



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: 11/23/2021

Applicant: RONALD WASSMER

Mailing Address: 8 OLD RICE CORNER CROSS ROAD, BROOKFIELD, MA

Phone #: 508-245-8692 Email Address: LIZZYWAZ22@ICLOUD.COM

Licensed Professional: JOSEPH I LEVESQUE III

Mailing Address: 43 GLENDALE ROAD

Phone #: 508-868-0041 Email Address: JOE@L-GEO.NET

Property Owner: RONALD WASSMER

Mailing Address: 8 OLD ROCE CORNER ROAD, BROOKFIELD, MA.

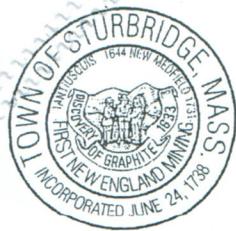
Assessors Map # 2034 Parcel # 106 & 114 Zoning Dist. _____

Property Address: 106 & 114 ARNOLD ROAD STURBRIDGE, MA

of Lots 1 PARCEL

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:



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

WE ARE NOT CREATING LOTS, LOTS ALREADY EXIST. LOT 114 HAS
FRONTAGE ON ARNOLD ROAD.

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

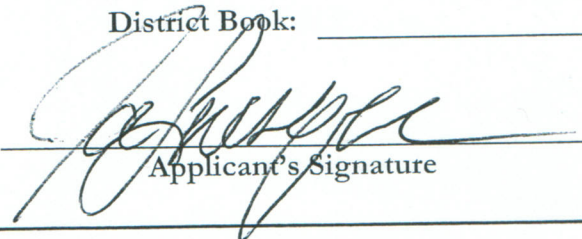
Recorded at: (Registry of Deeds): WORCESTER DISTRICT

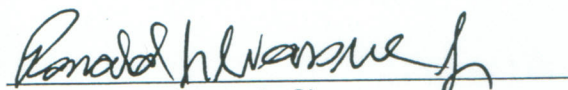
Book: 4318 Page: 381 Dated: 9/28/1962
5541 293 OR 7/17/1974

Land Court Certificate of Title #: _____

Registered in: _____

District Book: _____ Book: _____


Applicant's Signature


Owner's Signature
508-245-2641

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.

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

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ANR Plan Content and Submittal Checklist

Name of Owner: RONALD WASSMER

Location: 106 & 114 ARNOLD ROAD, STURBRIDGE, MASS.

Representative: JOE LEVESQUE Submission Date: 11/23/2021

Number of Lots: 1 PARCEL Drawing Number: RW03-001

- | | |
|---|---|
| <input checked="" type="checkbox"/> Fee \$100 Application and \$50 for each new lot | <input checked="" type="checkbox"/> Zone <u>SUBURBAN RESIDENTIAL</u> |
| <input checked="" type="checkbox"/> Form A to Town Clerk – Starts 21 day clock | <input checked="" type="checkbox"/> Frontage (show totals) <u>196.4 +/-</u> |
| <input checked="" type="checkbox"/> Owner and address of record | <input checked="" type="checkbox"/> Lot area <u>42,722 SF / 65,168 SF</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 type="checkbox"/> Regularity factor > .40 |
| <input checked="" type="checkbox"/> Plan and deed reference | <input type="checkbox"/> Wetland/Upland areas percent |
| <input checked="" type="checkbox"/> Certifications of standards and survey | <input type="checkbox"/> Slopes in excess of eight percent |
| <input checked="" type="checkbox"/> Scale, legend, and date | <input type="checkbox"/> Other non-lot parcels |
| <input checked="" type="checkbox"/> Locus and north arrow | <input type="checkbox"/> Variance: Book _____ 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 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.