

SUBDIVISION REGULATIONS

Form C-Amendments

Application for Approval of Amendment to Definitive Plan and Construction/Extension of Streets

To the Planning Board of the Town of Hull:

The undersigned applicant(s), being the owner(s) of all land abutting subdivision shown on the accompanying plan, desire(s) to amend the subdivision plan and construct/extend the street as shown on the plan, submit(s) such application and to the Planning Board of the Town of Hull.

(a) Name and address of Owner

Nantasket Dunes Holdings, LLC
1495 Hancock Street, Suite 400
Quincy, MA 02169

(b) Name and address of Applicant (if different from that of owner)

(c) Name and address of Applicant's Engineer and Surveyor

Civil & Environmental Consultants, Inc.
31 Bellows Rd
Raynham, MA 02767

(d) Deed of Property Recorded in Plymouth County Registry of Deeds Registry, Book 49206 Page 253, 250

2, 3, and 4 - corrected per A.B.

(e) Said land is described as follows: Assessor's Map 37, Lots 1, 2 and 3 identified as 189 and 193 Nantasket Avenue and 0 George Washington Boulevard including approximately 3.3 acres of land.

(f) The following are all the mortgages, liens, easements, restrictions and other encumbrances on the whole or any part of said land:

Mortgage recorded at Plymouth County Registry of Deeds Book 49206 Page 260.
See attached plans for easements on the whole or any part of the property.

(g) The following are the easements and restrictions appurtenant to said land over the land of others:

See attached plans for easements on the whole or any part of the property.

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HULL CODE

- (h) 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 _____ 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 all Rules and Regulations of the Board in force at the date of this agreement and in accordance with the specifications set forth in Article V of these Rules and Regulations and all other Town requirements.
 - (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 and Town 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) or imposed by the Board and Town, in accordance with law, local requirements and the Rules and Regulations of the Board, in a sum equal to at least the full cost of constructing said ways and all improvements and installing said services, and contingencies, 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 and installing said municipal 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 such other security as is approved by the Town.
 - (4) 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 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.

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- (i) This application is accompanied by an original drawing of the Plan and all other data, plans, and maps required, and 12 print copies of each, all on the forms or in the manner prescribed by the Board and a fee of \$1,000 minimum or \$0.50 per linear feet of roadway construction.

Witness the signature(s) and seal(s) of the undersigned this day of April 18, 20 23

Chris Reale

Christopher Reale, Manager

Assented to:

Mortgagees

Note: Depending on details of project, there may be other requirements.

Kiley, Renee

From: Dilorio, Chris
Sent: Tuesday, May 9, 2023 3:37 PM
To: 'Adam J. Brodsky'; Kelly, Bart; Kathy Desjourdy; West, Lori; Kiley, Renee
Cc: Tracy Bird; Kathy Desjourdy
Subject: RE: Paragon Dunes Development, 189 and 193 Nantasket Avenue and 0 George Washington Blvd: Subdivision

Adam, The plan is correct and the hearing notice is now correct. The application has an incorrect Assessor parcel bk/lot, I can revise that for the file. Thanks, Chris

From: Adam J. Brodsky <abrodsky@dtm-law.com>
Sent: Tuesday, May 9, 2023 3:30 PM
To: Dilorio, Chris <cdilorio@town.hull.ma.us>; Kelly, Bart <bjkelly@town.hull.ma.us>; Kathy Desjourdy <KDesjourdy@dtm-law.com>; West, Lori <lwest@town.hull.ma.us>; Kiley, Renee <rkiley@town.hull.ma.us>
Cc: Tracy Bird <tbird@dtm-law.com>; Kathy Desjourdy <KDesjourdy@dtm-law.com>
Subject: RE: Paragon Dunes Development, 189 and 193 Nantasket Avenue and 0 George Washington Blvd: Subdivision

Chris

Thank you. Do we have the correct parcel numbers in each of the plan, application and also public notice?

Adam

Adam J. Brodsky, Esq.

DROHAN TOCCHIO & MORGAN, P.C.

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From: Dilorio, Chris <cdilorio@town.hull.ma.us>
Sent: Tuesday, May 9, 2023 2:59 PM
To: Adam J. Brodsky <abrodsky@dtm-law.com>; Kelly, Bart <bjkelly@town.hull.ma.us>; Kathy Desjourdy <KDesjourdy@dtm-law.com>; West, Lori <lwest@town.hull.ma.us>; Kiley, Renee <rkiley@town.hull.ma.us>
Cc: Tracy Bird <tbird@dtm-law.com>; Kathy Desjourdy <KDesjourdy@dtm-law.com>
Subject: RE: Paragon Dunes Development, 189 and 193 Nantasket Avenue and 0 George Washington Blvd: Subdivision

Hi Adam, As per our discussion this morning, the attached notice will be run in the Hull Times on 5/25 and 6/1. Planning Board Public Hearing on the subdivision will be held on 6/14. Thanks, Chris