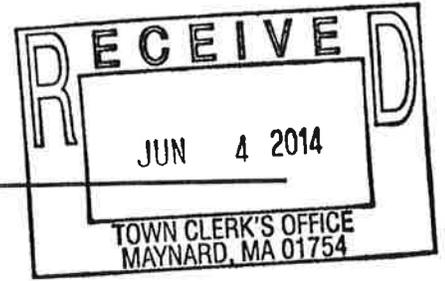




TOWN OF MAYNARD
 RULES AND REGULATIONS RELATING
 TO THE SUBDIVISION OF LAND
 Adopted August 14th, 2007



FORM O
RECIPT FOR SUB-DIVISION PLAN

**Town Clerk
 Maynard, Massachusetts**

Received from Holden Engineering and Surveying, Inc.

A Copy of a ~~Preliminary~~ ^{Definitive} Subdivision Plan entitled:
Definitive Subdivision Plan, LSREF2 Clover RE02, LLC (Map 25 Lot 152) 129 Parker Street,
Maynard, Middlesex County, Massachusetts

Application for approval for which has been made to the Town of Maynard Planning Board.

Michelle Sobolowski
 Town Clerk

6.4.2014 Date of Filing

Dm 6/4/14 CR 10496 \$1,600.00



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Form C
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

May 28, 2014

To the Planning Board of the Town of Maynard, Massachusetts:
 The undersigned, being the applicant as defined under M.G.L., Chapter 41, Section 81L, for approval of a proposed subdivision shown on a plan entitled Definitive Subdivision by Holden Engineering & Surveying, Inc. dated May 7, 2014 being land bounded as follows: Easterly by Parker Street, Northerly By Residential Lots Fronting on Field Street, Northerly & Westerly By Land of the Maynard H.S., Southerly By Land of the Town of Maynard DPW & Residential Lots Fronting on Dettling Road., hereby submits said plan as a DEFINITIVE plan in accordance with the Rules and Regulations of the Maynard Planning Board and makes application to the Board for approval of said plan.
 The undersigned's title to said land is derived from: Parker Street Holdings LLC

by deed dated October 25, 2011 and recorded in the Southern Middlesex Registry of Deeds Book, 1407, Page 66, registered in the Registry District Land Court, Certificate of Title No. 249886; and said land is free of encumbrances except for the following: _____

Said plan has not evolved from a preliminary plan submitted to the Board on October 22, 2013 and approved with modifications disapproved on November 26, 2013.

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

1. To install all utilities in accordance with the Rules and Regulations of the Planning Board, the Water Department, the Highway Superintendent, the Board of Health and all general as well as Zoning By-Laws/Ordinances of said Town of Maynard, 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 Section IV of the Rules and Regulations of the Planning Board and the approved DEFINITIVE plan, profiles and cross sections of the same. Said plan, profiles, cross section 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 two (2) years from the date hereof.

RECEIVED BY TOWN CLERK

Date: 6.4.2014

Time: 2:30 PM

Signature: Michelle Scholander

Applicant's signature: _____

Applicant's Address: 259 Turnpike Road, Suite 100
Southborough, MA 01772





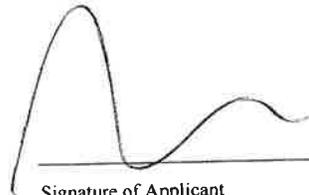
TOWN OF MAYNARD
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FORM E
CERTIFIED LIST OF ABUTTERS

May 28, 2014

To the Planning Board of the Town of Maynard:

The undersigned, being an applicant for approval of a definitive plan of a proposed subdivision entitled Definitive Subdivision Plan, LSREF2 Clover REO2, LLC Map 25 Lot 152, 129 Parker Street, Maynard, Middlesex County, MA 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 the owners of land separated from the subdivision only by a street.



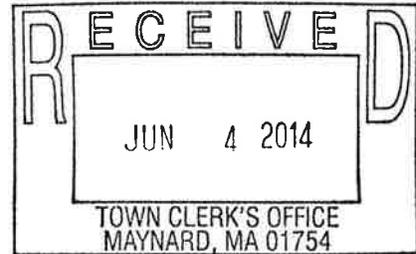
 Signature of Applicant

 Address

c/o William A. Depietri, Capital Group Properties, LLC
259 Turnpike Road, Suite 100 Southborough, MA 01772

5-20, 2014

 Date



HOLDEN

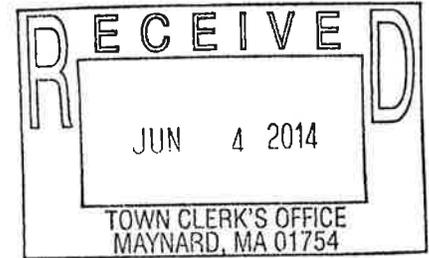
ENGINEERING & SURVEYING, INC.

P.O. Box 480 / Concord, NH 03302-0480 / 603-225-6449
9 Constitution Drive / Bedford, NH 03110 / 603-472-2078
FAX 603-225-8450 / hes@holdenengineering.com

June 3, 2014

1320098

Capital Group Properties
129 Parker Street, Maynard, MA
Proposed 3 Lot Subdivision



Environmental Impact Assessment

This report has been prepared in consideration of requirements defined in the *Town Of Maynard – Rules and Regulations Relating to the Subdivision of Land, Adopted August 14, 2007*. Specifically, this report responds to Section 2, Contents of a Definitive Plan, Item (e) Other supplemental information shall include: (3) the applicant shall submit an Environmental Impact Assessment.

This report will enable officials to assess the impacts of the proposed subdivision with respect to on-site and off-site environmental quality, promote environmental health, and minimize effects on natural resources.

(a) Physical Environment

The physical environment will experience little change from the Digital Equipment Corporation days. This site as a whole was almost completely developed as a combination of buildings and paved parking lots. Small increases in impervious areas are described as follows:

1. Immediately south of the main access driveway, an area that was originally green space is now proposed to include a 3,000 SF pad with associated parking.
2. Immediately north of the main access driveway, another area that was originally green space is now proposed for paved parking.
3. In the vicinity of the right-turn-in driveway at the northeast corner of the site, a former green space is now proposed as paved parking area.
4. At the southwest corner of the site, one residential housing building will displace some green space.

Notwithstanding these changes, the site will change very little from its current development state.

(b) Surface water and soils

Surface Waters

There are several existing wetlands on the site. The first wetland type is located just south of the main entrance drive into the site. It is an intermittent stream, classified as Land Under Water (LUW), which receives water from road runoff and overland flow



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FORM L

REFERRAL FORM

129 Parker Street
 (Name of Subdivision)

Maynard, Massachusetts

June 4, 2014

Board of Assessors

AM 6/4/14

Building Inspector

[Signature] 6-4-14

Conservation Commission

[Signature] 6/9/14

Fire Department

(NWB) 6/4/14

Board of Health

JED 6/4/14

Police Department

[Signature] 6/9/14

Department of Public Works

[Signature] 6/4/14

Board of Selectmen

JED 6/4/14

Consultant to the Planning Board

[Signature] 6/4/14

The attached definitive plans were submitted to the Planning Board on _____, 20____.

A public hearing date has been scheduled for ~~June 24~~, 2014 July 8, 2014

May we have your comments and recommendations concerning this subdivision by no later than _____, 20____. [Signature]

Please return this form with your comments and recommendations.

 Chairman, Planning Board