

SUBDIVISION OF LAND

Form B-2

1. To construct ways and install municipal services as shown on the approved Definitive Plan in accordance with the Rules & Regulations of the Planning Board of the Town, with such modifications or conditions, if any, as may be imposed by the Planning Board or Board of Health; such modifications or conditions to be set forth in a Certificate of Action to be filed by the Planning Board with the Town Clerk. Such construction of ways and installation of municipal services shall, if begun, be completed within two (2) years from the date of endorsement by the Planning Board of its approval of the Plan unless the Planning Board shall specify a different period of time for the Completion of such work. If the construction of ways and installation of municipal services is not begun within two (2) years from the date of endorsement by the Planning Board of its approval of the Plan, or within such shorter or longer period of time as the Planning Board may specify, such approval shall terminate.
2. To give security for the construction of ways and installation of municipal services required under paragraph 1 above in accordance with MGL Ch. 41, Sec. 81-U. The giving of such security shall not operate so as to relieve the applicant of his or its obligations under paragraph 1 above, and if the applicant fails to construct ways and install municipal services as therein required and the security given under this paragraph proves insufficient to pay for the completion of such work, then the applicant shall be liable to the Town for the additional cost of completing such construction of ways and installation of municipal services.
3. To permit the Planning Board, its duly authorized agents and employees, and any agent or employee of the Town or any person authorized by the Town, to enter upon the land included in the subdivision for the purpose of determining whether the work required under paragraph 1 has been begun or completed, and for the purpose of completing such work, if begun, in the event the applicant fails to do so within the required time. The applicant shall grant to the Town an easement, *which* shall be referred to on the Plan and recorded with the Plan, to enter upon the land for the purposes set forth in the preceding sentence.
4. To record the Definitive Plan and any covenant given under MGL, Ch. 41, Sec 81-U in the appropriate district registry of deeds or registry district of the land court within sixty (60) days of the Date of the Planning Board's endorsement of its approval of the Plan. Any covenant given under MGL, Ch, 41, Sec. 81-U shall be referred to on the recorded Definitive Plan. If the Planning Board shall impose modifications or conditions on its approval of the Definitive Plan, its Certificate of Action setting forth such modifications or conditions shall be referred to on the Plan and shall be attached to and recorded with the Plan. Any condition required by the Board of Health or Health Officer of the Town not incorporated in the Planning Board's Certificate of Action shall also be inscribed on the Plan or contained in a separate document referred to on the Plan and recorded with the Plan.

The applicant hereby requests that the time within which the Planning Board must act on the subdivision plan submitted herewith be extended to a period of one hundred twenty (120) days from the date of submission