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RECEIVED
TOWN OF WEYMOUTH
PLANNING BOARD'S OFFICE
2022 MAY 12 PM 3:19

JEFFERY A. TOCCHIO
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May 12, 2022

Via Hand-Delivery

Sandra Williams, Chair
Planning Board
Town of Weymouth
75 Middle Street, 3rd Floor
Weymouth, MA 02189

Maureen DelPrete, Chair
Board of Health
Town of Weymouth
75 Middle Street, 3rd Floor
Weymouth, MA 02189

Re: Application for Approval of a Definitive Plan
Applicant: 1317 Washington RE Holdings LLC
Properties: Assessors Map 35, Block 448, Lots 7, 8, 9, 25

Dear Chair Williams and Chair DelPrete:

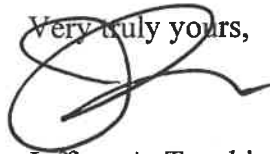
This office represents 1317 Washington RE Holdings LLC with respect to its Application for Approval of a Definitive Plan for a two (2) lot subdivision for the above-referenced properties. Enclosed for filing please find the following:

1. Original and copies of plans entitled "Definitive Plan for Proposed JRS Drive Subdivision" prepared by Crocker Design Group, LLC, dated May 11, 2022, (12 – full-sized plan sets);
2. Application for Approval of a Definitive Plan – Form C;
3. Designer's Certificate – Form D;
4. Certified List of Abutters – Form E;
5. Conveyance of Easements and Utilities – Form K;
6. Stormwater Report with drainage calculations (2 copies), including soil information and environmental statement;
7. List of all required permits and approvals; and
8. Applicable Filing Fee in the amount of \$500.00 (made payable to the Town of Weymouth).

Town of Weymouth
May 12, 2022
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Thank you for your attention to this matter. Please contact this office if you have any questions or concerns.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Jeffery A. Tocchio', written over the typed name.

Jeffery A. Tocchio

Enclosures

cc: Kathleen Deree, Town Clerk
Eric Schneider, Principal Planner, Department of Planning & Community Development

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

Date: May 12, 2022

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 Plan for Proposed JRS Drive Subdivision

drawn by Crocker Design Group, dated May 11, 20 22,
being land described as follows 1325 Washington Street (Map 35 Block 448 Lot 7), 0 Washington Street (Map 35 Block 448 Lot 8), 0 Washington Street (Map 35, Block 448, Lot 9), and 28 White Oaks Lane (Map 35, Block 448, Lot 25)

located on Weymouth Town Atlas Sheet(s) 35, Block(s) 448, Lot(s) 7, 8, 9, 25, 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 James E. Bristol, III and David B. Bristol, Trustees of BGC Nominee Trust by deed dated December 23, 2019, recorded in the Norfolk Registry of Deeds, Land Court Certificate of Title No. 201840, registered at Document No. 1437315. The owner's name was changed from 1317 Bristol Holdings, LLC to 1317 Washington RE Holdings, LLC. The name change was recorded in the Norfolk County Registry of Deeds, Land Court Certificates 201840 and 201841, registered at Document No. 1454083-1 (1325 Washington Street); from James E. Bristol, III and David B. Bristol, Trustees of BGC Nominee Trust, by deed dated December 23, 2019, recorded in the Norfolk Registry of Deeds, Land Court Certificate of Title No. 201841, registered at Document No. 1437317. The owner's name was changed from 1317 Bristol Holdings, LLC to 1317 Washington RE Holdings, LLC (see above) (0 Washington Street); from Bates Bros Seam-Face Granite Co., by deed dated July 17, 2020, recorded in the Norfolk Registry of Deeds in Book 38108, Page 591 (0 Washington Street); and from James E. Bristol, III and David B. Bristol, Trustees of White Oaks Trust, by deed dated July 17, 2020, recorded in the Norfolk Registry of Deeds, Land Court Certificate of Title No. 202960, registered at Document No. 1450602 (28 White Oaks Lane); and said land is free of encumbrances except for the following:

Said plan has () has not (X) evolved from a preliminary plan submitted to the Board on October 12, 2021 and approved (with modifications) () (disapproved) () on N/A, 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;
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 undersigned's title to said land is derived from James E. Bristol, III and David B. Bristol, Trustees of BGC Nominee Trust by deed dated December 23, 2019, recorded in the Norfolk Registry of Deeds, Land Court Certificate of Title No. 201840, registered at Document No. 1437315. The owner's name was changed from 1317 Bristol Holdings, LLC to 1317 Washington RE Holdings, LLC. The name change was recorded in the Norfolk County Registry of Deeds, Land Court Certificates 201840 and 201841, registered at Document No. 1454083-1 (1325 Washington Street); from James E. Bristol, III and David B. Bristol, Trustees of BGC Nominee Trust, by deed dated December 23, 2019, recorded in the Norfolk Registry of Deeds, Land Court Certificate of Title No. 201841, registered at Document No. 1437317. The owner's name was changed from 1317 Bristol Holdings, LLC to 1317 Washington RE Holdings, LLC (see above) (0 Washington Street); from Bates Bros Seam-Face Granite Co., by deed dated July 17, 2020, recorded in the Norfolk Registry of Deeds in Book 38108, Page 591 (0 Washington Street); and from James E. Bristol, III and David B. Bristol, Trustees of White Oaks Trust, by deed dated July 17, 2020, recorded in the Norfolk Registry of Deeds, Land Court Certificate of Title No. 202960, registered at Document No. 1450602 (28 White Oaks Lane); and said land is free of encumbrances except for the following: _____.

Property is shown on Weymouth Town Atlas Sheet(s) 35, Block(s) 448, Lot(s) 7, 8, 9, 25.
(Provide the information for all lots subject to the application.)

1317 Washington RE Holdings LLC, James E. Bristol, III,
Manager

Applicant's Name (please print)

James E Bristol III
Manager

Applicant's Signature

Applicant's Address:

190 Old Derby St. Suite 211

Hingham, MA 02043

Telephone Number: 781-740-8660

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

PLANNING BOARD

TOWN OF WEYMOUTH, MASSACHUSETTS

DESIGNER'S CERTIFICATE

May 12, 2022

To the Planning Board of the Town of Weymouth:

In preparing the plan entitled Definitive Plan for Proposed JRS Drive Subdivision, I hereby certify that the above named plan and accompanying data is true and correct to the accuracy required by the current Rules and Regulations Governing the Subdivision of Land in Weymouth, Massachusetts, and my source of information about the location of boundaries shown on said plan were one or more of the following:

1. Deed from James E. Bristol, III and David B. Bristol, Trustees of BGC Nominee Trust to 1317 Bristol Holdings, LLC, dated December 23, 2019, recorded in the Norfolk Registry of Deeds, Land Court Certificate of Title No. 201840, registered at Document No. 1437315. The owner's name was changed from 1317 Bristol Holdings, LLC to 1317 Washington RE Holdings, LLC. The name change was recorded in the Norfolk County Registry of Deeds, Land Court Certificates 201840 and 201841, registered at Document No. 1454083-1 (1325 Washington Street); deed from James E. Bristol, III and David B. Bristol, Trustees of BGC Nominee Trust to 1317 Bristol Holdings, LLC, dated December 23, 2019, recorded in the Norfolk Registry of Deeds, Land Court Certificate of Title No. 201841, registered at Document No. 1437317. The owner's name was changed from 1317 Bristol Holdings, LLC to 1317 Washington RE Holdings, LLC (see above) (0 Washington Street); deed from Bates Bros Seam-Face Granite Co. to 1317 Washington RE Holdings, LLC dated July 17, 2020, recorded in the Norfolk Registry of Deeds in Book 38108, Page 591 (0 Washington Street); and deed from James E. Bristol, III and David B. Bristol, Trustees of White Oaks Trust to 1317 Washington RE Holdings LLC, dated July 17, 2020, recorded in the Norfolk Registry of Deeds, Land Court Certificate of Title No. 202960, registered at Document No. 1450602 (28 White Oaks Lane).

2. Other plans, as follows See Plan References on Sheet S-3

3. Oral information furnished by N/A

4. Actual measurement on the ground from a starting point established by See Plan Notes on Sheet S-3

5. Other sources See Plan Notes on Sheet S-3

(Seal of Engineer
or Surveyor)



Gabriel R. Crocker

5-11-2022

Signed: 

(Registered Professional Engineer or
Registered Land Surveyor)

Crocker Design Group, LLC

2 Sharp Street, Unit B

Hingham, MA 02043

FORM D

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

CONVEYANCE OF EASEMENTS AND UTILITIES

1317 Washington RE Holdings LLC, of 190 Old Derby Street, Suite 311, Hingham
Massachusetts, Plymouth 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:

1325 Washington Street (Map 35 Block 448 Lot 7), 0 Washington Street (Map 35 Block 448 Lot 8)
0 Washington Street (Map 35, Block 448, Lot 9), and 28 White Oaks Lane (Map 35, Block 448, Lot 25)

appearing on a plan entitled
Definitive Plan for Proposed JRS Drive Subdivision

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

James E. Bristol, III and David B. Bristol, Trustees of BGC Nominee Trust to 1317 Bristol Holdings, LLC, dated December 23, 2019, recorded in the Norfolk Registry of Deeds, Land Court Certificate of Title No. 201840, registered at Document No. 1437315. The owner's name was changed from 1317 Bristol Holdings, LLC to 1317 Washington RE Holdings, LLC. The name change was recorded in the Norfolk County Registry of Deeds, Land Court Certificates 201840 and 201841, registered at Document No. 1454083-1 (1325 Washington Street); deed from James E. Bristol, III and David B. Bristol, Trustees of BGC Nominee Trust to 1317 Bristol Holdings, LLC, dated December 23, 2019, recorded in the Norfolk Registry of Deeds, Land Court Certificate of Title No. 201841, registered at Document No. 1437317. The owner's name was changed from 1317 Bristol Holdings, LLC to 1317 Washington RE Holdings, LLC (see above) (0 Washington Street); deed from Bates Bros Seam-Face Granite Co. to 1317 Washington RE Holdings, LLC dated July 17, 2020, recorded in the Norfolk Registry of Deeds in Book 38108, Page 591 (0 Washington Street); and deed from James E. Bristol, III and David B. Bristol, Trustees of White Oaks Trust to 1317 Washington RE Holdings LLC, dated July 17, 2020, recorded in the Norfolk Registry of Deeds, Land Court Certificate of Title No. 202960, registered at Document No. 1450602 (28 White Oaks Lane).

And (to be completed if a mortgage exists)

(name and address)

The present holder of a mortgage on the above described land, which mortgage is dated _____, 20____, and recorded in said Deeds, 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.

Authorized Signature of Mortgagor

James E. Bristol III
Signature of Owner *Mortgagor*

IN WITNESS WHEREOF we have hereunto set our hands and seals this

12th day of May, 20 22

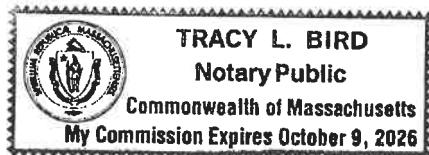
COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss May 12, 20 22

Then personally appeared the above named James E. Bristol III
and acknowledged the foregoing to be _____ free act and deed, before me.

Tracy L. Bird
Notary Public

My Commission Expires: _____



**List of other Local, State and Federal Permits Required and Status at the
Time of Filing of Definitive Plan, per Section 4.3.4**

1. Order of Conditions from Weymouth Conservation Commission – Status: not applied for;
2. State Highway Access Permit from MassDOT – Status: not applied for;
3. Building Permits – Status: not applied for.