

Form A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and one copy with the Town Clerk, in accordance with the requirements of Massachusetts G.L. 41. Separate paragraphs are used to indicate alternative provisions. The applicant should select and complete the paragraph or paragraphs pertinent to his case.

Wayland, Massachusetts

TO THE WAYLAND PLANNING BOARD:

_____ 20____

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Wayland Zoning Bylaws, and is on a public way, namely, _____ or a private way, namely _____.

2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):

3. The owner's title to the land is derived under deed from _____, dated _____ 20____, and recorded in Middlesex District Registry of Deeds, Book _____, Page _____; or Land Court Certificate of Title No. _____, registered in Middlesex Land Registry District Book _____, Page _____; and Wayland Assessors' Book _____ Page _____.

Owner(s)	Address	Phone
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	Address	Phone
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Applicant (If not owner)	Address	Phone
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Accepted this _____ day of _____ 20____, as duly submitted under The Rules and Regulations of the Wayland Planning Board.

Wayland Planning Board

By _____

Plan signed on: _____: plan filed on _____
Date Date

Form B

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

Wayland, Massachusetts

_____, 20_____.

TO THE WAYLAND PLANNING BOARD

The undersigned, being the owner* of the all land including within a proposed subdivision shown on the accompanying plan, entitled _____

and dated _____, 20 _____, submits such plan as a preliminary plan showing in a general way the proposed subdivision of the land and makes application to the Board for approval thereof.

The owner's title to the land is derived under deed from _____, dated _____, 20 _____, and recorded in Middlesex District Registry of Deeds, Book _____, Page _____.

Applicant

Address

*If there is more than one owner, all must sign.

Note: This application is not deemed to have been submitted until the following endorsement has been completed by a member or employee of the Wayland Planning Board.

Accepted this _____ day of _____, 20 _____, as duly submitted under the Rules and Regulations of the Wayland Planning Board.

Wayland Planning Board

By _____

Form C (Page 1 of 3)

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

File one completed form with the Planning Board and one copy with the Town Clerk, in accordance with the requirements of Mass. G. L. 41. Separate paragraphs are used to indicate alternative provisions. The applicant should select and complete the paragraph or paragraphs pertinent to his case.

Wayland, Massachusetts

_____, 20 ____.

TO THE WAYLAND PLANNING BOARD:

1. The undersigned, being the owner* of all land including within a proposed subdivision shown on the accompanying plan entitled _____
and dated _____, 20 _____, submits such plan as a definitive plan of the proposed subdivision and makes application to the Board for final approval thereof.
2. The land within the proposed subdivision is subject to the following easements and restrictions:

3. There are appurtenant to the land within the proposed subdivision the following easements and restrictions over the land of others:

4. A preliminary plan of the proposed subdivision has not been submitted to the Board.

A preliminary plan of the proposed subdivision, to which the accompanying plan conforms, was approved by the Board on _____, 20 _____.

A preliminary plan of the proposed subdivision was approved by the Board on _____, 20, with modifications, which modifications have been incorporated in the accompanying plan.
5. This applicant agrees, if the definitive plan is approved, to perform and complete all work on the ground within the proposed subdivision required by the Rules and Regulations of the Wayland Planning Board as in force on the date of this application (or if applicable on the date of an application of a Preliminary Plan) and as modified and supplemented by the work specifications and other requirements of the Board set forth in the statements attached hereto.

FORM C (Page 2 of 3)

6. The applicant further agrees to complete all said required work on the ground within two years from the date of final approval of the definitive plan by the Board, unless a new application is filed with and approved by the Board extending such time.
7. The applicant further agrees, if the definitive plan is approved, to cause said plan to be recorded or registered in the Middlesex District Registry of Deeds within thirty (30) days after the return of said plan to the applicant by the Board, and agrees not to sell, or to offer to sell, any of the lots within the subdivision until said plan is so recorded or registered.
8. The applicant further agrees, if the definitive plan is approved, to convey to the Town, promptly, at any time thereafter when requested so to do by the Board, in form satisfactory to the Board, title to the water mains and sewers and the prescribed easements therefor.
- 9a. The applicant further agrees, before final approval of the definitive plan, to cause to be filed within the Board a bond, in form satisfactory to the Board, conditioned on the completion of all required work on the ground in the time and manner prescribed, in a penal sum sufficient, in the opinion of the Board, to cover the cost of such work, and executed by the applicant as principal and an indemnity or surety company authorized to do business in the Commonwealth and satisfactory to the Board as surety, or secured by the deposit with the Town Treasurer of cash or United States Government Bonds in an amount equal to the penal sum of the bond.

or

- 9b. The applicant requests the Board to approve the definitive plan on condition that no lot in the subdivision shall be sold and no building shall be erected or placed on any lot until the required work on the ground necessary to serve such lot adequately has been completed to the satisfaction of the Board.
10. This application is accompanied by an original drawing of the proposed definitive plan in accordance with the requirements of the Rules and Regulations of the Board, a designer's certificate, and approved cost estimates for all work to be covered by bond.

FORM C (Page 3 of 3)

11. The owner's title to the land is derived under deed from _____
_____ dated _____
20, _____, and recorded in Middlesex District Registry of Deeds, Book _____,
Page _____, or under Certificate of Title No. _____
registered in Middlesex Land Registry District, Book _____, Page _____.

Applicant

Address

*If there is more than one owner, all must sign.

Note: This application is not deemed to have been submitted until the following endorsement has been completed by a member of the Planning Board.

Accepted this _____, day of _____, 20 _____, as
duly submitted under the Rules and Regulation of the Wayland Planning Board.

Wayland Planning Board

By _____

FORM D

DESIGNER'S CERTIFICATE

Wayland, Massachusetts

_____, 20_____.

TO THE WAYLAND PLANNING BOARD:

I hereby certify that the accompanying plan, entitled _____

and dated _____, 20 _____, is true and correct to the accuracy required

by the Rules and Regulations of the Board.

Registered Professional Engineer
Or Registered Land Surveyor

Address

FORM E

TOWN OF WAYLAND, MASSACHUSETTS



NOTICE OF PUBLIC HEARING

_____ having submitted a definitive plan of subdivision
(owner)

of land in Wayland, located _____

as shown on plan by _____ dated _____
_____,
(engineer or surveyor)

20 ____, a public hearing will be held thereon at the Town Hall on _____

20 ____, at _____ P.M., in accordance with the provisions of General Laws, Chapter 41,

Section 81-T, as amended.

_____, Chairman
Wayland Planning Board

FORM F

CERTIFIED LIST OF ABUTTERS

Wayland, Massachusetts
_____, 20 ____.

TO THE WAYLAND PLANNING BOARD:

The undersigned, being an applicant for approval of a definitive plan of a proposed subdivision
entitled _____

submits the following sketch of the land in the subdivision listing the names of the adjoining
owners in their relative positions and indicating the address of each abutter on the sketch or in a
separate list, including owners of land separated from the subdivision only by a street.

Wayland, Massachusetts
_____, 20 ____.

TO THE WAYLAND PLANNING BOARD:

This is to certify that at the time of the last assessment for taxation made by the Town of
Wayland, the names and addresses of the parties, assessed as adjoining owners to the parcel of
land shown above where as above written, except as follows:

Assessor

FORM G

PERFORMANCE BOND — SURETY COMPANY

Know all men by these presents that _____
_____ as Principal,
and _____
a corporation duly organized and existing under the laws of the State of _____,
and having a usual place of business in _____, as Surety, hereby bind
and obligate themselves and their respective heirs, executors, administrators, successors and
assigns jointly and severally, to the Town of Wayland, a Massachusetts municipal corporation, in
the sum of _____ Dollars.

The condition of this obligation is that if the Principal shall fully and satisfactorily observe and
perform in the manner and in the time therein specified, all of the covenants, conditions,
agreements, terms and provisions contained in the application signed by the Principal and dated
_____, 20 _____, has been or is hereafter granted by the Wayland
Planning Board, then this obligation shall be void; otherwise, it shall remain in full force and effect
and the aforesaid sum shall be paid to the town of Wayland as liquidated damage.

The Surety hereby assents to any and all changes and modifications that may be made of the
aforesaid covenants, conditions, agreements, terms and provisions to be observed and
performed by the Principal, and waives notice thereof.

IN WITNESS WHEREOF we have hereunto set our hands and seals this _____
day of _____, 20 _____.

Principal

By _____
(Title)

Surety

By _____
Attorney-in-Fact

FORM H

PERFORMANCE BOND — SECURED BY DEPOSIT

Know all men by these present that _____

of _____, _____ hereby binds and obligates himself/itself and his/its executors, administrators, devisees, heirs, successors and assigns to the Town of Wayland, a Massachusetts municipal corporation, in the sum of _____ Dollars, and has secured this obligation by the deposit with the Treasurer of said Town of Wayland of said sum or negotiable securities.

The condition of this obligation is that if the undersigned or his/its executors, administrators, devisees, heirs, successors and assigns shall fully and satisfactorily observe and perform in the manner and in the time therein specified, all of the covenants, conditions, agreements, terms and provisions contained in the application signed by the undersigned and dated _____, 20____, under which approval of a definitive plan of a certain subdivision, entitled _____

and dated _____, 20____, has been or is hereafter granted by the Wayland Planning Board, then this obligation shall be void; otherwise, it shall remain in full force and effect and the aforesaid security for said sum shall become and be the sole property of said Town of Wayland as liquidated damage.

IN WITNESS WHEREOF the undersigned has hereunto set his hand and seal this _____ day of _____, 20____.

FORM I (Page 1 of 2)

APPROVAL WITH COVENANT CONTRACT

Know all by these present that whereas the undersigned has submitted an application dated _____, 20_____, to the Wayland Planning Board for application of a definitive plan of a certain subdivision entitled _____ and dated _____, 20_____, and has requested the Board to approve such plan without requiring a performance bond,

NOW THEREFORE, THIS AGREEMENT WITNESSETH that in consideration of the Wayland Planning Board approving said plan without requiring a performance bond, and in consideration of one dollar in hand paid, receipt whereof is hereby acknowledged, the undersigned covenants and agrees with the Town of Wayland as follows:

1. The undersigned will not sell any lot in the subdivision or erect or place any permanent building on any such lot until the work on the ground necessary to serve adequately such lot has been completed in the manner specified in the aforesaid application, and in accordance with the covenants, conditions, agreements, terms and provisions thereof.
2. This agreement shall be binding upon the executors, administrators, devisees, heirs, successors and assigns of the undersigned.

It is the intention of the undersigned and it is hereby understood and agreed that this contract shall constitute a covenant running with the land included in the aforesaid subdivision and shall operate as restrictions upon said land.

It is understood and agreed that lots within the subdivision shall, respectively, be released from the foregoing conditions upon the recording of a certificate of performance executed by a majority of said Planning Board and enumerating the specific lots to be so released.

3. The undersigned represents and covenants that undersigned is the owner* in fee simple of all the land included in the aforesaid subdivision and that there are no mortgages of record or otherwise on any of said land, except such as are described below and subordinated to this contract, and the present holders of said mortgage have assented to this contract prior to its execution by the undersigned.

*If there is more than one owner, all must sign.

FORM I (page 2 of 2)

IN WITNESS WHEREOF the undersigned, applicant as aforesaid, does hereunto set his hand and seal this _____ day of _____, 20____.

Applicant

Address

Description of Mortgages: _____

(Give complete name and Registry of Deeds reference.)

Assents of mortgages:

COMMONWEALTH OF MASSACHUSETTS

_____, SS. _____, 20____.

Then personally appeared the above named _____
_____ and acknowledged the foregoing instrument to be
_____ free act and deed, before me.

Notary Public

My commission expires:

FORM J

CERTIFICATE OF PERFORMANCE

Wayland, Massachusetts
_____, 20_____.

The undersigned, being a majority of the Planning Board of the Town of Wayland, Massachusetts, hereby certify that the requirements for work on the ground called for by an Approval with Covenant Contract dated _____, 20_____, and recorded in Middlesex District Registry of Deeds, Book _____, Page _____, (or registered in Middlesex Land Registry District as Document No. _____, and noted on Certificate of Title No. _____, in Registration Book _____, Page _____), have been completed to the satisfaction of the Planning Board as to the following enumerated lots shown on Plan entitled _____

recorded with said Deeds, Registration Book _____, Plan _____, (or registered in said Land Registry District, Registration Book _____, Plan _____). _____ and said lots are hereby released from the restrictions as to sale and building specified thereon.

Lots designed on said Plan as follows:

_____	Majority of the
_____	Planning Board
_____	Of the Town of
_____	Wayland

COMMONWEALTH OF MASSACHUSETTS

_____, ss _____, 20_____.

Then personally appeared _____ one of the above named members Of the Planning Board of the Town of Wayland, Massachusetts, and acknowledged the foregoing Instrument to be the free act and deed of said Planning Board, before me.

Notary Public

My commission expires:

FORM K

RECEIPT FOR SUBDIVISION PLAN

Board of Health
Wayland, Massachusetts

Received from _____

a copy of a Definitive Subdivision Plan entitled _____

application for approval which has been made to the Wayland Planning Board, and for which
prior approval is required of the Wayland Board of Health.

For Wayland Board of Health

Date

This receipt to be returned to the Wayland Planning Board by the person named above as
submitting the copy of the plan described within two working days of the above date.

FORM L

SUBDIVISION INSPECTION CHECKLIST*

Wayland, Massachusetts

Name of Subdivision _____

Number of Subdivision _____

Name of Applicant _____

Phone of Applicant _____

Subject	Responsible Agency	Initials of Agent	Date of Inspection
1. Clearing of Right-of-Way	Plan. Bd. Agent	_____	_____
2. Sub-grade Preparation	Plan. Bd. Agent	_____	_____
3. Drainage (Below-grade) Installation	Plan. Bd. Agent	_____	_____
4. Water Installation	Water Dept.	_____	_____
5. Fire Alarm Installation	Fire Dept.	_____	_____
6. Gravel Base	Plan. Bd. Agent	_____	_____
7. Curb Installation	Plan. Bd. Agent	_____	_____
8. Binder Course	Plan. Bd. Agent	_____	_____
9. Drainage (At surface) Installation	Plan. Bd. Agent	_____	_____
10. Berm Installation	Plan. Bd. Agent	_____	_____
11. Finish Course	Plan. Bd. Agent	_____	_____
12. Sidewalk Construction	Plan. Bd. Agent	_____	_____
13. Street Trees and Planting	Tree Warden	_____	_____
14. Grass Strips	Plan. Bd. Agent	_____	_____
15. Street Lights	Plan. Bd. Agent	_____	_____
16. Street Signs and Monuments	Plan. Bd. Agent	_____	_____
17. Final Clean-up	Plan. Bd. Agent	_____	_____
18. Maintenance	Plan. Bd. Agent	_____	_____

*Responsible agency and Planning Board shall be notified in writing at least 24 hours before each required inspection as listed. No inspection may be waived except by joint approval of Planning Board and responsible agency.

FORM M (page 1 of 3)

CONSERVATION RESTRICTION AND EASEMENT

_____ of _____
for consideration of _____
(\$_____) Dollars paid and other good and valuable consideration, the receipt of which is
hereby acknowledged, grant to the TOWN OF WAYLAND, a municipal corporation duly
organized and existing in the County of Middlesex, and having a usual place of business at
41 Cochituate Road, Wayland, Massachusetts, with Quitclaim Covenants the perpetual and
exclusive rights hereinafter described in the parcel of land situated in Wayland, Middlesex
County, Massachusetts, shown on plan entitled

recorded with _____

and more fully described as follows:

FORM M (page 2 of 3)

The rights hereby granted shall include the following:

1. A conservation restriction, as such term is more fully defined by G.L. Chapter 184, Section 31, designed to retain the land herein described in its natural, scenic or open condition or in agricultural or forest use, as the case may be, in order to protect the natural and watershed resources of the Town.
2. The right to construct, improve, operate and maintain for this purpose a path in, upon and across the aforesaid premises.
3. The right and easement to enter, use and depart from the aforesaid premises at any time and from time to time for the foregoing purposes.

The rights and easement hereby granted to the Town of Wayland shall be managed and controlled by its Conservation Commission in accord with the provisions of G.L. Chapter 40, Section 8C, and the rules and regulations which it may adopt pursuant thereto to govern the use of land and waters under its control, and said Commission may authorize its agents and employees to exercise the rights and carry out the responsibilities conferred upon it by this instrument.

Without limiting the generality of the foregoing, the premises herein above described shall not be used as follows unless written permission for such use shall have been granted by the Conservation Commission:

1. No building or other structure shall be erected, placed or permitted to remain on the premises.
2. No materials may be placed or dumped in said premises.
3. No vegetation in the premises may be removed or destroyed.
4. No loam, peat, gravel, soil or mineral substances may be excavated or removed from said premises.

The right granted by this instrument and the covenants herein contained shall run with the land

FORM M (page 3 of 3)

and be binding upon the grantor(s), their heirs, personal representatives, successors, grantees and assigns.

WITNESS hand and seal this day of _____, 20_____.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss _____, 20 _____

Then personally appeared the above named _____
_____ and acknowledged the foregoing instrument
to be _____ free act and deed, before me

Notary Public
My commission expires: _____, 20 _____.

In accord with the provisions of G.L. Chapter 40, Section 8C, the Conservation Commission of the Town of Wayland hereby acknowledges receipt of the rights and easements granted by this instrument for and on behalf of the Town of Wayland.

_____, 20 _____.

In accord with the authority vested in us by G.L. Chapter 40, Section 8C, we, the Selectmen of the Town of Wayland, hereby approve receipt by the Conservation Commission of the rights and easements granted by this instrument.

FORM N (PAGE 1 OF 2)

GRANT OF DRAINAGE EASEMENT

WHEREAS, I, the undersigned _____

of _____, am the owner of the parcels of land located on a plan entitled

recorded or to be recorded with Middlesex South District Deeds;

NOW, THEREFORE, for consideration paid, receipt of which is hereby acknowledge, I, said

hereby grant to the Town of Wayland, a municipal corporation of Middlesex County, Massachusetts, with quitclaim covenants, the right and easement to discharge upon the portion of said land shown as "drain easement" on said plan (hereinafter called the "easement area") any surface drainage water from time to time collected in pipes and ditches on roads adjoining said land and any extensions of such pipes and ditches; and to construct, maintain, repair, replace and relocate within the easement area ditches, drainpipes, and other facilities deemed necessary by the Grantee for the purpose of conducting and/or disposing of said water; and the right to enter upon the easement area at any time and from time to time in connection with any of the foregoing purposes; provided, however, that upon completion of any work at any time done by said Town pursuant to the rights hereby granted the premises shall be left in neat and orderly condition. Construction of drain pipes and other drainage structures by the Owner is prohibited except as shown on the aforementioned plan, or as may be approved by the Planning Board.

FORM N (page 2 of 2)

I, _____, wife of said Grantor,
release to said Grantee all rights of dower and homestead and other interests therein to the
extent necessary to give effect to the foregoing.

The consideration of this grant being less than one hundred dollars, no United States revenue
stamps are affixed hereto.

WITNESS our signature and seals this _____ day of _____, 20 _____.

Commonwealth of Massachusetts)
) ss.
County of)

Then personally appeared the above-named _____
_____ and made oath that the foregoing instrument is his free
act and deed.

Before me,

Notary Public

My Commission Expires:

FORM O (page 1 of 3)

ENVIRONMENTAL DATA FORM

1. All parts of this form must be completed. Responses entailing technical knowledge shall be based on certified professional opinions.
 2. Technical data supporting answers shall be appended.
-

IMPACT ON DRAINAGE:

1. How much run-off will be generated by the proposed development as compared to the run-off prior to development? Show as time-volumes and locations.
2. Describe the proposed requirements for drainage and the system to collect and distribute drainage. Will the new system be tied into an existing system? Describe.
3. Can the existing system adequately handle the additional drainage? Explain and show calculations.
4. If not, what do you propose?
5. What is the destination(s) of run-off water (ponds, streams, reservoirs, etc.)? Current and proposed.
6. Will these areas handle this additional run-off? Give specific reasons supporting your answer.
7. What is the average, maximum, and minimum depth to seasonal high water table on the site prior to development and projected after development?
8. What pollution to ground water or other effluent problems do you anticipate and how do you propose to deal with them?

IMPACT ON SEWAGE DISPOSAL:

1. What type of sewage disposal will be used (septic tank and leaching fields, sewage disposal system, etc.)?
2. What is the hourly and daily capacity?
3. Where will it be located?
4. What is the expected daily and peak hour volumes of sewage?
5. What is the expected content of the sewage effluents (human waste, pesticides, detergents, oils, heavy metals, other chemicals)?
List and show _____ ppm; _____ gal/day.

FORM O (page 2 of 3)

IMPACT ON SOILS:

1. What soils will be removed and/or dumped?
2. Where will the dumping material(s) come from? Where will the removed material(s) be placed?
3. What is the permeability of the soils?
4. What is the rate of percolation of water through the soils where development is proposed?
5. Describe procedures and finding of percolation tests, ground water feasibility tests, and other related tests.

IMPACT ON SCHOOLS:

1. What is the projected number and school level (elementary, junior high, high school) of school children?
2. Which elementary school will they attend?
3. How will they get there — walk, bus?

IMPACT ON TRAFFIC:

1. What is the nearest intersection and its distance to the proposed development?
2. What is the traffic flow (total number of cars/day, number of cars per hour throughout the day) now and after development on the nearest existing intersections of roads leading to the development?
3. What is the average speed of cars at peak hour on the nearest existing roads now and after development?
4. Do all existing and proposed connecting roads provide visibility meeting current Planning Board standards. If not, what modifications are proposed?
5. What is the distance to the nearest public transportation? What mode is that transportation? How frequent is it?
6. What will the impact on commercial areas (identified by the Planning Board) be relative to: parking areas; traffic congestion; pollution from noise, air, etc.; market demand -- where people will likely shop?

FORM O (page 3 of 3)

IMPACT ON WATER SUPPLY:

1. What is the source of water to be provided to the site?
2. Will modifications in the existing system be required (i.e. additional pumping, new pipes, etc.)? If so, explain.
3. What is the estimated daily and peak hour volume of water needed to supply residents of the proposed development?
4. Are there any wet areas (ponds, streams, marshes, bogs, etc.) in or affected by the project area? Consult with the Wayland Conservation Commission, the Department of Natural Resources and the Massachusetts Audubon Society's Wetlands Project.
5. If so, describe and identify.
6. How will the proposed activity affect those wetlands? (Consider visual effects, cleanliness/pollution, changes in boundaries, water level, temperature changes, potential effects on use as a scenic or recreational resource.)
7. Will the project involve construction in a flood plain? If so, what precautions are being taken to prevent flood damage?

IMPACT ON NATURAL AND CULTURAL FEATURES:

1. Are there any unusual or unique natural features (mineral resources, scenic views, geological occurrences, etc.)?
2. If so, describe and identify.
3. How will they be affected by the proposed activity?
4. Are there any unusual plant specimens or historic sites, which will be affected? Can they be relocated, protected or otherwise saved?
5. What major vegetation/cover exists on the site and what will be removed?
6. What actions are proposed to minimize erosion and sedimentation problems?

IMPACT ON SLOPES:

1. What changes in topography are proposed and why?
2. What effect will these changes have on erosion, drainage, existing vegetation and on access ways?

FORM P (Page 1 of 2)

RELEASE OF RESTRICTIONS

THIS AGREEMENT made this _____ day of _____, 20 _____.
by and between the TOWN OF WAYLAND, a municipal corporation in Middlesex County,
Massachusetts, acting by its Planning Board (hereinafter referred to as "the Board") and

_____,
a _____ and having a usual place of business in
_____, Massachusetts, (hereinafter referred to as
"the Developer"), which expression shall include its successors and assigns, his heirs, personal
representatives, devisees, and assigns,

WITNESSES that:

WHEREAS as Approval with Covenant Contract, running with the land dated _____
_____, executed and duly recorded by the Developer with
Middlesex, South District, Registry of Deeds in Book _____, at Page _____ (or
registered in Middlesex Land Registry as Document No. _____ and noted on Certificate
No. _____ in Registration Book _____, at Page _____) has been
given to the Board pursuant to the provisions of G.L. Chapter 41, Section.81 U to secure the
construction of ways and the installation of municipal services in a certain subdivision shown on a
definitive plan entitled,

_____, and

WHEREAS the Developer desires to be released from the terms and conditions of said Covenant
which require the provision of such ways and services to serve any lot in accordance with the
Rules and Regulations of the Board before such lot may be built upon or conveyed, and

WHEREAS the following construction and installation required by said Covenant have not been
provided or completed in accord with the Rules and Regulations of the Board:

Item: _____ Amount to Secure Performance

WHEREAS the Board is willing to accept an instrument sufficient in the opinion of the Board to
secure performance within twelve months of the date of this agreement of the construction of
ways and the installation of municipal services required for lots in the subdivision shown on the
plan;

FORM P (Page 2 of 2)

NOW THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties hereto agree as follows:

1. The Board hereby accepts: _____
from the Developer and agrees to hold the same as security for the construction and installation within twelve months of the date hereof of the items herein above more fully described, all pursuant to the provisions of G.L. Chapter 41, Section 81 U.
2. In the event that the aforesaid items shall not have been constructed and installed as aforesaid, or in the event of any failure of performance secured thereby, it is hereby agreed that the Board may enforce any such bond or apply the aforesaid deposit or securities for the benefit of the Town of WAYLAND to the extent of the reasonable cost to the Town of WAYLAND of completing such construction or installation. Otherwise, the aforesaid security shall be released by the Board in accordance with the provisions of G.L. Chapter 41, Section 81 U.
3. The Board hereby releases the following lots from the restrictions as to sale and building set forth in the aforesaid Approval with Covenant Contract:

IN WITNESS WHEREOF, the parties have hereto set their hands and seals, the Town of Wayland by a majority of its Planning Board who, however, incur no personal liability by reason of the execution hereof or anything herein contained, both in duplicate, the date and year first above written.

TOWN OF WAYLAND

.....

By _____

By _____
Title

Its Planning Board

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. _____ . 20 ____.

Then personally appeared _____, one of the above named members of the Planning Board of the Town of Wayland, Massachusetts, and acknowledged the foregoing instrument to be the free act and deed of said Planning Board, before me.

Approved as to form:

Notary Public

Town Counsel