



CITY OF BROCKTON

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Planning Board

Historical Commission

Conservation Commission

Robert F. Sullivan
Mayor

Robert May, CEcD
Director

45 SCHOOL STREET, BROCKTON, MA 02301 | (508) 580-7113 | <https://brockton.ma.us>

BOARD OF HEALTH OFFICE USE:

CITY CLERK OFFICE USE:

Form C - Definitive Subdivision

The following application is made to the City of Brockton Planning Board in accordance with the Massachusetts General Law Chapter 41, Sections 81K-81GG, "The Subdivision Control Law" and the City of Brockton Subdivision Rules & Regulations.

PROJECT INFORMATION

PROJECT NAME:

PROJECT ADDRESS:

PARCEL ID(s):

ENGINEER/SURVEYOR:

EXISTING PROPERTY INFORMATION

ZONING DISTRICT:

LAND USE:

DEED OF PROPERTY:

Book _____, Page _____

SIZE OF PROPERTY:

_____ SQ. FT.
_____ ACRES

LOT DIMENSIONS:

_____ WIDTH _____ DEPTH
_____ FRONTAGE _____ AREA

Was a Preliminary Plan submitted before Planning Board?

- Yes, Date of Meeting _____
 No

Has this project been approved by the Zoning Board of Appeals?*

- Yes, Date of Meeting _____
 No
 Pending

Has this project been approved by the Conservation Commission?*

- Yes, Date of Meeting _____
 No
 Pending

***Note: You must complete the process with the Zoning Board and/or Conservation Commission, if approval needed, before submitting with the Planning Board.**

PROPOSED REQUEST INFORMATION

Project Narrative (Must include all proposed work below and complete narrative):

Blank area for Project Narrative.

NUMBER OF PROPOSED LOTS:	NON-BUILDABLE LOTS:
RESIDENTIAL:	LENGTH OF NEW ROAD:
COMMERCIAL:	OTHER (SPECIFY):
INDUSTRIAL:	

PROPOSED LOTS (if there are additional lots, provide a separate table)

Lot Name	Lot Frontage (ft.)	Size of Proposed Lots (sq.ft.)

CONTACT INFORMATION

PROPERTY OWNER			
PROPERTY OWNER NAME:			
ADDRESS:	CITY:	STATE:	ZIPCODE:
TELEPHONE NUMBER:	EMAIL ADDRESS:		
APPLICANT (IF DIFFERENT THAN OWNER)			
APPLICANT NAME:			
ADDRESS:	CITY:	STATE:	ZIPCODE:
TELEPHONE NUMBER:	EMAIL ADDRESS:		
DESIGNATED AGENT			
APPLICANT NAME:			
ADDRESS:	CITY:	STATE:	ZIPCODE:
TELEPHONE NUMBER:	EMAIL ADDRESS:		

OWNER'S CONSENT*

I _____ (*Owner's Name as it appears on the recorded deed, see notes below if owned by a business), the fee simple owner of the property with the following legal description (as it appears on the warranty deed; attach separate sheet if necessary):

hereby petition to the City of Brockton for _____ (application type). I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. I consent to inspections, photographing and placement of signs on the subject property by City Staff for purposes of consideration of this application and/or presentation to the approving body. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Brockton, MA, and are not returnable.

SIGNATURE - OWNER

OWNER'S DESIGNATION OF AGENCY*

I _____ (*Owner's Name as it appears on the recorded deed, see notes below if owned by a business), the fee simple owner of the property with the following legal description (as it appears on the warranty deed; attach separate sheet if necessary):

hereby affirm that _____ (Agent's Name) is hereby designated to act as agent of my behalf to petition the City of Brockton for _____ (application type). I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Brockton, MA, and are not returnable.

SIGNATURE - OWNER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____ (name of person acknowledging), who has produced _____ as identification and/or is personally known to me.

SIGNATURE - NOTARY PUBLIC

PRINT NAME - NOTARY PUBLIC

NOTARY SEAL OR STAMP

My Commission Expires: _____

***NOTE: When an application is executed on behalf of a corporation or business entity, documentation must be provided which demonstrates that the corporation's representative is authorized to act on behalf of the corporation (only complete the one that applies above).**

APPLICATION ACKNOWLEDGEMENTS

Please read the following and acknowledge below:

- I have submitted **five (5) copies** of the application, signed by all property owners, and **five (5) copies** of the full-sized plans, printed 24" by 36". (Check as applicable).
 - Each page must include the following** – subdivision name, planning board signature block (in red), names of abutters from recent tax list, registration book and page of deed, magnetic north arrow, date, vertical datum of survey on Brockton city base, and scale. Plans shall be drawn at a minimum scale of 1" = 40' by a registered land surveyor, professional engineer (as appropriate) and signed and stamped by the appropriate individual.
 - Definitive Plan Requirements -
 - Dimensions, profile, geometry, and lines of existing and proposed streets, sidewalks, curbs, existing curb cuts, and names of proposed streets
 - Dimensions and lines of existing and proposed utilities (water, sewer, drainage, electrical, gas, telecom, lighting, utility poles, fire hydrants, etc.) in Right of Way
 - Proposed and existing topography of land at 5-foot contours or less
 - Proposed site drainage system
 - Proposed and existing significant on-site natural and man-made features (wetland, ledge, bodies of water, wall, trees, fences, flood plain, etc.)
 - On-site and off-site wetland resource areas
 - Cross sections and road profiles of proposed streets (minimum vertical scale of four (4) feet
 - Proposed and existing easements
 - Dimensions of proposed lots, including minimum frontage and lot area per the Zoning Ordinance
 - Building box, or yard setback lines
 - Identification of non-buildable lots
 - Limits of work to be performed, including private utility work, within the Right of Way
 - Proposed and existing green space and plant types
 - Current buildings and structures
 - When lots are combined, the new lot designation shall be made by an appropriate letter or number and be noted on the plan.
- I have submitted a **narrative** explaining all proposed – use of building, traffic flow and circulation, parking, landscaping, snow removal, screening, external lighting, and public/private utilities.
- I have submitted the **digital copy** of the submission to planning@cobma.us.
- I have provided the associated **fee**, payable to the City of Brockton, in the amount described in the fee schedule.
- I have submitted the original **Municipal Lien Certificate**, showing that there is no outstanding balance.
- I have submitted any affiliated **Zoning Decision Letters**, if a variance or special permit was granted beforehand.
- I have submitted the **certified copy** of the plan from the Registry of Deeds.
- I understand that the stormwater management will be reviewed by the department's third-party reviewer and I will provide the associated **fee**.
- I understand it is my responsibility to **notify** abutters by certified mail return receipt request.

The aforementioned has been read and acknowledged by:

SIGNATURE - OWNER/APPLICANT	SIGNATURE - DESIGNATED AGENT
PRINT NAME - OWNER/APPLICANT	PRINT NAME - DESIGNATED AGENT