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TOWN OF STURBRIDGE
PLANNING BOARD

Form A

Planning Board

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

Date: 02/16/2021

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

Fiske Hill Road

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

Lot A to be merged into the existing legal and compliant lot located at 120 Fiske Hill Road. Remaining land of Allworth LLC has greater than the required frontage and land area.

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

Deed Book 56361 Pg. 001 (120 Fiske Hill Road)

Deed Book 47791 Pg. 200 (140 Fiske Hill Road - Remaining Land)

Applicant's signature 

Date: 2/16/2021



ANR Plan Content and Submittal Checklist

Planning Board

Name of Owner: George Goulas - Allworth LLC

Location: 120/130 Fiske Hill Road

Representative: Existing Grade, Inc Submission Date: 02/16/2021

Number of lots: 1 Drawing Number: 1668

- 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) 247.61 / >125'
- Lot area _____
- 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

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