

FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

To the Planning Board of the **Town of Hingham**:

The undersigned applicant(s) being the owner(s) of all land included within the proposed subdivision shown on the accompanying plan desire(s) to subdivide such land, and submit(s) such plan as a definitive plan for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations governing the subdivision of land of the Planning Board of the Town of Hingham.

(a) Name of Subdivider: Joseph Cincotta

Address: 1 Nashua St. Apt. 2102, Boston, MA Telephone#: 781-248-5200

(b) Name of Engineer or Surveyor: Phil Henry, Civil Design Group

Address: 21 High Street, North Andover, MA 01845 Telephone#: 978-794-5400

(c) Deed of Property recorded in Plymouth Registry of Deed Book 28374 Page 350
(county)

(d) Said land is described as follows: 261 Gardner Street is a 4.31 Acre Parcel of land,
square in shape and fairly flat in overall topography. Existing buildings
include a main house, guest house, detached garage, and two out buildings.

(e) The following are all the mortgages, liens, easements, restrictions and other encumbrances on the whole or any part of said land: 25' wide access and utility easement
to 265 Gardner Street. Plan Bk 56, Page 850.

(f) The following are the easements and restrictions appurtenant to said land over the land of others: 25' wide access and utility easement
to 265 Gardner Street. Plan Bk 56, Page 850.

(g) The applicant(s) covenant(s) and agree(s) for himself (themselves) (itself) and his (their) (its) heirs, executors, administrators, successors and assigns:

- (1) To construct and complete the proposed ways and all improvements shown on said plan as approved by the Board and to install the drainage system, water pipes, gas pipes and electric lines, and all other municipal services therein required by the Board, within 24 months from the date of this application.
- (2) To construct and complete said ways and improvements and to install said municipal services, in accordance with the Rules and Regulations of the Board in force at the date of this agreement and in accordance with the specifications set forth in Section 5 of these Rules and Regulations.
- (3) That before the approval of the plan to which this application relates becomes effective he (they) (it) will cause to be filed with the Board a duly executed bond or deposit or Letter of Credit in a form satisfactory to the Board, to secure performance of and compliance with all agreements, conditions and requirements contained in his (their) (its) application, or imposed by the Board, in accordance with law and the Rules and Regulations of the Board, in a sum equal to the full cost of constructing said ways and all improvements and installing said services, as estimated by a person satisfactory to the Board, and secured by an irrevocable Letter of Credit drawn upon a Massachusetts lending institution in an amount sufficient in the opinion of the Board to secure performance.

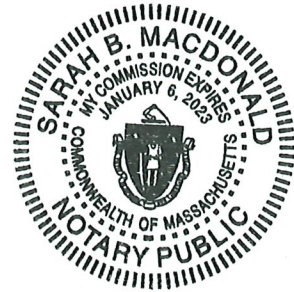
- OR THIS -

- (4) The applicant(s) request(s) that the Board approve the plan to which this application relates without requiring a bond, on condition that no lot in the subdivision shall be sold and no building shall be erected or placed on any lot therein until said ways and all improvements are completed and said municipal services are installed, in accordance with the specifications laid down by the Board, so as adequately to serve such lot, and he (they) (it) agree(s) that in the event of such approval, he (they) (it) will obey and comply with such condition until performance with the requirements thereof is evidenced by a certificate of the Board.
- (5) That if this application is approved, he (they) (it) will cause the plan to which it relates to be recorded in the Registry of Deeds of Plymouth County or filed with the Recorder of the Land Court within thirty (30) days after such approval and that he (they) (it) will not sell or offer to sell any of the lots within the subdivision until such plan is so recorded or filed.

- (h) This application is accompanied by an original drawing of the definitive plan and all other data, plans, and maps required, and fourteen print copies of each, all on the forms or in the manner prescribed by the Board and a fee of \$2,000.00 (as per Section 2(c)).

Witness the signature(s) and seal(s) of the undersigned this 26th day of July, 2022

Sarah B. MacDonald
Sarah B. MacDonald



Assented to:

[Signature] 7/26/22

_____ Mortgagees
