

FORM D

REQUEST FOR WAIVERS IN A DEFINITIVE SUBDIVISION PLAN



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|--|--|-------------------------------------|--|--------|-------|
| Subdivision Name | Clifton Court Development | | | | |
| Assessor Parcel ID | 51-H-8.01 | Norfolk County Registry of Deeds | Book/Page or Certificate # Book 14059 Page 498 | | |
| Parcel Location | 217 Mill Street | Existing Way | <input checked="" type="checkbox"/> Public Way <input type="checkbox"/> Private Way | Zoning | RSFHD |
| Parcel Size (sq. ft.) | 77,512+/- | Total proposed lots | 4 | | |
| Definitive plan date | 02 / 06 / 2023 | Revision Date Revision Date | 04 / 10 / 2023 ____ / ____ / ____ | | |
| Proposed Way #1 to be used as frontage | <input type="checkbox"/> Public Way <input checked="" type="checkbox"/> Private Way | Est Length | 350+/- Feet | | |
| Proposed Way #2 to be used as frontage | <input type="checkbox"/> Public Way <input type="checkbox"/> Private Way | Est Length | | | |


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|----------------|---|-------|--------------------------|
| Applicant | 217 Mill St, LLC | | |
| Contact person | Francis Sun | | |
| Address | 228 Park Avenue s, PMB35567, New York, NY 89135 | | |
| Address2 | | | |
| Phone | 617-949-0451 | Email | francis.sun@owncoral.com |

☒ Check if Applicant is equitable owner (purchaser on a purchase and sales agreement)

I hereby request that the Planning Board waive the requirements of the Sections of the Randolph Subdivision Rules and Regulations referenced below and as the aforementioned Applicant, affirm that without the Planning Board granting said waiver(s), it would pose an unnecessary hardship upon me and, due to specific circumstances relative to the subdivision, or conditions of the land in such subdivision, the granting of this waiver(s) would not be contrary to the spirit and intent of the Town of Randolph Subdivision Rules and Regulations. *(Attach additional sheets if necessary)*

| Regulation | Reason for Waiver | |
|--|---|---|
| Section and/or subsection requested to be waived | Proposed alternative | Explanation of why the regulation cannot be accomplished. |
| VIII.B3 | 129+/- feet | The locus property is located closer than 200' from Curran Terrace and there is no way to meet the 200' minimum between intersections requirement. |
| VIII.D19 | Drainage facilities are located on easements | Given the lot areas, it is not feasible to avoid putting drainage facilities on the building lots. |
| V.D.1 | 1" = 30' horizontal scale 1"=3' vertical scale | The required 1"=40' horizontal scale would be too small to relay all of the proposed information in a readable manner. A 1"=30' scale allows for a more legible plan and fits the 24"x36" sheet in a nicer manner. A 1"=3' vertical scale was used to maintain the 1:10 vertical exaggeration on the profiles. 1:10 vertical exaggeration is a common practice. |
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I acknowledge, as the Applicant, that this waiver is requested in accordance with the provisions set forth in the Subdivision Control Law of the Commonwealth of Massachusetts and the Rules and Regulations Governing the Subdivision of Land by the Planning Board of the Town of Randolph.


Applicant

He "Francis" Sun
Printed Name

04/13/2023
Date