MAKE AN APPOINTMENT WITH THE PLANNING BOARD OFFICE. CONTACT THE ADMINISTRATIVE ASSISTANT AT 978-582-4147 extension 5, TO SCHEDULE AN APPOINTMENT TIME FOR PRESENTATION BEFORE A SCHEDULED PLANNING BOARD MEETING.

IN ADDITION TO PRESENTING ITEMS LISTED BELOW AT THE BOARD MEETING, ALL ITEMS (EXCEPTING #8, WHICH MUST BE SUBMITTED AT TIME OF PRESENTATION TO THE BOARD) ARE ALSO TO BE SENT IN HIGH RESOLUTION PDF TO plans@lunenburgonline.com BY 4:00 PM THE WEDNESDAY PRIOR TO THE MONDAY BOARD MEETING.

ITEMS REQUIRED FOR PRESENTATION:

1. COMPLETED COMPLIANCE LETTER FROM THE BOARD OF HEALTH
2. ONE PINK FORM (OR MARKED AS SUCH) FOR THE TOWN CLERK
3. ONE (1) MYLAR
4. SEVEN (7) COPIES OF THE ABOVE PLAN
5. ONE (1) TOPOGRAPHY/CONTOUR PLAN
6. ORIGINAL AND SEVEN (7) COPIES OF FORM A
7. CURRENT ABUTTERS’ LIST OBTAINED FROM ASSESSOR’S OFFICE
8. CHECK MADE OUT TO THE TOWN OF LUNENBURG

* (IF PRESENTER IS OTHER THAN THE OWNER OF RECORD, A NOTARIZED FORM MUST BE FILLED OUT)
APPLICATION FOR ENDORSEMENT
OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

(Form A)

The undersigned, believing that the accompanying plan of his/her/their property in the Town of Lunenburg 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.

Date: ______________________

Name of Applicant(s)/Owner(s): ___________________________________________________
_____________________________________________________________________________

Applicant(s) Address: _____________________________________________________________

Telephone # (Home): __________________________ (Work): __________________________

Address of Property (if not same as above): __________________________________________

Presenter's Name (if not same as above): _____________________________________________

Presenter's Address: _____________________________________________________________
Telephone #: _________________________________________________________________

Deed of Property as recorded in the Northern Worcester County Registry of Deeds:
Plan Book ______________ Page # ______________________

Location of Property by physical boundaries or landmarks/other: ______________________
_____________________________________________________________________________

Signature of owners(s): __________________________________________________________

Signature of Applicant(s): __________________________________________________________

Signature of Agent: _____________________________________________________________

(If applicable - Letter or other documentation designating authorization of agent/presenter)

Note: Necessary evidence to show that the plan does not require approval must be filed with this application.
PLANNING BOARD PROCEDURE FORM FOR SINGLE LOTS
(SUBDIVISION CONTROL NOT REQUIRED)

ANRs- APPROVAL NOT REQUIRED

Date: __________________

Applicant's/Owner's Name: _____________________________________________________

Presenter's Name (if not same as above):__________________________________________

Address of Owner:   _________________________

Address of Property if not same as above:  _______________________________________

_____________________________________________________________________________

Description by physical boundaries or landmarks/other: ____________________________

_____________________________________________________________________________

Telephone:   (Home)___________________________  (Work)___________________________

Date requested:_________________   Purpose/reason for Appointment: _________________

Requirements:

Plans may be submitted only at a scheduled meeting of the Planning Board. Bring the following with you to the meeting. In addition to presenting items below at the Board meeting, all items (excepting #8, which must be submitted at time of presentation to the Board) are also to be sent in high resolution PDF to plans@lunenburgonline.com by 4:00 PM the Wednesday prior to the Monday Board meeting.

1. Signed compliance letter from the Board of Health.
2. Pink Form – “Notice to Town Clerk”
3. One (1) Mylar Plan prepared by a Registered Land Surveyor
4. Seven (7) paper copies of the above plan
5. One (1) Topography/Contour Plan
6. Original and seven (7) copies of Form A
7. A current abutters' list obtained from the Board of Assessor's office
8. Check for fee, made out to the “Town of Lunenburg.”

Important: **Appointment for presentation to the Board is to be made by 4:00 PM, the Wednesday prior to the scheduled Monday meeting.** The Planning Board meets the 2nd and 4th Monday of each month. The meeting held on the 2nd Monday is a televised meeting held in the Joseph F. Bilotta meeting room at Town Hall, 17 Main Street. The meeting held on the 4th Monday is held in the Planning Board Conference Room (first floor), Ritter Memorial Building, 960 Massachusetts Avenue (unless noted otherwise). All public hearings are televised and held in the Joseph F. Bilotta room at Town Hall. All meetings begin at 6:30 PM.

Appointment time: __________________________________

Signature of Owner(s): ________________________________________________________
Date: ____________________

To the Lunenburg Planning Board:

The following applicant(s):

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

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____________________________________________________________________

____________________________________________________________________

wish to submit to the Lunenburg Planning Board an Application for Endorsement of a Plan Believed Not to Require Approval.

I/we, the undersigned, give full permission to ___________________________ to act as our agent and he/she has full permission to present an ANR (Approval Not Required) plan for me/us for the property located at:

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

____________________________________________________________________

Signature of owner(s): __________________________________________

____________________________________________________________________

Plan Book: ______________________ Page #: ______________________
(As recorded in the Northern Worcester County Registry of Deeds).

Notarization Required
WRITTEN NOTICE TO TOWN CLERK
TOWN HALL
LUNENBURG, MA

You are hereby notified, in accordance with Sections 81S and 81T of Chapter 41 of the General Laws, that the plan described below was submitted to the Lunenburg Planning Board on ________________ (date). (Upon endorsement by the Planning Board, the completed Form A will be provided to the Town Clerk.)

Description of land to which plan relates:

______________________________________________________________________
______________________________________________________________________
______________________________________________________________________

A. Plan Believed Not to Require Approval (Planning Board Meeting)

B. Preliminary Subdivision Plan

C. Definitive Subdivision Plan

Owner of Land: 
Name: ___________________________________________________________________
Address: ___________________________________________________________________

Name of Subdivision, if applicable: ___________________________________________________________________

Signature(s) of Owner(s): ___________________________________________________________________
_________________________________________________________________
BOARD OF HEALTH COMPLIANCE

Date:________________________

To the Lunenburg Planning Board:

The accompanying ANR Plan has met all necessary Board of Health requirements for land division.

________________________
Board of Health Endorsement
To The Planning Board:

The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Lunenburg for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Lunenburg.

1. Name of Subdivider ____________________________________________________________
   Address _____________________________________________________________________ Phone _____________

2. Name of Owner_________________________________________________________________
   Address _____________________________________________________________________

3. Name of Engineer or Surveyor ________________________________________________
   Address _____________________________________________________________________

4. Deed of Property Recorded in __________________________________________________ Registry,
   Book ___________ Page ________________

5. Location and Description of Property: Subdivision name_________________________,
   located ____________________________________________, number of lots proposed____,
   total acreage of tract_____. Signature of Applicant _____________________________
   Signature of Owner _____________________________

NOTE: A designer’s certificate, on Form D, and a certified list of abutters, on Form E, must be filed with this application.
CERTIFICATE OF APPROVAL
OF A PRELIMINARY PLAN

It is hereby certified by the Planning Board of the Town of Lunenburg, Massachusetts, that at a
duly called and properly posted meeting of said Planning Board, held on ____________, 20___,
it was voted to approve a preliminary plan entitled: _____________________________________________________________________

______________________________________________________________________________
submitted by: ____________________________________________________________________
originally filed with the Planning Board on _____________________________________________________________________
concerning the property located _______________________________________________________________________

with the following conditions:

A copy of this certificate of approval is to be filed with the Lunenburg Town Clerk and a copy sent
to the applicant.

______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________

A true copy, attest:

______________________________________________________________________________
Clerk, Lunenburg Planning Board  Lunenburg Planning Board
It is hereby certified by the Planning Board of the Town of Lunenburg, Massachusetts, that at a
duly
called and properly posted meeting of said Planning Board, held on ________________, 20___,
it was voted to disapprove a preliminary plan entitled: ________________________________

____________________________________

submitted by: ____________________________________________________________

originally filed with the Planning Board on ____________________________________

concerning the property located ____________________________________________

for the following reasons:

A copy of this certificate of disapproval is to be filed with the Lunenburg Town Clerk and a copy
sent to the applicant.

____________________________________

____________________________________

____________________________________

A true copy, attest:

____________________________________

Clerk, Lunenburg Planning Board  Lunenburg Planning Board
APPLICATION FOR APPROVAL
OF A DEFINITIVE PLAN

To The Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Lunenburg for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Lunenburg.

1. Name of Subdivider ___________________________________________________________
   Address ____________________________ Phone ________

2. Name of Owner ____________________________
   Address __________________________________________________________

3. Name of Engineer or Surveyor ____________________________
   Address __________________________________________________________

4. Deed of Property Recorded in ____________ Registry, Book _____ Page _____; said land is free of encumbrances except for the following __________________________________________________________

5. Location and Description of Property: location ____________________________, number of lots proposed ________, total acreage of tract ____________________________

6. All ways and utilities shall be installed within ________ years.

   Signature of Applicant: ____________________________

   Signature of Owner: ____________________________

NOTE: A designer’s certificate, on Form D, and a certified list of abutters, on Form E, must be filed with this application.
CERTIFICATE FOR APPROVAL
OF A DEFINITIVE PLAN

It is hereby certified by the Planning Board of the Town of Lunenburg, 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: ______________________________________
and dated___________________________

submitted by: ___________________________ address______________________________
and owned by: ___________________________ address______________________________
originally filed with the Planning Board on ________________________________
concerning property located ________________________________
and showing ____________ proposed lots, with the following conditions:

A copy of this certificate of approval is to be filed with the Lunenburg Town Clerk and a copy sent to the applicant.

____________________________________

____________________________________

A true copy, attest:

____________________________________

Clerk, Lunenburg Planning Board       Lunenburg Planning Board
CERTIFICATE FOR DISAPPROVAL OF A DEFINITIVE PLAN

It is hereby certified by the Planning Board of the Town of Lunenburg, 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: ______________________________

______________________________

and dated_______________________

submitted by: ______________________ address ____________________________

and owned by: ____________________ address: _____________________________

originally filed with the Planning Board on ________________________________

concerning property located ________________________________

and showing ____________proposed lots, for the following reasons:

A true copy, attest:

______________________________

Clerk, Lunenburg Planning Board    Lunenburg Planning Board
DESIGNER’S CERTIFICATE

To The Planning Board: Date:______________

I hereby certify that the accompanying Definitive Plan, entitled ____________________________
and dated ____________, 20____, is true and correct to the accuracy required by the Rules and Regulations of the Lunenburg Planning Board, and that all pertinent data are shown. My source 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 _______________ Registry In Book____, Page____.

2. Other deeds and plans, as follows ______________________________

3. Oral information furnished by_______________________________

4. Actual measurement on the ground from a starting point established
   by____________________________________________________

5. Other Sources ________________________________

Signature________________________RLS
(seal of surveyor)
Address____________________________

Signature________________________PE
(seal of professional engineer)
Address____________________________
Lunenburg, MA., ____________, 20____

To The Planning Board:

It is to certify that at the time of the last assessment for taxation made by the Town of Lunenburg, the names and addresses of the parties assessed as adjoining owners of the parcel of land shown above, and the names and addresses of all other parties assessed within 500 feet of the property line of the parcel of land shown above, were as above written.

__________________________________
For the Board of Assessors
AGREEMENT made this date between the town of Lunenburg and ________________, Lunenburg, Massachusetts and (surety)______________________________, a corporation duly organized and existing under the laws of the state of ____________ and having a usual place of business at ________________________, hereinafter referred to as "the surety," to secure construction of ways and installation of municipal services in the subdivision of land shown on a plan entitled: ________________________________________________________, by:________________________dated:____________owned by: __________________, address:_______________________________land located: _____________________ and showing (No.)___ proposed lots.

KNOW ALL MEN by these presents that the applicant and the surety hereby bind and obligate themselves, their, or its; executors, administrators, devisees, heirs, successors and assigns, jointly and severally to the town of Lunenburg, a Massachusetts municipal corporation, acting through its Planning Board, in the sum of _______________ dollars, and have secured this obligation by depositing with the Treasurer of said town of Lunenburg a surety bond to secure the above sum of money, said surety bond to be used to insure the performance by the applicant of all covenants, conditions, agreements, terms and provisions contained in the following:

1. Application for Approval Definitive Plan (Form C), dated: _____________________
2. The subdivision control law and the Planning Board's Rules and Regulations governing this subdivision;
3. Conditions included in the Certificate of Approval issued by the Planning Board and dated _______________
4. The definitive plan as qualified by the Certificate of Approval; and
5. Other document(s) specifying construction or installation to be completed, namely; (specify other documents, if any, and list lots secured if only a part of the subdivision is secured by a lender's agreement)

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations, or has elected to provide another method of securing performance as provided in M.G.L., Chapter 41, Section 81-U.

Upon completion by the applicant of all obligations as specified herein, on or before (date construction and installation is to be completed, as specified by applicant)__________________, or such later date as may be specified by vote of the Planning Board with a written concurrence
of the applicant and the surety, the interest of the town in such surety bond shall be released, the
surety bond shall be returned to the surety, and this agreement shall become void. In the event
the applicant should fail to complete the construction of ways and installation of municipal
services as specified in this agreement and within the time herein specified, the surety bond may
be enforced, in whole, or in part, by the Planning Board for the benefit of town of Lunenburg to
the extent of the reasonable cost to the town of completing such construction or installation as
specified in this agreement. Any unused portion of the surety bond will be released and the
unused portion of the surety bond will be returned to the surety upon completion of the work by
said town; and

The town of Lunenburg acting by and through its Planning Board hereby agrees to accept
the aforesaid surety bond in the amount specified in this agreement as security for the performance
of the project as aforesaid.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in
writing by all parties to this agreement.

IN WITNESS WHEREOF we have hereunto set our hands and seals this ______ of __ _______, 20_____.

________________________________
Signatures of a Majority of the Planning
Board of the town of Lunenburg

________________________________
Signature of Applicant

________________________________
Signature of Authorized Representative
of the Surety

COMMONWEALTH OF MASSACHUSETTS

(county)___________________, ss

Then personally appeared _____________________ one of the above-named members of
the Planning Board of Lunenburg, Massachusetts, the applicant, and the authorized
representative of the surety, and acknowledged the foregoing instrument to be the free act and
deed of said parties before me.

________________________________
Notary Public

My commission expires _______________

Duplicate copy to:
Applicant
Surety
Planning Board
Town Clerk
Town Treasurer
AGREEMENT made this date between the town of Lunenburg and ________________________
hereinafter referred to as "the applicant" of address)__________________________
to secure construction of ways and installation of municipal services in the subdivision of land
shown on a plan entitled: _________________________, by: ____________, dated: _______
owned by: ________________________, address: ________________________________
and located: ________and showing (No.) ________ proposed lots.

KNOW ALL MEN by these presents that the applicant hereby binds and obligates himself, his or
its executors, administrators, devisees, heirs, successors and assigns to the town of Lunenburg,
a Massachusetts municipal corporation, acting through its Planning Board, in the sum of

                        _____________  dollars, and has secured this obligation by depositing with the Treasurer of
said town of Lunenburg a deposit of money in the above sum to be deposited in a subdivision
escrow account in the name of the town. The deposit of money is to be used to insure the
performance by the applicant of all covenants, conditions, agreements, terms and provisions
contained in the following:

1.   Application for Approval Definitive Plan (Form C), dated: _________________________;
2.   The subdivision control law and the Planning Board's Rules and Regulations governing
this subdivision;
3.   Conditions included in the Certificate of Approval issued by the Planning Board and dated
_______;
4.   The definitive plan as qualified by the Certificate of Approval; and
5.   Other document(s) specifying construction or installation to be completed, namely;
(specify other documents, if any, and list lots secured if only a part of the subdivision is
secured by a lender's agreement)

   ___________________________________________________________________________
   ___________________________________________________________________________
   ___________________________________________________________________________

This agreement shall remain in full force and effect until the applicant has fully and satisfactorily
performed all obligations or has elected to provide another method of securing performance as
provided in M.G.L., Chapter 41, Section-81-U.
Upon completion by the applicant of all obligations as specified herein, on or before (date)
construction and installation is to be completed, as specified by applicant ), or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, the deposit of money including all interest accrued thereon shall be returned to the applicant by said (city/town) and this agreement shall become void. In the event the applicant should fail to complete the construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, the deposit of money may be applied in whole, or in part, by the Planning Board for the benefit of the town of Lunenburg to the extent of the reasonable cost to the town of completing such construction or installation as specified in this agreement. Any unused money and the interest accrued on the deposit of money will be returned to the applicant upon completion of the work by said town; and

The town of Lunenburg acting by and through its Planning Board hereby agrees to accept the aforesaid-deposit of money in the amount specified in this agreement as security for the performance of the project as aforesaid.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

IN WITNESS WHEREOF we have hereunto set our hands and seals this ______ of ________, 20____.

________________________________
________________________________
________________________________
____________________________
________________________________
________________________________

Signatures of a Majority of the Planning Board of the town of Lunenburg

________________________________
Signature of Applicant

COMMONWEALTH OF MASSACHUSETTS

(county)___________, ss

________________________________

Then personally appeared ______________________ one of the above-named members of the Planning Board of Lunenburg, Massachusetts and the applicant and acknowledged the foregoing instrument to be the free act and deed of said parties before me.

________________________________
Notary Public

My commission expires ________________

Duplicate copy to:
Applicant
Planning Board
Town Clerk
Town Treasurer
FORM H
COVENANT

Know all men by these presents that the undersigned has submitted an application dated _______________, to the town of Lunenburg Planning Board for approval of a definitive plan of a subdivision of land entitled: __________________________________________, plan by ________________________, dated: ________________ and owned by: ______________________________________,
address: ____________________________________________________________________,
land located: ____________________________________________________________________,
and showing (No.)_______ proposed lots. The undersigned has requested the Planning Board to approve such plan without requiring a performance bond.

In consideration of said Planning Board of Lunenburg in the county of Worcester approving said plan without requiring a performance bond, the undersigned hereby covenants and agrees with the inhabitants of the town of Lunenburg as follows:

1. That the undersigned is the owner* in fee simple absolute of all the land included in the subdivision and that there are no mortgages of record or otherwise on any of the land, except for those described below, and that 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. "Applicant" may be an owner or his agent or representative, or his assigns, but the owner of record must sign the covenant.

2. That the undersigned will not sell or convey any lot in the subdivision or erect or place any permanent building on any lot until the construction of ways and installation of municipal services necessary to adequately serve such lot has been completed in accordance with the covenants, conditions, agreements, terms and provisions as specified in the following:

   a. The Application for Approval of Definitive Plan (Form C).
   b. The Subdivision Control Law and the Planning Board's Rules and Regulations governing this subdivision.
   c. The certificate of approval and the conditions of approval specified therein, issued by the Planning Board, dated _________________.
   d. The definitive plan as approved and as qualified by the certificate of approval.
   e. Other document(s) specifying construction to be completed, namely:

      ____________________________________________________________________
      ____________________________________________________________________
      ____________________________________________________________________
However, 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 or convey any lot, subject only to that portion of this covenant which provides that no lot be sold or conveyed or shall be built upon until ways and services have been provided to serve such lot.

3. That this covenant shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the undersigned and shall constitute a covenant running with the land included in the subdivision and shall operate as restrictions upon the land.

4. That particular lots within the subdivision shall be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of the Planning Board and enumerating the specific lots to be released; and

5. That nothing herein shall be deemed to prohibit a conveyance by a single deed subject to this covenant, of either the entire parcel of land shown on the subdivision plan or of all lots not previously released by the Planning Board.

6. That the undersigned agrees to record this covenant with the Worcester County Registry of Deeds, forthwith, or to pay the necessary recording fee to the said Planning Board in the event the Planning Board shall record this agreement forthwith. Reference to this covenant shall be entered upon the definitive subdivision plan as approved.

7. A deed of any part of the subdivision in violation of the covenant shall be voidable by the grantee prior to the release of the covenant; but not later than three (3) years from the date of such deed, as provided in Section 81-U, Chapter 41, M.G.L.

8. That this covenant shall be executed before endorsement of approval of the definitive plan by the Planning Board and shall take effect upon the endorsement of approval.

9. Upon final completion of the construction of ways and installation of municipal services as specified herein, on or before ________________, the Planning Board shall release this covenant by an appropriate instrument, duly acknowledged. Failure to complete construction and installation within the time specified herein or such later date as may be specified by vote of the Planning Board with a written concurrence of the applicant, shall result in automatic rescission of the approval of the plan. Upon performance of this covenant with respect to any lot, the Planning Board may release such lot from this covenant by an appropriate instrument duly recorded.

10. Nothing herein shall prohibit the applicant from varying the method of securing the construction of ways and installation of municipal services from time to time or from securing by one, or in part by one and in part by another of the methods described in M.G.L., Chapter 41, Section 81-U, as long as such security is sufficient in the opinion of the Planning Board to secure performance of the construction and installation; and

For title to the property, see deed from _________________________ dated__________ recorded in Worcester Registry of Deeds, Book __________, Page _____, or registered in the Worcester Land Registry as Document no. __________, and noted on certificate of title no. __________, in Registration Book ______, Page ________. The present holder of a mortgage upon the property is ____________________________ of ________________________. The mortgage is dated ______________ and recorded in Worcester Registry of Deeds, Book __________, Page _____, or registered in Worcester Land Registry as Document No. __________, and noted
on certificate of title no. _____, in Registration Book _____, Page _____.

The mortgagee agrees to hold the mortgage subject to the covenants set forth above and agrees that the covenants shall have the same status, force and effect as though executed and recorded before the taking of the mortgage and further agrees that the mortgage shall be subordinate to the above covenant.

____________________________, spouse of the undersigned applicant hereby agrees that such interest as I, we, may have in the premises shall be subject to the provisions of this covenant and insofar as is necessary releases all rights of tenancy by the dower or homestead and other interests therein.

IN WITNESS WHEREOF we have hereunto set our hands and seals this ___________, 20__.

____________________________
Owner

____________________________
Spouse of Owner

____________________________
Mortgage

Acceptance by a Majority of the Planning Board of Lunenburg

One acknowledgement must be completed for each of the following:
Planning Board representative
Owner or owners
Spouse of the owner
Mortgagee

COMMONWEALTH OF MASSACHUSETTS
Worcester, ss ________________, 20__

Then personally appeared before me the above named ___________________ and acknowledged the foregoing instrument to be ________________ free act and deed.

____________________________
Signature of Notary Public

My commission expires ___________________
The undersigned, being a majority of the Planning Board of the Town of Lunenburg hereby certifies that:

The undersigned for the construction of ways and municipal services called for by the Covenant dated ______________, 20____, and recorded in District Deeds, Book______, Page _______ (or registered in __________________________ Land Registry District as Document No._________ and noted on Certificate of Title No.__________ in Registration Book______, Page______) has been partially completed, to the satisfaction of the Planning Board to adequately serve the enumerated lots shown on the Plan entitled

______________________________________________________________________
______________________________________________________________________

Lots designated on said Plan as follows:

______________________________________________________________________
______________________________________________________________________

Release voted at Regularly Scheduled ( ), Special Meeting ( ), of the Planning Board on

__________________.
PLANNING BOARD - TOWN OF LUNENBURG, MASSACHUSETTS

DATE _____

SUBDIVISION NAME ________________________________

PLAN # _____

(FORM J)

CONVEYANCE OF EASEMENTS AND UTILITIES

__________________________________________ of ________________________________________.

__________________________________________ County, Massachusetts, for good and adequate consideration, grant to the Town of Lunenburg a municipal corporation in Worcester, County Massachusetts, the perpetual rights and easements to construct, inspect, repair, renew, replace, operate for 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 aforesaid, the said grantor does hereby give, grant, transfer and deliver unto the Town of Lunenburg all water and sewer mains and drainage systems, manholes, pipes, conduits, easements 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 easements 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.

The grantor's title free deed from ________________________________
dated __________, 19 ______, and recorded in ________________________________

District Registry of Deeds, Book _____________, Page ________________________________
or under Certificate of Title No. _____________, registered in ________________________________

District of 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.

IN WITNESS WHEREOF we have hereunto set our hands and seals this ____________
day of ____________________, 19 __________.

COMMONWEALTH OF MASSACHUSETTS

______________________, ss _______________________, 19 __________

Then personally appeared the above named ________________________________
and acknowledged the foregoing to be ____________________ free act and deed, before
me.

________________________________
Notary Public

My Commission Expires: __________
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<th>Item</th>
<th>Date of Inspection</th>
<th>Remarks</th>
<th>Approval</th>
<th>Signature of Inspecting Officer</th>
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<td>Compacting</td>
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<tr>
<td>Paving Operations</td>
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<td>Placing of Curbs &amp; Gutters</td>
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<tr>
<td>Construction of Sidewalks</td>
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<tr>
<td>Grading of Grass Plots</td>
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<tr>
<td>Installation of Monuments</td>
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<tr>
<td>Grading Lots</td>
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<tr>
<td>Installation of Fire Alarm</td>
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<td>Tree Planting</td>
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<td>Final Cleanup</td>
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<td>Other</td>
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## TOWN OF LUNENBURG CONSTRUCTION COST ESTIMATE

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<tr>
<th>WORK ITEM</th>
<th>SIZE</th>
<th>QUANTITY</th>
<th>UNITS</th>
<th>UNIT COST</th>
<th>ITEM COST</th>
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<td><strong>GROUP 1</strong></td>
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<td>Tree Cutting</td>
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<td>Clean and Grub</td>
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<td>Clear and Stockpile</td>
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<td>Top &amp; Sub-Soil</td>
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<td>Fill to Subgrade</td>
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<td>Erosion &amp; Sedimentation Controls</td>
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<td><strong>GROUP 2</strong></td>
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<td>Water line</td>
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<td>Hydrant -500 Spacing</td>
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<td>Gate Isolation Valve</td>
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<td>Flush/Disinfect &amp; Test</td>
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<td>Catchbasins/Grates</td>
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<td>Drainage Basin</td>
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<td>Blasting</td>
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<td><strong>GROUP 3</strong></td>
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<td>Compacted Gravel Sub-Base</td>
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<td>Bit Conc Binder Course</td>
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<td><strong>GROUP 4</strong></td>
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<td>Bit Conc Finish Course</td>
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<td>Bit Conc Cape Cod Berm</td>
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<td>Bit Conc Sidewalk</td>
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<td>Loam &amp; Seed</td>
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<td>Street Lights</td>
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<td>Street Trees</td>
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<td>Street Signs</td>
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<td><strong>GROUP 5</strong></td>
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<td>Survey Monuments</td>
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<td>Inspect &amp; Clean Drains</td>
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<td>Sweep Street</td>
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<td>Roadway As-Built Plan</td>
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</table>

Sub-Total of Estimated Costs

Overhead Costs

Contingency Costs

Total
**TABULAR SUMMARY**

**SUBDIVISION NAME:** ________________________________

**SHEET NO.** ________________________________

Total area of original tract shown on this plan equals ________________________________

(a) Area in lots -- Nos. 1, 2, 3, etc., equals ________________________________

(b) Area in Streets -- A-B-C equals ________________________________

(c) Open Space ________________________________

**Total Areas of Subdivision**

(Total of (a), (b), and (c)*) ________________________________

A. Street - Station _______ to Station _______ equals _______

B. Street - Station _______ to Station _______ equals _______

C. Street - Station _______ to Station _______ equals _______

**Total Area of Streets (Should equal (b) above)** ________________________________

    Sewer Easement - Station _______ to Station _______ equals ______
    Drainage Easement - Station _______ to Station _______ equals ______
    Utility Easement - Station _______ to Station _______ equals ______

**Total Remaining Area (Should equal (c) above)** ________________________________

* Must equal total of original tract
AGREEMENT made this date between town of Lunenburg; ___________________________ hereinafter referred to as "the applicant" of _______________________________________; and (name of bank that has first mortgage) ___________________________ hereinafter referred to as "the lender" of ________________, to secure construction of ways and installation of municipal services in the subdivision of land shown on a plan entitled: ___________________________ by: ___________________________, dated: ________________, owned by: ___________________________, address: ___________________________, land located: ___________________________, and showing (No.) _____________ proposed lots.

KNOW ALL MEN by these presents that the applicant has recorded a first mortgage with the lender dated ___________________________ recorded in the Worcester Registry of Deeds, Book _____ Page ______ covering (area of plan that is covered by first mortgage) ___________________________ as shown on the above-referenced plan as security for the payment of a certain note in the principal sum of _____________ dollars, and that the applicant and lender hereby bind and obligate themselves, their, or its executors, administrators, devisees, heirs, successors and assigns, jointly and severally to the town of Lunenburg, a Massachusetts municipal corporation, acting through its Planning Board in the sum of _____________ dollars, and have secured this obligation by the lender retaining said sum of money of said principal sum otherwise due the applicant to insure the performance by the applicant of all covenants, conditions, agreements, terms and provisions contained in the following:

1. Application for Approval Definitive Plan (Form C), dated: _________________;
2. The subdivision control law and the Planning Board's Rules and Regulations governing this subdivision and dated _____________________________;
3. Conditions included in the Certificate of Approval issued by the Planning Board and dated__________________;
4. The definitive plan as qualified by the Certificate of Approval; and
5. Other document(s) specifying construction or installation to be completed, namely; (specify other documents, if any, and list lots secured if only a part of the subdivision is secured by a lender's agreement)
This agreement shall remain in full force and effect until the applicant has fully and satisfactorily performed all obligations.

Upon completion by the applicant of obligations as specified in the following schedule:

<table>
<thead>
<tr>
<th>STAGE OF SUM TO BE</th>
<th>DATE WHEN CONSTRUCTION CONSTRUCTION IS TO BE COMPLETED OR INSTALLATION AND INSTALLATION</th>
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</thead>
<tbody>
<tr>
<td>RETAINED BY LENDER</td>
<td>IS TO BE COMPLETED IS TO BE COMPLETED</td>
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<td>$ 1.</td>
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<td>$ 2.</td>
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<td>$ 3.</td>
<td>(add additional stages if necessary)</td>
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</table>

The interest of the town in such funds retained by the lender shall be released, that portion of the agreement covering a specific stage of work shall become void, and the lender may disburse such funds which have been held as security for a specific stage of work, to the applicant. In the event the applicant should fail to complete any stage of construction of ways and installation of municipal services as specified in this agreement and within the time herein specified, any funds remaining undisbursed shall be made available in whole, or in part, by the lender to the Planning Board for the benefit of the town) of Lunenburg to the extent of the reasonable cost to the town of completing such construction or installation as specified in this agreement. Any unused portion of such funds will be released by the Planning Board and may be disbursed by the lender to the applicant upon completion of the work by said town.

The lender hereby agrees that none of the funds retained as security, as specified herein, shall be disbursed to the applicant without prior written release of said funds by the Planning Board.

Any amendments to this agreement and/or to the aforesaid security shall be agreed upon in writing by all parties to this agreement.

IN WITNESS WHEREOF we have hereunto set our hands and seals this____day of______________, 20____.

________________________________________

Signature of Applicant

________________________________________

Signature of Authorized Representative of the Lender

________________________________________

Signatures of a Majority of the Members of the Planning Board of the town of Lunenburg
FORM N

LUNENBURG PLANNING BOARD

REMOVAL OF OVERBURDEN

DATE: ________________________________________________

TIME: ________________________________________________

AMOUNT: ______________________________________________

NUMBER OF TRUCKS: ____________________________________

DESTINATION: __________________________________________

ROUTE: ________________________________________________

SIGNATURE OF PROJECT MANAGER

E-mail to mboggio@lunenburgonline.com or aburney@lunenburgonline.com or fax to Planning Office 978-582-4353 on day of removal of overburden.