



## Form A

### Planning Board

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

Date: Oct 7, 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

Pickers Road

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

No New Frontages Created

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

344058 Pg 390 & 34336 Pg 243

Applicant's signature

Date: 10/07/19



# ANR Plan Content and Submittal Checklist

## Planning Board

Name of Owner: SIERRA REALTY TRUST & ONE PICKER REALTY TRUST.

Location: #8 PICKER ROAD

Representative: JIM SMITH, PLS Submission Date: 10/7/19

Number of lots: 2 PARCELS Drawing Number: 19-158-ANR-Plan-8-PICKER ROAD  
- STURBRIDGE, MASS.

- 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 INDUSTRIAL PARK
- Frontage (show totals) 387 & 390 (UN CHANGED)
- Lot area Parcel Swap - See Plan.
- 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.

**STURBRIDGE PLANNING BOARD**

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.  
Chapter 41 S 81P.

DATE OF APPROVAL:

DATE OF ENDORSEMENT:

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO  
THE CONFORMANCE WITH THE ZONING BYLAW.

**PLAN NOTES:**  
PLAN BOOK 438 PLAN 85  
PLAN BOOK 538 PLAN 7  
PLAN BOOK 541 PLAN 38  
PLAN BOOK 631 PLAN 29  
PLAN BOOK 696 PLAN 21  
PLAN BOOK 814 PLAN 9  
PLAN BOOK 816 PLAN 83  
PLAN BOOK 907 PLAN 98  
HIGHWAY LAYOUTS # 8506  
# 8508

ZONING DISTRICT:	INDUSTRIAL PARK	COMMERCIAL
MINIMUM AREA:	87,120 S.F. (2 Ac.)	43,560 S.F. (1 Ac.)
MINIMUM FRONTAGE:	300'	150'
MINIMUM SET BACK:		
FRONT:	60'	25'
SIDE:	30'	10'
REAR:	30'	10'
MAXIMUM LOT COVERAGE:	33%	30%
MAXIMUM IMPERVIOUS AREA:	70%	70%
MINIMUM HABITABLE FLOOR:	750 s.f.	750 s.f.

**PLAN NOTES:**

- 1.) THE PURPOSE OF THIS PLAN IS TO CREATE PARCEL A & PARCEL B & TWO OTHER LOTS OF REMAINING LAND. THE PARENT LOTS ARE DESCRIBED IN DEED BOOK 34458 PAGE 390 & IN DEED BOOK 34336 PAGE 243 RECORDED AT THE WORCESTER COUNTY SOUTH REGISTRY OF DEEDS. THE INTENTION IS TO COMBINE PARCEL A WITH THE REMAINING LAND IN DEED BOOK 34458 PAGE 390 TO CREATE ONE UNDIVIDED LOT CONTAINING 2.90 ACRES. PARCEL B IS TO COMBINED WITH REMAINING LAND IN DEED BOOK 34336 PAGE 243 TO CREATE ONE UNDIVIDED LOT CONTAINING 18.43 ACRES.
- 2.) THE BORDERING VEGETATED WETLANDS SHOWN WERE TAKEN FROM A PLAN ENTITLED "CONCEPTUAL SKETCH OF BUILDING IN STURBRIDGE, MA." PREPARED FOR ONE PARKER REALTY TRUST DATED DECEMBER 15, 2001.
- 3.) THE PREPARATION OF THIS PLAN IS NOT INTENDED TO BE A CONFIRMATION TO THE TITLE OR OWNERSHIP OF THE PROPERTIES SHOWN.
- 4.) PROPERTIES SHOWN MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAYS, RESTRICTIONS, RESERVATIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
- 5.) THE LOCUS PROPERTY IS LOCATED IN A ZONE X AREA OF MINIMAL FLOODING. SEE FLOOD FIRM MAP 25027C 0768 E, PANEL 768 OF 1075, DATED JULY 4, 2011.

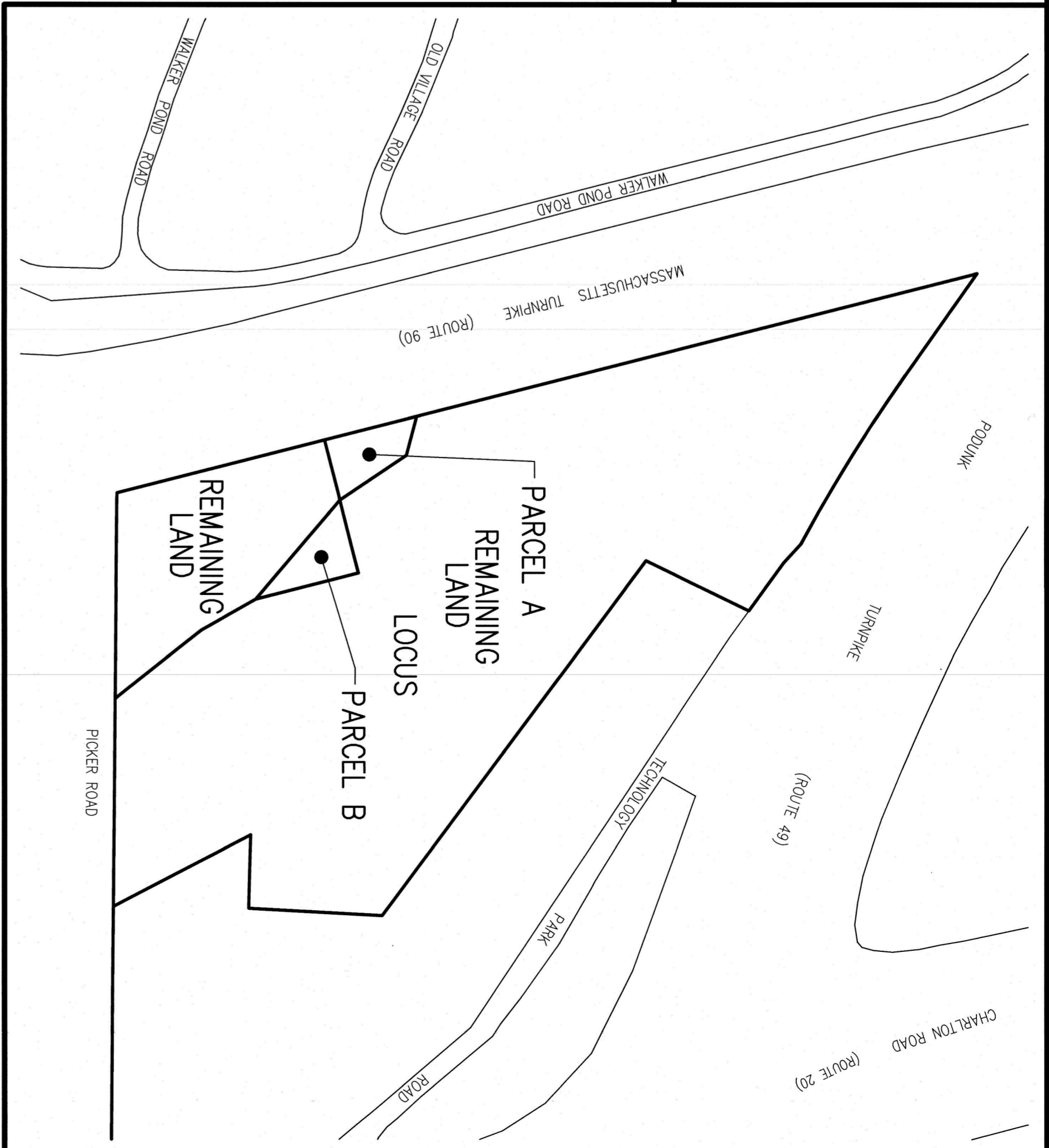
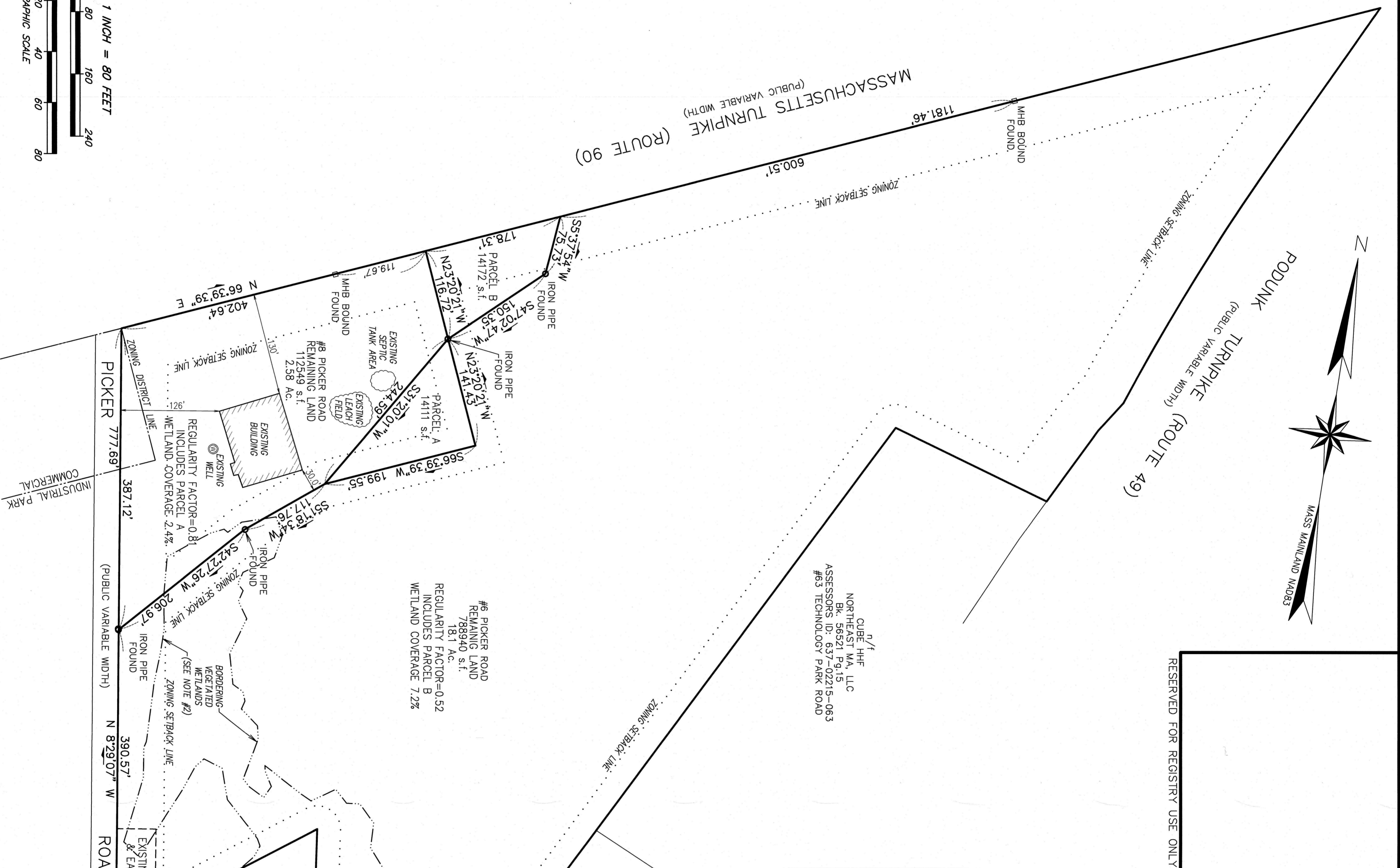
OWNERS OF ADJOINING PROPERTIES ARE SHOWN  
ACCORDING TO CURRENT TOWN OF STURBRIDGE  
ASSESSORS RECORDS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED  
IN CONFORMITY WITH THE RULES AND REGULATIONS  
OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH  
OF MASSACHUSETTS.

NAME: DATE: OCTOBER 4, 2019



SCALE: 1 INCH = 80 FEET  
FEET  
0 40 80 160 240  
METERS  
0 10 20 40 60 80  
GRAPHIC SCALE



CLIENT: HLF  
NORTHEAST MA, LLC  
Bk. 56521 Pg. 15  
ASSESSORS ID: 637-02215-063  
#63 TECHNOLOGY PARK ROAD

SAIL ENERGY, LLC  
Bk. 54391 Pg. 253  
ASSESSORS ID: 637-02226-059  
#59 TECHNOLOGY PARK ROAD

WHA, LLC  
Bk. 34830 Pg. 261  
ASSESSORS ID: 637-02225-053  
#51 TECHNOLOGY PARK ROAD

CRISTMAN & MENCHAM  
n/f  
REALTY, LLC  
Bk. 32448 Pg. 163  
ASSESSORS ID: 637-02215-051  
#51 TECHNOLOGY PARK ROAD

**LOCUS MAP**  
SCALE: 1"=200'

**OWNERS:**  
OWNER #1  
SIERRA REALTY TRUST  
DANIEL PROUTY & MELVIN GUCKMAN  
P.O. BOX 1039  
CHARLTON CITY, MA  
DEED BOOK 34458 P.G. 390  
ASSESSORS PARCEL ID: 510-02215-008  
#8 PICKER ROAD

OWNER #2  
ONE PICKER REALTY TRUST  
DANIEL PROUTY, TRUSTEE  
P.O. BOX 1039  
CHARLTON CITY, MA  
DEED BOOK 34336 P.G. 243  
ASSESSORS PARCEL ID: 510-02215-006  
#6 PICKER ROAD

**PLAN OF LAND AT**  
8 Picker Road  
Sturbridge, Massachusetts  
PREPARED FOR  
Don Prouty, Sierra Realty Trust  
P.O. Box 1039  
Charlton City, MA

PREPARED BY  
SUMMIT ENGINEERING  
& LAND SURVEY INC.  
710 MAIN STREET, OXFORD, MA 01537  
TEL: 508-987-2266  
FAX 508-987-2267

DWG: 19-158\_ANR-Plan\_8 - Picker\_Road-Sturbridge.dwg  
JOB NO. 18-234  
SHEET 1 OF 1