

Town of Winthrop  
Planning Board

1 Metcalf Square  
Winthrop, MA 02152  
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# Definitive Subdivision Plan Application Form C

Received by Town Clerk:

Town Use Only

Date Stamped Received by Planning Board

Application Number: \_\_\_\_\_

## 1 Location

No.

Street

Parcel

Map

Name

Address

Telephone No.

Owner(s): \_\_\_\_\_  
\_\_\_\_\_

Applicant: \_\_\_\_\_  
\_\_\_\_\_

## 2 Zoning Information

Zoning District: \_\_\_\_\_

Total Site Area (acres or sq. ft.): \_\_\_\_\_ Lot Frontage: \_\_\_\_\_

Present Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Is property located in Historic significant area?  Yes  No Wetlands?  Yes  No

Flood Plain?  Yes  No

Is any zoning relief being requested?  Yes  No

If Yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is the property identified in the Open Space Plan?  Yes  No

Does the property contain any former or abandoned railroad right-of-way?  Yes  No

3

**Proposed Project**

Provide a brief narrative of the project description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total area to be subdivided (acres or sq. ft.) : \_\_\_\_\_

Total area of all lots: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total area dedicated for streets, drainage, and utilities: \_\_\_\_\_ sq. ft.

Total area reserved for recreation, parks, or other open land: \_\_\_\_\_ sq. ft.

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**Traffic and Town Services**

Estimated traffic flow within the subdivision: \_\_\_\_\_ A.M. Peak \_\_\_\_\_ P.M. Peak

Estimated traffic flow on streets adjacent to subdivision: \_\_\_\_\_ A.M. Peak \_\_\_\_\_ P.M. Peak

Effect of the project on public services, such as water, sewer, schools, police, fire, waste disposal and recreational facilities: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Provide a projection of the direct, current Town costs and revenues associated with this development: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Site Characteristics and Drainage**

Proposed amount of grading: \_\_\_\_\_ cut (cubic yards) \_\_\_\_\_ fill (cubic yards)

Will the project require the removal of soils from the site?     Yes     No

If Yes, how many cubic yards and where is soil being relocated: \_\_\_\_\_

Will the project impact surface and groundwater quality and level?     Yes     No

If Yes, explain how and what measures are taken to mitigate impacts: \_\_\_\_\_

What is the capability of soil, vegetative cover, and proposed erosion control measure to support proposed development without erosion, silting or other soil instability:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Is there an increase of peak run-off caused by altered surface conditions?     Yes     No

If Yes, estimate increase and methods to be used to recharge this water to the ground: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Does the project proposes to alter a 1 00-year flood plain?     Yes     No

If Yes, explain how and what measures are taken to mitigate impacts: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Habitat, Wetland and Historic Information**

Does the project affect important wildlife habitat and/or outstanding botanical features?  Yes  No

If Yes, explain how and what measures are taken to mitigate: \_\_\_\_\_

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Will the project affect a scenic site?  Yes  No

If Yes, explain how and what measures are taken to mitigate: \_\_\_\_\_

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Does the project affect historic sites or buildings listed in the Town Historic Survey?  Yes  No

If Yes, explain how and what measures are taken to mitigate effects: \_\_\_\_\_

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Does the project affect historic sites/buildings eligible or listed on the Fed/State Historic Register?  Yes  No

If Yes, explain how and what measures are taken to mitigate: \_\_\_\_\_

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Is proposed work located within  25 ft. or  100 ft. of a wetland and/or  200 ft. of a stream, ocean or river?

If Yes, explain how and what measures are taken to mitigate impacts: \_\_\_\_\_

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**Requirements for Improvements and Design**

The application shall be filled out completely and in accordance with ??? of the Winthrop Subdivision Rules and Regulation and the Definitive Plan Checklist so that there will be no ambiguity or uncertainty as to the applicant's intent in seeking approval of this application.

In order to provide for streets of suitable location, width and construction to accommodate prospective traffic and afford satisfactory access for police, emergency, fire fighting, snow removal, sanitation and road maintenance equipment; to coordinate streets so as to compose a convenient system; to avoid undue financial burdens for present and future taxpayers; and to avoid potential natural or technological hazards or nuisances, including the problems associated with uncontrolled storm water run-off, the Planning Board has established the design of subdivisions set forth in Section 6 of the Subdivision Rules and Regulations for the following requirements:

- \* Character of the land as it relates to the subdivision
- \* Lots and their arrangement, size, shape, grading and drainage
- \* Construction Specifications
- \* General Construction Procedures
- \* Construction Methods and Materials
- \* Streets, Improvements and Signage
- \* Utilities
- \* Storm Drainage
- \* Water and Sewer Facilities
- \* Trees and Other Plantings
- \* Reservation of Land for Public Purpose

Applicant is advised that all subdivisions shall conform to the provisions of the Winthrop Zoning Bylaw and Regulations of the Winthrop Board of Health.

**Certification**

The undersigned hereby certifies that he/she has read and examined this application and that the proposed project is accurately represented in the statements made in this application

Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

\_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_  
(Signature)

\_\_\_\_\_ Date: \_\_\_\_\_

\*\* The signature of the property owner(s) is required for the application to be accepted.