



Form A

Planning Board

Application for Endorsement of Plan Believed Not to Require Subdivision Approval

Date: 10/22/19

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

Holland rd

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

Applicant's signature

James Hand

Date:

10/22/19



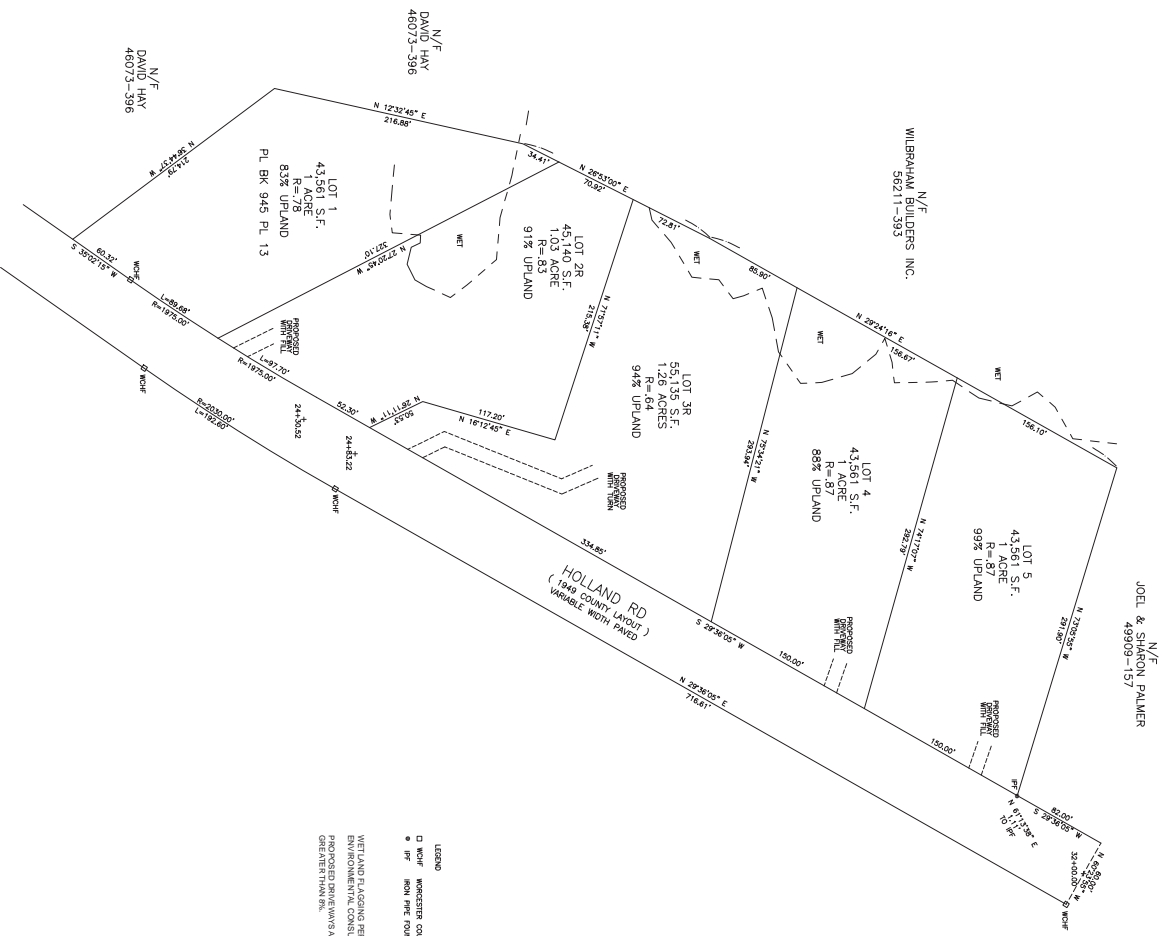
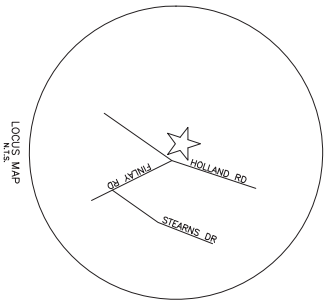
ANR Plan Content and Submittal Checklist

Planning Board

Name of Owner: SIME REALTY TRUST
 Location: LOTS 2, 3, 4, 5 Holland rd
 Representative: Jim HERRIV Submission Date: 10/22/19
 Number of lots: 4 Drawing Number: _____

- 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 RR
- Frontage (show totals) ~~150'~~ 150', 150', 334.85, 150'
- Lot area _____
- 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.



N/F
JOEL & SARON PALMER
449909-157

N/F
WILBRAHAM BUILDERS INC.
56211-393

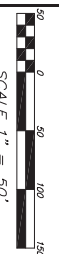
N/F
DAVID HAY
46073-396

N/F
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LEGEND
 □ WOLF PROPOSED COUNTY HIGHWAY ROAD
 ● PER IRON PIPE FOUND
 WETLAND FLAGGING PERFORMED BY WATT WARROW ENVIRONMENTAL CONSULTING
 PROPOSED DRIVEWAYS ARE SHOWN ON LOTS WITH SLOPES GREATER THAN 6%.

PLAN REFERENCE(S):
945-13, 245-16, 522-86
 DEED REFERENCE(S):
61060-274, 44866-39
 ASSESSOR REFERENCE(S):
348-0243-248

OWNER
 SMAC REALTY TRUST
 225 NANO DOK STREET NORTH WASHINGTON, VA 01982



STRUBBRIDGE

PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED

ALTERNATE VOTE _____
 DATE: _____

PLANNING BOARD ENGAGEMENT IS NOT A DETERMINATION AS TO COMPLIANCE WITH THE ZONING O.C.A.M.



PREPARED: THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL ENGINEERS OF THE COMMONWEALTH OF MASSACHUSETTS.

TS&T GROUP, INC.
 PROFESSIONAL ENGINEERS
 25 BARNARD STREET, 4TH FLOOR
 WILMINGTON, MA 01897
 TEL: 508-792-8888 WWW.TS&TGROUP.COM

PLAN OF LAND		APPLICANT(S)/OWNER(S)	
246 HOLLAND RD STRUBBRIDGE MA		SMAC REALTY TRUST	
DATE: 10-21-19	SCALE: 1"=50'	SHT: 1	TOTAL SHEETS: 12
DATE: 7-20-19	SCALE: 1"=50'	SHT: 12	TOTAL SHEETS: 12
JOB NUMBER: 6747	SHEET NUMBER: 1	OF 1	
DATE: 5-31-19	SCALE: 1"=50'	SHT: 1	TOTAL SHEETS: 12
JOB NUMBER: 5345	SHEET NUMBER: 1	OF 1	