



## Form A

### Planning Board

#### Application for Endorsement of Plan Believed Not to Require Subdivision Approval

Date: December 1, 2020

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

A Public Way known as Allen Road with lots having proper frontage and area with no Wetlands of the lots.

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

See Worcester District Registry of Deeds Book 63448, Page 233.

Applicant's signature

Date:

12/1/2020



# ANR Plan Content and Submittal Checklist

## Planning Board

Name of Owner: Ethan T. & Erica L. Hillman

Location: 26 Allen Road

Representative: LEONARD S. JALBERT Submission Date: December 1, 2020

Number of lots: 2 Drawing Number: 20126

- 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) 150.21' and 150.00'
- Lot area Lot A 44,162 sq.ft. and Lot B 45,143 sq.ft.
- Metes and Bounds
- Abutters
- Regularity factor > .40
- Wetland/ Upland areas percent (**NONE**)
- Slopes in excess of eight percent (**NONE**)
- Other non-lot parcels **N.A.**
- Variance: Book **NONE** Page \_\_\_\_\_
- Mylar and three paper prints
- Electronic copy (pdf) **Sent PDF**
- Notice of any matters for Conservation Commission review(**NONE**)
- Existing structures **House and barn (Barn to be removed)**

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



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- Slopes in excess of eight percent (NONE)
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- Variance: Book NONE Page \_\_\_\_\_
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