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MEDFIELD PLANNING BOARD

459 Main Street

P.O. Box 315

Medfield, MA 02052 - 0315

508-359-8505

October 11, 1995

CERTIFICATE OF APPROVAL OF A DEFINITIVE PLAN

Town Clerk
 Town of Medfield
 Massachusetts

It is hereby certified by the Planning Board of the Town of Medfield, Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on October 5, 1995, it was voted to grant approval of a definitive subdivision plan entitled: "WOODCLIFF HILLS IN MEDFIELD, MASS." dated November 10, 1994, and last revised to August 31, 1995 drawn by Landmark Engineering of New England, Inc., 224 Dedham St., Norfolk, Mass. and submitted by Scott Colwell & Calvin Colwell, Trustees of Hoover Realty Trust, 434 Canton Street, Westwood, MA. filed with the Planning Board November 16, 1994 concerning approximately 70 acres of land located between Boyden Road and Flint Locke Lane. The property is bordered westerly by Hoover Realty Trust, Chestnut Hill Bank; northerly by Trustees of Reservations; easterly by Trustees of Reservations, Hoover Realty Trust, Maraccio, Boyden Road, and Curran; southerly by DiGiacomo, Vine Brook Road Ext., Majkut, Acker, Daly, and Falco. This approval is subject to the following conditions of the Board, previously agreed to by the applicant:

- ✓ 1. That the applicant shall grant an easement to the Town of Medfield for trail purposes through the 12.4 acres of land at the end of Roadway A. The location of said easement is to connect to the trail on the Browne property, continue along the property line of said lot turning westerly on said lot along the lot line, then turning northerly along the property line to connect to existing trails on the Colwell/Musto property line.
- ✓ 2. That the applicant shall dedicate by deed to the Town of Medfield a parcel of land totaling between 12 and 15 acres of land located within lot 36; shown on the plan to contain 852,954 s.f. of land.
- ✓ 3. That the applicant shall grant an easement to the Town of Medfield for trail purposes providing access over Roadway B and lot 9 to connect the existing right-of-way along the Trustees of Reservation land to Vine Brook Road as shown on the plan.
4. That Roadway A and Roadway C be named and the names be placed on the plan; said names to be subject to Town approval; and that Vine Brook Road Extension shall be renamed Vine Brook Road.
5. That all deeds and easements shall be in a form acceptable to the Town Counsel prior to signing the plan.

6. That the developer shall minimize tree cutting, no clear cutting shall take place.
- ✓ 7. That there be a buffer zone in the form of a Conservation Easement along the existing right-of-way abutting the Trustees of Reservation land; in addition the developer shall plant and provide for their maintenance by property owners hemlock or other suitable evergreen trees 6 foot on center on lot 2.
- ✓ 8. That there shall be a 40 foot buffer zone in the form of a Conservation Easement measured from the property line along lots 3, 6, 7, 8, 9, 39 and 36 where they abut said right-of-way; in addition the developer shall plant and provide for their maintenance by property owners hemlock or other suitable evergreen trees.
- ✓ 9. That the trail along lots 8 and 9 shall be screened from the houses at the edge of the buffer zone by planting hemlocks or other suitable evergreens and providing for their maintenance by property owners
- ✓ 10. That the applicant shall grant an easement for trail purposes to the Town of Medfield to be constructed running along the western side of the subdivision, as shown on the plan; in addition the developer shall construct the trail consisting of a twenty (20) foot wide clearing with an eight (8) foot wide gravel path with an 8 foot wide foot bridge over the waterline crossing the wetland.
- ✓ 11. That the developer shall plant and provide for maintenance by the home owner a screening of hemlocks or other suitable evergreens along the trail easement on lots 31 and 32.
- ✓ 12. That there shall be raised granite monuments of one (1) foot in height on both ends of each trail and whenever a trail takes a 90 degrees turn.
- ✓ 13. That the footprint of the houses be shown on the plan but that the houses need not be restricted to said footprint for building purposes.
14. That easements shall be designated trail easements and shall include recreational uses such as a right of hiking, horseback riding, non-motorized biking, cross country skiing or similar type recreational activities not involving a motorized vehicle. The municipality shall have the right to enter with motorized vehicles for the purpose of safety and maintenance
15. In no event shall a road be constructed which connects through to any other subdivision except that Roadway A may be extended to provide access only to the 12.4 acres it abuts and to no other land
16. That the trails and Conservation Easements and all other conditions shall be included on the plan and in the covenant and in the deeds.

17. That Roadway B shown on the plan shall remain a private way which status shall be duly noted in deeds to purchasers.
18. That there shall be no further subdivision of lots shown on the plan.
19. That the conditions of all other town boards shall be met and that signoff from the Planning Board, Board of Health, Conservation Commission and Water and Sewerage Commission be on the same set of plans.


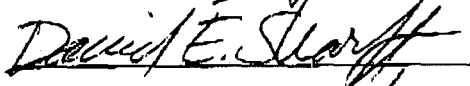

and grants the following waivers:

1. That the length of Roadway C shall not exceed 1516.47 feet and Roadway A shall not exceed 888.09 feet as shown on the plan.
2. That the construction of Roadway B be eliminated and common driveways be allowed for lots 8, 9, and 10.
3. That the roadway cross-sections for roadways A, C, and Vinebrook Road be reversed so as to allow the sidewalk to be on the left side.
4. That street lights not be required within the subdivision.

Endorsement of the approval is conditional upon the provision of a performance guarantee in the form of a covenant duly executed and approved, to be noted on the plan and recorded with the Norfolk County Registry of Deeds, said form of guarantee may be varied from time to time by the applicant subject to agreement on the adequacy and amount of said guarantee by the board. Modifications must also be shown on the plan before endorsement and recording.

The Planning Board should be notified immediately of any appeal to the Superior or Land court on this subdivision approval made within the statutory twenty-day appeal period. If no appeal is filed with your office, the Planning Board should be notified at the end of the twenty-day appeal period in order that the plans may be endorsed.

MEDFIELD PLANNING BOARD

cc: Scott Colwell and Calvin Colwell, Trustees
Hoover Realty Trust