



Town of Sturbridge

Planning Board
301 Main Street
Sturbridge, MA 01566

FORM A

Application for Endorsement of Plan Believed Not to Require Subdivision Approval

Date: March 11, 2021

Applicant: Silver Tree Realty, LLC
Mailing Address: 710 Main Street, North Oxford, MA 01537
Phone #: 508-987-0025 Email Address: _____

Licensed Professional: James P. Smith, PLS - Tauper Land Survey, Inc.
Mailing Address: 710 Main Street, North Oxford, MA 01537
Phone #: 508-987-2266 Email Address: jsmith@tauperlandsurvey.com

Property Owner: Same as Applicant
Mailing Address: _____

Assessors Map # 552 Parcel # 04456-566 Zoning Dist. Rural Residential

Property Address: 566 Route 15
of Lots 1

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 Bylaw/Ordinance and is on a public way, namely, or a private way, namely:
Route 15



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

Lot has frontage on Existing Road ~~AND~~ AND
No New Frontage Is Being Created.

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

Recorded at: (Registry of Deeds): Worcester South

Book: 57774 Page: 369 Dated: 9/22/17

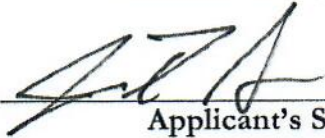
OR

Land Court Certificate of Title #: na

Registered in: _____

District Book: _____

Book: _____


Applicant's Signature


Owner's Signature

INSTRUCTIONS: Complete application and ANR Checklist. Deliver nine (9) hard copies of the application & checklist, nine (9) 11x17 hard copies of the site plans, three (3) 24x36 hard copies of the site plan and one (1) mylar, to the Planning Board Office. Please submit electronic versions of all filing materials to jlacy@sturbridge.gov.

FILING FEE: \$100 plus \$50 per lot



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ANR Plan Content and Submittal Checklist

Name of Owner: Silver Tree Realty, LLC

Location: 566 Route 15

Representative: James Smith, PLS Submission Date: March 11, 2021

Number of Lots: 1 Drawing Number: 17-188 Route 15, Sturbridge

- | | |
|---|--|
| <input checked="" type="checkbox"/> Fee \$100 Application and \$50 for each new lot | <input checked="" type="checkbox"/> Zone <u>Rural Residential</u> |
| <input checked="" type="checkbox"/> Form A to Town Clerk – Starts 21 day clock | <input checked="" type="checkbox"/> Frontage (show totals) <u>150.10 feet</u> |
| <input checked="" type="checkbox"/> Owner and address of record | <input checked="" type="checkbox"/> Lot area <u>45,005 sq. ft.</u> |
| <input checked="" type="checkbox"/> MA surveyor stamp and signature | <input checked="" type="checkbox"/> Metes and Bounds |
| <input checked="" type="checkbox"/> Endorsement box | <input checked="" type="checkbox"/> Abutters |
| <input checked="" type="checkbox"/> Registry box | <input checked="" type="checkbox"/> Regularity factor > .40 |
| <input checked="" type="checkbox"/> Plan and deed reference | <input checked="" type="checkbox"/> Wetland/Upland areas percent |
| <input checked="" type="checkbox"/> Certifications of standards and survey | <input checked="" type="checkbox"/> Slopes in excess of eight percent |
| <input checked="" type="checkbox"/> Scale, legend, and date | <input type="checkbox"/> Other non-lot parcels |
| <input checked="" type="checkbox"/> Locus and north arrow | <input type="checkbox"/> Variance: Book _____ Page _____ |
| <input checked="" type="checkbox"/> Way | <input checked="" type="checkbox"/> Mylar and three paper prints |
| <input checked="" type="checkbox"/> Public | <input checked="" type="checkbox"/> Electronic copy (pdf) |
| <input type="checkbox"/> Private used & certified | <input checked="" type="checkbox"/> Notice of any matters for Cons. Comm. review |
| <input type="checkbox"/> Suitable & pre-existing | <input checked="" type="checkbox"/> Existing structures |
| <input type="checkbox"/> Scenic Road application | |

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