

**TOWN OF WEYMOUTH, MASSACHUSETTS  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN**

Date: December 10, 2015

To the Department of Planning and Community Development of the Town of Weymouth:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Definitive Subdivision Plan of Edison Street in Weymouth, Massachusetts \_\_\_\_\_ drawn by SITEC Environmental \_\_\_\_\_, dated November 20, 2015, being land described as follows: Those lots shown on the Town of Weymouth Assessors ID: Map 13 Block 155, Lots 23, 26 and 28 as well as Map 13 Block 156 Lots 28 and 59 containing 385,000 square feet more or less. \_\_\_\_\_, located on Weymouth Town Atlas Sheet(s) \_\_\_\_\_, Block(s) \_\_\_\_\_, Lot(s) \_\_\_\_\_, hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the Weymouth Department of Planning and Community Development and makes application to the Planning Board for approval of said plan.

The undersigned's title to said land is derived from Kevin B. Rains, Trustee of Belgrade Nominee Trust \_\_\_\_\_ by deed dated October 27, 2015 \_\_\_\_\_ and recorded in the Norfolk District Registry of Deeds Book 33618, Page 33, registered in the Norfolk Registry District of the Land Court, Certificate of Title No. 192162; and said land is free of encumbrances except for the following: subject to sewer easements as set forth in a taking by the Town of Weymouth dated May 16, 1949, duly recorded in Book 2831, Page 173, as affected by Document No. 145834 and in a grant made by Sidney F. Partridge et ux to said town of Weymouth dated June 14, 1949, duly recorded in Book 2844, Page 324.

Said plan has ( ) has not (X) evolved from a preliminary plan submitted to the Board on \_\_\_\_\_, 20 \_\_\_\_\_ and approved (with modifications) ( ) (disapproved) ( ) on \_\_\_\_\_, 20 \_\_\_\_\_.

The undersigned hereby applies for the approval of said DEFINITIVE plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations. The undersigned hereby further covenants and agrees with the Town of Weymouth, upon the approval of said DEFINITIVE plan by the Board:

1. to install utilities in accordance with the rules and regulations of the Department of Planning and Community Development, the Public Works Department, the Department of Health, and all general as well as Zoning Ordinances of the Town of Weymouth, as are applicable to the installation of utilities within the limits of ways and streets;

RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE  
2015 DEC 16 AM 11:11

[Signature]  
Authorized Signature of Mortgagor

[Signature]  
Signature of Owner

IN WITNESS WHEREOF we have hereunto set our hands and seals this  
15<sup>th</sup> day of December, 20 15.

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss December 15, 2015

Then personally appeared the above named Michael R. Healy  
and acknowledged the foregoing to be \_\_\_\_\_ free act and deed, before me.

[Signature]  
Notary Public

My Commission Expires: 5/28/2021



JACQUELINE B. HURSTAK  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
May 28, 2021

**TOWN OF WEYMOUTH, MASSACHUSETTS  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

**CONVEYANCE OF EASEMENTS AND UTILITIES**

Ryder Development Corp., of 847 Washington Street, Weymouth,  
MA, Norfolk County, Massachusetts, for good and  
adequate consideration, grant to the Town of Weymouth a municipal corporation in Norfolk  
County, Massachusetts, the perpetual rights and easements to construct, inspect, repair, renew,  
replace, operate and forever maintain, water and sewer mains and drainage systems with any  
manholes, pipes, conduits, easements and other appurtenances thereto, and to do all acts  
incidental thereto, in, through and under the following described land:  
Town of Weymouth Assessors Map 13 Block 155 Lots 23, 26 and 28 and Map 13 Block  
156 Lots 28 and 59

appearing on a plan entitled  
Definitive Subdivision Plan of Edison Street in Weymouth, Massachusetts.

And, for the consideration aforesaid, the said grantor does hereby give, grant, transfer and  
deliver unto the Town of Weymouth all water and sewer mains and drainage systems, manholes,  
pipes, conduits, easements and all appurtenances thereto that are now or hereafter constructed or  
installed in, through, or under the above described land by the grantor and the grantor's  
successors and assigns.

The grantor warrants that the aforesaid easements are free and clear of all liens or  
encumbrances, that he (it) has good title to transfer the same, and that he will defend the same  
against claims of all persons.

For grantor's title see deed from

Kevin B. Rains, Trustee of Belgrade Nominee Trust  
dated October 27, 2015, and recorded in Norfolk  
District Registry of Deeds, Book 33618, Page 33, or under Certificate  
of Title No. 192162, registered in Norfolk District of the Land  
Court, Book \_\_\_\_\_, Page \_\_\_\_\_.

And (to be completed if a mortgage exists)

South Shore Bank, 1530 Main Street, So. Weymouth, MA  
(name and address)

The present holder of a mortgage on the above described land, which mortgage is  
dated November 4, 2015, and recorded in said Deeds, Doc. ## 1341532-1341535  
Book \_\_\_\_\_, Page \_\_\_\_\_, for consideration paid, hereby releases unto  
the Town forever from the operation of said mortgage, the rights and easements herein above  
granted and assents thereto.

seal this 10th

day of December 1 2015

2015

Owner(s)

if not

Applicant

847 Washington Street,

Weymouth, MA

Address

Description of Mortgages:

South Shore Savings Bank, Recorded Norfolk Registry District Document 1341532;  
1341533; 1341534; and 1341535 of 2015

(Give complete names and Registry of Deeds reference)

Assents of Mortgagees:

COMMONWEALTH OF MASSACHUSETTS

Nat'l Gove, SS

December 15, 2015

Then personally appeared the above named Michael R. Healy and acknowledged the foregoing instrument to be \_\_\_\_\_ free act and deed, before me.

*Julie B. Hurst*  
Notary Public

My Commission expires: 5/28/2021



**JACQUELINE B. HURSTAK**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
May 28, 2021

**TOWN OF WEYMOUTH, MASSACHUSETTS  
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

**COVENANT**

Know all men by these presents that whereas the undersigned has submitted an application dated December 10, 20 15, to the Weymouth Planning Board for approval of a definitive plan of a certain subdivision entitled Definitive Subdivision Plan of Edison Street in Weymouth, Massachusetts and dated November 20, 20 15 and has requested the Board to approve such plan without requiring a performance bond,

NOW THEREFORE, THIS AGREEMENT WITNESSETH that in consideration of the Weymouth Department of Planning and Community Development approving said plan without requiring a performance bond, and in consideration of one (1) dollar in hand paid, receipt whereof is hereby acknowledged, the undersigned covenants and agrees with the Town of Weymouth 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 construction of ways and municipal services 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 Department of Planning and Community Development 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 mortgages have assented to this contract prior to its execution by the undersigned.

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

2. to complete and construct the streets or ways shown thereon in accordance with the Rules and Regulations of the Department of Planning and Community Development and the approved DEFINITIVE plan, profiles and cross sections of the same. Said plan, profiles, cross sections and construction specifications are specifically, by reference, incorporated herein and made a part of this application. This application and the covenants and agreements herein shall be binding upon all heirs, executors, administrators, successors, grantees of the whole or part of said land, and assigns of the undersigned; and

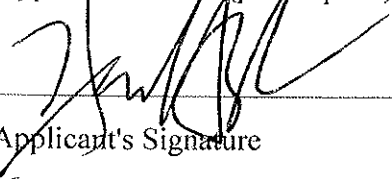
3. to complete the aforesaid installations and construction within one (1) year from the date hereof.

The owner's title to the land is derived under deed from \_\_\_\_\_, dated \_\_\_\_\_, 20\_\_\_\_, and recorded in the Norfork Registry of Deeds, Book \_\_\_\_\_ Page \_\_\_\_\_ and/or Land Court Certificate of Title No. \_\_\_\_\_ registered in District Book \_\_\_\_\_, Page \_\_\_\_\_; and said land is free of encumbrances except for the following: \_\_\_\_\_

Property is shown on the Weymouth Town Atlas Sheet \_\_\_\_\_, Block \_\_\_\_\_, Lot \_\_\_\_\_ (Provide this information for all lots subject to this application.)

RYDER DEVELOPMENT CORP.

Applicant's Name (please print)

  
Applicant's Signature

Applicant's Address: 847 Washington

Street, Weymouth, MA

Telephone Number: 781-335-9562

\_\_\_\_\_

Owner's Name, if not the applicant (please print)

\_\_\_\_\_

Owner's Signature

Applicant's Address:

\_\_\_\_\_

\_\_\_\_\_

(Include all the owners of every parcel within the application).

Received by Town Clerk:

# DEFINITIVE SUBDIVISION OF

## — EDISON STREET —

### WEYMOUTH, MASSACHUSETTS

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS PLAN BY THE WEYMOUTH PLANNING BOARD WAS RECEIVED AND RECORDED ON \_\_\_\_\_ AT THIS OFFICE AND NO NOTICE OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS NEXT AFTER SUCH RECEIPT OF RECORDING OF SAID NOTICE.

TOWN CLERK, WEYMOUTH, MA

DATE

FOR REGISTRY USE ONLY

APPROVAL REQUIRED UNDER THE  
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: \_\_\_\_\_

#### Zoning Information:

RESIDENCE DISTRICT R-1

#### Assessors Information:

MAP--BLOCK--LOT: 13--155--23, 26, 28

MAP--BLOCK--LOT: 13--156--18, 28, 59

#### Deed References:

NORFOLK COUNTY REGISTRY OF DEEDS

BOOK 21648 PAGE 171

BOOK 3785 PAGE 47

CERTIFICATE OF TITLE 168779 AS MODIFIED BY  
CERTIFICATE 172867

#### Owner / Applicant:

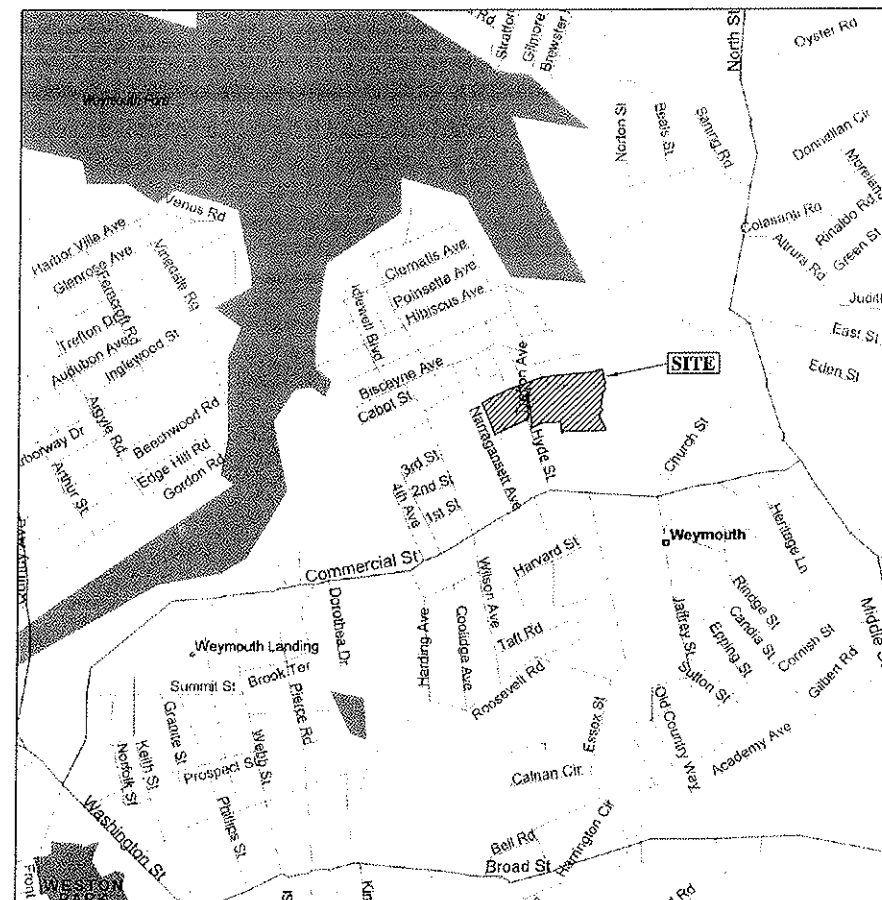
RYDER DEVELOPMENT CORPORATION

847 WASHINGTON STREET

WEYMOUTH, MASSACHUSETTS 02189

CONTACT: KENNETH C. RYDER

TEL: 781-335-9562



#### LOCUS MAP

SCALE: 1"=750'

#### INDEX OF DRAWINGS

SHEET NO.	TITLE
1	COVER SHEET
2	DEFINITIVE SUBDIVISION PLAN
3	EXISTING CONDITIONS PLAN
4	ROADWAY GRADING PLAN
5	ROADWAY UTILITY PLAN
6	ROADWAY PROFILE
7	SEWER & DRAIN EASEMENT PROFILES
8	DETAIL SHEET
9	DETAIL SHEET

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: \_\_\_\_\_

PREPARED BY:

**SITEC**  
ENVIRONMENTAL

Civil and Environmental Engineering  
Land Use Planning and Surveying  
Hazardous and Solid Waste Consultants

769 Plain Street, Unit C  
Marshfield, MA 02050  
PHONE (781) 319-0100  
FAX (781) 834-4783

SHEET 1  
NOVEMBER 20, 2015

DATE \_\_\_\_\_

FOR REGISTRY USE ONLY

APPROVAL REQUIRED UNDER THE  
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: \_\_\_\_\_

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: 1"=40'      DATE: NOVEMBER 20, 2015

PREPARED BY

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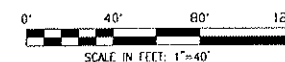
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**SHEET 2**

I HEREBY CERTIFY THAT THE NOTICE OF APPROVAL OF THIS  
PLAN BY THE WEYMOUTH PLANNING BOARD WAS RECEIVED  
AND RECORDED ON \_\_\_\_\_ AT THIS OFFICE  
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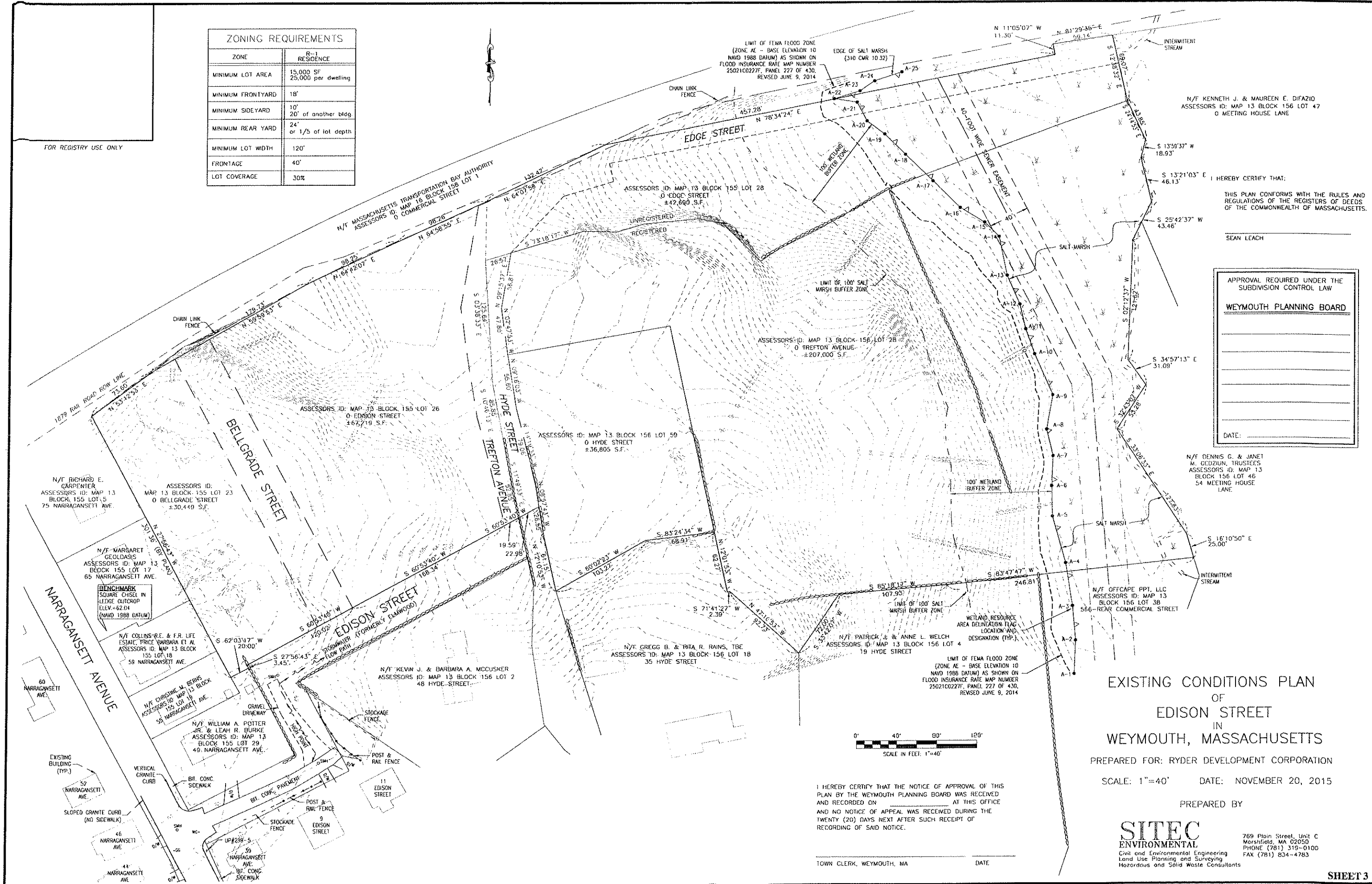
DATE \_\_\_\_\_





ZONING REQUIREMENTS	
ZONE	R-1 RESIDENCE
MINIMUM LOT AREA	15,000 SF 25,000 per dwelling
MINIMUM FRONTYARD	18'
MINIMUM SIDEYARD	10' 20' of another bldg.
MINIMUM REAR YARD	24' or 1/5 of lot depth
MINIMUM LOT WIDTH	120'
FRONTAGE	40'
LOT COVERAGE	30%

FOR REGISTRY USE ONLY



N/F KENNETH J. & MAUREEN E. DIFAZIO  
ASSESSORS ID: MAP 13 BLOCK 156 LOT 47  
O MEETING HOUSE LANE

I HEREBY CERTIFY THAT:  
THIS PLAN CONFORMS WITH THE RULES AND  
REGULATIONS OF THE REGISTERS OF DEEDS  
OF THE COMMONWEALTH OF MASSACHUSETTS.

SEAN LEACH

APPROVAL REQUIRED UNDER THE  
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE:

N/F DENNIS G. & JANET  
M. GEDZUN, TRUSTEES  
ASSESSORS ID: MAP 13  
BLOCK 156 LOT 46  
54 MEETING HOUSE  
LANE

EXISTING CONDITIONS PLAN  
OF  
EDISON STREET  
IN  
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: 1"=40' DATE: NOVEMBER 20, 2015

PREPARED BY

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DATE

SHEET 3

TOWN CLERK, WEYMOUTH, MA DATE

FOR REGISTRY USE ONLY

N/F KENNETH J & MAUREEN E DIFAZIO  
ASSESSORS 10 MAP 13 BLOCK 156 LOT 47  
6 MEETING HOUSE LANE

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SEAN LEACH

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WEYMOUTH PLANNING BOARD

DATE:

N/F DENNIS G & JANE  
M GEDZON, TRUSTEES  
ASSESSORS ID: MAP 13  
BLOCK 156 LOT 46  
54 MEETING HOUSE  
LANE

ROADWAY GRADING PLAN  
OF  
EDISON STREET  
IN  
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: 1"=40'      DATE: NOVEMBER 20, 2015

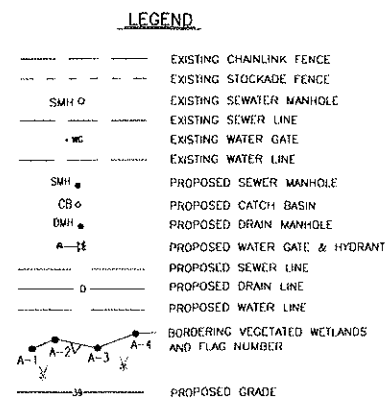
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**SHEET 4**



TOWN CLERK, WEYMOUTH, MA DATE

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SEAN LEACH

WEYMOUTH PLANNING BOARD

DATE:

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

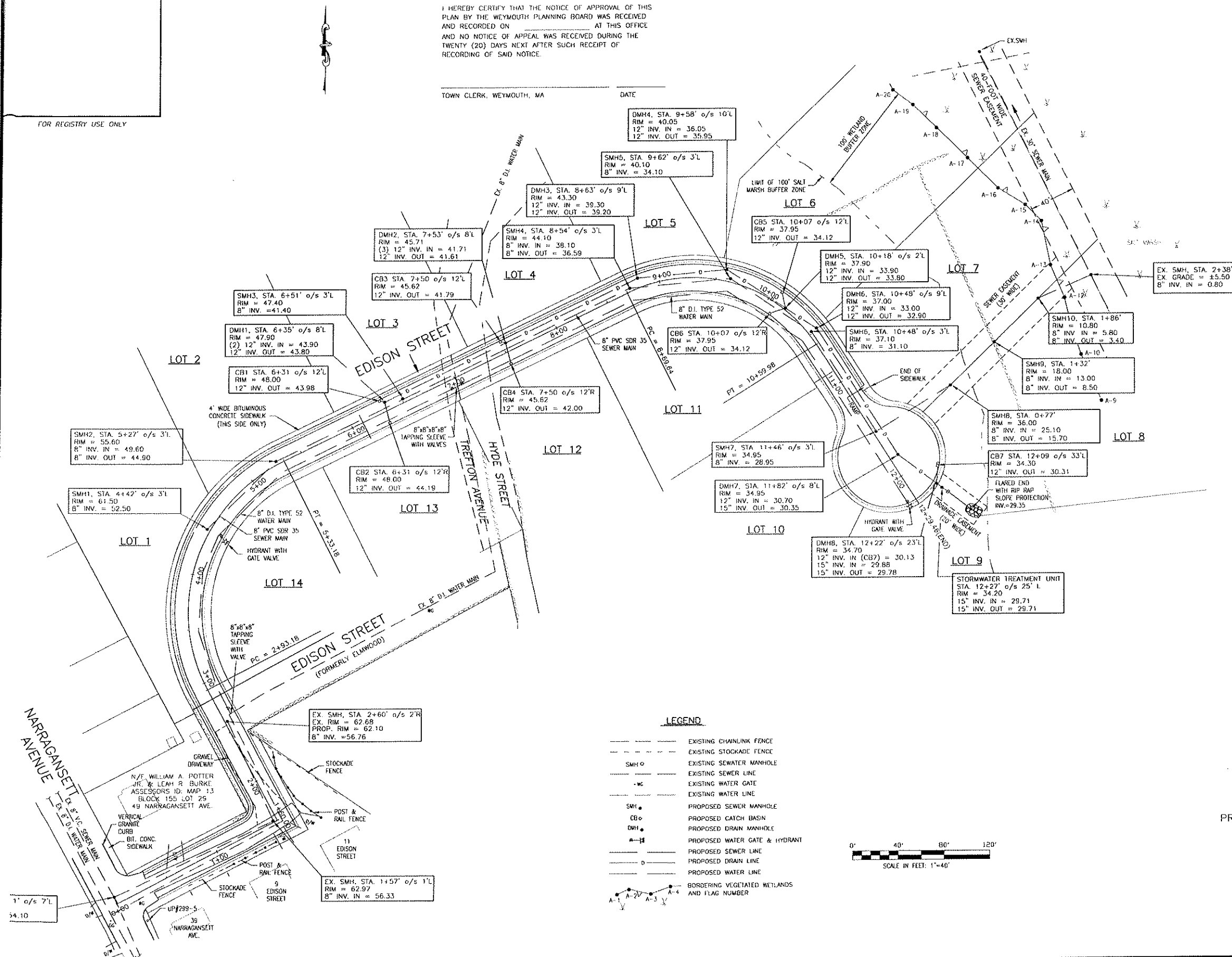
SCALE: 1"=40'      DATE: NOVEMBER 20, 2015

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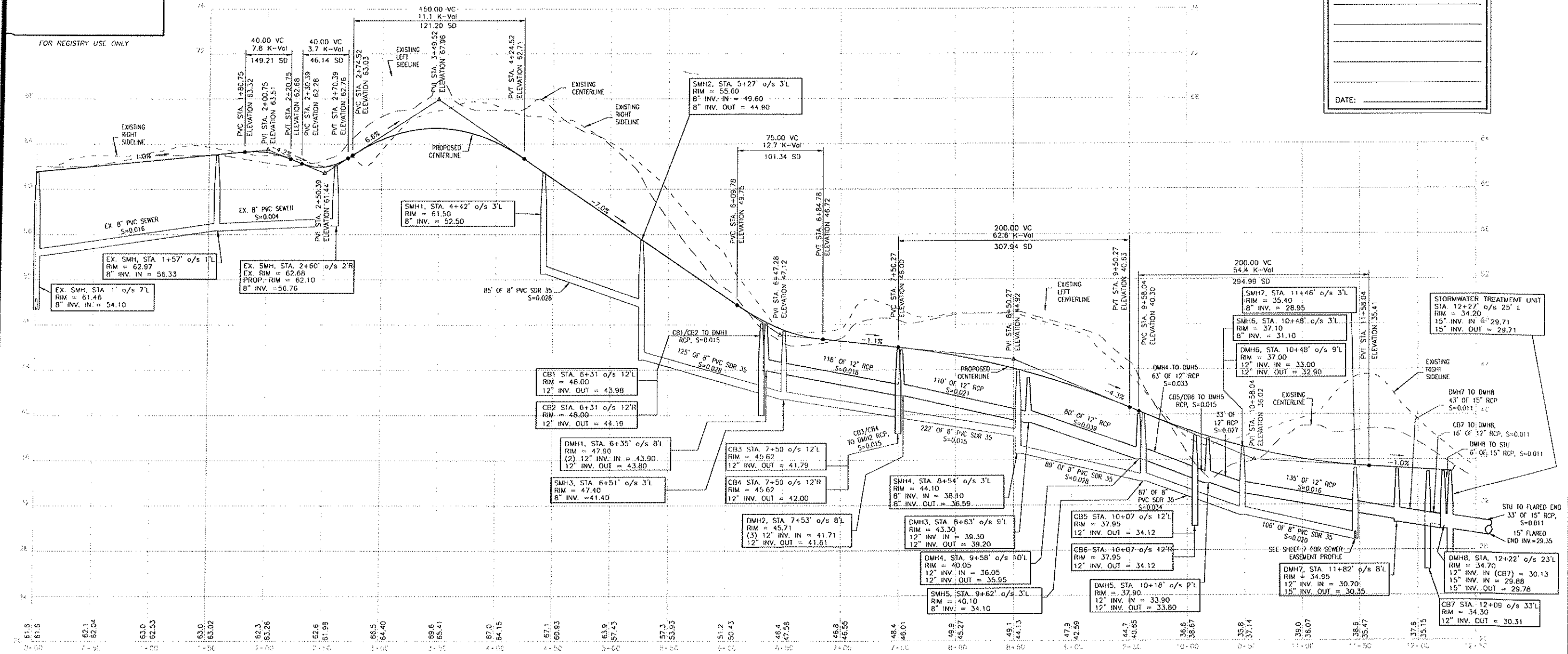
SHEET 5



APPROVAL REQUIRED UNDER THE  
SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: \_\_\_\_\_



EDISON STREET/EDISON STREET EXTENSION PROFILE  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'

ROADWAY PROFILE  
OF  
EDISON STREET  
IN  
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: AS SHOWN DATE: NOVEMBER 20, 2015

PREPARED BY

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TOWN CLERK, WEYMOUTH, MA DATE

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SEAN LEACH

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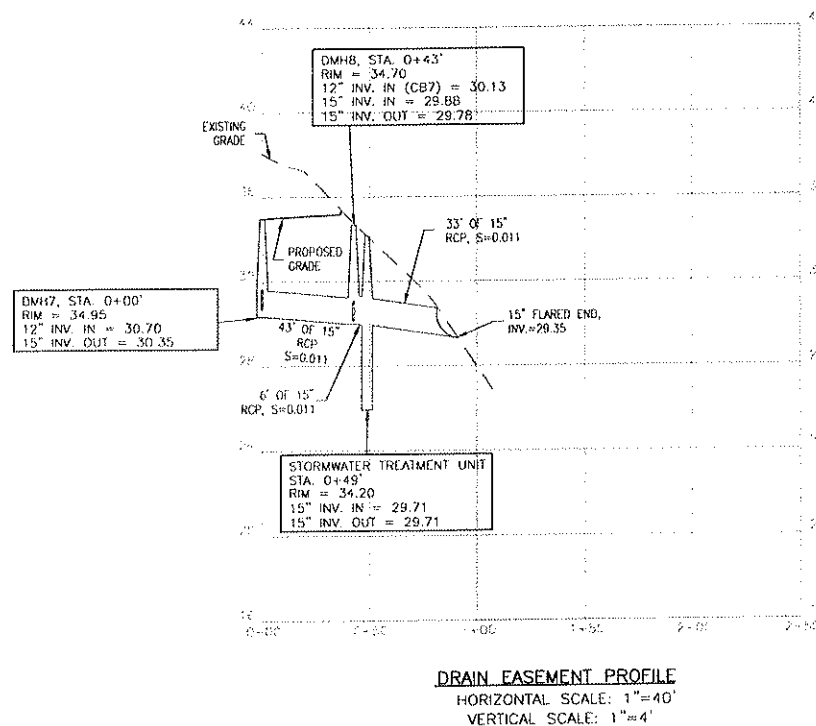
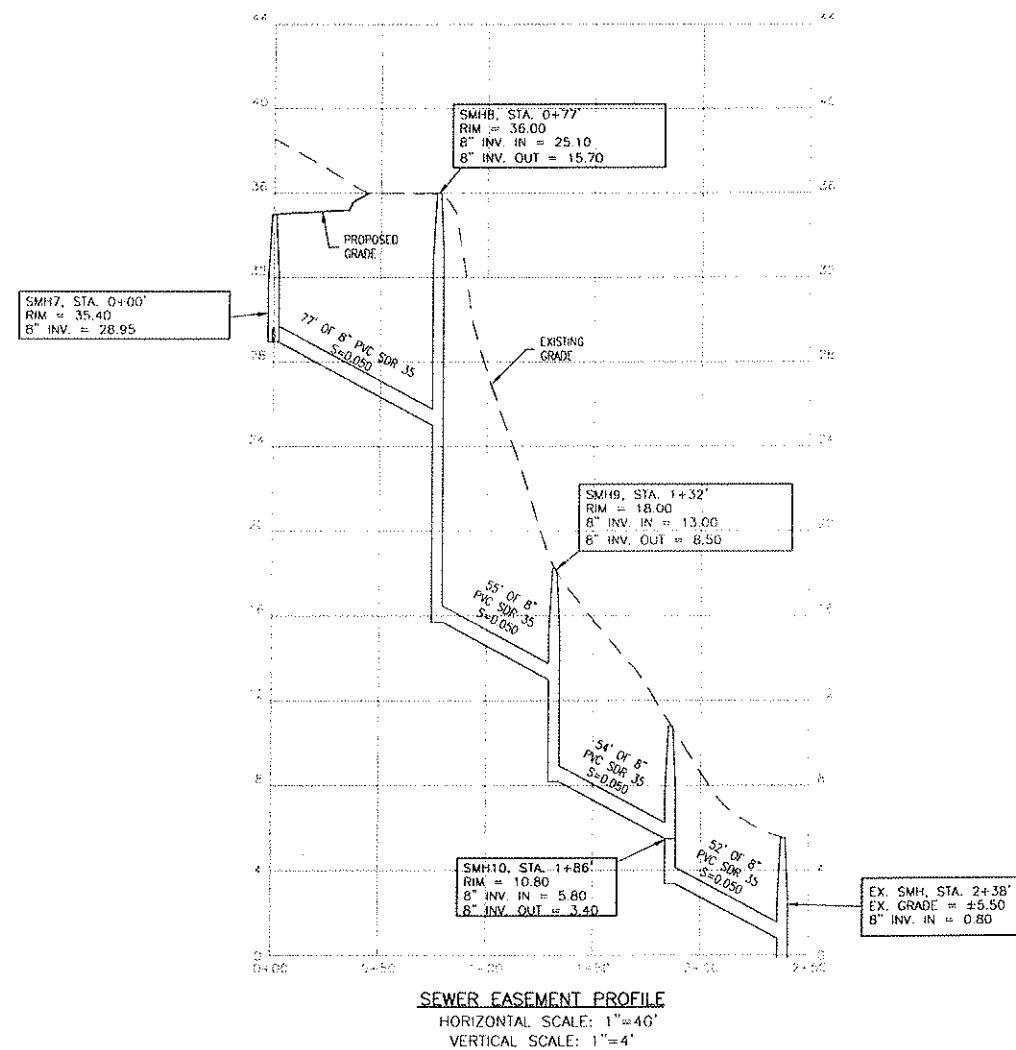
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SEAN LEACH

FOR REGISTRY USE ONLY



SEWER & DRAIN EASEMENT PROFILES  
OF  
EDISON STREET  
IN  
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: AS SHOWN DATE: NOVEMBER 20, 2015

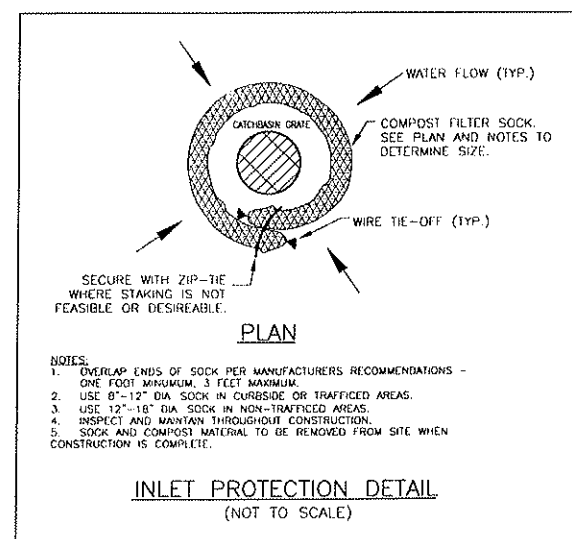
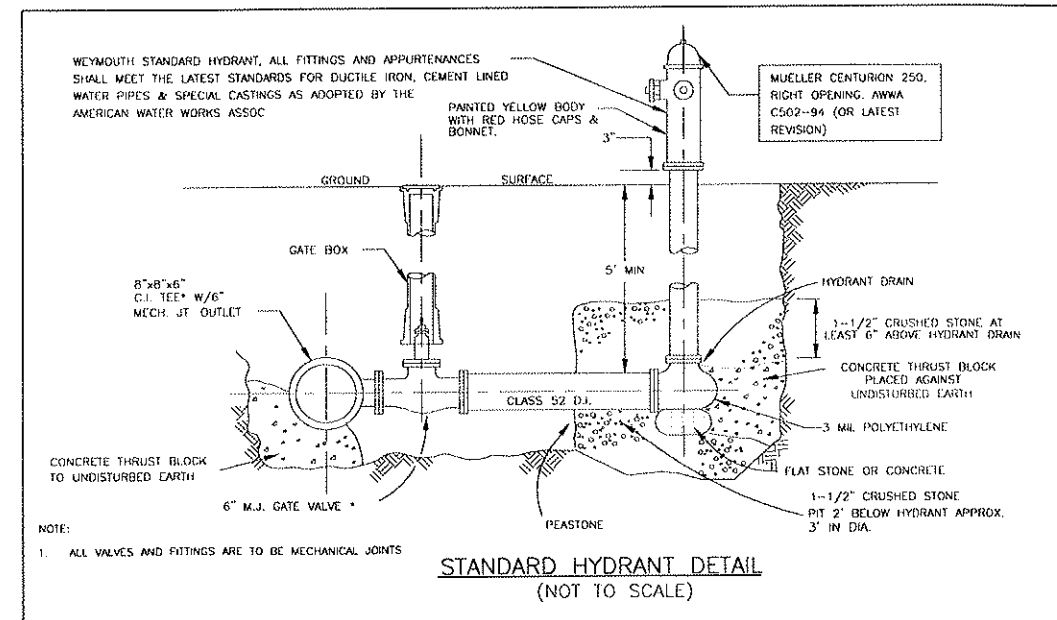
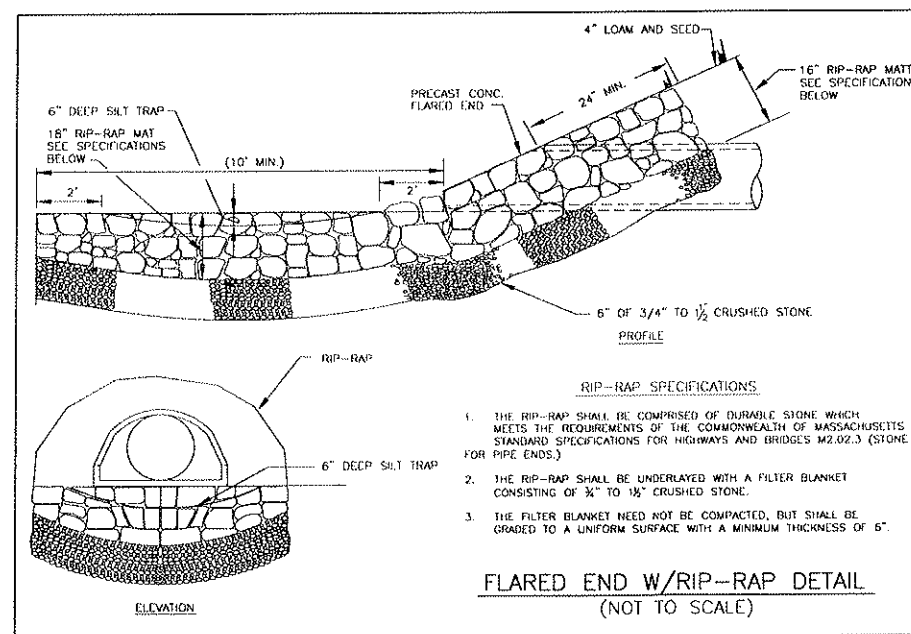
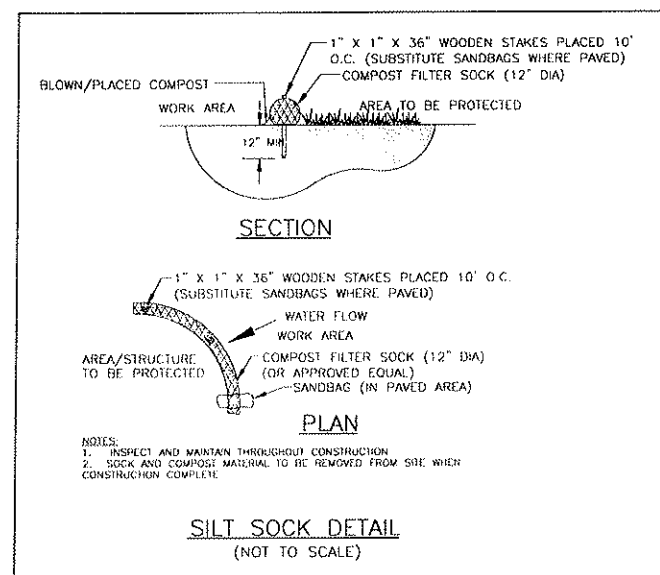
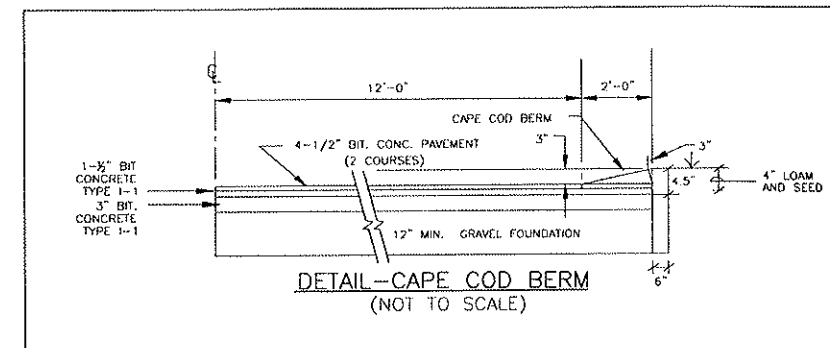
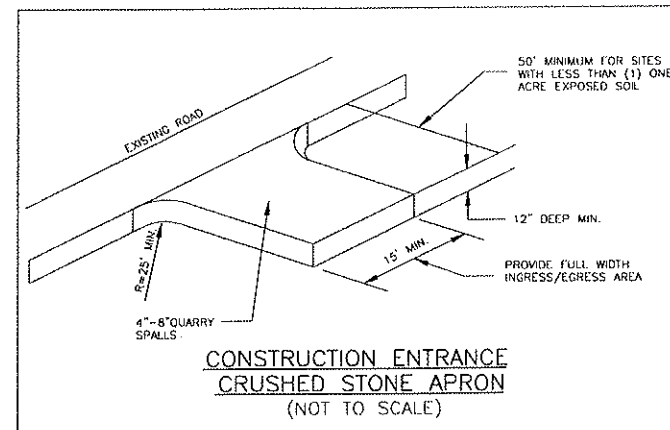
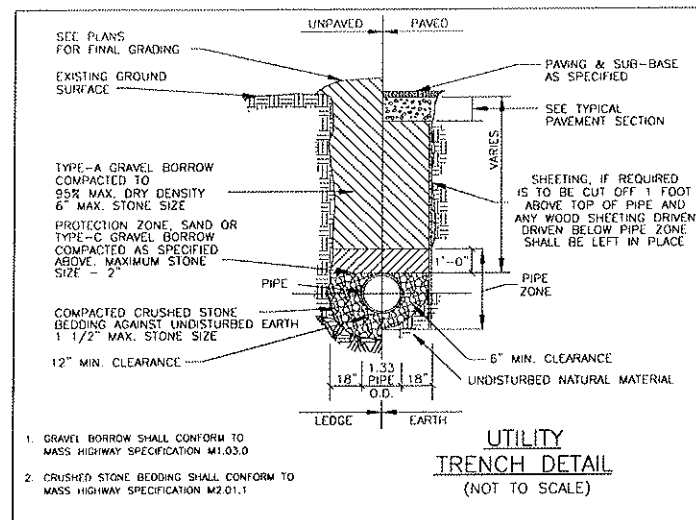
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SEAN LEACH

APPROVAL REQUIRED UNDER THE SUBDIVISION CONTROL LAW

WEYMOUTH PLANNING BOARD

DATE: \_\_\_\_\_

DETAILS  
OF  
EDISON STREET  
IN  
WEYMOUTH, MASSACHUSETTS

PREPARED FOR: RYDER DEVELOPMENT CORPORATION

SCALE: NO SCALE DATE: NOVEMBER 20, 2015

PREPARED BY

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