



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

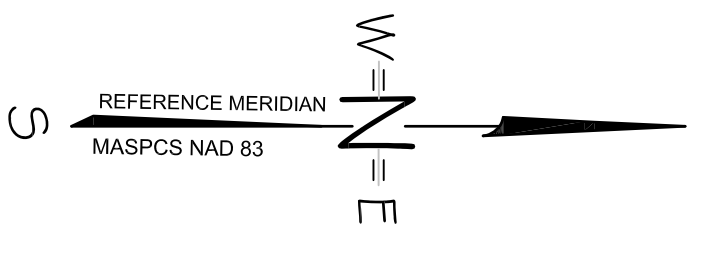
Please refer to Article II, Section 6 of the Town's Subdivision Regulations for detailed instructions.

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.

JEREMY S. CROTEAU
DATE _____ P.L.S. #48722

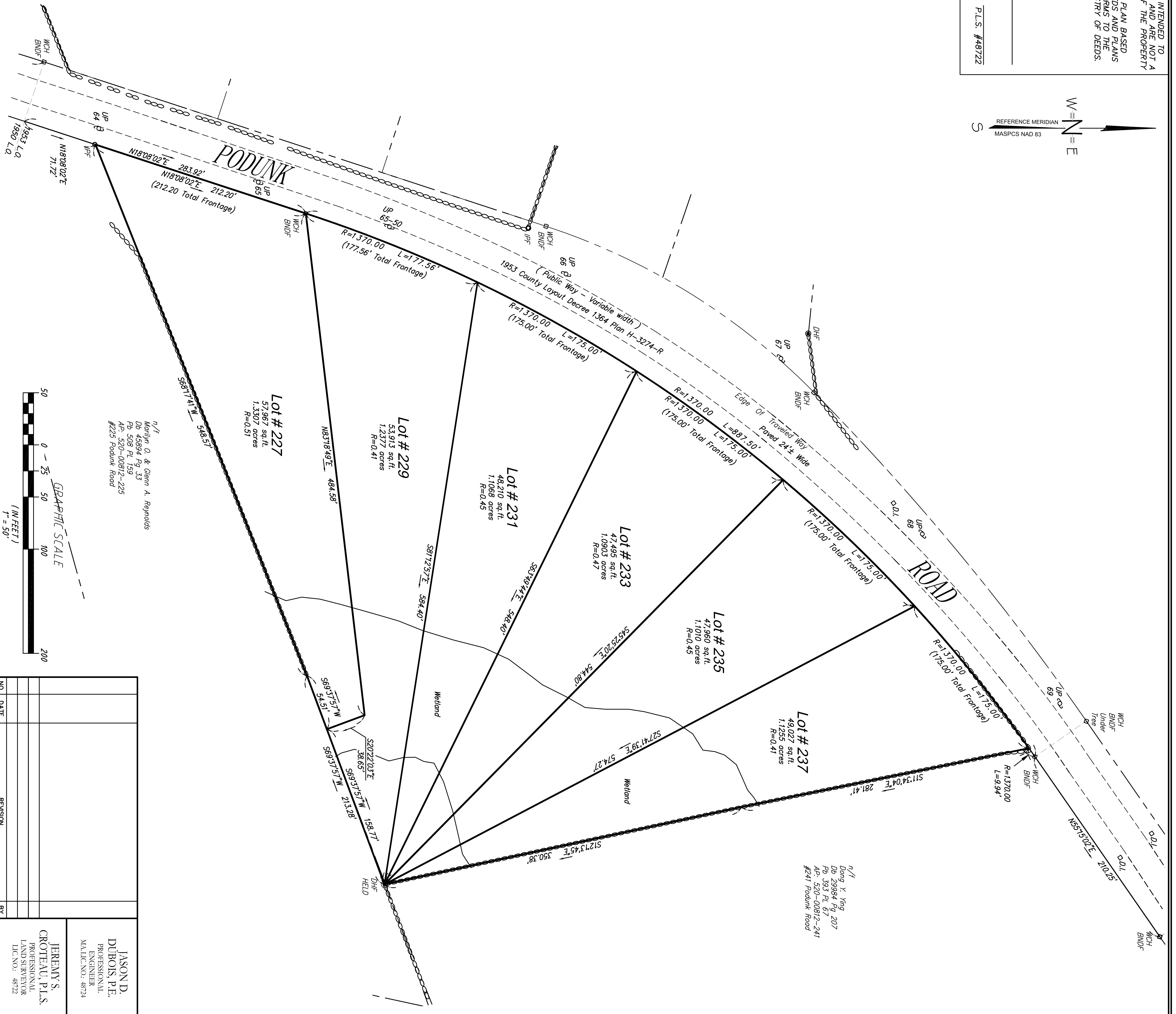


PLANNING BOARD APPROVAL UNDER THE SUBDIVISION ACT IS NOT REQUIRED M.G.L. CHAPTER 41 SECTION 81P
DATE: _____

* 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*

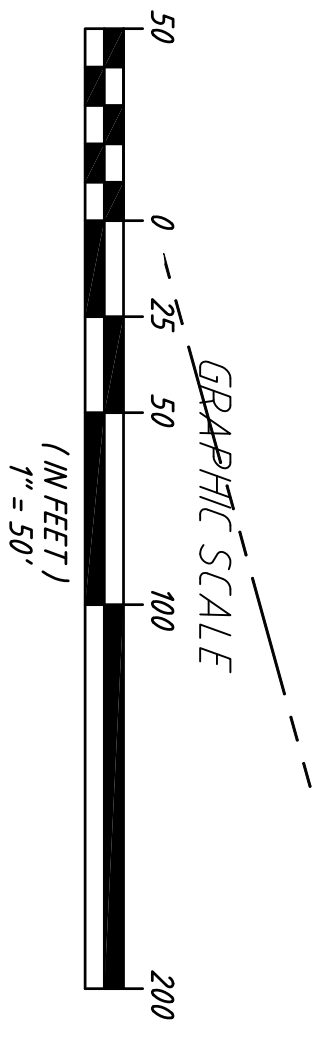
SYMBOL KEY

STONE WALL	
BOUND	
IRON PIPE / REBAR	
DRILL HOLE	
UTILITY POLE	
WELL	
TEST PIT	
PERC TEST	
BENCH MARK	
IRON PIPE FOUND	
BOUND FOUND	
BNDP FOUND	
DHF FOUND	
IRS	



n/i/
Marilyn O. & Glenn A. Reynolds
Db 45894 Pg 33
Pg. 508 Pl. 159
#223 Podunk Road

n/i/
Dong Y. Yang 207
Db 29864 Pg 207
Pg. 520 Pl. 6192-241
#241 Podunk Road



NO.	DATE	REVISION	BY

NORTH

ANR PLAN OF LAND

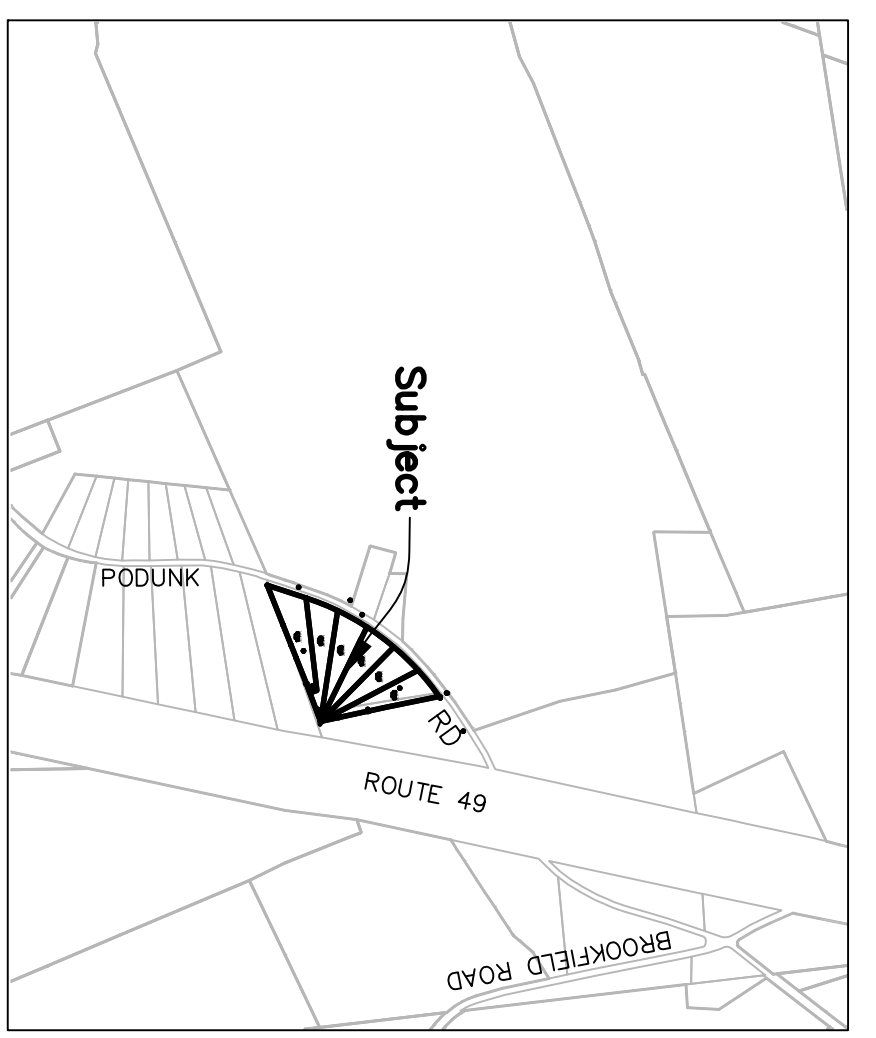
JASON D. DUBOIS, P.E.
PROFESSIONAL LAND SURVEYOR
M.A.L.C. NO.: 4874

JEREMY S. CROTEAU, P.L.S.
PROFESSIONAL LAND SURVEYOR
T.L.C. NO.: 4872

CLIENT: Robert J. Kaszowski, Jr. & Kenneth P. Kaszowski
Podunk Road
Sturbridge, MA

DRAWN BY: JSC
CK'D BY: JDD
REV # 0
DATE: 10-8-19
SCALE: 1"=50'
PROJECT # 19-236
DWG. NO.: ANR

DOCS ENGINEERING
SURVEYING INC.
383 GERRARD STREET EAST, SUITE 101
OHARLTON, ONT. M7A 1G5
519-321-2129



LOT LOCUS
SCALE: 1"=1000'

TAX MAP REFERENCES:
TAX MAP ID 520-00343-227

RECORD OWNERS
ROBERT J. KASZOWSKI JR. & KENNETH P. KASZOWSKI
DB 6299 PG 295

PLAN REFERENCES:
MIDDLESEX COUNTY REGISTRY OF DEEDS
Pg. 207 Pl. 159
Pg. 508 Pl. 59
Pg. 393 Pl. 67
Pg. 343 Pl. 101
Pg. 191 Pl. 121
Pg. 169 Pl. 89

TOWN OF STURBRIDGE ZONING
ZONE - RURAL RESIDENTIAL
AREA - 1 ACRE, 43,960 SQ. FT.
FRONTAGE - 150 FT.
FRONT - 30 FT.
SIDE & REAR - 20 FT.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE SIX LOTS OUT OF LAND OWNED BY ROBERT J. KASZOWSKI JR. & KENNETH P. KASZOWSKI AS RECORDED IN DB 6299 PG 295.
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. HORIZONTAL DATUM BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NAD 83 VIA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).
4. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP (FIRM) FILE NUMBER # 2502700766E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.
5. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON RECORDS ABOVE GROUND. PHYSICAL UTILITY LOCATIONS ARE NOT GUARANTEED. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES PRIOR TO ANY DESIGN OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
7. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
8. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.
9. WETLAND AREAS: LOT 227-6,500 S.F., LOT 229-7,600 S.F., LOT 231-6,700 S.F., LOT 233-7,900 S.F., LOT 235-11,200 S.F., LOT 237-15,000 S.F. WETLAND RESOURCE AREAS SHOWN HEREON ARE APPROXIMATE.
10. THERE ARE ALSO NO SLOPES IN EXCESS OF EIGHT PERCENT THAT AFFECT DRIVEWAY ACCESS TO THE BEST OF OUR KNOWLEDGE.