

City of Worcester Planning Board



DEFINITIVE SUBDIVISION PLAN APPLICATION

Division of Planning & Regulatory Services
455 Main Street, Room 404, Worcester, MA 01608
Office 508-799-1400 Ext. 31440 – Fax 508-799-1406

1. The undersigned applicant, being the owner of all land included within a proposed subdivision shown on the accompanying plan entitled Malden Woods Definitive Subdivision Plan and prepared by H.S.T Group Inc. and prepared by H.S.T Group Inc. Massachusetts Registered (Engineer) (Surveyor), Registration Number 42529, dated April 18 2018, submits such plan as a Definitive Plan of the proposed subdivision and makes application to the Board for approval thereof.
Amendment and Definitive Site Plan Notice of Intent April 18, 2018
2. The land within the proposed subdivision is subject to the following easements and restrictions:
PER APPROVED PLAN
3. There are appurtenant to the land within the proposed subdivision the following easements and restrictions: PER APPROVED PLAN
4. A preliminary Plan of the proposed subdivision was approved by the Board on October 8 2021. The modifications recommended at this meeting have been incorporated in the accompanying plan.
5. The applicant agrees if the Definitive Plan is approved, to construct and install all improvements within the proposed subdivision required by the Rules and Regulations of the Worcester Planning Board as in force on the date of this application and as modified and supplemented by the work specifications and other requirements of the Public Works Commissioner and the Health and Code Enforcement Commissioner.
6. The applicant covenants and agrees to complete all said required improvements; (1) within three (3) years from the date of approval of a Definitive Subdivision Plan of ten lots or fewer; or (2) within five years from the date of approval of a Definitive Subdivision Plan of more than ten lots.
7. The applicant agrees if this application is approved, to file with the Board within twenty (20) days of such approval a bond in form satisfactory to the Board and conditioned on the completion of all required improvements in the time and manner prescribed, in a penal sum sufficient in the opinion of the Planning Board upon the advice of the Commissioner of Public Works to cover the cost of such work and executed by the applicant as principal and a surety company authorized to do business in the Commonwealth of Massachusetts and satisfactory to the Board as surety or secured by the deposit with the City Treasurer of money or negotiable securities satisfactory to the Board in the amount equal to the penal sum of the bond.

OR

8. The applicant further agrees, if this application is approved, to cause the Definitive Plan of the subdivision to be recorded in the Worcester District Registry of Deeds or in the Worcester Land Registry District within six (6) months of such approval, and agrees not to sell or to offer to sell, any of the lots within the subdivision.

9. The owner's title to the land is derived under deed from

SUNWARD MANOR LLC
dated JULY 31, 2013 and recorded in the Worcester District Registry of Deeds, Book 512831, Page 361; or Land Court Certificate of Title Number _____, registered in Worcester Land Registry District, Book _____, Page _____ and Worcester Assessor's Book _____, Page _____.

Applicant's Signature:

[Signature] MANAGER

Applicant's Name (Please Print):

WHIPPOOR LLC - JONATHAN THOMAS MANAGER

Applicant's Address:

10 UNION STREET #3B
NATICK MA 01760

Applicant's Phone Number:

508-651-3349 Fax Number: _____

Accepted this _____ day of _____, 20____ as duly submitted under the Rules and Regulations of the Planning Board.

For

WORCESTER PLANNING BOARD

By:

Division of Planning & Regulatory Services