



# Town of Sturbridge

Planning Board  
301 Main Street  
Sturbridge, MA 01566

---

## FORM A

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

Date: 11/28/2202

Applicant: Old Green Acres, LLC

Mailing Address: 113 Bethany Road, Monson, MA 01057

Phone #: 413-374-0582 Email Address: kevin@apmipaving.com

Licensed Professional: Sherman & Frydryk, Donald Frydryk, PE, PLS

Mailing Address: 3 Converse Street, Suite 203, Palmer, MA 01069

Phone #: 413-283-6210 X111 Email Address: dfrydryk@shermanfrydryk.com

Property Owner: Old Green Acres, LLC

Mailing Address: 113 Bethany Road, Monson, MA 01057

Assessors Map # 170 Parcel # 04831-100 Zoning Dist. rural res.

Property Address: 100 Breakneck Road

# of Lots 3

---

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 Bylaw/Ordinance and is on a public way, namely, or a private way, namely:  
Breakneck Road
- 
- 
-



# Town of Sturbridge

Planning Board  
301 Main Street  
Sturbridge, MA 01566

---

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

Proposed lots are located on a public street and meet the frontage and area requirements for the rural residential zoning district

---

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

Recorded at: (Registry of Deeds): Worcester County

Book: 59230 Page: 373 Dated: 8/8/2018

OR

Land Court Certificate of Title #: \_\_\_\_\_

Registered in: \_\_\_\_\_

District Book: \_\_\_\_\_ Book: \_\_\_\_\_

Applicant's Signature

Owner's Signature

---

**INSTRUCTIONS:** Complete application and ANR Checklist. Deliver nine (9) hard copies of the application & checklist, nine (9) 11x17 hard copies of the site plans, three (3) 24x36 hard copies of the site plan and one (1) mylar, to the Planning Board Office. Please submit electronic versions of all filing materials to [jlacy@sturbridge.gov](mailto:jlacy@sturbridge.gov).

**FILING FEE:** \$100 plus \$50 per lot



# Town of Sturbridge

Planning Board  
301 Main Street  
Sturbridge, MA 01566

## ANR Plan Content and Submittal Checklist

Name of Owner: Old Green Acres, LLC

Location: 100 Breakneck Road

Representative: Sherman & Frydryk Submission Date: \_\_\_\_\_

Number of Lots: 2 Drawing Number: 5-5174 (project 17012B)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Fee \$100 Application and \$50 for each new lot | <input checked="" type="checkbox"/> Zone <u>rural residential</u>                        |
| <input checked="" type="checkbox"/> Form A to Town Clerk – Starts 21 day clock      | <input checked="" type="checkbox"/> Frontage (show totals) <u>792.00' &amp; 1471.23'</u> |
| <input checked="" type="checkbox"/> Owner and address of record                     | <input checked="" type="checkbox"/> Lot area <u>19.336 ac &amp; 44.017 ac</u>            |
| <input checked="" type="checkbox"/> MA surveyor stamp and signature                 | <input checked="" type="checkbox"/> Metes and Bounds                                     |
| <input checked="" type="checkbox"/> Endorsement box                                 | <input checked="" type="checkbox"/> Abutters   |
| <input checked="" type="checkbox"/> Registry box                                    | <input checked="" type="checkbox"/> Regularity factor > .40                              |
| <input checked="" type="checkbox"/> Plan and deed reference                         | <input checked="" type="checkbox"/> Wetland/Upland areas percent                         |
| <input checked="" type="checkbox"/> Certifications of standards and survey          | <input checked="" type="checkbox"/> Slopes in excess of eight percent <b>*SEE BELOW</b>  |
| <input checked="" type="checkbox"/> Scale, legend, and date                         | <input checked="" type="checkbox"/> Other non-lot parcels                                |
| <input checked="" type="checkbox"/> Locus and north arrow                           | <input checked="" type="checkbox"/> Variance: Book <u>n/a</u> Page _____                 |
| <input checked="" type="checkbox"/> Way   | <input checked="" type="checkbox"/> Mylar and three paper prints                         |
| <input checked="" type="checkbox"/> Public  | <input checked="" type="checkbox"/> Electronic copy (pdf)                                |
| <input type="checkbox"/> Private used & certified                                   | <input checked="" type="checkbox"/> Notice of any matters for Cons. Comm. review         |
| <input type="checkbox"/> Suitable & pre-existing                                    | <input checked="" type="checkbox"/> Existing structures                                  |
| <input type="checkbox"/> Scenic Road application                                    |  |

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

\*Slopes greater than 8% exist on the property and will need to be addressed for building