

FORM C

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

To the Planning Board of the **Town of Hingham**:

The undersigned applicant(s) being the owner(s) of all land included within the proposed subdivision shown on the accompanying plan desire(s) to subdivide such land, and submit(s) such plan as a definitive plan for approval as a subdivision under the requirements of the Subdivision Control Law and the Rules and Regulations governing the subdivision of land of the Planning Board of the Town of Hingham.

- (a) Name of Subdivider: Young Family Trust
Address: 16 Bishops Lane Telephone#: 617-645-0374
- (b) Name of Engineer or Surveyor: Deborah W. Keller, P.E., Merrill Engineers and Land Surveyors
Address: 427 Columbia Road, Hanover MA 02339 Telephone#: 781-826-9200
- (c) Deed of Property recorded in Plymouth Registry of Deed Book 51869 Page 119
(county)
- (d) Said land is described as follows: A developed property located at 16 Bishops Lane
consisting of a single family home. The property is identified as Assessors Map 70 Lots 20
and 22 and consists of approximately 3.51 acres.
- (e) The following are all the mortgages, liens, easements, restrictions and other encumbrances on
the whole or any part of said land: Refer to attached deed

- (f) The following are the easements and restrictions appurtenant to said land over the land of
others: None known

(g) The applicant(s) covenant(s) and agree(s) for himself (themselves) (itself) and his (their) (its) heirs, executors, administrators, successors and assigns:

- (1) To construct and complete the proposed ways and all improvements shown on said plan as approved by the Board and to install the drainage system, water pipes, gas pipes and electric lines, and all other municipal services therein required by the Board, within 36 months from the date of this application.
- (2) To construct and complete said ways and improvements and to install said municipal services, in accordance with the Rules and Regulations of the Board in force at the date of this agreement and in accordance with the specifications set forth in Section 5 of these Rules and Regulations.
- (3) That before the approval of the plan to which this application relates becomes effective he (they) (it) will cause to be filed with the Board a duly executed bond or deposit or Letter of Credit in a form satisfactory to the Board, to secure performance of and compliance with all agreements, conditions and requirements contained in his (their) (its) application, or imposed by the Board, in accordance with law and the Rules and Regulations of the Board, in a sum equal to the full cost of constructing said ways and all improvements and installing said services, as estimated by a person satisfactory to the Board, and secured by an irrevocable Letter of Credit drawn upon a Massachusetts lending institution in an amount sufficient in the opinion of the Board to secure performance.

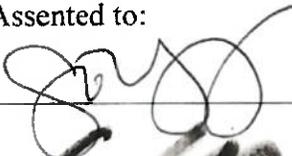
- OR THIS -

- (4) The applicant(s) request(s) that the Board approve the plan to which this application relates without requiring a bond, on condition that no lot in the subdivision shall be sold and no building shall be erected or placed on any lot therein until said ways and all improvements are completed and said municipal services are installed, in accordance with the specifications laid down by the Board, so as adequately to serve such lot, and he (they) (it) agree(s) that in the event of such approval, he (they) (it) will obey and comply with such condition until performance with the requirements thereof is evidenced by a certificate of the Board.
- (5) That if this application is approved, he (they) (it) will cause the plan to which it relates to be recorded in the Registry of Deeds of Plymouth County or filed with the Recorder of the Land Court within thirty (30) days after such approval and that he (they) (it) will not sell or offer to sell any of the lots within the subdivision until such plan is so recorded or filed.

- (h) This application is accompanied by an original drawing of the definitive plan and all other data, plans, and maps required, and fourteen print copies of each, all on the forms or in the manner prescribed by the Board and a fee of \$2,000 (as per Section 2(c)).

Witness the signature(s) and seal(s) of the undersigned this 18 day of March, 2023.

Assented to:





Mortgagees

Form C-2: CHECKLIST FOR DEFINITIVE PLAN APPLICATIONS

The following checklist shall be completed in its entirety and be submitted with the Form C as a part of a Definitive Subdivision Application:

PERMIT TYPE	PERMIT FILING FEE	NUMBER OF PLAN COPIES REQUIRED	NUMBER OF COPIES OF SUPPORTING DOCUMENTS REQUIRED
DEFINITIVE PLAN (FORM C)	See Fee Schedule \$2,000	5 full size plans 5 reduced 11"X17" copies 1 .pdf file	2 copies of all Reports 14 copies of the Application Form 1 .pdf file of all submitted data

- Application fee and submittal requirements (See table above)
- Completed Form C
- Scale: 1" = 40' Layout Plan scale: 1"=30'
- Date of plan
- North point
- Reference to Assessor's plan number(s)
- Reference to recently recorded plans for the parcel
- Name of the person for whom the plan is prepared or name of the applicant, if the applicant is not the Owner, provide notarized certification of authority to file subdivision
- Name of Property Owner
- Name of engineer and surveyor preparing the plan:
 - Seal
 - Signature
- Flood Plain and Watershed Protection District
- Area of flood plain included within each lot
- All other wetlands and flood plain, attach copy of ORAD or statement that no wetlands are within 100 feet of the property
- Lots: area, frontage and dimensions of all lots, including those whose dimensions are altered by the plan
 - Area, frontage dimensions and bearings of all proposed lots and roadways
 - Contiguous lots in common beneficial ownership with land that is the subject of the plan
 - Locus plan at a scale of at least 1" = 800'
 - Streets bounding or near the property
 - Sketch plan of adjoining land or statement regarding contiguous land if applicable.
 - Drainage Report including all calculations stamped by the Professional Engineer who prepared the calculations including:
 - Rational Formula calculations including watershed plans, pipe and inlet sizing, etc.
 - hydrology calculations consistent with the NRCS methodology with watershed plans, pre and post development analysis, identification of receiving waters, wetlands, etc.
- Identity of each plan referenced or relied upon by the plan
 - title
 - date
 - person who prepared the plan

- date of preparation
- approval by Planning Board
- recorded reference to the plan in the Registry of Deeds or Land Court
- copy of deeds for all parcels included in the filing
- copies of all easements, restrictions and mortgages on the property and all easements, restrictions, etc. that are appurtenant to the property.
- Square for lot shape
- Lot area consistent with Section 4. B. 13 of the Zoning Bylaws.
- Setbacks for all existing structures
- Zoning District
- Certifications on the plans
- Video Inspections as applicable

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 10/30/2019 10:38 AM

Ctrl# Doc# Plymouth County Registry of Deeds

Fee: \$.00 Cons: \$1.00

QUITCLAIM DEED

I, Steve Young of 16 Bishops Lane, Hingham, Massachusetts

for consideration paid, and in full consideration of One and 00/100 (\$1.00) Dollar

grant to Steven C. Young and Caroline P. Young, Trustees of the Young Family Trust u/d/t dated October 15, 2019 of 16 Bishops Lane, Hingham, Massachusetts, Certificate of which is recorded herewith

With quitclaim covenants

Two certain parcels of land with the improvements thereon in Hingham, Plymouth County, Massachusetts now known and numbered as 16 Bishops Lane, Hingham, Plymouth County, Massachusetts 02043, being further bounded and described as follows:

Two certain parcels shown as Lots C and D on a plan entitled "Plan of Lots, Bishops Lane, Hingham, Mass. made for Eliot J. Robinson" by Lewis W. Perkins & Son, Eng'rs. dated June 14, 1966, recorded with Plymouth County Registry of Deeds as Plan No. 186 of 1967 in Book 3354, Page 436.

Said Parcel C contains 2.2 acres according to said plan. Said Parcel D contains 4,255 square feet according to said plan.

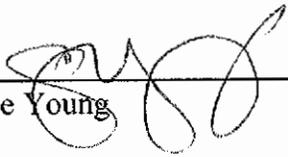
Also, all of my right, title and interest in and to a parcel of vacant land shown on Map 70 as Lot 20 on the Assessor's Map of the Town of Hingham, Massachusetts, together with all my interest in Bishops Lane as shown on said Map.

For title reference see Deed dated July 20, 2017 and recorded with Plymouth County Registry of Deeds in Book 48690, Page 288.

This Deed was prepared without the benefit of a title examination.

Property Address: 16 Bishops Lane, Hingham, Massachusetts 02043

Witness my hands and seals this 15th day of October 2019.



Steve Young

COMMONWEALTH OF MASSACHUSETTS

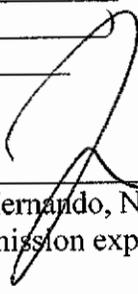
Norfolk, ss.

October 15, 2019

On the date shown above, before me, the undersigned notary public, Steve Young, personally appeared, proved to me through satisfactory evidence of identification, which were a current document issued by a federal or state government agency bearing the photographic image of the individual's face and signature or *driver's license*, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he or she signed it voluntarily for its stated purpose, in the capacity shown, if any, and in behalf of and as the voluntary act of the entity shown above,

- (as partner for _____, a partnership)
- (as _____ for _____, a corporation or other entity)
- (as attorney in fact for _____, the principal)
- (as _____ of the _____)
- as the voluntary act of the _____





Julio R. Hernando, Notary Public
My Commission expires: 10/10/2025