



Town of Auburn  
Planning Board  
Auburn Town Hall, 104 Central Street  
Auburn, MA 01501  
508-832-7704

## STANDARD CONDITIONS May 2015

### PRELIMINARY & DEFINITIVE SUBDIVISIONS

1. The applicant shall abide by the approvals and requirements of all other Town Boards, Departments and Commissions;
2. The applicant shall construct the development according to the approved plans. Any future modifications to the approved plans apart from any conditions set forth by this decision must be formally submitted to the Planning Board for review;
3. The applicant shall conform to all requirements of the Subdivision Control Law M.G.L. Ch. 41, §81K-81GG as well as the Town of Auburn Planning Board Subdivision Rules and Regulations;
4. Construction hours shall be limited to 8:00am – 4:30pm Monday through Friday, 8:00am – 12:00pm on Saturdays and no work to be performed on Sundays or Holidays;
5. This subdivision is limited to \_\_\_\_\_ lots as depicted on the Definitive Subdivision Plan dated \_\_\_\_\_ and any further division of lots cannot be done without a formal modification to the Definitive Subdivision Plan;
6. Cutting and clearing trees with a diameter 12” or greater will be prohibited, except where incidental to the construction of the roadway, utilities, drainage, houses, and driveways;
7. The deed for the ‘drainage parcel(s)’ containing the detention pond(s) shall be transferred to the Town of Auburn by the applicant upon public acceptance of \_\_\_\_\_ street(s);
8. The applicant shall be required to contact the Town Assessor, obtain street numbers for the lots included in the subdivision and record those numbers on the recordable Definitive Subdivision Plan prior to the Planning Board’s endorsement of the plan;
9. The applicant shall submit a complete edition of the drainage report to both the Town Engineer and the office of the Planning Board;
10. The developer shall apply for and secure a performance guarantee with the Auburn Planning Board in accordance with Section 3.3.12 of the Auburn Subdivision Rules and Regulations for the construction of the road(s) known as \_\_\_\_\_ and the installation of municipal services within two (2) years of the date of definitive subdivision approval. Failure to apply for and secure a performance guarantee with the 2 year period shall result in the automatic rescission of definitive subdivision approval;
11. The applicant must abide by all regulations and conditions of the Eleventh Amended Order as set forth in accordance with MGL Chapter 132 Sec. 8, 11, and 12 in addition to MGL Chapter 132A Sec. 1F, as this property is located within the Asian Longhorn Beetle Quarantine Area of Auburn.

### SITE PLAN APPROVAL

1. Construction hours shall be Monday thru Friday, 8:00 am – 4:30 pm; Saturday, 8:00 am – 12:00 pm; no work Sunday and Holidays;
2. The applicant shall abide by all approvals and conditions from state agencies, or other Town Boards, Departments and Commissions;
3. The project shall be developed in accordance with the approved plan;
4. Site lighting standards shall conform to Section 9.4.6.5 of the Auburn Zoning Bylaw;
5. The applicant shall submit a 24x36 as-built plan to the Planning Board once construction is completed;
6. The applicant must abide by all regulations and conditions of the Eleventh Amended Order as set forth in accordance with MGL Chapter 132 Sec. 8, 11, and 12 in addition to MGL Chapter 132A Sec. 1F, as this property is located within the Asian Longhorn Beetle Quarantine Area of Auburn.

## STANDARD CONDITIONS (cont.) May 2015

### **SPECIAL PERMITS:**

#### **FINDINGS:**

- 9.3.5.1 - The degree to which the activity, site plan and building design are consistent with surrounding development.
- 9.3.5.2 - Capability of the Town to serve the premises, considering existing roads, town equipment and other municipal services.
- 9.3.5.3 - Impact on the Town's educational facilities.
- 9.3.5.4 - Consequences for adjoining premises of sound, light, odor, noise or other disturbances.
- 9.3.5.5 - The degree to which the proposal results in air or water pollution, topographical change, removal of mature trees or other botanical assets, removal of cover vegetation, risk of erosion or siltation, increased storm run-off from the site or displacement of natural habitats.
- 9.3.5.6 - Sight distance and traffic safety at the entrance to town roads or other public ways.
- 9.3.5.7 - Environmental compatibility of the proposal with the neighborhood character.
- 9.3.5.8 - Employment and fiscal consequences.
- 9.3.5.9 - The degree to which the proposed development is consistent with Auburn's Revised Master Plan.

#### **CONDITIONS:**

1. The Special Permit shall become effective only after it has been recorded at the Worcester Registry of Deeds and a copy of the Registrar's receipt returned to the Town Clerk;
2. The applicant shall comply with all applicable Special Permit requirements as outlined under Section 9.3 of the Auburn Zoning Bylaw;
3. This Special Permit is issued to the applicant, \_\_\_\_\_, and is non-transferable;
4. This Special Permit shall lapse if the proposed use or its construction has not been commenced except for good cause within a period of \_\_\_ months from the date of grant thereof;
5. The applicant shall abide by all approvals and conditions from state agencies, or other Town Boards, Departments, and Commissions;
6. Construction hours shall be Monday-Friday, 8:00 a.m.-4:30 p.m., Saturday, 8:00 a.m.-12:00 noon, no work Sundays or Holidays;
7. The lot shall be developed in accordance with the approved plan;
8. The applicant shall submit a 24x36 as-built plan to the Planning Board once construction is completed;
9. Unless otherwise modified by the decisions of the Planning Board or Board of Appeals, the applicant shall comply with Chapter XVI (Earth Filling), Section 5.0, Standards for Filling;
10. The applicant must abide by all regulations and conditions of the Eleventh Amended Order as set forth in accordance with MGL Chapter 132 Sec. 8, 11, and 12 in addition to MGL Chapter 132A Sec. 1F, as this property is located within the Asian Longhorn Beetle Quarantine Area of Auburn.