



Form C

Application for Approval of Definitive Plan*

TOWN OF AVON

2023 MAR 29 P 2:48

TOWN CLERK

(where alternative paragraphs are provided, applicant is to select and complete the paragraph pertinent to his case.)

Massachusetts

March 20, 2023

To the Planning Board of the Town of Avon:


1. The undersigned applicant, being the owner** of all land included within a proposed subdivision shown on the accompanying plan entitled "Definitive Subdivision" and dated March 20, 2023, submits such plan as a definitive plan of the proposed subdivision and makes application to the Board for final approval thereof.
2. The land within the proposed subdivision is subject to the following easements and restrictions:
(2) Existing Drainage Easements, (2) Existing Turning Easements, & Existing 50' Wide AGT High Pressure Natural Gas Pipeline Easement
3. There are appurtenant to the land within the proposed subdivision the following easements and restrictions over the land of others:

- X 4. A preliminary plan of the proposed subdivision has not been submitted to the Board.
A preliminary plan of the proposed subdivision, to which the accompanying plan conforms, was approved by the Board on _____, 20____.
A preliminary plan of the proposed subdivision was approved by the Board on _____, 20____, with modifications, which modifications have been incorporated in the accompanying plan.
6. The applicant further agrees to complete all said required work on the ground within two years from the date of final approval of the definitive plan by the Board, unless a new application is filed with and approved by the Board extending such time.
7. The applicant further agrees, if the definitive plan is approved, to cause said plan to be recorded or registered in the Norfolk District within 30 days after the return of said plan to the applicant by the Board, and agrees not to sell, or to offer to sell, any of the lots within the subdivision until said plan is so recorded or registered.

SUBDIVISION OF LAND

- 8. The applicant further agrees that if the definitive plan is approved, the applicant will promptly, at any time thereafter when requested so to do by the Board, convey to the Town, in form satisfactory to the Board, title to the water mains and sewers and the prescribed easements therefor.
- 9a. The applicant further agrees that before final approval of the definitive plan, the applicant will cause to be filed with the Board a bond in form satisfactory to the Board, conditioned on the completion of all required work on the ground in the time and manner prescribed, in a penal sum sufficient, in the opinion of the Board, to cover the cost of such work, and executed by the applicant as principal and an indemnity or surety company authorized to do business in the Commonwealth and satisfactory to the Board as surety, or secured by the deposit with the Town Treasurer-Collector of cash or United States Government bonds in an amount equal to the penal sum of the bond.
- 9b. The applicant requests the Board to approve the definitive plan on condition that no lot in the subdivision shall be sold and no building shall be erected or placed on any lot until the required work on the ground necessary to adequately serve such lot has been completed to the satisfaction of the Board.
- 10. This application is accompanied by an original drawing of the proposed definitive plan, a designer's certificate, and approved cost estimates for all work to be covered by bond.
- 11. The owner's title to the land is derived under deed from T.L. Edwards Realty LLC, Trustee of South Street and Route 24 Realty Trust, dated July 24, 2003, and recorded in Norfolk District Registry of Deeds, Book 19426, Page 23, or under Certificate of Title No. _____ registered in Norfolk Land Registry District, Book _____, Page _____.

(See also: Book 38946 Page: 54 Dated: Feb. 1, 2021)



Terry L. Edwards
Applicant

80 South Street, Avon, Ma. 02322
Address

Note: This application is not deemed to have been submitted until the following endorsement has been completed by a member of the Planning Board.

Accepted this _____ day of _____, 20____, as duly submitted under the Rules and Regulations of the Planning Board.

Planning Board

By _____

* Application shall be typewritten
** If there is more than one owner, all must sign



TOWN OF AVON, MASSACHUSETTS

A Great Place to Live, Work and Do Business.

Buckley Center, 65 East Main Street, Avon, MA 02322

AVON PLANNING BOARD FEES

FEES:

APPROVAL NOT REQUIRED PLAN:	\$ 0	
PRELIMINARY PLAN:	\$ 1,000	
DEFINITIVE PLAN:	✓ \$ 1,000.00 PER SUBDIVISION	
	✓ \$ 100.00 PER LOT	
	✓ \$ 1.00 PER LINEAL FOOT OF ROADWAY	(343' ± ROADWAY LENGTH
MAINTENANCE FEE	<u>DETERMINED BY THE BOARD</u>	
SITE PLAN APPLICATION	<u>\$ 750.00 NON-REFUNDABLE</u>	
SP. PERMIT WATER SUPPLY DISTRICT:	<u>\$ 250.00 SPECIAL PERMIT</u>	
RESIDENTIAL FORM A	<u>\$50.00 PLUS \$50.00/LOT</u>	
INDUSTRIAL FORM A	<u>\$100.00 PLUS \$100.00/LOT</u>	
ENGINEER CONSULTING FEE	✓ <u>\$3,500.00</u>	

BOARD APPROVED FEE'S AS OF NOVEMBER 5, 2020 TO BEGIN JANUARY 1, 2021

If you have questions please contact the Planning Board at (508)588-0414

300' CERTIFIED ABUTTERS LIST
 B1-2-13, B1-2-14, B2-4-21, B2-4-22, C2-2-8
 AVON, MA

FOR:

SOUTH ST AND ROUTE 24 REALTY TRUST
 T.L. EDWARDS REALTY LLC - TR

Board of Assessors
 Certified Copy

J Monahan
 As of 1/1/23

Map Block	Lot	Location	Owners Name	Mailing Address	City	St Zip
B1	2	2 Katherine's Way	Costa, John J. Jr., & Costa, Carol F.	2 Katherine's Way	Avon	MA 02322
B1	2	4 Katherine's Way	Charles, Caleb	4 Katherine's Way	Avon	MA 02322
B2	4	Fieldstone Way	South St. & Route 24 Realty Trust, T.L. Edwards Realty LLC - Tr.	80 South St.	Avon	MA 02322
B2	4	6 Parkview Ln.	Lambauer, Dieter	6 Parkview Ln.	Avon	MA 02322
B2	4	8 Parkview Ln.	Witherspoon, Kevin	8 Parkview Ln.	Avon	MA 02322
B2	4	5 Parkview Ln.	Coffey, Arthur J. & Coffey, Shannon M.	5 Parkview Ln.	Avon	MA 02322
B2	4	7 Parkview Ln.	Naughton, Sean & Naughton, Karen	7 Parkview Ln.	Avon	MA 02322
C2	2	Fieldstone Way	South St. & Route 24 Realty Trust, T.L. Edwards Realty LLC - Tr.	80 South St.	Avon	MA 02322
B1	2	6 Katherine's Way	South St. & Route 24 Realty Trust, T.L. Edwards Realty LLC - Tr.	80 South St.	Avon	MA 02322
B1	2	11-10A Katherine's Way	Bolanos, Jorge M. & Fuentes, Xochilt J.	10A Katherine's Way	Avon	MA 02322
B1	2	11-10B Katherine's Way	Cunha, Elvia L. & Cunha, Danielson N.	10B Katherine's Way	Avon	MA 02322
B1	2	15-8A Katherine's Way	Milfort, Myrdell & Milfort, Jean D.	8A Katherine's Way	Avon	MA 02322
B1	2	15-8B Katherine's Way	Graham, Grace Emetigho	8B Katherine's Way	Avon	MA 02322
C2	1	1 South St.	City of Brockton, City Hall	45 School St.	Brockton	MA 02301
B2	4	Fieldstone Way	South St. & Route 24 Realty Trust, T.L. Edwards Realty LLC - Tr.	80 South St.	Avon	MA 02322

JOHN J. JR. & CAROL F. COSTA
(OR CURRENT OWNER)
2 KATHERINE'S WAY
AVON, MA. 02322

JOHN J. JR. & CAROL F. COSTA
(OR CURRENT OWNER)
2 KATHERINE'S WAY
AVON, MA. 02322

JOHN J. JR. & CAROL F. COSTA
(OR CURRENT OWNER)
2 KATHERINE'S WAY
AVON, MA. 02322

CALEB CHARLES
(OR CURRENT OWNER)
4 KATHERINE'S WAY
AVON, MA. 02322

CALEB CHARLES
(OR CURRENT OWNER)
4 KATHERINE'S WAY
AVON, MA. 02322

CALEB CHARLES
(OR CURRENT OWNER)
4 KATHERINE'S WAY
AVON, MA. 02322

T.L. EDWARDS REALTY LLC, TRUSTEE
SOUTH ST. & ROUTE 24 REALTY TRUST
(OR CURRENT OWNER)
80 SOUTH STREET
AVON, MA. 02322

T.L. EDWARDS REALTY LLC, TRUSTEE
SOUTH ST. & ROUTE 24 REALTY TRUST
(OR CURRENT OWNER)
80 SOUTH STREET
AVON, MA. 02322

T.L. EDWARDS REALTY LLC, TRUSTEE
SOUTH ST. & ROUTE 24 REALTY TRUST
(OR CURRENT OWNER)
80 SOUTH STREET
AVON, MA. 02322

DIETER LAMBAUER
(OR CURRENT OWNER)
6 PARKVIEW LANE
AVON, MA. 02322

DIETER LAMBAUER
(OR CURRENT OWNER)
6 PARKVIEW LANE
AVON, MA. 02322

DIETER LAMBAUER
(OR CURRENT OWNER)
6 PARKVIEW LANE
AVON, MA. 02322

KEVIN WITHERSPOON
(OR CURRENT OWNER)
8 PARKVIEW LANE
AVON, MA. 02322

KEVIN WITHERSPOON
(OR CURRENT OWNER)
8 PARKVIEW LANE
AVON, MA. 02322

KEVIN WITHERSPOON
(OR CURRENT OWNER)
8 PARKVIEW LANE
AVON, MA. 02322

ARTHUR J. & SHANNON M. COFFEY
(OR CURRENT OWNER)
5 PARKVIEW LANE
AVON, MA. 02322

ARTHUR J. & SHANNON M. COFFEY
(OR CURRENT OWNER)
5 PARKVIEW LANE
AVON, MA. 02322

ARTHUR J. & SHANNON M. COFFEY
(OR CURRENT OWNER)
5 PARKVIEW LANE
AVON, MA. 02322

SEAN & KAREN NAUGHTON
(OR CURRENT OWNER)
7 PARKVIEW LANE
AVON, MA. 02322

SEAN & KAREN NAUGHTON
(OR CURRENT OWNER)
7 PARKVIEW LANE
AVON, MA. 02322

SEAN & KAREN NAUGHTON
(OR CURRENT OWNER)
7 PARKVIEW LANE
AVON, MA. 02322

JORGE M. BOLANOS &
XOCHILT J. FUNTES
(OR CURRENT OWNER)
10A KATHERINE'S WAY
AVON MA. 02322

JORGE M. BOLANOS &
XOCHILT J. FUNTES
(OR CURRENT OWNER)
10A KATHERINE'S WAY
AVON MA. 02322

JORGE M. BOLANOS &
XOCHILT J. FUNTES
(OR CURRENT OWNER)
10A KATHERINE'S WAY
AVON MA. 02322

ELVIA L & DANIELSON N. CUNHA
(OR CURRENT OWNER)
10B KATHERINE'S WAY
AVON, MA. 02322

ELVIA L & DANIELSON N. CUNHA
(OR CURRENT OWNER)
10B KATHERINE'S WAY
AVON, MA. 02322

ELVIA L & DANIELSON N. CUNHA
(OR CURRENT OWNER)
10B KATHERINE'S WAY
AVON, MA. 02322

JEAN D. & MYRDELL MILFORT
(OR CURRENT OWNER)
8A KATHERINE'S WAY
AVON, MA. 02322

JEAN D. & MYRDELL MILFORT
(OR CURRENT OWNER)
8A KATHERINE'S WAY
AVON, MA. 02322

JEAN D. & MYRDELL MILFORT
(OR CURRENT OWNER)
8A KATHERINE'S WAY
AVON, MA. 02322

GRACE EMETIGHO GRAHAM
(OR CURRENT OWNER)
8B KATHERINE'S WAY
AVON, MA. 02322

GRACE EMETIGHO GRAHAM
(OR CURRENT OWNER)
8B KATHERINE'S WAY
AVON, MA. 02322

GRACE EMETIGHO GRAHAM
(OR CURRENT OWNER)
8B KATHERINE'S WAY
AVON, MA. 02322

CITY OF BROCKTON PLANNING BOARD
CITY HALL
(OR CURRENT OWNER)
45 SCHOOL STREET
BROCKTON, MA. 02301

CITY OF BROCKTON PLANNING BOARD
CITY HALL
(OR CURRENT OWNER)
45 SCHOOL STREET
BROCKTON, MA. 02301

CITY OF BROCKTON PLANNING BOARD
CITY HALL
(OR CURRENT OWNER)
45 SCHOOL STREET
BROCKTON, MA. 02301

EXECUTIVE OFFICE OF HOUSING AND
COMMUNITY DEVELOPMENT
100 CAMBRIDGE STREET
BOSTON, MA. 02114

EXECUTIVE OFFICE OF HOUSING AND
COMMUNITY DEVELOPMENT
100 CAMBRIDGE STREET
BOSTON, MA. 02114

EXECUTIVE OFFICE OF HOUSING AND
COMMUNITY DEVELOPMENT
100 CAMBRIDGE STREET
BOSTON, MA. 02114

OLD COLONY PLANNING COUNCIL
70 SCHOOL STREET
BROCKTON, MA. 02301

OLD COLONY PLANNING COUNCIL
70 SCHOOL STREET
BROCKTON, MA. 02301

OLD COLONY PLANNING COUNCIL
70 SCHOOL STREET
BROCKTON, MA. 02301

TOWN OF RANDOLPH PLANNING BOARD
TOWN OFFICES
41 SOUTH MAIN STREET
RANDOLPH, MA. 02368

TOWN OF RANDOLPH PLANNING BOARD
TOWN OFFICES
41 SOUTH MAIN STREET
RANDOLPH, MA. 02368

TOWN OF RANDOLPH PLANNING BOARD
TOWN OFFICES
41 SOUTH MAIN STREET
RANDOLPH, MA. 02368

TOWN OF STOUGHTON
PLANNING BOARD
TOWN OFFICES
10 PEARL STREET
STOUGHTON, MA. 02072

TOWN OF STOUGHTON
PLANNING BOARD
TOWN OFFICES
10 PEARL STREET
STOUGHTON, MA. 02072

TOWN OF STOUGHTON
PLANNING BOARD
TOWN OFFICES
10 PEARL STREET
STOUGHTON, MA. 02072

TOWN OF HOLBROOK PLANNING BOARD
TOWN OFFICES
50 NORTH FRANKLIN STREET
HOLBROOK, MA. 02343

TOWN OF HOLBROOK PLANNING BOARD
TOWN OFFICES
50 NORTH FRANKLIN STREET
HOLBROOK, MA. 02343

TOWN OF HOLBROOK PLANNING BOARD
TOWN OFFICES
50 NORTH FRANKLIN STREET
HOLBROOK, MA. 02343

AVON TOWN COUNSEL
JOSEPH P. LALLI, ESQ.
185 MAIN STREET
AVON, MA. 02322

AVON TOWN COUNSEL
JOSEPH P. LALLI, ESQ.
185 MAIN STREET
AVON, MA. 02322

AVON TOWN COUNSEL
JOSEPH P. LALLI, ESQ.
185 MAIN STREET
AVON, MA. 02322

AVON TOWN CLERK
BUCKLEY CENTER
65 EAST MAIN STREET
AVON, MA. 02322

AVON TOWN CLERK
BUCKLEY CENTER
65 EAST MAIN STREET
AVON, MA. 02322

AVON TOWN CLERK
BUCKLEY CENTER
65 EAST MAIN STREET
AVON, MA. 02322

AVON BOARD OF SELECTMAN
BUCKLEY CENTER
65 EAST MAIN STREET
AVON, MA. 02322

AVON BOARD OF SELECTMAN
BUCKLEY CENTER
65 EAST MAIN STREET
AVON, MA. 02322

AVON BOARD OF SELECTMAN
BUCKLEY CENTER
65 EAST MAIN STREET
AVON, MA. 02322