants and other fittings.
- 16) Location of all street lighting poles at each intersection.

C. Lot size and Frontage

All lots intended for building shall be of such size and dimensions and have frontage to meet or exceed the minimum requirements set in the City of Revere zoning ordinance.

D. Boundary Marks and Mounuments

The Board shall not approve a Definitive Plan unless the plan includes the installation of monuments of stone or concrete at all intersections of streets with eachother or tract boundary lines and at all lines of streets where there is a change in direction or curvature. Such monuments shall conform to the standard specifications of the Massa-

E. Notice to City Clerk

The applicant, at the time of filling his application, shall send to the City Clerk by registered mail or delivery of a notice that he has submitted a Definitive Plan to the Planning Board for approval. Such notice shall describe the land to which the plan relates sufficiently for identification, and shall state the date when such plan was submitted.

F. As-Built Plan of Utilities

An accurate as-built plan and profile shall be submitted to the Planning Board, Superintendent of Public Works and City Engineer after completion of the construction and prior to the issuance of a certificate of performance showing drainage lines and structures, water mains, and appurtenances, sewer mains, and all other utilities, as actually installed with sufficient ties including depths shown as profiles for proper and accurate identification and location.

An additional check or suitable bond shall be deposited with the Board in the amount of \$1.00 per linear ft. of proposed road shown on the final plan with a minimum of \$300.00 as security for the later submission to the Planning Board and City Engineer of an accurate as-built plan and profile.

SECTION 5 - REQUIREMENTS FOR APPROVAL OF A SUBDIVISION

A. Suitability of Land

No Definitive Plan of a subdivision of land shall be approved unless after investigation and consultation with the Board of Health, the Planning Board determines that the land can be used without danger to health.

B Suitability of Design of System of Ways

The Planning Board shall consult with the Superintendent of Public Works with respect to the adequacy of the proposed streets on a Definitive Plan. No plan of a subdivision shall be approved unless the ways and streets shown on the plan comply with the following requirements:

Location and Alignment:

- 1) The street system shall conform to the Preliminary Plan, if any.
- 2) All proposed streets shall be continuous and in alignment with existing streets as far as practicable. All new streets, which plan to connect with an existing street of lesser widths than these requirements shall adhere to the regulations of this section.
- 3) Any dead-end street or cul-de-sac shall be provided with a paved circular turnaround at the end having a curb radii not less than fifty-five feet.
- 4) No street shall intersect any other street at less than a sixty-five degree angle unless specifically approved by the Planning Board.
- 5) Street lines at intersections shall be cut back and connected with an arc of not less than twenty-five feet radius.
- 6) Grades of all streets shall be a minimum of one-half of one percent and the maximum of eight percent. Any hill area having greater grade where proposed street is designed shall cut back to maximum of eight percent for the safety of inhabitants, fire apparatus, etc.
- 7) No new private way or ways shall have a proposed established grade at any point less than fifteen feet above Boston City Base.
- 8) Minimum width of minor street rights-of-way shall be fifty feet, and minimum width of principal street rights-of-way shall be sixty feet.

Street Cross-Section:

- 1) The following shall be the minimum provided for streets. The Board may require additional lanes, widths, and other dimensions where the use requires such increases. Cross Sections shall conform to Figures 1 and 2 (see appendix).
 - a. A minimum of two twelve foot paved lanes for travel
 - b. At least four feet of width on each side, graded approximately to the profile of the street, sloped toward the edge of the paved roadway unless otherwise authorized
 - c. Construction of proposed streets shall be with materials and construction methods which are in accordance with the standards set in the City of Revere ordinances and by the Massachusetts Department of Public Works.

C. Surface Water Drainage Design

The Definitive Plan of a subdivision shall include a detailed drainage system designed to dispose of surface water adequately and to provide for minimum subsequent maintenance. The design shall be governed by the following requirements:

- 1) A drainage plan prepared by a Registered Professional Engineer and showing existing and proposed streets, lots, one foot contours, and other pertinent data; location and type of inlets proposed; and location, size length, invert elevations and slope of proposed drains and culverts. Structural details of inlets, manholes, pipe, headwalls, and all other drainage structures required to complete the plan shall be attached. (The grading plan may be used provided that it includes all the information required here.)
- 2) A stormwater runoff computation for each section of drain or culvert which includes the location of the section, the increment and total area tributary to the section, the percentage of impervious surfaces, the runoff per acre, the design runoff, and the size, slope, velocity and capacity of the pipe serving the section.
- 3) A basis of design using the Rational Method with a rainfall intensity corresponding to a 15-year frequency storm. The Engineer shall use a higher intensity if he believes it appropriate.
- 4) All surface drainage shall terminate into flowing water or into a ditch connected to flowing water.
- 5) Surface water drains shall be installed in accordance with the specifications and requirements of the City Engineer and Superintendent of Public Works.

- 6) The minimum pitch of all storm or surface water drains shall be 0.5 percent and the minimum size of pipe shall be 12 inches in diameter.

D. Public Open Spaces and Protection of Natural Features

Before approval of a Definitive Plan, the board may in proper cases, require that the plan include park or parks suitably located for playground or recreational purposes or providing light and air. The park or parks shall not be unreasonable in area in relation to the land being subdivided and the prospective uses of such land. Due regard shall be shown for all natural features, such as large trees, water courses, scenic points, historic spots, and similar community assets, which if preserved will add attractiveness and value to the property.

E. Utility Requirements

- 1) Sewer lines, water lines and related equipment such as hydrants and main shut-off valves shall be designed in accordance with the standards and requirements of the Department of Public Works and City of Revere Ordinances and shall be installed under the direction and supervision of the Department of Public Works to serve each lot in each street. Each hydrant must be provided with an adequate flow of water as recommended by the Revere Fire and Public Works Department.
- 2) All gas, telephone, electricity and other utility lines and services shall be installed underground, except by permission of the Board. All such distribution systems shall be spaced not less than 36 inches (horizontally) from any water main or its parts.
- 3) A pole and associated overhead structures, for use for police and fire alarm boxes and any similar municipal equipment or for use of street lighting, of a design approved by the Planning Board, shall be installed at each intersection and at such other locations as designated by the Board. All poles for telephone, electric light or other wires shall be located at least one foot from the outer edge of roadway.
- 4) Easements for utilities centered on rear or side lot lines shall be provided where necessary and shall be at least twenty feet wide.

F. Street Signs

The developer shall furnish, set in concrete, and erect street signs to designate the name of each street in his development prior to the occupancy of any house on the street. Said signs shall conform to the specifications of those used by the City and shall be located as directed by the Planning Board.

SECTION 6 - SANCTIONS TO ENFORCE CONSTRUCTION OF PROPOSED IMPROVEMENTS

The subdivider may elect to proceed under either of the two forms of guarantee of performance outlined herein. The purpose of requiring such guarantee is to ensure that the required street improvements will be completed either before any lot is sold or built upon or within a reasonable time thereafter.

A. Requirements of Bond or Surety

Before approval of a Definitive Plan of a subdivision, the subdivider shall file a performance bond or deposit money or negotiable securities in amount determined by the Board to be sufficient to cover the cost of all or any part of the improvements specified in Section 5. The amount of the bond or deposit shall be based upon cost estimates of required work. Such bond or security if filed or deposited, shall be contingent on the completion of such improvements within two years of the date of approval of the Definitive Plan.

B. Approval Under Covenant

Instead of filing a bond or depositing surety, the subdivider may request approval of his Definitive Plan on condition that no lot in the subdivision shall be sold and no building shall be erected thereon until the improvements specified herein are constructed and installed so as to serve the lots adequately. Any other conditions set by the Board shall be contained in such a covenant Form 4 (see appendix) which shall be referred to on the plan and recorded in the Registry of Deeds. When a subdivider has completed the required improvements for any lots in a subdivision, he may request a release of conditions for said lots, using a Certificate of Performance Form 5 (see appendix).

C. Release of Restrictions or Return of Bond or Deposit

Upon the completion of ways and the installation of municipal services in accordance with these Rules and Regulations, security for the performance of which was given by bond, deposit or covenant, or upon the performance of any covenant with respect to any lot, the applicant may send by registered mail to the City Clerk a written statement in duplicate that the said construction or installation in connection with which such bond, deposit or covenant has been given has been completed in accordance with said rules and regulations, such statement to contain the address of the applicant, and said Clerk shall forthwith furnish a copy of said statement to the Planning Board. Final approval of completion from the City Engineer and Superintendent of Public Works is to be secured by the applicant and presented to the Planning Board for their final action and release of all bonds or agreements.

If the Board determines that said construction or installation has not been completed, it shall specify to the applicant in writing

the details wherein said construction and installation fails to comply with its Rules and Regulations and upon failure to do so within forty-five days after the receipt by said Clerk of said statement all obligations under the bond shall cease and terminate by operation of law, any deposit shall be returned and any such covenant shall become void. In the event that said forty-five day period expires without such specification, or without the release or return of the bond or return of the deposit or release of the covenant as aforesaid, the said Clerk shall issue a certificate of such effect, duly acknowledged, which may be recorded.

SECTION 7 - PROCEDURE ON APPLICATIONS

A. Notice and Hearing

Before approval of a Definitive Plan is given, a public hearing will be held by the Board. Such hearing shall be held within thirty days of the date of the filing of the application and Definitive Plan. The applicant shall give notice of the proposed hearing by publication in a newspaper of general circulation in Revere. This notice shall be given in Form 6 (see appendix), and shall be published at least ten days prior to the hearing. The applicant shall send a copy of the notice by Registered Mail, with return receipts required, to all owners of real estate abutting upon the land included in such plan, as appearing upon the most recent tax list, and to all mortgagees of record, if any, of the land within the proposed subdivision. At least three days before the public hearing, the applicant shall deliver to the Clerk of the Board, a list of the mortgagees and property owners notified, a copy of the newspaper containing the notice of the hearing, and the return postal receipts.

All expenses incurred for plans, surveys, publication hearings, transmission of the notices of the hearing, Registry recording fees, etc., shall be paid by the applicant.

The Board shall conduct the public hearing, as advertized in the notice, at which all parties in interest shall have an opportunity to be heard.

B. Actions By the Board

After the hearing required in Section 7A, the Board shall approve, modify and approve, or disapprove the Definitive Plan. The Board shall file a certificate of such action with the City Clerk, and send a copy thereof by registered mail, postage prepaid, to the applicant. Failure of the Board to take action regarding a Definitive Plan submitted to it within sixty days after such submission shall be deemed to be an approval of such plan. Approval, if granted, shall after twenty days (mandatory time required by Section 8IV of the Subdivision Control Law) be attested on the original drawing of the plan by the signatures of a majority of the members of the Board. The City Clerk shall also certify on the plan that no notice of appeal was received during the twenty days after receipt and recording of notice from the Planning Board of the approval of the plan. After such certification, the plan shall be returned to the applicant and shall be recorded by him in the Registry of Deeds of Suffolk County within six months after the date on which his plan was endorsed.

The Board may require special investigations and studies necessary to make an informed decision on the final plan. The cost of such investigations and studies shall be paid by the applicant prior to approval or disapproval of the final plan.

SECTION 8 - CHANGES AND ALTERATIONS

No changes or alterations shall be made in an approved Definitive Plan without resubmitting the changes for approval of the Planning Board in accordance with Section 81-0 and 81-W of Chapter 41 of the General Laws. For the purposes of this paragraph, the Definitive Plan shall be defined to include all elements listed under Contents of the Definitive Plan in these Rules and Regulations.

Any alterations in grades, drainage plans or other utilities shall be deemed to constitute a change in the Definitive Plan.

SECTION 9 - WAIVER

Strict compliance with these Rules and Regulations may be waived when, in the judgment of the Planning Board, such action is in the public interest and not inconsistent with the Subdivision Control Law.

APPENDIX

Figures 1 and 2 - Road Cross Sections and Details

Form 1 - Application for Endorsement of Plan Believed Not to Require Approval

Form 2 - Application for Approval of Preliminary Plan

Form 3 - Application for Approval of Definitive Plan

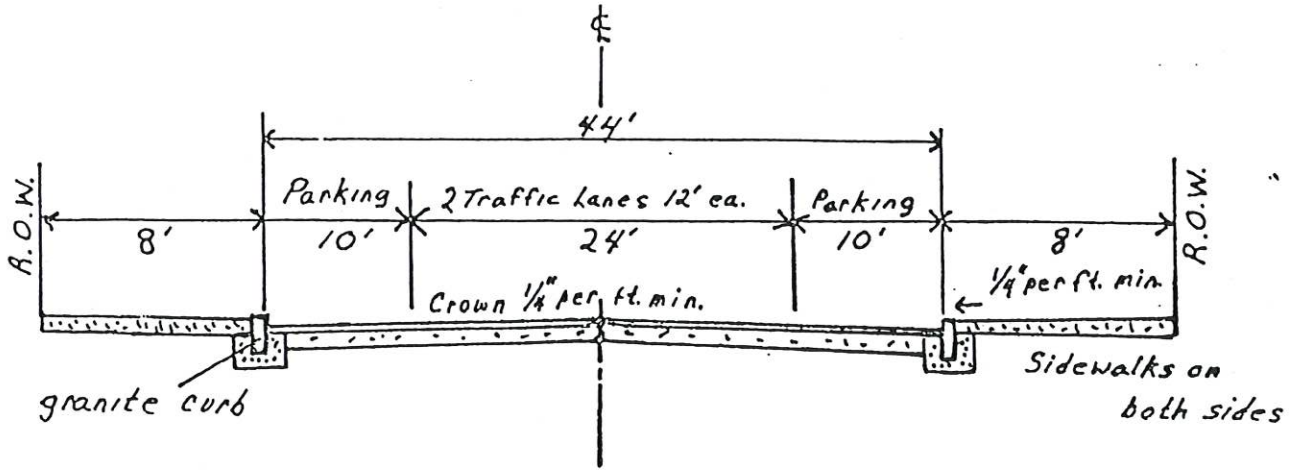
Form 4 - covenant

Form 5 - Certificate of Performance

Form 6 - Notice of Public Hearing

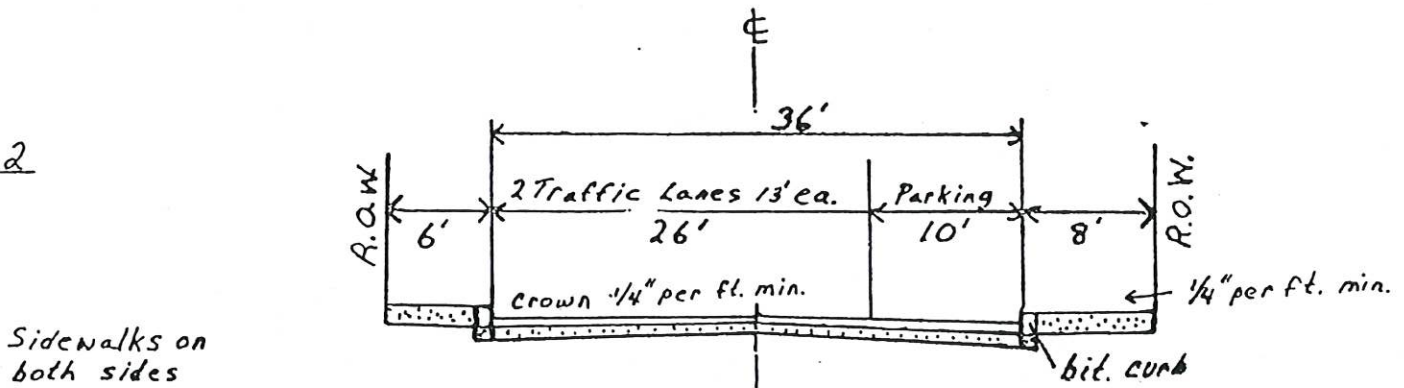
Form 7 - Certificate of Approval

fig. 1



SECTION-PRINCIPAL STREETS
60' R.O.W.

fig. 2



SECTION-MINOR STREETS
50' R.O.W.

FIGURE 1 and 2
STREET CROSS SECTIONS

FORM 1

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED
NOT TO REQUIRE APPROVAL

(File one completed form with original and copy of
plan with the Planning Board, City Hall, Revere)

DATE: _____ 19____

TO THE PLANNING BOARD:

The undersigned believing that the accompanying plan of his property
does not constitute a subdivision within the meaning of the Subdivision
Control Law, herewith submits said plan for a determination and endorsement
that Planning Board approval under the Subdivision Control Law is not required.

1) Name of Applicant _____

Address _____

2) Name of Engineer or Surveyor _____

Address _____

3) Location and Description of Property:

Lot # _____ Street _____

Area _____

4) Has a plan covering the same area been previously submitted? _____
(Yes or No)

If YES, state date plan was submitted and by whom. Date _____

Name of Applicant _____

5) Other Identification _____

6) Purpose of Petition _____

Signature of Owner _____
and or agent _____

Address _____

FORM 2

APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

File one completed form with the Planning Board and the City Clerk.

Revere, Mass. _____ 19__

To the Planning Board:

The undersigned herewith submits hte accompanying Preliminary Plan of the property located in the City of Revere for approval under the requirements of the Subdivision Control Law and the Planning Board's Rules and Regulations Governing the Subdivision of Land in the City of Revere.

A list of names and addresses of the abutters of this subdivision is attached. These names are as they appear on the most recent tax list.

1. Name of Subdivider _____

Address _____

2. Name of Engineer or Surveyor _____

Address _____

3. Deed of Property Recorded in _____ Registry,
Book _____, Page _____.

4. Location and Description of Property: _____

Signature of Owner _____

Address _____

Five contact prints of all sheets making up the Preliminary Plan shall be filed with the Planning Board.

FORM 3

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

File one completed form with the Planning Board and one with the City Clerk, Board of Health, Superintendent of Public Works and City Engineer.

Revere, Mass. _____ 19____

- To the Planning Board:
- To the Board of Health:
- To the Superintendent of Public Works:
- To the City Engineer:

The undersigned herewith submits the accompanying Definitive Plan of the property located in the City of Revere for approval as a subdivision under the requirements of the Subdivision Control Law and the Planning Board's Rules and Regulations Governing the Subdivision of Land in the City of Revere. A list of the names and addresses of the abutters of this subdivision is attached. These names are as they appear on the most recent tax list.

1. Name of Subdivider _____
Address _____
2. Name of Engineer or Surveyor _____
Address _____
3. Deed of Property Recorded in _____ Registry, Book _____,
Page _____
4. Location and Description of Property: _____

5. The following are all the mortgages, liens, easements, restrictions and other encumbrances on the whole or any part of the land: _____

6. The following are the easements and restrictions appurtenant to said land over the land of others: _____

7. Check where applicable:
 _____ No Preliminary Plan of this proposed subdivision has been submitted to the Board.
 _____ A preliminary Plan of this proposed subdivision, to which this Plan conforms, was approved by the Board on _____ 19____.
 _____ A Preliminary Plan of this proposed subdivision, to which this Plan conforms, was approved by the Board with modifications, which modifications have been incorporated in the Plan herewith submitted, on _____, 19____.

Form 3 - Application for Approval of a Definitive Plan (cont'd.)

- 8. The applicant(s) covenant(s) and agree(s) for himself (themselves) and his (their) heirs, executors, administrators, successors and assigns:
 - a. To construct and complete the proposed ways as finally approved by the Board (and the water and other facilities thereon) within two years from the date of this application, or within such further time as the Board may allow in accordance with the specifications set forth in the Rules and Regulations of the Board.
 - b. That, before the approval of the Plan to which this application relates becomes effective, he (they) will cause to be filed with the Board a duly executed bond in a form satisfactory to the Board, to secure compliance with all agreements, conditions and requirements contained in his (their) application or imposed by the Board in accordance with law and the Rules and Regulations of the Board in a penal sum equal to the full cost of constructing the ways (and installing complete facilities) shown on said plan in the manner prescribed by the Board as estimated by a contractor satisfactory to the Board, and secured either by the agreement of a surety satisfactory to the City Treasurer or of cash or United States Government bonds in an amount equal to the penal sum of the bond,
 - or: To request that the Board approve the Plan to which this application relates without requiring a bond but by establishing a covenant (Form 9) to run with the land, such covenant to be properly recorded or registered, providing that no lot in the subdivision shall be sold and that no building shall be erected on any lot until the ways are completed (and the water and other facilities are installed) in accordance with the specifications laid down by the Board so as to adequately serve such lot, and that if this request is granted, he (they) will fulfill such condition until compliance therewith is evidenced by a certificate of the Board.
 - c. That if this application is approved, he (they) will cause the Definitive Plan of the subdivision to be recorded in the Registry of Deeds of Suffolk County within fifteen days after such approval and that he will not sell, or offer to sell, any of the lots within the subdivision until such plan is recorded.
- 9. This application is accompanied by an original drawing of the Definitive Plan and all other plans and maps required as part of the Definitive Plan, and the required number of print copies of each, all on the forms and in the manner prescribed by the Board, and the necessary fee(s) and deposits or bonds as required under Section 4, Paragraph A of the Rules and Regulations of the Board.

WITNESS the signature(s) and seal(s) of the undersigned applicant(s) this _____ day of _____, 19_____.

(Address of Owner)

(Mortgagees)

Assented to:

FORM 4

COVENANT

The undersigned _____ of
 _____, _____ County,
 Massachusetts, hereinafter called the "Covenantor," having submitted to
 the City of Revere Planning Board, a Definitive Plan of a subdivision,
 entitled _____
 dated _____, made by _____,

does hereby covenant and agree with said Planning Board and the successors
 in office of said Board, pursuant to G.L. Ch. 41, Sec. 81U, as amended, that:

1. The covenantors are the owners of record of the premises shown on said plan;
2. This covenant shall run with the land and be binding upon the executors, administrators, heirs, assigns of the covenantor, and their successors in title to the premises shown on said plan;
3. The construction of ways and the installation of municipal services shall be provided to serve any lot in accordance with the approved Definitive Plan and the applicable Rules and Regulations of said Board before such a lot may be built upon or conveyed, other than by mortgage deed; provided that a mortgagee who acquires title to the mortgaged premises by foreclosure or otherwise and any succeeding owner of the mortgaged premises or part thereof may sell any such lot, subject only to that portion of this Covenant which provides that no lot so sold shall be built upon until such ways and services have been provided to serve such lot;
4. Nothing herein shall be deemed to prohibit a conveyance subject to this covenant by a single deed of the entire parcel of land shown on the Definitive Plan or of all lots not previously released by the Planning Board without first providing such ways and services;
5. This covenant shall take effect upon the approval of said plan;
6. Reference to this covenant shall be entered upon said plan and this covenant shall be recorded when said plan is recorded.

The undersigned _____,
 wife/husband of the covenantor hereby agree that such interest as I, we, may
 have in said premises shall be subject to the provisions of this covenant and
 insofar as is necessary release all rights of tenancy by the courtesy, dower,
 homestead and other interest therein.

EXECUTED as a sealed instrument this _____ day of _____,
 19__.

Covenant (cont.)

COMMONWEALTH OF MASSACHUSETTS

_____ SS. _____, 19__

Then personally appeared _____
and acknowledged the foregoing instrument to be _____ free act and deed,
before me,

Notary Public

My commission expires:

REVERE PLANNING BOARD

CITY
SEAL

City of
Revere

Notice of Public Hearing

Date:

Pursuant to the requirements of Mass. General Laws, Chapter 41, Section 81F, a public hearing will be held on the application of (name of applicant) for the subdivision of land at (general location) and being generally bounded as follows: -

- Northerly: _____
- Easterly: _____
- Southerly: _____
- Westerly: _____

Said parcel contains approximately (no. of acres) with (no. of house lots), and with a proposed street known as (name of street), as shown on a plan filed with Secretary of the Revere Planning Board. A public hearing, regarding this subdivision, will be held at the Office of the Revere Planning Board, 3rd floor, City Hall, Revere, Massachusetts on (date and time of hearing).

Chairman
Planning Board

FORM 7

CERTIFICATE OF APPROVAL

Certification of Approval shall be shown on the Definitive Plan. Reference to any qualifications and specifications shall be noted on the Plan.

The undersigned, being a majority of the Planning Board of the City of Revere, Massachusetts, hereby certify that the accompanying Definitive Plan is approved for subdivision in accordance with the Rules and Regulations Governing the Subdivision of Land.

1. Name of the Subdivider _____

Address _____

2. Description of Land _____

This Certificate of Approval is granted with the following qualifications and specifications: _____

Planning Board Members

COMMONWEALTH OF MASSACHUSETTS

_____, SS. _____, 19__

Then personally appeared _____ one of the above-named members of the Planning Board of the City of Revere, Massachusetts, and acknowledge the foregoing instrument to be the free act and deed of the said Planning Board, before me,

Notary Public

My commission expires:

FORM 7

CERTIFICATE OF APPROVAL

Certification of Approval shall be shown on the Definitive Plan. Reference to any qualifications and specifications shall be noted on the Plan.

The undersigned, being a majority of the Planning Board of the City of Revere, Massachusetts, hereby certify that the accompanying Definitive Plan is approved for subdivision in accordance with the Rules and Regulations Governing the Subdivision of Land.

1. Name of the Subdivider _____

Address _____

2. Description of Land _____

This Certificate of Approval is granted with the following qualifications

and specifications: _____

Planning Board Members

COMMONWEALTH OF MASSACHUSETTS

_____, SS. _____, 19__

Then personally appeared _____ one of the above-named members of the Planning Board of the City of Revere, Massachusetts, and acknowledge the foregoing instrument to be the free act and deed of the said Planning Board, before me,

Notary Public
My commission expires:

REVERE PLANNING BOARD

CITY
SEAL

City of
Revere

Notice of Public Hearing

Date:

Pursuant to the requirements of Mass. General Laws, Chapter 41,
Section ~~81D~~^{81T}, a public hearing will be held on the application of
(name of applicant) for the subdivision of land at
(general location) and being generally bounded as
follows: -

- Northerly: _____
- Easterly: _____
- Southerly: _____
- Westerly: _____

Said parcel contains approximately (no. of acres) with (no. of
house lots), and with a proposed street known as (name of
street), as shown on a plan filed with Secretary of the
Revere Planning Board. A public hearing, regarding this subdivision,
will be held ~~at the Office of the Revere Planning Board, 3rd floor,
City Hall~~, IN THE CITY HALL AUDITORIUM LOCATED AT THE REVERE CITY HALL
Revere, Massachusetts on
(date and time of hearing) MAY 23, 2006 AT 6:00 PM.

EUGENE MCKENNA
Chairman
Planning Board