

### Duval Road - Minimum Conditions of Approval

#### Prior to endorsement of the definitive plans:

1. Prior to plan endorsement in accordance with MGL, the applicant shall provide a covenant that states the lot(s) shall not be transferred, nor occupancy granted for any structure with frontage on the roadway, until the construction of the roadway and any related site restoration is 100% complete.
2. Prior to plan endorsement all waivers and conditions of approval shall be noted on the plan sheets to be recorded.

#### Prior to commencement of construction:

3. Approval of all other required local and state departments, boards, and commissions.
4. As soon as the subdivision plan is recorded, an electronic file of the roadway and parcel lines shall be provided to the Assessor's Office in a form determined by them.
5. The Applicant/Engineer shall submit three (3) full size sets of the endorsed plans, one (1) 11" X 17" reduced set, and one (1) electronic copy in pdf format to the Sutton Planning Office.
6. The applicant shall attend a preconstruction meeting with the Planning Department, The town's consulting engineer, applicable department representatives, and other bodies that have responsibilities relative to the site, as well as the site contractor and other personnel the applicant feels are appropriate.
7. The applicant shall provide and receive approval of a construction management plans including travel routes.
8. The applicant will document the condition of Duval, Mumford, and Torrey Roads within the Town of Sutton as agreed to by the Highway Superintendent and provide a copy of documentation to the Highway and Planning Departments. Post construction (TIMING??) and before final bond release, the applicant shall repair/resurface these roadways as determined by the Highway Superintendent.
9. The applicant shall post a road opening bond as they are impacting an existing public roadway.
10. The applicant shall post financial security in the amount of \$10,000 per acre of land to be disturbed within the Town of Sutton and execute a related surety agreement.
11. All erosion control measures must be in place, and inspected by the Town's consulting engineer, and maintained throughout the duration of the project. Twenty-four hours to rectify erosion problem, fine of \$200 per day each day after notice of violation of this condition is served in writing via hand delivery or mail to owner, owner's attorney or lead contractor.
12. All storm water facilities necessary to control, receive, and contain runoff, (I.E. detention basins, infiltration basins, etc.,) not including the closed drainage system, must be in place, stabilized, and inspected by the Town's consulting engineer.
13. All off-site advance warning signage/methods, as determined by the Highway and Police Departments, shall be installed, including reflectors on telephone poles along Duval Road.
14. Center line striping of the entire length of Duval Road shall be completed and speed feedback signs shall be installed \_\_\_\_\_.

#### During construction:

15. Construction shall be limited to Monday through Friday 7:00 AM to 5 PM and Saturday 8 AM to noon, no local, state or federal holidays.
16. The applicant shall ensure run off, dirt, and other construction materials are contained to the construction area and shall clean up anything tracked onto adjacent roadways at the end of every work day.
17. The applicant shall maintain enough equipment and resources to ensure dust is controlled and contained to the site at all times.

18. The applicant shall coordinate required subdivision inspections with the Towns consulting engineer in a timely manner.
19. The applicant shall modify plantings or features that may inhibit 85<sup>th</sup> percentile sight distance at the Duval Road entrance, with follow-up evaluation and approval of sight lines by the Highway Superintendent and the Towns' consulting engineer after the modifications are implemented. This shall occur no later than when the intersection is constructed to approximate road subgrade.
20. Street Light installation shall be coordinated with the Sutton Highway Department to ensure the required type of LED lights are installed at the optimal locations along affected roadways.

Post Construction

21. The Board reserves the right to review screening planting and require additional plantings or other mitigation to achieve intended screening.

General:

22. The applicant shall complete the Torrey and Manchaug intersection improvements by \_\_\_\_\_. The applicant shall complete the survey work for Mumford and Main Street intersection by \_\_\_\_\_. The applicant shall provide funds for the Towns use to improve safety at Duval and Mumford Road intersection by \_\_\_\_\_.
23. At the conclusion of roadway construction and prior to release of surety for the project, the Applicant shall provide to the Planning Board an As-Built Plan and written certification from the Applicant's project engineer that the road has been constructed in accordance with the approved plans.
24. If the stormwater facilities related to the roadway located on each individual lot are to be held in different ownership than the roadway, legal easements shall be established and recorded to ensure said facilities can be legally maintained.
25. Any material modifications to the Subdivision required by another permitting authority shall be submitted to the Planning Board for its review and action as an amendment.

Other Considerations – The Board needs to decide if they want to include conditions relative to the following:

- The applicant has stated the Town of Douglas has agreed if the roadways are accepted as public ways, the Town of Douglas will maintain all roadways and basin including those within Sutton. IS there written correspondence from Douglas or a condition that is appropriate to ensure this or will the Board just recommend the roadway in Sutton not be public if Douglas does not agree to these duties at that time.
- Should a performance time frame be assigned to the timing of finish course for roadways and sidewalks?
- Should a condition be placed to minimize/mitigate the removal of trees over 12" in front setbacks of Sutton lots.