



TOWN OF ANDOVER  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
AND PLANNING

ANDOVER TOWN CLERK  
FOID 2021 NOV 17 AM 11:2

CERTIFICATE OF ANDOVER TOWN  
CLERK PURSUANT TO MASS GENERAL  
LAWS c. 41 SECTION 81U

1. On September 8, 2021 a modification to a definitive plan of a subdivision entitled Murray Hill Estates, dated August 23, 2021, was filed with the Andover Planning Board.
2. Pursuant to G.L. c. § 81U, the Planning Board was required to take final action on said plan by December 7, 2021, which latter date was agreed to upon the written request by the applicant.
3. On November 9, 2021, the Planning Board took the following action on said plan (delete all but correct choice):
  - a. Approved with conditions attached to this Certificate:
  - ~~b. Modified and approved subject to the conditions attached to this Certificate:~~
  - ~~c. Disapproved, for the following reasons attached to this Certificate:~~
  - d. Approved on \_\_\_\_\_ by operation of law due to the failure of the Planning Board to take final action within 90 days/135 days or within such time as was agreed to upon the written request of the applicant.

Executed this 17<sup>th</sup> day of November, 2021, by Jacki Byrley, the authorized agent of the Andover Planning Board.

Essex, ss.

Commonwealth of Massachusetts

On this 17<sup>th</sup> day of November, 2021, by Jacki Byrley, the authorized agent of the Andover Planning Board, proved to me through satisfactory evidence, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the documents are truthful and accurate to the best of her knowledge and belief and who acknowledged to me that she signed it voluntarily for its stated purpose and acknowledged the foregoing to be the free act and deed of the Andover Planning Board.

Before me: Ryan M. Viselli  
Notary Public  
My Commission Expires: 8/15/2025

KNOW ALL MEN BY THESE PRESENTS

On November 9, 2021, at a regularly scheduled public meeting, the Andover Planning Board voted to grant approval to your modification of a definitive subdivision plan entitled Murray Hill Estates dated November 4, 2021.

The modification to a definitive plan was submitted on September 8, 2021 and was the subject of a public hearing convened on October 12, 2021 and later closed on November 9, 2021. The plan is dependent on a Special Permit for Earth Movement which was also reviewed during concurrent public hearings and approved by the Board on November 9, 2021. The Special Permit will be filed with the Town Clerk separate from and subsequent to this communication.

In consideration of all the reviews, presentations, discussions, agreements, and understandings the Board grants final approval to the modification of a definitive subdivision plan subject to the following conditions:

Modification of a Definitive Subdivision Conditions:

Conditions of Approval:

1. The stormwater infiltration system shall be constructed as shown on plans prepared by Dana F Perkins, Inc. dated September 7, 2021 last revised November 4, 2021 entitled Proposed Infiltration System Murray Hill Lane Sheets 1-3;
2. Prior to construction the recorded Homeowners' Association shall be amended to include the Pollution Prevention Plan, the Operations and Maintenance Plan, and an amended amount to be deposited by the Declarant. The Amended HOA shall be reviewed by the Town Engineer and Town Counsel and approved by the Planning Board prior to recording at the Northern Essex Registry of Deeds;
3. The applicant shall place erosion controls immediately after the subsurface system is installed to avoid potential sediment entering the chambers;
4. All other conditions of approval shall remain in effect.

Following the statutory twenty-day appeal period, and in the absence of any appeal, the plan and an instrument containing the foregoing restrictions will be filed in the Northern Essex County Registry of Deeds. The applicant is responsible for the costs associated with the Registry filings.



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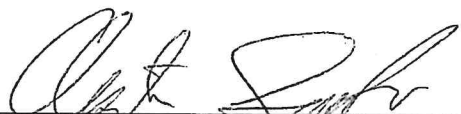
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The approval has become final.

I Austin Simko, the duly appointed Town Clerk of the Town of Andover, Massachusetts, do hereby certify that twenty (20) days have elapsed since the foregoing decision of the Andover Planning Board was filed in the Office of the Town Clerk on September 8, 2021 and no appeal has been filed with my office.

Date:

9-28-2022

  
Austin Simko, Town Clerk