



Form A

Planning Board

Application for Endorsement of Plan Believed Not to Require Subdivision Approval

Date: 1/19/21

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

Wallace Road

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

Frontage provided on existing right of way. Lot conforms to current zoning requirements. No new frontage is being proposed to be created.

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

Worcester County South, Deed Book 20321 Page 278

Applicant's signature

Date: 1.19.21



ANR Plan Content and Submittal Checklist

Planning Board

Name of Owner: Laurie Boniface

Location: 116 Wallace Road

Representative: James P. Smith, PLS Submission Date: 1/19/21

Number of lots: 1 Drawing Number: 21-105 Wallace Road ANR

- 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 Suburban Residential
- Frontage (show totals) 219.3 feet
- Lot area 1.9 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.