



## Form A

### Planning Board

#### Application for Endorsement of Plan Believed Not to Require Subdivision Approval

Date: 6/5/19

To The Planning Board of the Town of Sturbridge

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Zoning By-law/Ordinance) and is on a public way, namely, or a private way, namely

Proposed Lots are located on Breakneck Road

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2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):

The division of land shown on the attached plan is believed not to be a subdivision because the lots are located on a public street and meet the frontage and area requirements for the rural residential zoning district.

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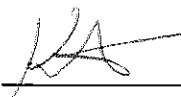
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3. The owner's title to the land is derived under deed from

Harris Holdings, LLC, Book 59230 Page 373 and recorded at the Worcester County District Registry of Deeds

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Applicant's signature 

Date: 6-6-19



# ANR Plan Content and Submittal Checklist

## Planning Board

Name of Owner: Old Green Acres, LLC

Location: Breakneck Road

Representative: Sherman & Frydryk, LLC Submission Date: 6/6/2019

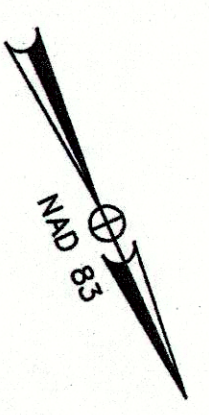
Number of lots: 3 Lots & 1 Parcel Drawing Number: 5-4298B

- Fee \$100 Application and \$50 for each new lot
- Form A to Town Clerk – starts 21 day clock
- Owner and address of record
- MA surveyor stamp and signature
- Endorsement box
- Registry box
- Plan and deed references
- Certifications of standards and survey
- Scale, legend, and date
- Locus and north arrow
- Way
  - Public
  - Private used & certified *N/A*
  - Suitable & pre-existing *N/A*
  - Scenic Road application *N/A*
- Zone RR
- Frontage (show totals) 150' MIN.
- Lot area 1.050 ACRES MIN.
- Metes and Bounds
- Abutters
- Regularity factor > .40
- Wetland/ Upland areas percent *(1)*
- Slopes in excess of eight percent *(2)*
- Other non-lot parcels
- Variance: Book \_\_\_\_\_ Page \_\_\_\_\_ *N/A*
- Mylar and three paper prints
- Electronic copy (pdf)
- Notice of any matters for Conservation Commission review *N/A*
- Existing structures *N/A*

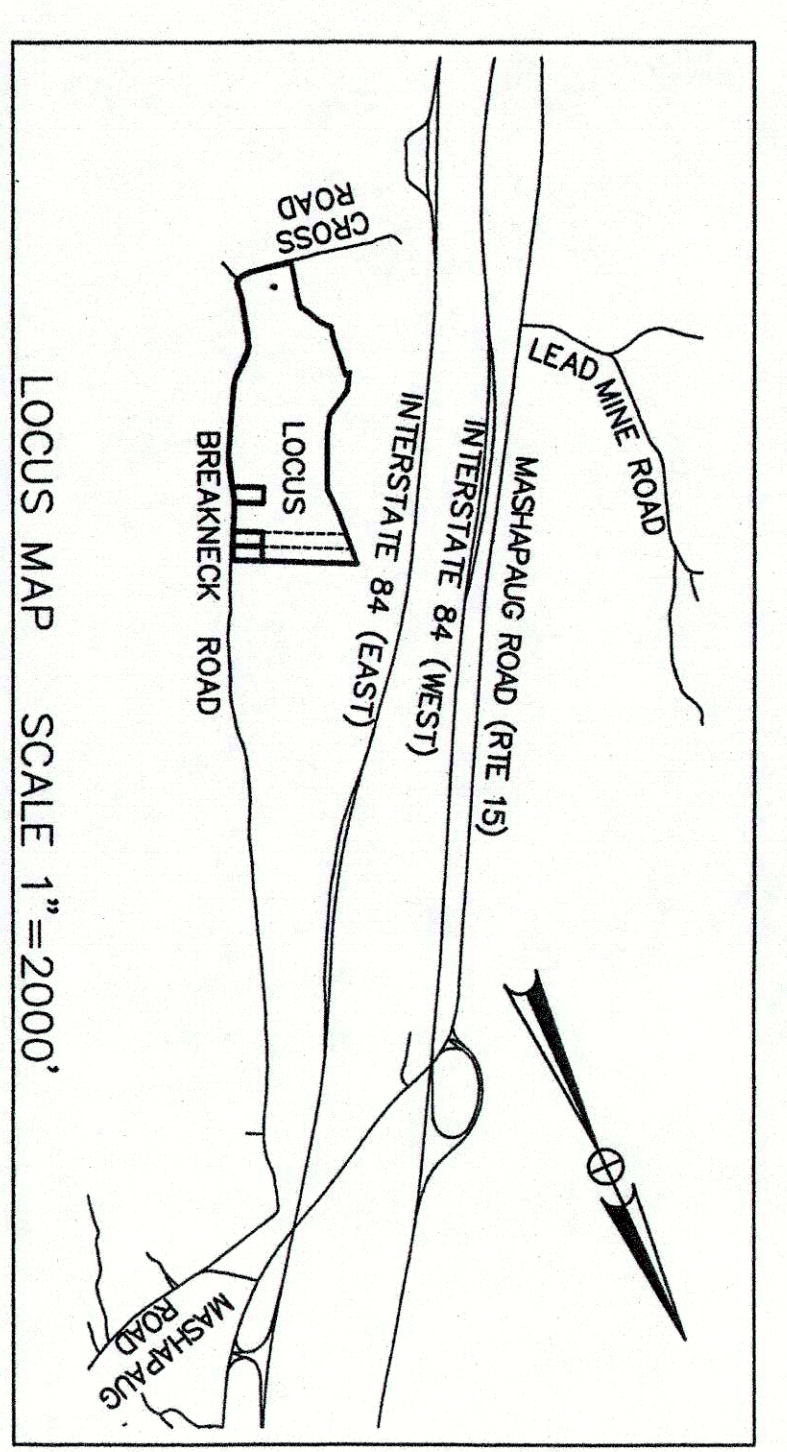
Please refer to Article II, Section 6 of the Town's Subdivision Regulations for detailed instructions.

- (1) Wetlands shown on plan from MASS GIS*  
*(2) slopes over 8% exist on the property & will need to be addressed for building*





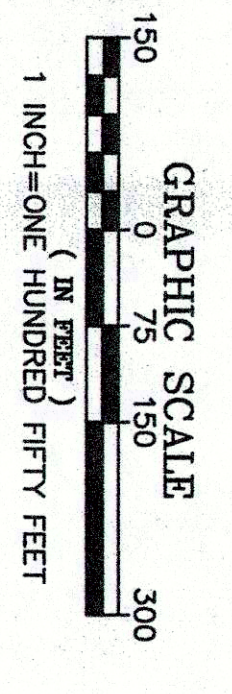
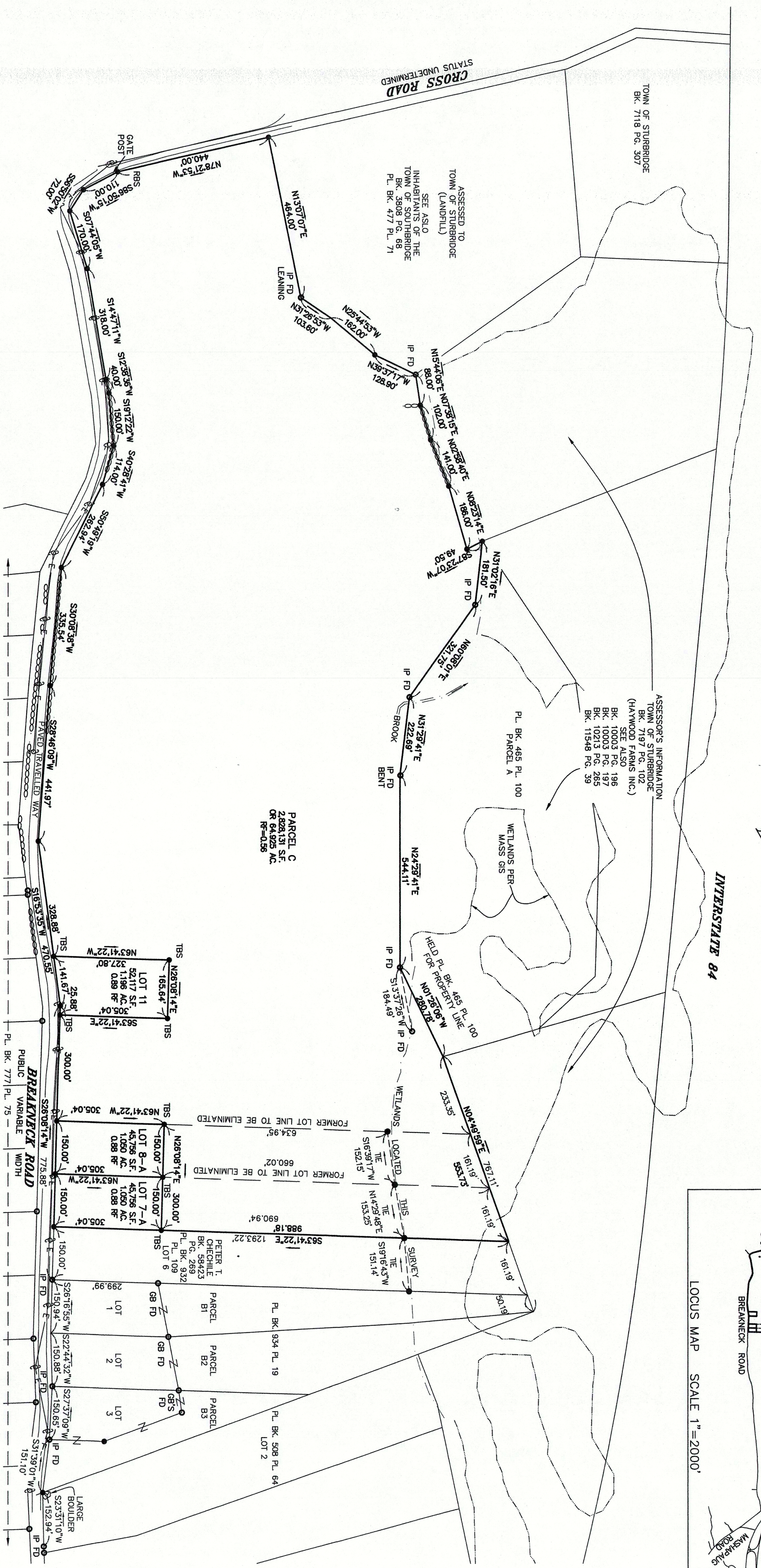
INTERSTATE 84



FOR REGISTRY USE

SUBDIVISION APPROVAL NOT REQUIRED UNDER SUBDIVISION CONTROL LAW. STURBRIDGE PLANNING BOARD DATE:

PLANNING BOARD ENDORSEMENT IS NOT A GUARANTEE OF ACCURACY OR COMPLIANCE WITH THE TOWN OF STURBRIDGE ZONING BY-LAWS.



- LEGEND & ABBREVIATIONS
- GB FD GUN BARREL FOUND
  - RB FD ROUNDBAR FOUND
  - RB FD REINFORCING BAR FOUND
  - RB FD REINFORCING BAR SET (PREVIOUSLY) UNLESS OTHERWISE NOTED
  - TBS SURVEY MONUMENT TO BE SET
  - TBS REGULATORY FACTOR
  - UTILITY POLE
  - OVERHEAD UTILITY LINE
  - STONEWALL
  - WETLAND FIELD LOCATED
  - WETLAND PER MASS GIS

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE: 6/15/19

- NOTES:
1. OWNER OF RECORD: OLD GREEN ACRES, LLC
  2. DEED REFERENCE: 113 BETHANY ROAD MONSON, MA 01057
  3. PLAN REFERENCE: PL BK. 932 PL. 109
  4. SUBJECT TO THE RIGHTS OF THE PUBLIC.
  5. FOR FURTHER REFERENCE, SEE TOWN OF STURBRIDGE PARCEL ID
  6. LAND IS ZONED RURAL RESIDENTIAL DISTRICT.
  7. LOT WIDTH FOR LOTS 7A & 8A IS 150'
  8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY RESTRICTIONS AND ENCUMBRANCES THAT SUCH A REPORT MAY REVEAL.

NO.	DATE	BY	REVISIONS

**SHERMAN & FRYDRYK, LLC**  
*Land Surveying and Engineering*  
 3 Converse Street, Suite 203  
 Palmer, MA 01069

FIELD WORK: PSC/BWL  
 COMPS: KJM  
 DRAFTING: KJM  
 CHECKED: TBF  
 APPROVED: DJF

SCALE: HORIZ. 1"=150'  
 VERT. N/A

**LOT RECONFIGURATION PLAN**  
**BREAKNECK ROAD**

**PLAN OF LAND IN STURBRIDGE, MA**  
 PREPARED FOR (OWNER)  
**OLD GREEN ACRES, LLC**

PROJECT NUMBER: 17012B  
 SHEET NUMBER: 1 OF 1





# *Town of Sturbridge Planning Board*

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**PLANNING BOARD  
DETERMINATION THAT SUBDIVISION  
APPROVAL IS NOT REQUIRED  
TOWN OF STURBRIDGE,  
FORM A-1**

June 19, 2019

Lynne Girouard  
Town Clerk  
308 Main Street  
Sturbridge, MA 01566

Re: Application for endorsement of plan believed not to require subdivision approval.

Applicant: Kevin Aliengena – 100 Breakneck Road

You are hereby notified the parcel at 100 Breakneck Road has been reconfiguration into Lots 8-A and 7-A and the creation of Lot 11. Lots 7A and 8A are being reduced in size but still comply and Lot 11 meets the requirements as shown on the plan entitled “Plan of Land in Sturbridge, MA 01566 prepared for Old Green Acres, LLC” – dated June 5, 2019 – prepared by Sherman & Frydryk, LLC (3 Converse Street Suite 203 Palmer, MA 01069) submitted on behalf of property owned by Kevin Aliengena on June 6, 2019 accompanied by a FORM A, Application for Endorsement of Plan Believed Not to Require Subdivision Approval, dated June 6, 2019, has been endorsed by the Planning Board as follows: “Approval under the Subdivision Control Law not required, Planning Board Town of Sturbridge.

Sturbridge Planning Board

Charles Blanchard, Chair  
Christopher Bouchard  
Russell Chamberland  
Michael Chisholm  
James Cunniff  
Heather Hart  
Susan Waters, Clerk