



TOWN OF UXBRIDGE
CONSERVATION COMMISSION

21 SOUTH MAIN STREET
UXBRIDGE, MASSACHUSETTS 01569
508.278.8610

NOTICE

Certificates of Compliance - Policy

It has come to the attention of this Commission that Certificates of Compliance are being requested without completion of the project or with several conditions unmet. Requests are often made in haste by real estate professionals or potential buyers of a parcel.

This Commission will no longer issue partial Certificates of Compliance to assist in clearing title for an incomplete project. Partial Certificates of Compliance will be issued for exceptional situations only, and at the discretion of the Commission. A Request for a Partial Certificate of Compliance must be submitted with a letter identifying the unmet conditions, the reasons for failure to meet said conditions, and detailed timeline including completion date for meeting said conditions.

As a matter of good business practice, no parcel or lot should be offered for sale without first obtaining a Certificate of Compliance for any outstanding Orders. This is especially critical for Orders issued for subdivisions. Failure to obtain a Certificate of Compliance for the subdivision will result in a lien on every subdivided parcel arising from the larger parcel for which the Order was issued.

A Certificate of Compliance will **not** be issued for any project that:

- Has not achieved full stabilization of exposed soils through a minimum of 70% aerial cover of established vegetation (grasses, other rooted vegetation).
- Has not completed any conditions unique to the project (recording of conservation easement, establishment of naturalized buffer, etc.)
- Where required, has not satisfactorily completed wetland restoration and all requirements associated with restoration (submittal of written reports for two successive growing seasons, reports to be submitted by qualified wetland scientist).
- Has deviated from approved plans in any manner that, in the opinion of the Commission, results in impacts or encroachment upon wetland resource areas greater than that originally reviewed and approved by the Commission.

For completed projects, please submit the following:

- Complete WPA Form 8A - Request of Certificate of Compliance
- Signed statement by certified professional (see A.6 of form 8A).
- Signed & Stamped As-Built Plan.

The Request for Certificate of Compliance will not be accepted unless all information is submitted.

Upon receipt of the completed Request for Certificate of Compliance application, the Commission or its duly authorized agent shall contact the applicant to arrange for a site visit, and the Request will be deliberated upon at the next available meeting of the Commission. Please allow 30 days from the date of submittal for review and processing.