

**TOWN OF NORWELL
PLANNING BOARD**

P.O. Box 295 345 Main Street
Norwell, MA 02061-0295
(781) 659 - 8021

FORM O: APPLICATION FOR OPEN SPACE RESIDENTIAL DESIGN

APPLICATION FILING INSTRUCTIONS

1. Submit one original Form O application (fully executed) and six copies thereof with the Planning Board.
2. In the event that the application is signed by a trustee of a trust, an officer of a corporation or limited liability corporation, or a partner of a partnership, then a proper affidavit or certificates signed under oath and notarized shall be provided to support each such signature.
3. Submit seven copies of all OSRD submittal requirements to the Planning Board. These filings include the Site Context Plan, the Existing Conditions / Site Analysis Plan, the Enhanced NRCS Soils Map, the Yield Plan, the Development Plan and a list of requested waivers, with justification for each waiver given thereon. The applicant understands that all major waivers requested should be enumerated at the time of the Special Permit application, as additional significant waivers are unlikely to be granted during the subsequent Definitive Subdivision approval process.
4. Submit a copy of the names and addresses of all owners of land within 300 feet of the land included on the design, as appearing on the most recent tax list and as certified by the Tax Assessor on Planning Board Form F.
5. Submit all evidence and documentation that is necessary to establish that the OSRD Special Permit is entitled to approval under the OSRD Bylaw.
6. Submit the required filing fee, or a waiver therefore, as set forth in the most current Appendix V, Schedule of Fees.
7. Submit the required technical review fee, which shall be maintained in a separate review fee account, and shall be funded at the level of the lowest responsible response to the RFR for OSRD Special Permits.

APPLICATION FOR OPEN SPACE RESIDENTIAL DESIGN SPECIAL PERMIT

To the Norwell Planning Board:

1. Name of Applicant(s): _____
Address: _____
Telephone: _____
E-mail Address: _____
2. Name of Owner(s): _____
Address: _____
Telephone: _____
E-mail Address: _____
3. Engineer Name: _____
Address: _____
Telephone: _____
E-mail Address: _____
4. Surveyor Name: _____
Address: _____
Telephone: _____
E-mail Address: _____
5. Landscape Architect Name: _____
Address: _____
Telephone: _____
E-mail Address: _____
6. Property Location / Street Address: _____
7. Zoning District: _____
8. Assessing Information: _____
9. Registry References: _____
(Book/Page; Date)
(Plan Book, etc.)
10. Plan Details:
 - The land shown on the design is subject to the following easements and restrictions: _____

- There are appurtenances to the land shown on the design and easements and restrictions as follows: _____

- Total site acreage: _____
- Upland acreage: _____
- Wetland acreage: _____
- Open space upland acreage: _____
- Percentage of disturbed open space: _____
- Proposed owner of open space: _____
- Will open space area be used for wastewater? Yes ____ / No ____
- If Yes, ____% of the total open space will be used for wastewater, and the justification for such use is as follows: _____

- Is the proposed open space contiguous? Yes ____ / No ____
- If No, provide a justification for the non-contiguous open space: _____

- Provide a brief description of proposed stormwater management: _____

- Provide a brief description of proposed utilities (ex. gas, water, electric): _____

- Approximate length of each road: _____
- Approximate length of sidewalk & trail improvements: _____

- Number of residential lots shown on the Yield Plan: _____
- Number of residential lots shown on the Development Plan: _____
- Number of non-residential lots shown on the Development Plan: _____
- Dates of Pre-Application Conference meetings: _____
- Date of the site walk: _____

The undersigned Applicant(s) hereby submit(s) the accompanying plan of land, entitled _____ that was prepared by _____ and that is dated _____ (the "design"), for Open Space Residential Design (OSRD) Special Permit approval under the OSRD Zoning Bylaw and the Planning Board's Rules and Regulations, in the belief that the design conforms to the OSRD Bylaw and the Planning Board's Rules and Regulations as set forth below.

1. The applicant agrees that the OSRD bylaw's 45-day Special Permit decision period commences only when the Planning Board formally votes to acknowledge the Development Plan as being substantially complete.
2. The applicant agrees that the design is based on the four-step §6.a OSRD Development Plan Design, and understands that he will be required to demonstrate as such during the public hearing.
3. The applicant acknowledges that any Special Permit approved under the OSRD Bylaw, based on the submitted design, is valid for only two years.
4. The applicant acknowledges that any subsequent OSRD Definitive Subdivision Plan will only be permitted if it is proven to be substantially compliant with the corresponding OSRD Special Permit.

I/We (circle one) hereby certify that the facts asserted above are true and accurate to the best of my/our (circle one) knowledge after having made a good faith investigation of the facts. I/We (circle one) hereby further certify that all of the owners of record of the land shown on the design have assented to this Application and have signed the Application below.

SIGNED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS _____ DAY OF _____, 200__.

Signature of Applicant
(Print Name: _____)

I/We (circle one) hereby certify that I/we are the record owners of the subject property shown on the design and that I/We (circle one) hereby assent to this application.

SIGNED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS _____ DAY OF _____, 200__.

Signature of Owner
(Print Name: _____)

ENGINEER'S CERTIFICATE

I hereby certify that I prepared the design, that I have reviewed Norwell's OSRD Bylaw and the Planning Board's applicable Rules and Regulations, that the design was prepared based upon a ground survey performed on (insert date(s): _____ by _____, and that, to the best of my knowledge and belief, the design conforms to all of the requirements of the Norwell OSRD Bylaw and the Planning Board Rules and Regulations. (In the event that the design does not conform to all requirements, the engineer shall submit a letter indicating each way in which the design does not conform and why.)

SIGNED AND SEALED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS _____ DAY OF _____, 200__.

Signature of Registered Engineer
(Print Name: _____)

SURVEYOR'S CERTIFICATE

I hereby certify that I performed an on the ground survey on _____ (insert date(s) of the survey) upon which the design was based, that I have reviewed the Norwell OSRD Bylaw and the Planning Board's applicable Rules and Regulations and that the survey conformed to all applicable requirements of federal, state and local law and all applicable professional rules and regulations and the requirements of the Norwell OSRD Bylaw and the Planning Board Rules and Regulations.

(In the event that the design does not conform to all requirements, the surveyor shall submit a letter indicating each way in which the design does not conform and why.)

SIGNED AND SEALED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS _____ DAY OF _____, 200__.

Signature of Registered Surveyor
(Print Name: _____)

LANDSCAPE ARCHITECT'S CERTIFICATE

I hereby certify that I prepared the design, that I have reviewed Norwell's OSRD Bylaw and the Planning Board's applicable Rules and Regulations, that the design was prepared based upon a ground survey performed on (insert date(s):

_____ by _____,

and that, to the best of my knowledge and belief, the design conforms to all of the requirements of the Norwell OSRD Bylaw and the Planning Board Rules and Regulations. (In the event that the design does not conform to all requirements, the Landscape Architect shall submit a letter indicating each way in which the design does not conform and why.)

SIGNED AND SEALED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS _____ DAY OF _____, 200__.

Signature of Landscape Architect
(Print Name: _____)

