



Town of Canton Planning Board Lot Release Checklist

No building shall be erected on a Lot within a Subdivision until the Board has released the Lot from the terms of the covenant restricting sale and building and from the restrictions on the Definitive Plan as to sale and building. No Lot shall be released from the restrictions as to sale and building specified in the restrictive covenant and on the Definitive Plan until the minimum requirements for the construction of Ways and Municipal Services as specified hereinafter have been completed for the Street segment serving the specific Lots to the satisfaction of the Planning Board. Said minimum requirements for the construction of Ways and Municipal Services shall include all Subdivision improvements specified in Section 8 that serve or relate to each specific Lot to be released except for those Subdivision improvements which may be deferred (deferred Subdivision improvements) as set forth in Section 10C, Number 3. Nor lots shall be released until deeds and/or easements for all common utilities, stormwater, easements are filed in the registry of deeds, the lots are subject to subdivision conditions, and a homeowner’s association is duly recorded.

Date: _____
Subdivision Name: _____
Property Street Address: _____
Canton Assessor’s Map-Lot Number(s)/Parcel(s): _____
Applicant: _____ Company: _____
Address: _____
Phone: _____ Email: _____
_____ Recorded in Norfolk Registry of Deeds as Plan No. _____, of
_____ in Plan Book _____, Page _____

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| 1. Completed Planning Board Form G Lot Release (2 copies, 1 PDF)
Planning Board Fee Paid: \$50 per request + \$10 per each lot in subdivision (Max \$200) | <input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Minimum requirements for the construction of Ways and Municipal Services completed ¹ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Record of property owners association documents created and recorded in registry of deeds | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Record of permanent easements created and recorded in registry of deeds
(including for stormwater systems to be privately maintained) | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 5. Record of water system and fire flow system pressure tested and approved by DPW | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 6. Streetlights are operational (confirmed by Planning Board consultant engineer) | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 7. Record of stormwater system operations & maintenance plan to Conservation Commission ² | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 8. Documented confirmation by the Conservation Agent that there are no outstanding Conservation Commission violations or expired permits | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 9. Sign post at the intersection of newly created streets designated street as a private way
(From time of rough grading until such time as the street is accepted by the Town as a public way) | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 10. Form J to transfer title to all common sewers, storm drains, stormwater retention and detention areas (where not to be privately maintained), and conveying rights and easements to construct, repair, and maintain those utilities. | <input type="checkbox"/> Yes <input type="checkbox"/> No |

¹ See Canton MA Land Division Rules and Regulations Section 10 – C; Requires documented confirmation by Planning Board consultant engineer.

² Separate maintenance security (cash bond) for DPW maintenance of drainage and structures, including low-impact development structures may be required at the Planning Board’s discretion. The security remains in place for a period of five (5) years after street acceptance and equals the estimated cost of two years of maintenance activities.