

PLANNING BOARD

RECEIVED  
AUG 24 2018

FORM A  
APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL TOWN OF STURBRIDGE PLANNING BOARD

Date: August 15, 2018

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 Big Alum Road & Clarke Road Extension

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The owner's title to the land is derived under deed from Alan D. Kohler, dated February 10, 1995, and recorded in Worcester Registry of Deeds, Book 16871, Page 393 or Land Court Certificate of Title No. \_\_\_\_\_, registered in \_\_\_\_\_ District Book \_\_\_\_\_, Page \_\_\_\_\_ and Sturbridge Assessor's Map 155, Lot 01438-286.

Received by Town Clerk:

Applicant's Signature \_\_\_\_\_

Date: \_\_\_\_\_

Applicant's Address 286 Big Alum Road

Time: \_\_\_\_\_

Sturbridge, MA 01566

Owner's Signature and Address if not the applicant

Signature: Joel Casaubon

Address: Joel Casaubon, 286 Big Alum Road, Sturbridge, MA 01566

## ANR Plan Content and Submittal Checklist

Name of Owner Joel Casaubon  
 Location 286 Big Alum Road, Sturbridge, MA 01566  
 Representative Bertin Engineering Submission Date \_\_\_\_\_  
 Number of Lots 2 Dwg No. BEI Project Id 18M-177

- |    |   |                                     |
|----|---|-------------------------------------|
| 1  | Fee \$100 Application & \$50 each new lot | <input checked="" type="checkbox"/> |
| 2  | Form A Town Clerk – starts 21-day clock   | <input checked="" type="checkbox"/> |
| 3  | Owner and address of record               | <input checked="" type="checkbox"/> |
| 4  | MA Surveyor stamp and signature           | <input checked="" type="checkbox"/> |
| 5  | Endorsement box                           | <input checked="" type="checkbox"/> |
| 6  | Registry box                              | <input checked="" type="checkbox"/> |
| 7  | Plan and Deed references                  | <input checked="" type="checkbox"/> |
| 8  | Certifications of standards and survey    | <input checked="" type="checkbox"/> |
| 9  | Scale, legend and date                    | <input checked="" type="checkbox"/> |
| 10 | Locus and north arrow                     | <input checked="" type="checkbox"/> |
| 11 | Way                                       | <input type="checkbox"/>            |
|    | a. Public                                 | <input type="checkbox"/>            |
|    | b. Private uses & certified               | <input checked="" type="checkbox"/> |
|    | c. Suitable & pre-existing                | <input type="checkbox"/>            |
|    | d. Scenic Road application                | <input type="checkbox"/>            |
| 12 | Zone <u>Suburban Residential</u>          | <input checked="" type="checkbox"/> |
| 13 | Frontage (show totals) <u>125 Ft</u>      | <input checked="" type="checkbox"/> |
| 14 | Lot area <u>3/4 ac</u>                    | <input checked="" type="checkbox"/> |
| 15 | Metes and Bounds                          | <input checked="" type="checkbox"/> |
| 16 | Abutters                                  | <input checked="" type="checkbox"/> |
| 17 | AutoCAD on PC Disk                        | <input checked="" type="checkbox"/> |
| 18 | Regularity Factor > .40                   | <input checked="" type="checkbox"/> |
| 19 | Wetland/Upland areas and percent          | <input type="checkbox"/> N/A        |
| 20 | Slopes in excess of eight percent         | <input type="checkbox"/> N/A        |
| 21 | Other non-lot parcels                     | <input type="checkbox"/> N/A        |
| 22 | Variance Book _____ Page _____            | <input type="checkbox"/> N/A        |
| 23 | Mylar and three paper prints              | <input checked="" type="checkbox"/> |
| 24 | Notice of any matters for ConCom review   | <input type="checkbox"/> N/A        |
| 25 | Existing structures                       | <input checked="" type="checkbox"/> |

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

RESERVED FOR USE BY THE REGISTRY OF DEEDS

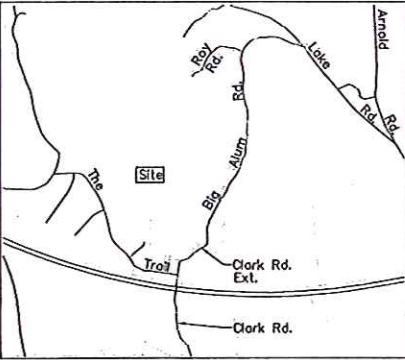
THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS AND THE LATEST DEEDS AND PLANS OF RECORD AND THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

*Bruce A. Fitzback*  
 BRUCE A. FITZBACK  
 PROFESSIONAL LAND SURVEYOR  
 No. 17721

8-17-2018  
 DATE

P.L.S. #37731



**LEGEND**

CB	CATCH BASIN	○	IRON PIPE
UP	UTILITY POLE	⊙	DRILL HOLE
IR	REBAR	⊖	REBAR SET
DH	DRILL HOLE	□	BOUND SYMBOL
IP	IRON PIPE	⊕	UTILITY POLE
FND	FOUND	⊗	STONE WALL
BND	BOUND	⊙	WELL
AP:	ASSESSORS PARCEL	x	GUY WIRE
HYD.	HYDRANT		
GUY	GUY WIRE		



**LOT LOCUS:**  
 SCALE: 1"=1000'

**TAX MAP REFERENCES:**  
 (STURBRIDGE ASSESSORS)  
 JOEL R. CASAUBON AND CHRISTINE E. CASAUBON  
 286 BIG ALUM ROAD  
 FISKDALE, MA 01518  
 Parcel ID: 155-01438-286

**RECORD OWNERS:**  
 JOEL R. CASAUBON AND CHRISTINE E. CASAUBON  
 286 BIG ALUM ROAD, FISKDALE, MA 01518  
 DEED BOOK16871 PG.393

**PLAN REFERENCES:**  
 (WORCESTER COUNTY REGISTRY OF DEEDS)

PLAN BOOK 368 PLAN 22  
 PLAN BOOK 476 PLAN 26

**TOWN OF STURBRIDGE ZONING:**  
 ZONE - SUBURBAN RESIDENTIAL  
 AREA - 3/4 AC.  
 FRONTAGE - 125 FT.  
 FRONT - 30 FT.  
 SIDE - 15 FT.  
 REAR - 15 FT.

**GENERAL NOTES:**  
 1. THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL "A" FROM LAND OF JOEL R. CASAUBON AND CHRISTINE E. CASAUBON. PARCEL A IS TO BE COMBINED WITH ADJOINING LAND LOCATED AT 286 CLARKE ROAD EXTENSION. PARCEL "A" IS NOT TO BE CONSIDERED A BUILDABLE LOT.

2. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.

3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND AND DEPICT THEM ON THE SURVEY; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

4. HORIZONTAL DATUM BASED ON PLAN BOOK 476 PLAN 26

5. BY GEOGRAPHICAL PLOTTING ONLY A PORTION OF THE SITE IS LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0763E WITH AN EFFECTIVE DATE OF JULY 4, 2011.

6. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.

PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

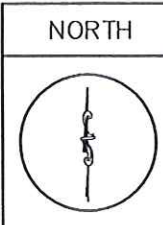
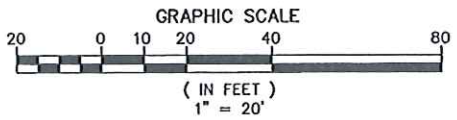
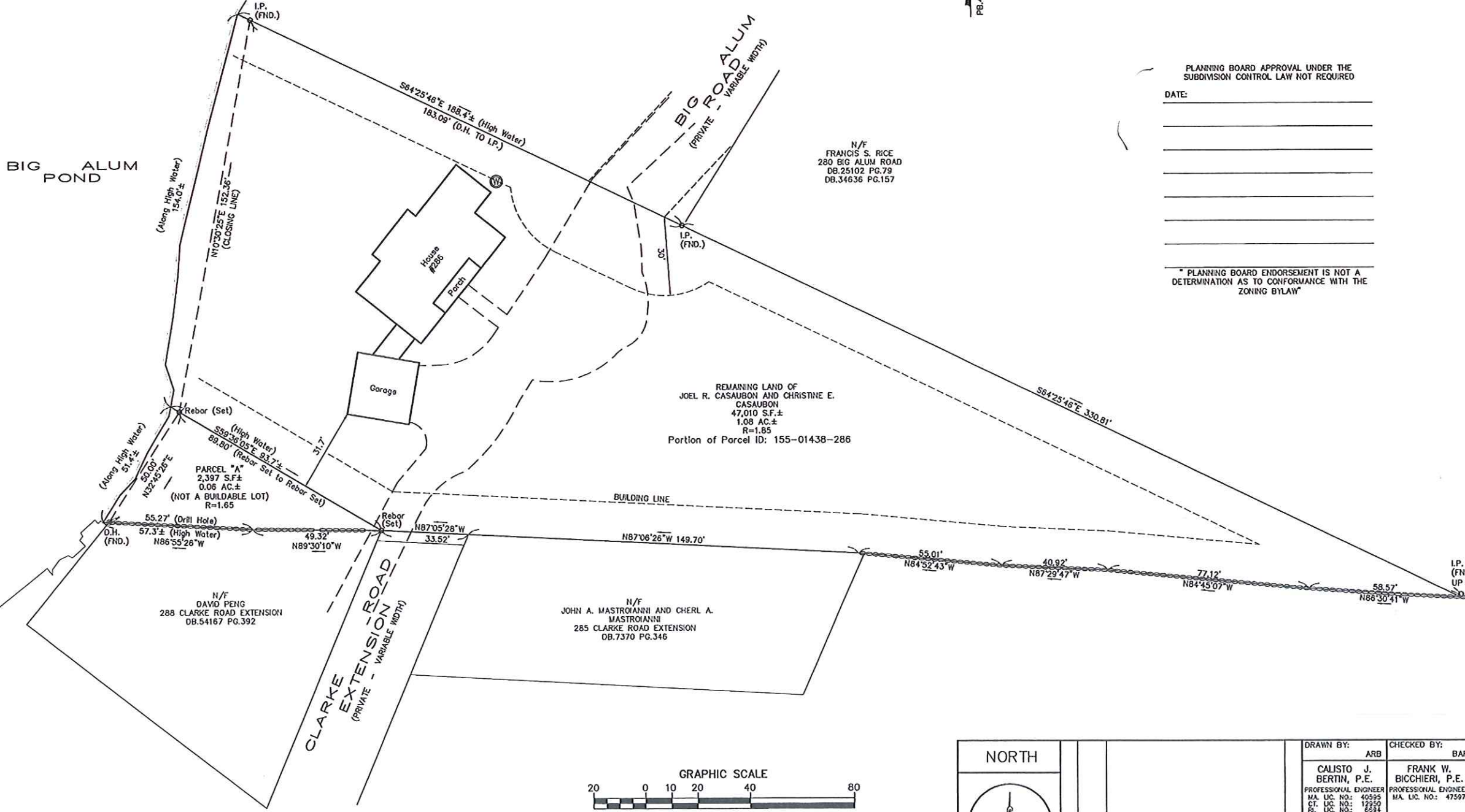
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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



NO.	DATE	REVISION	BY

<b>DRAWN BY:</b> CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 40995 CT. LIC. NO.: 12950 FL. LIC. NO.: 6594 NH. LIC. NO.: 9358	<b>CHECKED BY:</b> FRANK W. BICCHIERI, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 47597
<b>BRUCE A. FITZBACK, P.L.S.</b> PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 37731 CT. LIC. NO.: 16970	<b>PETER C. ENGLE, P.E.</b> PROFESSIONAL ENGINEER MA. LIC. NO.: 53738

**RECORD PROPERTY OWNERS:**  
 JOEL R. CASAUBON AND CHRISTINE E. CASAUBON  
 286 BIG ALUM ROAD, FISKDALE, MA 01518

DAVID PENG  
 288 CLARKE ROAD EXTENSION, STURBRIDGE, MA

**ANR PLAN OF LAND**  
 SITE ADDRESS:  
 BIG ALUM ROAD AND CLARKE ROAD EXTENSION  
 STURBRIDGE, MA 01566

**BERTIN ENGINEERING**  
 33 ELM STREET  
 STURBRIDGE, MA 01550  
 P. 508.765.0193  
 F. 508.765.0193  
 www.bertinengineering.com

DATE: 7-23-2018 SCALE: 1" = 20' REV #: 0 PROJECT #: 18M-177 DWG. NO.: ANR

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