Form A

Planning Board

Application for Endorsement of Plan
Believed Not to Require Subdivision Approval

Date: 10-16-2019

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

    Podunk Road

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

    Book 6299 Page 295

Applicant's signature _____

Date: _____

ANR Plan Content and Submittal Checklist

Planning Board

Name of Owner: Robert Kaszowski & Kenneth Kaszowski

Location: Podunk Road

Representative: DC Engineering & Survey Inc   Submission Date: 10-16-2019

Number of lots: 6   Drawing Number: 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 Rural Residential
- ■ Frontage (show totals) 175.00' - 212.20'
- ■ Lot area 47,000 +
- ■ Metes and Bounds
- ■ Abutters
- ■ Regularity factor > .40
- ■ Wetland/ Upland areas percent
- ❑ Slopes in excess of eight percent N/A
- ■ Other non-lot parcels
- ❑ Variance: Book _____ Page N/A
- ■ Mylar and three paper prints
- ■ Electronic copy (pdf)
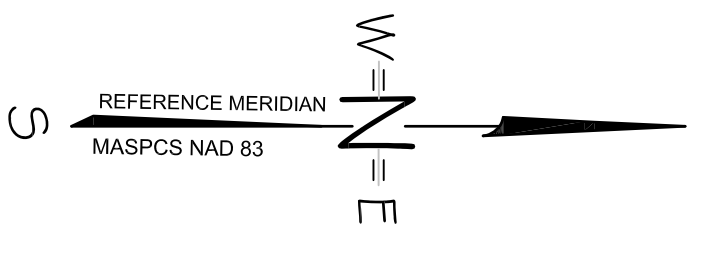- ■ Notice of any matters for Conservation Commission review
- ■ Existing structures

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

ANR PLAN OF LAND

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.
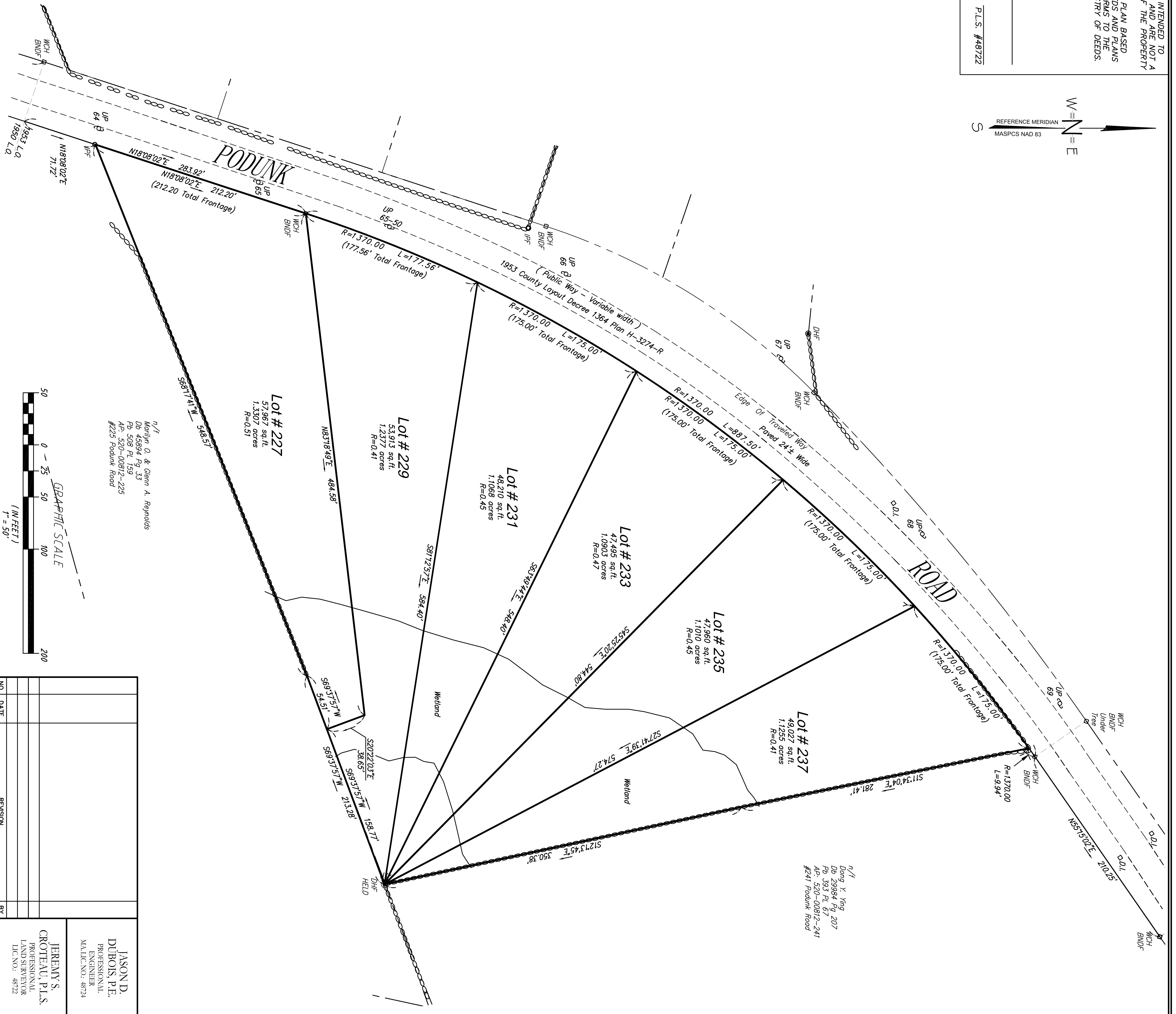
JEREMY S. CROTEAU _____ DATE _____

P.L.S. #48722

REFERENCE MERIDIAN
MASPCS NAD 83

W—N—E
S

PLANNING BOARD APPROVAL UNDER THE
SUBDIVISION CONTROL LAW NOT REQUIRED M.G.L.
CHAPTER 41 SECTION 81P

DATE:

"PLANNING BOARD ENDORSEMENT IS NOT A
DETERMINATION AS TO CONFORMANCE WITH THE
ZONING BYLAW"
" ENDORSEMENT BY THE PLANNING BOARD DOES
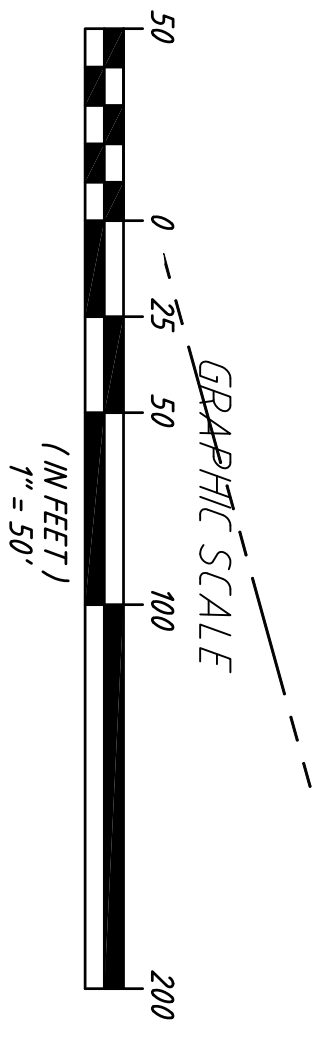NOT GUARANTEE THAT ANY OF THE LOTS SHOWN
ON THIS PLAN ARE BUILDABLE LOTS"

SYMBOL KEY
STONE WALL
BOUND
IRON PIPE / REBAR
DRILL HOLE
UTILITY POLE
WELL
TEST PIT
PERC TEST
BENCH MARK
IPF   IRON PIPE FOUND
IRF   REBAR FOUND
BNDF   BOUND FOUND
DHF   DRILL HOLE FOUND
IRS   5/8 REBAR SET

GRAPHIC SCALE
0 25 50 100 200
(IN FEET)
1" = 50'

PODUNK
(Public Way – Variable width)
1953 County Layout Decree 1364 Plan H-3274-R
Edge Of Traveled Way
24'± Wide

N18°08'02"E 283.92'
N18°08'02"E 212.20
(212.20 Total Frontage)
R=1370.00   L=177.56'
(177.56' Total Frontage)
R=1370.00   L=175.00
(175.00' Total Frontage)
R=1370.00   L=387.50'
R=1370.00   L=175.00
(175.00' Total Frontage)
R=1370.00   L=175.00
(175.00' Total Frontage)
R=1370.00   L=9.94'

N18°08'02"E 71.72'
1953' LQ
1950' LQ

ROAD

Lot # 227
57,996 sq.ft.
1.3307 acres
R=0.51
n/f
Marilyn O. & Glen A. Reynolds
Db 45894 Pg 33
Pb 508 Pl 159
AP: 520-00812-225
#225 Podunk Road

Lot # 229
53,913 sq.ft.
1.2377 acres
R=0.41

Lot # 231
48,210 sq.ft.
1.1068 acres
R=0.45

Lot # 233
47,495 sq.ft.
1.0903 acres
R=0.47

Lot # 235
49,027 sq.ft.
1.1255 acres
R=0.41
1.1010 acres
R=0.45

Lot # 237
49,027 sq.ft.
1.1255 acres
R=0.41

n/f
Dong Y. Ying
Db 39984 Pg 207
Pb 393 Pl 67
AP: 520-00812-241
#241 Podunk Road

Wetland
Wetland

DH HELD

S58°17'41"W 546.57
N83°18'40"E 494.58'
N83°18'40"E 584.40'
S81°25'57"E 594.40'
S28°59'41"E
S26°30'26"E 544.80'
S25°07'29"E
S27°14'15"E
S11°34'04"E 281.41'
S12°13'45"E 350.38'

S69°37'57"W 54.51'
S20°22'01"E 38.65'
S69°37'57"W 213.28
S69°37'57"W 158.71'

LOT LOCUS
SCALE 1"=1000'

Subject
PODUNK
ROUTE 49
BROOKFIELD ROAD

NORTH
REFERENCE MERIDIAN
MASPCS NAD 83
W—N—E
S
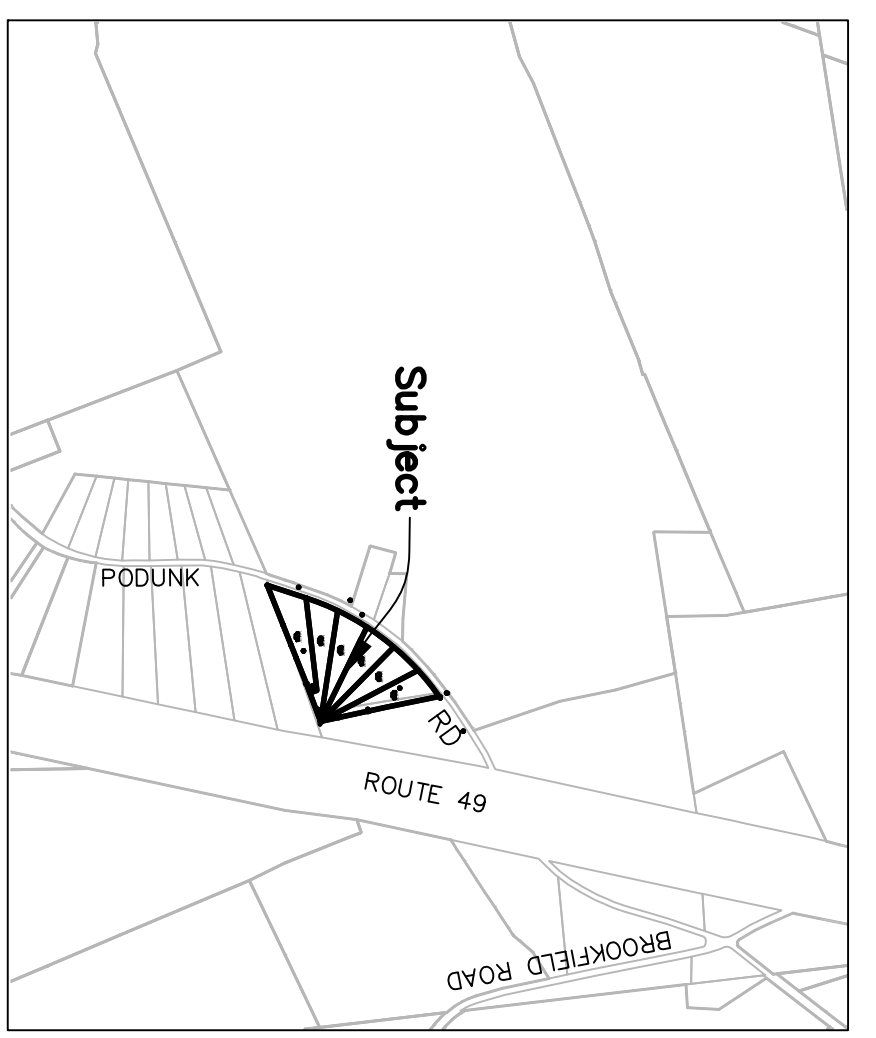
JASON D.
DUBOIS, P.E.
PROFESSIONAL
ENGINEER
MA LIC.NO.: 48724

JEREMY S.
CROTEAU, P.L.S.
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LAND SURVEYOR
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D&C
ENGINEERING
& SURVEYING
GROUP

508-789-9999
508-341-8127