

# TOWN OF LINCOLN

MASSACHUSETTS

16 LINCOLN ROAD, LINCOLN, MA 01773

Telephone: 781-259-2610

## Planning Board

### Definitive Subdivision Application

### Zoning Sections 6.0, Subdivision Regulations

#### Site Information

Map/Lot: \_\_\_\_\_

Lot area: \_\_\_\_\_ sq ft

Lot Frontage: \_\_\_\_\_ ft

Scenic Road: \_\_\_\_\_

New Curb cut: \_\_\_\_\_

Site Address: \_\_\_\_\_

Title deed Book/Page: \_\_\_\_\_

Deed County Registry: \_\_\_\_\_

#### Subdivision Information

- \_\_\_\_\_ Approved Preliminary Subdivision plan dated \_\_\_\_\_ (not required)
- \_\_\_\_\_ Filing of plan with Planning Board, Board of Health, Board of Selectmen, Board of Water Commissions, and Conservation Commission
- \_\_\_\_\_ Planning Board Application Cover Form attached

#### Subdivision Review Checklist to be submitted with application

- \_\_\_\_\_ Application cover form with signature of property owner and applicant
- \_\_\_\_\_ Subdivision Plan (Scale 1"=40') by registered professional engineer or land surveyor (six copies) showing:
  - \_\_\_\_\_ Plan drawn to Definitive Subdivision Plan content requirements Section 5.2
  - \_\_\_\_\_ Existing and proposed structures and site features on the property and within 50 feet of the property
  - \_\_\_\_\_ Existing and proposed grades and changes to topography in two foot contours
  - \_\_\_\_\_ All streets, driveways and proposed parking
  - \_\_\_\_\_ Existing and proposed lots with area in square feet and acres, lot lines with bearings and length, frontage in feet, and building envelopes based on setbacks and 250' rule
  - \_\_\_\_\_ All wetlands or floodplains on the property and within 50 feet of the property
  - \_\_\_\_\_ Proposed lighting (include catalog cuts of proposed lighting)
  - \_\_\_\_\_ Proposed signs
  - \_\_\_\_\_ Proposed service, refuse and waste disposal areas
  - \_\_\_\_\_ Existing and proposed trees, screenings, fencing, plantings, and other landscaping
  - \_\_\_\_\_ Proposed septic areas
  - \_\_\_\_\_ Profiles of all proposed streets and utilities
- \_\_\_\_\_ Photographs of existing conditions
- \_\_\_\_\_ Proposed easements, covenants, and restrictions
- \_\_\_\_\_ Proposed land management plans for open space or common land

- \_\_\_\_\_ Proposed arrangements for water supply
- \_\_\_\_\_ Proposed arrangements for storm water and surface drainage
- \_\_\_\_\_ Sight lines for entering and merging into traffic at street or driveway intersections
- \_\_\_\_\_ Environmental Impact Statement (Section 5.4.1 of Subdivision Rules & Regs)
- \_\_\_\_\_ Proposed performance guarantee
- \_\_\_\_\_ Certified abutters' list
- \_\_\_\_\_ Legal ad authorization
- \_\_\_\_\_ Application fee

The Planning Board may, at its discretion, waive any portions of the submission requirements or request additional information that directly relates to the purpose of Subdivision Control Act or the Planning Board's evaluation of the applicable standards and criteria under their subdivision rules and regulations. Any request for waiver of submission items should be submitted in writing with the subdivision plan application.

Fees

Definitive Subdivision Filing Fee	
(If preliminary was not filed)	\$6,000.00 plus \$2,000.00 per lot
(If preliminary was filed)	\$2,000.00 plus \$1,000.00 per lot