



ANR Plan Content and Submittal Checklist

Planning Board

Name of Owner: Gary Galonek

Location: 164 Lake Rd

Representative: Bertin Engineering Submission Date: 01/06/2021

Number of lots: 2 Drawing Number: 20M-191

- 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
 - Suitable & pre-existing
 - Scenic Road application
- Zone SR
- Frontage (show totals) 135.75
- Lot area .3 Acres
- Metes and Bounds
- Abutters
- Regularity factor > .40
- Wetland/ Upland areas percent
- Slopes in excess of eight percent
- Other non-lot parcels
- Variance: Book _____ Page _____
- Mylar and three paper prints
- Electronic copy (pdf)
- Notice of any matters for Conservation Commission review
- Existing structures

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



Form A

Planning Board

Application for Endorsement of Plan Believed Not to Require Subdivision Approval

Date: 1/6/2021

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

164 Lake Rd

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

Meets the criteria of frontage and area

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

Book 38489, Page 0262

Applicant's signature

Date: 6 January 2021