



COMMONWEALTH OF MASSACHUSETTS
TOWN OF MILTON
DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT
525 CANTON AVENUE
MILTON, MASSACHUSETTS 02186

TEL 617-898-4847

August 10, 2022

This is to certify that twenty days have elapsed since the filing of the approved Definitive Subdivision decision for **34 Milton Hill Road, Milton, Mass.**, by Joshua D. Wild, Applicant. There are no outstanding appeals.

Susan M. Galvin
Susan M. Galvin
Town Clerk

Date Decision Filed: July 20, 2022

Application Type: Definitive Subdivision

Sincerely,

Tim Czerwienski
Director of Planning & Community Development

TOWN OF MILTON PLANNING BOARD

SUBDIVISION APPROVAL

RECEIVED
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MILTON, MASSACHUSETTS

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**34 MILTON HILL ROAD
MILTON, MASSACHUSETTS
JOSEPH P. GROGAN and DIANE E. GROGAN
OWNERS
JOSHUA D. WILD
APPLICANT**

Approval of Definitive Subdivision

Upon application of Joshua D. Wild ("Applicant"), the Town of Milton Planning Board, subject to the terms and conditions hereinafter listed, grants approval for a Definitive Subdivision to Joshua D. Wild, and his successors and/or assigns, for a lot of land containing approximately 195,368 +/- square feet known and numbered as 34 Milton Hill Road (the "Property"). The requirements of this Approval of Definitive Subdivision are hereafter set out.

In particular, the Approval authorizes the creation of a subdivision with a road and two building lots, subject to: (1) all designs, specifications, terms, conditions and restrictions on the hereinafter described Definitive Subdivision Plan; (2) the terms, conditions and obligations of a document entitled "Engineering Report for Milton Hill Development, Definitive Residential Subdivision at 34 Milton Hill Road in Milton, Massachusetts" dated May 23, 2022, revised June 9, 2022; and (3) the specifications, terms, conditions and restrictions in this Approval which shall be recorded with the Norfolk County Registry of Deeds contemporaneously with the Definitive Subdivision Plan.

The Definitive Subdivision Plan

The Definitive Subdivision Plan is dated May 23, 2022, revised June 9, 2022, further revised June 20, 2022, and further revised July 5, 2022, and is entitled "Milton Hill Development, Proposed Definitive Subdivision, 34 Milton Hill Road, Milton, Massachusetts" and was prepared by DeCelle-Burke-Sala & Associates, Inc. The Definitive Subdivision Plan contains 11 sheets, which are entitled:

1. Cover Sheet, Sheet
2. Existing Conditions
3. Construction Management
4. Preliminary Subdivision Plan Sheet 1
5. Preliminary Subdivision Plan Sheet 2
6. Site Layout
7. Site Grading
8. Utilities
9. Road Profile
10. Construction Details
11. Construction Details

The Subdivision and subdivision road shall be constructed in all respects as shown on the Definitive Subdivision Plan, including the notations thereon and as specified herein. All utilities, sewer, drainage, other infrastructure, roadways, walkways, and earth moving shall be constructed and maintained as shown on the Definitive Subdivision Plan. No construction shall deviate without the approval of the Planning Board.

Roadway – Compliance with Rules and Regulations

The roadway shall be constructed and maintained as a private way. The Town of Milton shall have no responsibility for its construction and maintenance. Such maintenance shall be the responsibility of the owners of the two lots that are authorized hereunder. The roadway shall be constructed so as to meet the specifications for construction set out in the Rules and Regulations of the Planning Board Governing the Subdivision of Land and the Laying out of Ways; provided that a substantial number of requirements, identified on Exhibit A hereto, are waived or modified.

Stormwater Maintenance Responsibilities

An Engineering Report containing an Operations and Maintenance Plan (O&M Plan) has been submitted and approved. The O&M Plan describes the stormwater management system. The owners of the two lots shall maintain the catch basins and water quality units. All detention/infiltration/bio retention basins shall be maintained in good condition and working order. Individual rooftop recharge infiltration systems shall be maintained by the lot owner on which the individual rooftop recharge system is located. The O&M Plan is enforceable in accordance with its terms as part of this Approval.

Deed Reference

Every deed conveying any lot authorized by this Approval shall make specific reference to this Approval and shall state that the lot is subject to the relevant terms and conditions of the Special Permit.

Assignment

This Approval shall not be assigned by the Applicant to an assignee without the written consent of the Planning Board, which shall not withhold consent to assignment without good cause.

IN WITNESS WHEREOF, the Town of Milton Planning Board, by vote of the undersigned members, hereby grants Approval for Definitive Subdivision.

Attest:



Tim Czerwienski, Director of Planning and Community Development

Signed by Tim Czerwienski, Director of Planning and Community Development, on behalf of the Planning Board per a July 14, 2022 vote

Dated: July 14, 2022

EXHIBIT A

Waivers from Roadway Design Standards

- 6.1 Street Design – the standards contained in Section 6.1 are hereby waived; provided that the certain provisions are modified, as follows:
 - 6.1.1 Design Speeds – the design speed for the private way shall be 25 miles per hour
 - 6.1.10 Right of Way Widths – the right of way shall be not less than 30 feet wide; there shall be no sidewalks
 - 6.1.12 Dead Ends – the dead end shall be no longer than 663', as shown on the Plan
 - 6.1.14 Maximum Grade – the maximum grade shall be 8%
- 6.2 Easements –the standards contained in Section 6.2 are hereby waived
- 7.4 Standards for Construction – the following subsections of Section 7.4 are waived and/or modified, as follows:
 - 7.4.1 The road layout is 30' wide, and pavement width is 20' wide
 - 7.4.2 Town Engineer approval shall not be required for each construction operation
 - 7.4.4.1 Granite monuments shall not be required
 - 7.4.4.2 Curbing shall be comprised of cobblestone which shall be set such that the curbing shall have the ability to channel the flow of storm water. Curbing need not be installed in accordance with the Standard Specifications for Highways and Bridges.
 - 7.4.4.4 Retaining Walls need not be installed to Massachusetts State Highway Standards and shall be constructed within the limits of the private way.
 - 7.4.5 Sidewalks shall not be required
 - 7.4.6 Planting space shall not be required
- 7.5 Water System – the following subsections of Section 7.5 are waived or modified, as follows:
 - 7.5.1 The size of water main shall be not less than a 4" main, reduced to a 1" service to the dwellings
 - 7.5.2 Mains shall be located as shown on plan
 - 7.5.3 There shall be no new hydrants from the end of the public way portion of Milton Hill Road
- 7.6 Materials – the following subsection 7.6 is waived, as follows:
 - 7.6.3 There will be no new hydrants from the end of the public way
- 7.8 Hydrant Installation – there will be no new hydrants from the end of the public way
- 8.0 Storm Drainage – the following subsection of Section 8.0 is modified or waived, as follows:
 - 8.2 Drain pipes will be constructed of HDPE and will have a minimum cover of 2'.
- 9.0 Fire Alarm System – the provisions of Section 9.0 are waived

10.0 Utilities – the standards contained in Section 10 are hereby waived; provided that the following subsection is modified, as follows:

- 10.2 Sewer system – there shall be a private sewer system that will connect to the system within Milton Hill Road. Such system shall be maintained by the owners of the two new lots
- 10.4 Lighting – the requirement for streetlights is hereby waived
- 10.5 Signs – the requirement for street signs is hereby waived