



Form A

Planning Board

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

Date: 9/4/2019

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

NEW BOSTON ROAD

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

EXISTING LOT HAS REQUIRED FRONTAGE, AREA AND SHAPE FACTOR

ON A PUBLIC WAY, PROPOSED PARCEL IS NOT A BUILDING LOT

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

PAUL A. JOLIN DATED DEC 9, 1993, BK 15900 Pg. 040

WORCESTER REGISTRY OF DEEDS

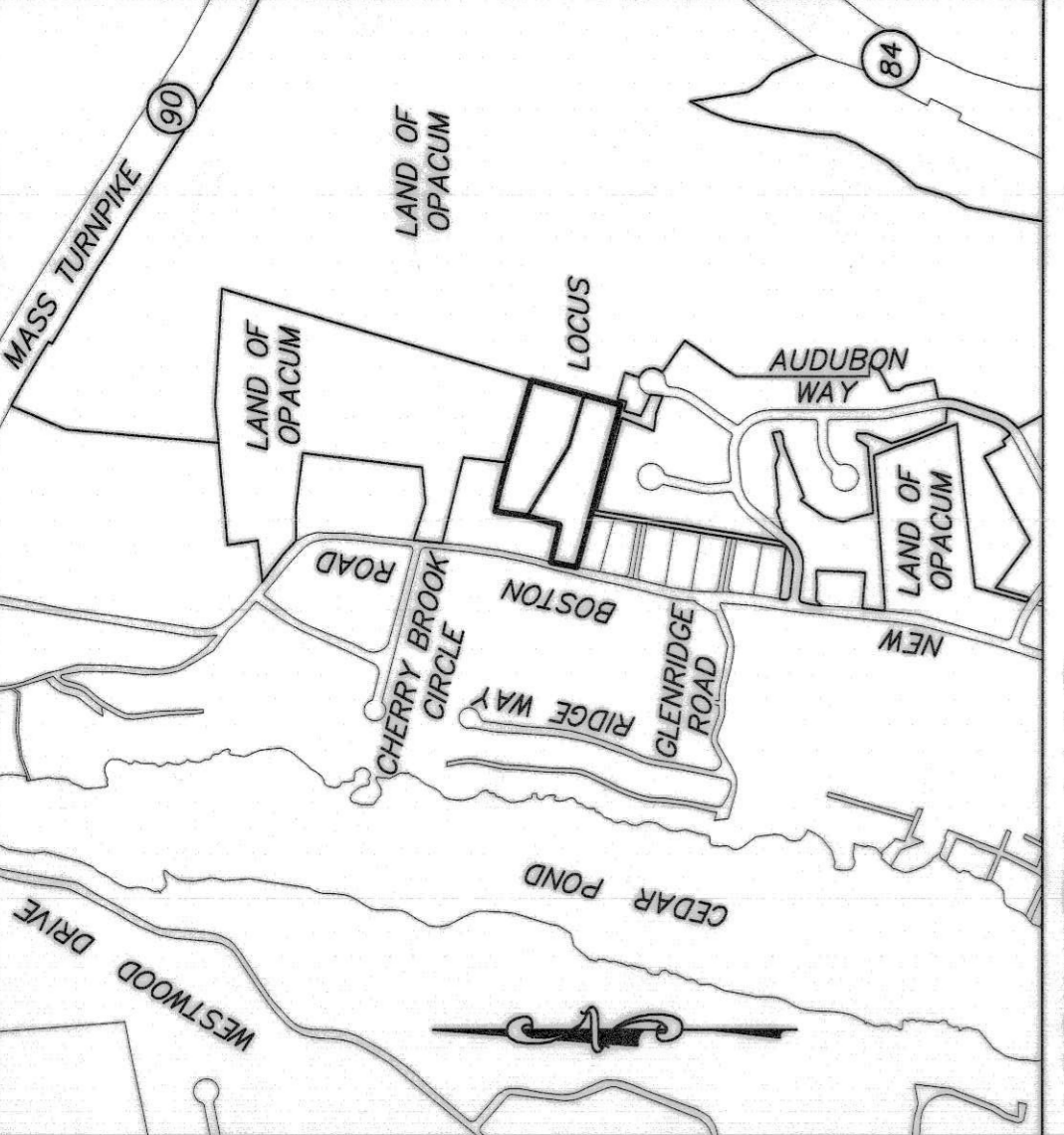
Applicant's signature Carol A Childress

Date: 9/4/2019

APPROVAL UNDER THE
SUBDIVISION CONTROL LAW,
NOT REQUIRED.
MGL CHAPTER 41, SECTION 81-P
STURBRIDGE PLANNING BOARD

DATE: _____

PLANNING BOARD ENDORSEMENT IS NOT A
DETERMINATION AS TO CONFORMANCE WITH THE
ZONING BYLAW.



SCALE: 1" = 1000'

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT
AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH
A REPORT MAY DISCLOSE.

HANNIGAN ENGINEERING INC. MAKES NO REPRESENTATION AS TO THE
EXISTENCE OF ANY OTHER PRIVATE OR PUBLIC UTILITIES THAT MAY AFFECT
THE SURVEYED PROPERTY.

PARCEL A IS NOT TO BE CONSIDERED A BUILDING LOT.

NEW BOSTON ROAD IS A SCENIC ROAD.

NEW BOSTON ROAD IS A PUBLIC WAY WITH APPROXIMATELY 25 FOOT WIDTH
OF BITUMINOUS PAVEMENT.

THE WETLAND SHOWN IS DERIVED FROM MASS GIS AND HAS NOT BEEN
DELINEATED BY A BOTANIST.

THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL A OUT OF LAND NOW
OWNED BY CHILDRESS WHICH IS TO BE CONVEYED TO AND BECOME A PART
OF LAND OF OPACUM LAND TRUST INC.

THE REMAINING LAND OF CHILDRESS HAS SUFFICIENT AREA AND FRONTAGE TO
COMPLY WITH THE CURRENT ZONING BYLAW.

THE PROPERTY IS NOT GRAPHICALLY LOCATED WITHIN A FEDERAL FLOOD
HAZARD AREA ZONE A, AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF
WORCESTER COUNTY, TOWN OF STURBRIDGE, MAP NO. 2502700764E, DATED
JULY 4, 2011.

I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
THE RULES AND REGULATIONS OF THE
REGISTERS OF DEEDS.

Larry R. Sabean
LARRY R. SABEAN, P.L.S. 34625 DATE: 08/28/2019

HANNIGAN ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

8 MONUMENT SQUARE
LEDMINSTER, MASSACHUSETTS 01463
WWW.HANNIGANENGINEERING.COM

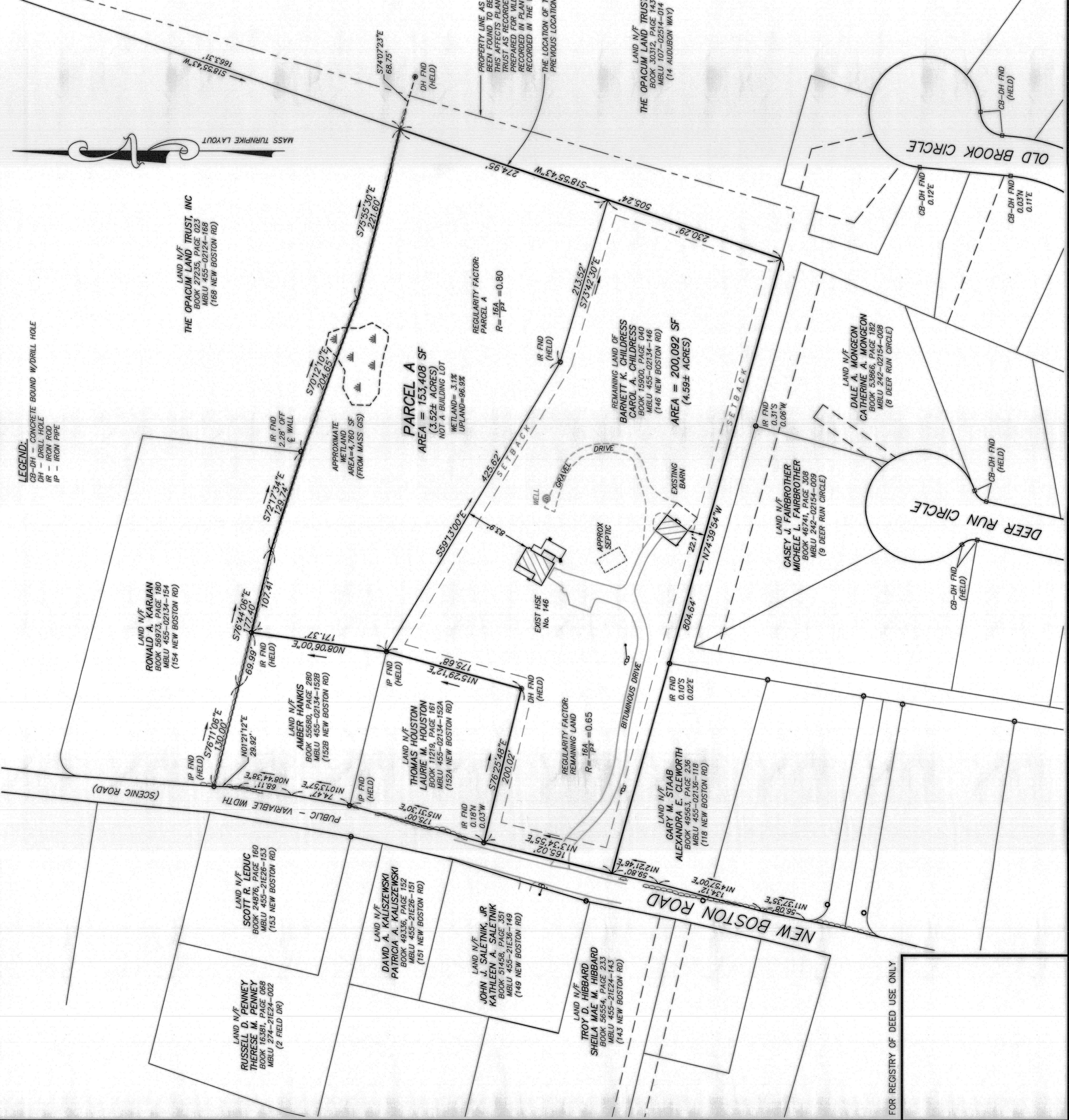
(978) 534-1234 (T)
(978) 534-6060 (F)

**PLAN OF LAND
IN
STURBRIDGE, MASSACHUSETTS**

PREPARED FOR:
CAROL CHILDRESS
P.O. BOX 1106
STURBRIDGE, MA 01566
TEL: _____

GRAPHIC SCALE: 1" = 60'
0 50 100 150 200 250
FEET
0 10 20 30 40 50 60 70
METERS

CALC: LRS	DRWN: LRS	SCALE: 1" = 60'
CHKD: WDH	APPD: LRS	DATE: AUG 28, 2019
SRV: JHG-EH	FB: 61/42	JOB NO: 1099.1
TAB: ANR	SHEET 1 OF 1	PLAN NO: C-15-19



ZONE: SUBURBAN RESIDENTIAL
AREA = 32,670 SF (3/4 ACRE)
FRONTAGE = 125'
LOT WIDTH = 125'
SETBACKS: FRONT = 30'
SIDE = 15'
REAR = 15'

REFERENCE:
MBLU 455-02134-146
DEED BOOK 15900, PAGE 040

PLAN REFERENCE:
PLAN BOOK 795, PLAN 37
PLAN BOOK 783, PLAN 35
PLAN BOOK 728, PLAN 40
PLAN BOOK 593, PLAN 38
PLAN BOOK 593, PLAN 40
PLAN BOOK 542, PLAN 31
PLAN BOOK 471, PLAN 101
PLAN BOOK 317, PLAN 88

OWNERS:
BARNETT CHILDRESS
CAROL CHILDRESS
P.O. BOX 1106
146 NEW BOSTON ROAD
STURBRIDGE, MA 01566

LEGEND:
CB-DH CONCRETE BOUND W/DRILL HOLE
DH DRILL HOLE
IR IRON ROD
IP IRON PIPE

FOR REGISTRY OF DEED USE ONLY