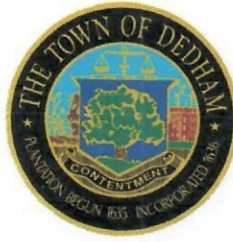


PLANNING BOARD

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Planning Director

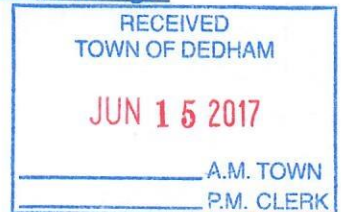
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TOWN OF DEDHAM
COMMONWEALTH OF MASSACHUSETTS
PLANNING BOARD



CERTIFICATE OF ACTION OF SUBDIVISION APPROVAL

Date: June 14, 2017
Applicant: Supreme Development, Inc.
Property Owner: William F. Doherty Sr. Irrevocable Trust
Property Address: 42 Woodleigh Road, Dedham, MA

CERTIFICATE OF ACTION OF SUBDIVISION APPROVAL

This is to certify that the undersigned, being a majority of the Dedham Planning Board, on May 25, 2017, approved the definitive plan of subdivision entitled "Antonio Estates, Definitive Subdivision Plan, A Single Family Subdivision, Woodleigh Road in Dedham, Massachusetts", prepared by Norwood Engineering Co., Inc., dated April 28, 2017, revised through May 23, 2017 (hereinafter referred to as the "Definitive Plan"), submitted by Supreme Development, Inc. (hereinafter referred as the "Applicant"), subject to the terms and conditions of security to be given by the Applicant in accordance with the provisions of Section 81-U, Chapter 41 M.G.L.A., and of the Dedham Subdivision Regulations, and subject to the following special conditions, which conditions shall be shown or referred to on said Definitive Plan:

1. Within six (6) months of endorsement of the Definitive Plan and prior to the issuance of any Certificates of Occupancy for any dwelling in said Subdivision, Applicant shall grant to the Town of Dedham, a right and easement to construct, repair, replace, extend, operate, use and forever maintain all streets, water mains, sewer mains, and all surface and subsurface storm water drains in, through or under the streets and easements indicate on the Definitive Plan. This condition shall not be

construed to relieve the Applicant, and his successors in title, to the ownership of a portion of the land or any street within the Subdivision, nor diminish in any way, his responsibility to complete all construction as required by Applicant's agreements with the Town, and to thereafter maintain all streets and utilities in satisfactory condition. Said grant hereunder shall be substantially in the form as Form G of the Dedham Subdivision Rules or as otherwise acceptable by the Town.

2. This 4-lot subdivision (that portion which consists of roadways (to the binder course, utilities, drainage systems, and lot layouts) shall be completed within a 24-month time frame from the start of construction. Any extension to this time frame shall be granted and approved by the Planning Board in its sole discretion.
3. Drainage shall be as approved in accordance a Stormwater Management Permit duly issued by the Dedham Conservation Commission under the Town of Dedham Stormwater Management By-Law.
4. A **WAIVER** is granted from Section 6.3.1 (Preparation) to allow the site plan to be shown at a scale of 1" = 20' instead of the required 1" = 40'. The Planning Board finds that the 1" = 20' is more appropriate for a small subdivision as it more clearly presents the required information.
5. A **WAIVER** from Section 6.3.2 (Required Sheets) and Section 6.3.3 (Required Information) dispensing with the requirement of submission of a landscape plan. The Planning Board finds that the primary landscaping will be in the cul-de-sac serving as a rain garden which will be adequately reviewed by the Dedham Conservation Commission as part of the Stormwater Management Permit process.
6. A **WAIVER** from 6.3.3 (Required Information) to allow the locus plan to be shown at a scale of 1' = 200' instead of the required 1" = 800'. The Planning Board finds that 1' = 200' is more appropriate for a small subdivision and is of an adequate scale to provide the context of the subdivision within the surrounding area.
7. A **WAIVER** from 6.3.3 (Required Information) dispensing with the aerial photograph. The Planning Board finds that the plans submitted adequately provide the necessary information
8. A **WAIVER** from 6.3.3 (Required Information) to allow the Layout Plan and Profile to be shown as 1' = 20' horizontally and 1" = 2' vertically instead of the required 1' = 40' horizontally and 1" = 4' vertically. The Planning Board

finds that the 1" = 20' horizontally and 1" = 2' vertically is more appropriate for a small subdivision as it more clearly presents the required information.

9. A **WAIVER** is granted from Section 7.4.5 (Cross Sections) and Figure 7-1 (Typical Roadway Section) to allow a right of way width of 40' instead of the required 50'. The Planning Board finds reducing the right of way width to 40' is appropriate for a 4-lot "residential lane" subdivision (noting that in this case the right of way increases to 50' for the majority of the subdivision).
10. A **WAIVER** is granted from Section 7.4.5 (Cross-Sections) and Figure 7-1 (Typical Roadway Section) dispensing with the requirement that the pavement coincide with the centerline of the right-of-way and allowing superelevated pavement to drain to the left side. The Planning Board finds the proposed offset from the centerline will avoid the necessity of relocating a utility pole.
11. A **WAIVER** is granted from Section 7.4.8 (Dead-End Streets) to allow the subdivision roadway to be less than the required 250'. The Planning Board finds that the distance of approximately 192' allows for the preservation of more existing trees which will provide a better buffer to the surrounding neighborhood.
12. A **WAIVER** is granted from Section 7.4.9 (Cul-de-Sac) dispensing with the requirement for a "hammerhead" layout. The Planning Board finds that a circular layout is more appropriate and provides an area for stormwater management.
13. A **WAIVER** is granted from Section 7.4.17 (Traffic Management) to dispense with signs and pavement markings. The Planning Board finds that the same are not necessary for a 4-lot "residential lane" subdivision with 18' of pavement.
14. The 4-lots (i.e., Lots 1, 2, 3 and 4) shown on said Definitive Plan shall not be further divided or subdivided for purposes of creating any additional building lots in perpetuity; provided, however, that nothing herein shall prevent or prohibit (subject to applicable approvals) the change or modification of the size (area), shape, or location of the lot lines for said lots.
15. All heavy construction vehicles and equipment shall access and depart from the Subdivision utilizing that portion of Woodleigh Road between the Subdivision and Mt. Vernon Street.
16. To the extent possible the architectural styles of the dwellings in the Subdivision shall be constructed similar to those shown on the elevation

drawings prepared by McKay Architects and filed with the records of the Planning Board.

17. Upon completion of the Subdivision (including construction of the dwellings therein) Applicant shall repair and resurface Woodleigh Road between the Subdivision road and Mt. Vernon Street; provided, that such portion of Woodleigh Road shall not be widened or otherwise upgraded from its existing condition.
18. In the event that blasting becomes necessary, Applicant shall fully comply with 527 CMR 13.00, and all other applicable State laws and regulations pertaining to explosives including but not limited to requirements for pre-blast inspection survey and insurance and notice to abutters. A copy of any plans, reports and documents shall be provided to the Planning Board for the record.
19. The road shown on the subdivision plan shall remain private. All maintenance and repair of the pavement, drainage facilities, and other improvements within the subdivision (regardless whether installed on private property or within the private way) shall be the sole responsibility of the owners of the lots within the subdivision. Prior to the issuance of any occupancy permits for any dwellings constructed within the subdivision, Applicant shall establish a homeowner's association or similar entity to ensure compliance with the provisions of this paragraph.
20. An as-built plan stamped by a Professional Land Surveyor licensed in the Commonwealth of Massachusetts shall be submitted to the Department of Infrastructure Engineering. Said as-built plan should contain information on the above ground and below ground infrastructure within the right-of-way including any infrastructure installed within Town easements. The plan shall be submitted in hardcopy, PDF, and CAD formats, and tied to NAD83 and NAVD88.
21. Members of the Planning Board and the Planning Director shall have access to the Subject Property during construction with proper notification to the Applicant subject to applicable safety requirements as established by the Applicant or its Contractor.
22. The Planning Director will be contacted by the Applicant upon completion of the project to verify that the project has been completed in full compliance with the specification of the Record Plans as submitted and approved in this Certificate of Action prior to issuance of an occupancy permit for the final home, including an affidavit by the Applicant's engineer that the project has

been constructed according to said plans. A compliance letter will be issued forthwith once found to be properly completed.

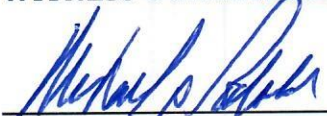
23. A CAD drawing of the subdivision, tied to NAD83 and NAVD88, shall be submitted to the Department of Infrastructure Engineering for updating of the Town's GIS data.

24. Upon completion of the roadway, the Applicant shall provide an "as-built" of the subdivision roadway to the Planning Board and the Engineering Department.

25. All municipal taxes and fees shall be paid in full and all tax accounts shall be in good standing prior to the issuance of any building permit.

A duly advertised public hearing was held on the application for approval of this plan on May 25, 2017, at which time the application and plan were unanimously approved.

WITNESS OUR HANDS AND SEALS THIS 14th DAY OF JUNE, 2017.

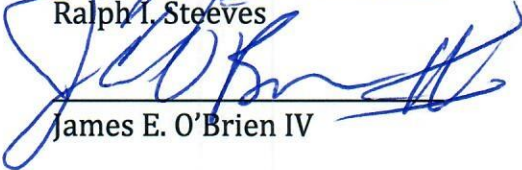


Michael A. Podolski, Esq., Chairman

Robert D. Aldous, Clerk



Ralph I. Steeves



James E. O'Brien IV