

Town of Douglas, Massachusetts

**FORM C-1**

Certificate of Approval of a Definitive Plan

**August 13, 2002**

It is hereby certified by the Planning Board of the Town of Douglas, Massachusetts, that a duly called and properly posted meeting of said Planning Board, held on **August 13, 2002**, it was voted to approve a definitive plan entitled:

**“Hilltop Estates” A Definitive Subdivision Plan in the Towns of Douglas & Webster, Massachusetts dated April 10, 2002 and revised July 5, 2002 and August 1, 2002.**

submitted by

**Mount Daniels Development, LLC (Applicant), Andrews Survey & Engineering (Engineer), Ronald McCann and Nicolas J. McGrath (Owners),**

originally filed with the Planning Board on **April 23, 2002**

concerning property located

**North of Lower Gore Road/High Street; east of Longview Avenue, west of Mt. Daniels Way and bounded by the Webster-Douglas Townline**

With the following conditions:

**See attached decision for conditions and waivers.**

A copy of this certificate of approval is to be filed with the Town Clerk and a copy sent to the Applicant.

---



---



---



---



---



---



---

A true copy, attest:

\_\_\_\_\_  
**Douglas** Town Clerk

\_\_\_\_\_  
**Douglas** Planning Board

**Decision**

Town of Douglas Planning Board

Definitive Subdivision Plan  
for Hilltop Estates  
High Street, Douglas, MA

Decision of the Douglas Planning Board (“Board”) on the petition of Mount Daniels Development, LLC, c/o Scott J. Medeiros, 250 Lower Gore Road, Webster, MA 01570 (“Applicant”) for property located on High Street and shown on Douglas Assessor’s Map 255, Parcel 1 (“Site”).

**I. BACKGROUND:**

The decision is in response to an Application for Approval of a Definitive Plan (“Application”) by the Applicant to be allowed to construct a 22-lot residential subdivision at the Site. This application was formally received by the Planning Board on April 23, 2002 and was thereafter reviewed for general completeness. The submittal was made by Andrews Survey & Engineering, Inc. 104 Mendon Street, Uxbridge, MA 01569 (“Engineer”) and was comprised of the documents listed in the Exhibits below.

The Board caused notice of the time and place of its public hearing and the subject matter thereof to be published, posted and mailed to the Applicant, abutters and other parties of interest. The Public Hearing was opened on Tuesday, May 28, 2002 at 8:00 pm in the Douglas Municipal center, Community Development Meeting Room, 29 Depot Street, Douglas, MA.

After causing notice of the time and place of its public hearing and the subject matter thereof to be published, posted and mailed to the Applicant, abutters within 300 feet and other parties of interest as required by law, the Board chairman called the meeting to order on May 28, 2002 in the Community Development Meeting Room, Douglas Town Hall 29 Depot Street, Douglas, MA. The following Board Members were present during the Public Hearing: Chairman Richard Vanden Berg, Linda Brown, Josiah Burch, Eben Chesebrough, Daniel Heney, Ernest Marks, and Joel Rosenkrantz. Mr. Scott J. Medeiros, P.E. was present as Applicant (Mount Daniels Development, LLC) and Engineer (Andrews Survey & Engineering, Inc.). The hearing was continued by request of the Applicant to the following dates: June 25, 2002; July 23, 2002 and August 13, 2002 at which time, following public input, the hearing was closed. The record of the proceeding and submissions upon which this decision is based may be referred to in the Office of the Town Clerk or the Office of the Planning Board.

39 **II. FILINGS:**

40 Submitted for the Boards deliberation were the following:

41  
42 Exhibit 1: Set of Engineering Drawings entitled “Hilltop Estates – A Definitive Subdivision  
43 Plan in the Towns of Douglas & Webster, Massachusetts” dated April 10, 2002,  
44 revised July 5, 2002 and August 1, 2002 by Andrews Survey & Engineering, Inc.,  
45 104 Mendon Street, Uxbridge, Massachusetts 01569, Owned by Ronald McCann,  
46 P.O. Box 905, Webster, MA 01570 and by Nicolas J. McGrath, 219 Lower Gore  
47 Road, Webster, MA 01570 and Applicant being Mount Daniels Development,  
48 LLC., 250 Lower Gore Road, Webster, MA 01570. The Drawings are comprised  
49 of the following sixteen plan sheets:  
50

Description	Sheets
Title Sheet	1 – 1
Definitive Plans	1 – 5
Topographic, Utility & Conservation Plans	1 – 4
Profile Plans	1 – 3
Miscellaneous Detail Plans	1 – 3

51  
52 Exhibit 2: Application Package entitled “Definitive Subdivision Application for “Hilltop  
53 Estates” a residential Home Community in Douglas, Massachusetts” by Andrews  
54 Survey & Engineering, Inc. 104 Mendon Street, P.O. Box 312, Uxbridge, MA  
55 01569 dated April 10, 2002 and comprised of the following items:

- 56  
57
- Project Narrative
  - Form C – Application for Approval of a Definitive Plan
  - Filing Fee Calculation
  - Waiver Request List
  - Town Clerk Notification Letter
  - Form O Receipt
  - Traffic Calculations
  - Abutters List
  - Assessors Map
  - USGS Map
  - Soils Map
  - Flood Map
  - Wetland Report
- 58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70

71 Exhibit 3: Report entitled Hydraulic/Hydrologic Analysis for “Hilltop Estates” a residential  
72 Home Community in Douglas, Massachusetts by Andrews Survey & Engineering,  
73 Inc. 104 Mendon Street, P.O. Box 312, Uxbridge, MA 01569 dated April 10,  
74 2002 and revised July 2, 2002.

- 75  
76 Exhibit 4: Letter dated May 23, 2002 from Malley Engineering Company, Inc. to the  
77 Douglas Board of Health regarding Review of Definitive Subdivision Plan Hilltop  
78 Estates, off High Street, Douglas, MA.  
79  
80 Exhibit 5: Memorandum dated June 6, 2002 from the Douglas Board of Health to the  
81 Douglas Planning Board regarding Hilltop Estates.  
82  
83 Exhibit 6: Letter dated July 12, 2002 from MS Transportation Systems, Inc. to William J.  
84 Cundiff regarding traffic review of Proposed Hilltop estates Subdivision.  
85  
86 Exhibit 7: Letter dated July 17, 2002 from Waterman Design Associates, Inc. to the Douglas  
87 Planning Board regarding peer review of Hilltop Estates, Douglas, MA.  
88  
89 Exhibit 8: Letter dated July 18, 2002 from Scott Medeiros to Webster Board of Selectmen  
90 regarding Hilltop Estates Inter-municipal Agreement.  
91  
92 Exhibit 9: Letter dated July 19, 2002 from Scott Medeiros to Douglas Planning Board  
93 regarding response to peer review comments.  
94  
95 Exhibit 10: Letter dated July 23, 2002 from Andrews Survey & Engineering, Inc. to the  
96 Douglas Planning Board requesting an additional waiver.  
97  
98 Exhibit 11: Letter dated August 1, 2002 from Kopelman & Paige, P.C. to the Douglas  
99 Planning Agent regarding comments on the proposed conservation restriction  
100 from Mount Daniels Development, LLC.  
101

### 102 **III. FINDINGS:**

103 After due consideration of the exhibits and the record of the proceedings, and upon satisfaction  
104 of the conditions herein, the Board finds the following:  
105

- 106 1. The submittal is for properties identified on Town of Douglas Assessors Maps as  
107 Map 255, Parcel 1. The entire property is located in an area zoned "RA" (Rural  
108 Agricultural).  
109
- 110 2. The site is 76.94± acres based upon the Tax Assessors Mapping information.  
111
- 112 3. The plans as submitted are for development of the northerly 56± acres, indicating a  
113 total of twenty-two new single family residential house lots.  
114
- 115 4. The definitive plan, with the granted waivers, generally conform with the  
116 requirements of the Town of Douglas Rules and Regulations Governing the  
117 Subdivision of Land ("Regulations"), and the Subdivision Control Law MGL Chapter  
118 41 Sections 81A – 81GG ("SCL").

- 119  
120 5. This approval does not relieve the Applicant from complying with or obtaining the  
121 appropriate permits for any federal, state and local laws, rules or regulations.  
122

123 **IV. DECISION & CONDITIONS:**  
124

125 Therefore, the Board voted to approve the Definitive Subdivision Plan entitled “Hilltop Estates,  
126 A Definitive Subdivision Plan in the Towns of Douglas & Webster, Massachusetts” dated April  
127 10, 2002 and revised July 5, 2002 and August 1, 2002 by Andrews Survey & Engineering, Inc.,  
128 104 Mendon Street, Uxbridge, MA 01569, Owner being Ronald McCann, P.O. Box 905,  
129 Webster, MA 01570 and Nicolas J. McGrath, 219 Lower Gore Road, Webster, MA 01570 and  
130 Applicant being Mount Daniels Development Corp., LLC., 250 Lower Gore Road, Webster, MA  
131 01570 subject to the following conditions:  
132

133 **A. GENERAL CONDITIONS**  
134

135 1) This subdivision approval is given based upon the subdivision plans identified in  
136 Exhibit 1 above with revisions thereto through August 8, 2002. The Board will  
137 not consider any additional revisions or modifications to the plans as approved  
138 other than those resulting from conditions contained herein. If the Applicant  
139 wishes to modify or revise the plans he must follow provisions of the Subdivision  
140 Control Law, MGL Chapter 41 Sections 81A – 81GG (“Subdivision Control  
141 Law”) and the Douglas Rules and Regulations Governing the Subdivision of Land  
142 adopted September 17, 1975 and revised November 24, 1998 (“Regulations”)  
143 relating to the submission of a Definitive Plan.  
144

145 2) The Applicant shall ensure safe and convenient vehicular access to the project site  
146 during the entire duration of the project. Any Planning Board representatives  
147 shall be permitted access to the project site for the duration of the project provided  
148 that notice is given to the site construction forman upon arrival.  
149

150 3) Nuisance – The Applicant is responsible to ensure that nuisance conditions, not  
151 necessarily limited to the following, do not exist in and around the site as a result  
152 of the construction operation. The Applicant shall at all times use all reasonable  
153 means to minimize inconvenience to residents in the general area.  
154

155 a) Hours - The hours of operation for any construction activities onsite shall be  
156 between 7:00 am and 7:00 pm, Monday thru Friday, 8:00 am and 5:00 pm on  
157 Saturdays, and no work shall be allowed onsite on Sundays or on Holidays as  
158 recognized by the Commonwealth of Massachusetts.  
159

160 b) Dust - The Applicant shall implement dust control operations, in an approved  
161 manner, whenever necessary or when directed by the Planning Agent, even  
162 though other work on the project may be suspended. Methods of controlling

163 dust shall meet all air pollutant standards as set forth by Federal and State  
164 regulatory agencies.

165  
166 c) Noise - The Applicant shall implement measures to ensure that noise does not  
167 exceed acceptable levels, as set forth by Federal and State regulatory agencies.  
168 The Applicant shall cease any excessively loud activities when directed by the  
169 Planning Agent.

170  
171 d) Vibration - The Applicant shall implement the necessary controls to ensure  
172 that vibration does not and create a nuisance or hazard for property abutters.

173  
174 e) Traffic - The Applicant shall implement necessary traffic safety controls to  
175 ensure a safe and convenient vehicular access in and around the site. Any  
176 traffic issues that occur as a result of site operations and construction shall be  
177 mitigated immediately, at the expense of the Applicant. Additional traffic  
178 mitigation measures may be required as necessary, or as directed by the  
179 Planning Agent.

180  
181 f) Roads – The Applicant is responsible for the sweeping, removal of snow and  
182 sanding of the internal roadways permitting access to residents and emergency  
183 vehicles until the subdivision is completed. The Town shall have the ability to  
184 contract outside snow removal/sanding vendors, at the expense of the  
185 Applicant, if the snow is not cleared within a reasonable amount of time. A  
186 “reasonable amount of time” is solely determined by the Planning Board.

187  
188 g) Complaints – All complaints related to the above or otherwise, shall be logged  
189 and tracked by the Planning Agent. Complaints will be brought to the  
190 attention of the Planning Board, as necessary. Any complaints that are found  
191 to be repetitive in nature and continue with no mitigation in the opinion of the  
192 Planning Board, may constitute a violation of these conditions and may be  
193 grounds for a stop order or a partial stop order.

194  
195 4) The Applicant shall provide temporary central mailbox units (CMU) for the  
196 residents during project construction. These CMU’s shall be approved as to style  
197 and location by the local Postmaster General of the United States Post Office.  
198 Post Office authorization shall be forwarded to the Planning Board for their  
199 record.

200  
201 5) Inspections and Reporting

202  
203 a) The Applicant is responsible for the subdivision roadway and infrastructure  
204 inspection fees as detailed in the Douglas Regulations.

205  
206 b) The Applicant shall furnish labor and equipment as needed, at no expense to

- 207 the Town, to assist in performing inspections of the site.  
208
- 209 c) The Applicants Engineer shall provide monthly status and scheduling reports  
210 to the Planning Board by the first day of each month until the project is  
211 completed, as required by the Regulations. Projections of the upcoming  
212 month's work shall also be identified in these monthly reports. The reports  
213 shall include any relevant quantity and cost estimates, partial as-built plans,  
214 and supporting documentation deemed necessary by the Planning Agent to  
215 justify and supplement claims of completed work. Each of these reports shall  
216 be signed, stamped and dated by the Design Engineer and contain the  
217 following signed statement: "I hereby certify that all quantities and  
218 representations contained herein are accurately represented to the best of my  
219 professional knowledge and ability."  
220
- 221 d) The Applicant shall give the Planning Board a 24-hour notice in writing prior  
222 to the request for an inspection.  
223
- 224 e) The Applicant is responsible for the construction and completion of all  
225 stormwater management systems prior to any other site construction activities.  
226
- 227 6) Surety & Covenants  
228
- 229 a) Prior to signing the approved plan, the Applicant shall submit a covenant  
230 running with the land, suitable for recording and written in conformance with  
231 the Douglas Regulations and the Subdivision Control Law.  
232
- 233 b) The Applicant shall submit prior to the request for release of lots from  
234 covenant, a tabular summary of all quantities of each construction item to be  
235 broken down in a manner sufficient for the Planning Board or its agent(s) to  
236 estimate the cost of construction for bonding purposes. Said tabular summary  
237 shall include, but may not be limited to, all roadway work, landscaping,  
238 common areas, water, drainage, utilities (electric, cable, telephone, to name a  
239 few), and other construction proposed on the plan.  
240
- 241 c) Prior to granting a release from covenant, in part or in whole, the Applicant or  
242 subsequent Owner shall complete all the required improvements or submit a  
243 performance bond, a deposit of money, or a bank passbook in an amount  
244 determined by the Planning Board to be sufficient to cover the cost of all or  
245 any part of the improvements required by this subdivision approval. Said  
246 surety shall also include a ten percent (10%) contingency factor based upon  
247 the value of the work remaining at the time of posting of surety. This full  
248 contingency will remain in place until the Planning Board is satisfied that the  
249 entire subdivision has been constructed in accordance with the approved  
250 Definitive Plan.

251  
252 d) Partial as-built plans, certified by a Professional Civil Engineer and  
253 Professional Land Surveyor shall be produced with each request for  
254 bond/surety reduction. Any items for which reductions are requested shall be  
255 clearly identified on the as-built plans including spot elevations, details, cross  
256 sections, finished grades, and the like. Furthermore, any testing locations  
257 shall also be indicated on the as-built plans. No release of bond/surety will be  
258 considered for items that have not been witnessed and approved by the  
259 Planning Board Agent(s), specifically by signing the appropriate place on the  
260 Form P.

261  
262 7) Construction Standards

263  
264 a) Where insufficient information is contained in the design drawings or no local  
265 design standard exists, The 1988 Massachusetts Highway Department  
266 Standard Specifications for Highways and Bridges as amended and  
267 supplemented shall be adhered to.

268  
269 b) Burial of any stumps and debris onsite is expressly prohibited. Localized  
270 burial of stones and/or boulders shall not be permitted.

271  
272 c) Soil material to be used as backfill for pipes roads and/or structures (ie.  
273 detention basins) shall be tested at the expense of the Applicant, by a firm  
274 selected by the Planning Board. Testing of said backfill shall be performed in  
275 conformance with standards and frequencies established by the Planning  
276 Agent.

277  
278 d) Riprap shall be furnished and installed on all sideslopes in excess of 3  
279 horizontal : 1 vertical (33%) in accordance with Massachusetts Highway  
280 Department Standard Specifications for Highways and Bridges Section  
281 M2.02.0 – Riprap unless otherwise approved by the Town Engineer.

282  
283 8) Utilities

284  
285 a) Submittal of an underground utility plan as approved/designed by National  
286 Grid, or other appropriate agency shall be provided to the Planning Board  
287 prior to start of construction. The proposed layout shall not conflict with any  
288 of the infrastructure shown on the proposed drawings.

289  
290 9) Infrastructure

291  
292 a) Completion of all roadways, drainage areas, and other improvements required  
293 by the Douglas Regulations shall be accomplished within two (2) years from  
294 the release of the covenant or posting of surety.

295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338

10) Easements

- a) Easements indicated on the drawings shall be enlarged to allow full access to any stormwater structures full perimeter, at least a 15-foot level surface shall be provided within an easement area.

11) Conservation Issues

- a) The amount of wetland and upland area on each lot shall be specified on the plans and on each lot, where applicable.
- b) Any work occurring onsite within areas under the jurisdiction of the Douglas Conservation Commission shall be permitted accordingly prior to the start of construction within those areas.

12) Other

- a) A phasing plan clearly indicating the limits of work for each phase shall be submitted to the Planning Board for approval prior to the start of construction, if required. Temporary cul-de-sacs shall be designed and constructed to the standards of a permanent cul-de-sac at the end of any phased roads creating a dead-end.
- b) The Applicant shall maintain a copy of the approved plan and this Certificate of Approval at the Site during construction.
- c) The Applicant shall obtain temporary easements or written permission from any abutting property Owner if, during the course of construction, it becomes necessary to enter upon their land for construction or planting.
- d) Prior to the application for issuance of occupancy permits for any dwelling having its frontage on any street within Stone Gate, the following must be complete:
  - i. The entire roadway within the subdivision shall be constructed up to and including the binder course of bituminous concrete, and satisfactorily inspected,
  - ii. All street drainage shall be fully complete and functioning with all grates and castings set to grade,
  - iii. The storm water drainage area shall be operational, fully constructed, and completed according to the plans,

339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382

- iv. All improvements shall be installed and inspected to the satisfaction of the Planning Board's Agent(s).
- e) The Planning Board recommends the following be added to the plan to ease future acceptance as a public way: "Title to each lot shown on this plan is subject to the right reserved to the common grantor to convey the Town of Douglas and easement with respect to the streets and ways shown on the plan for all purposes for which streets and ways are commonly used in the Town of Douglas, upon acceptance of such streets and ways by the Town."
- f) Prior to final approval of the Planning Board, the Applicant shall adhere to the requirements contained in the Town of Douglas Street Acceptance Policy, as endorsed by the Board of Selectmen and the Planning Board in effect as of May 28, 2002.
- g) Any sale or transfer of rights or interest in all or any part of the property described in this plan shall include a condition that successors are bound to the terms and conditions of this Certificate of Approval and the covenant. In the event of the sale of the entire development: 1) the Planning Board shall be provided with the name, the address, and the telephone number of the new Owner and of the representative, if other than the Owner, responsible for the project.
- h) The Applicant and/or subsequent Owner(s) shall be bound by all conditions and requirements set forth in this Certificate of Approval. Sureties in place shall remain in full force and effect until such time that a surety of equal or greater value is provided.
- i) Conditions contained herein does not relieve the Applicant from adhering to the Douglas Regulations.

**B. SPECIAL CONDITIONS**

- 1) Bituminous concrete berm (modified cape cod berm) will be used throughout the subdivision to control stormwater runoff, where granite curbing is not required.
- 2) Copies of all Title 5 soil evaluator forms shall be forwarded to the Planning Board as they are completed.
- 3) Sight line easements shall be cleared as necessary prior to construction to provide adequate sight distance along High Street/Lower Gore Road.
- 4) Conservation Easements must be approved by Town Counsel prior to issuance of

- 383 Building Permits.  
384  
385 5) Provide evidence to the Douglas Planning Board of Webster Planning Board  
386 approval prior to plan endorsement by the Douglas Planning Board.  
387  
388 6) Signage shall be provided along High Street as agreed upon by the Douglas Town  
389 Engineer.  
390  
391 7) Final plans shall be stamped by a Massachusetts registered Civil Engineer and a  
392 Massachusetts registered Professional Land Surveyor in accordance with the  
393 requirements of 250 CMR 6.00, the Subdivision Control Law and the Douglas  
394 Subdivision Rules and Regulations.  
395

396 **WAIVERS REQUESTED:**

397  
398 The Board considered and voted to grant the following requested waivers from the Rules and  
399 Regulations Governing the Subdivision of Land, Douglas, Massachusetts adopted September 17,  
400 1975 and revised November 24, 1998:  
401

402 **Section 3: Procedure for the Submission and Approval**

- 403  
404 **B. 3. m.** ...*Test pits or borings shall be performed at the expense of the applicant at 100 foot intervals*  
405 *along the center line of the proposed roadways to determine the foundation material for road*  
406 *construction and to determine the seasonal high ground water elevation. Surface elevation and*  
407 *approximate depth of water shall be shown at each point where the drainage pipe ends at a waterway.*  
408

409 **Request a waiver to provide testing prior to construction.**

- 410  
411 **B. 3.n.** *Where sanitary sewers are not available, a soil evaluator's report for each lot proposed within the*  
412 *subdivision shall be included, as per Title V.*  
413

414 **Request a waiver to provide testing prior to construction on lots not previously tested. Six lots**  
415 **were evaluated and witnessed by a representative of the Town with consistent results.**  
416

417 **Section 4: Design Standards**

- 418  
419 **A. 3. e.** *Grades at all intersections shall not exceed 2.0% for one-hundred fifty feet (150').*  
420

421 **Request a waiver to provide a 2.0% grade for 100' with the following 50' to be within a vertical**  
422 **curve that changes grade from 2.0% to 3.0%.**  
423

- 424 **A. 4. a.** *Dead-end streets shall not be longer than five hundred (500') feet unless, in the opinion of the*  
425 *Board, a greater length is necessitated by topography or other local conditions.*  
426

427 **Request a waiver to provide 2200' of roadway with adequate access to three turnaround areas**  
428 **(cul-de-sacs).**  
429

430  
431  
432  
433  
434  
435  
436  
437  
438  
439  
440  
441  
442  
443  
444  
445  
446  
447  
448  
449  
450  
451  
452  
453  
454  
455  
456  
457  
458  
459  
460  
461  
462  
463  
464

**Section 5: Required Improvements for an Approved Subdivision**

- B. 3.** *Cape Cod type or bituminous concrete berms shall be required on all finished grades over 5%. Type VA-4 granite curbs as specified for secondary streets above shall be required on :*
  - a.** *All curb inlets for catch basins;*
  - b.** *All street intersections on the curve and extending 6 feet beyond tangent points; and*
  - c.** *On all inside curves wherever the interior angle is less than 110 degrees.*

**Request a waiver to provide bituminous concrete berm throughout the entire project excluding the back of catch basins and at street intersections. Granite curb inlets shall be provided at all catch basin locations and Type VA-4 granite curbs shall be provided at all street intersections on the curve, extending 6 feet beyond tangent points.**

- D.** *Sidewalks: Five-foot sidewalks shall be installed wherever required. The sidewalk shall be constructed of Portland cement concrete in conformity with the specifications of the Highway Department. All sidewalks and ramps shall be in compliance with all ADA and applicable Massachusetts regulations.*

**Request a waiver to provide a sidewalk of Portland cement concrete on one side of the proposed roadway throughout the subdivision.**

- I.** *Street Lights: Street lights shall be installed as required by the Planning Board.*

**Request a waiver to provide no street lights throughout the proposed development.**

**Section 5: Required Improvements for an Approved Subdivision**

- D.** *Sidewalks: Five-foot sidewalks shall be installed wherever required. The sidewalk shall be constructed of Portland cement concrete in conformity with the specifications of the Highway Department. All sidewalks and ramps shall be in compliance with all ADA and applicable Massachusetts regulations.*

**Request a waiver to provide no sidewalks on Summit Circle or Pinnacle Way.**