



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: April 6, 2021

Applicant: Randy Bercume
Mailing Address: 12 Acorn Lane Sturbridge, MA 01566
Phone #: 508-816-3473 Email Address: randybercume@me.com

Licensed Professional: Randall E. Izer - Harold L. Eaton & Associates, Inc
Mailing Address: PO Box 198 Hadley, MA 01035
Phone #: 413-584-7599 Email Address: rizer@eatonsurvey.com

Property Owner: Bill B. & Lucy Lemke
Mailing Address: PO Box 599 Sturbridge, MA 01566

Assessors Map # 389 Parcel # 134 Zoning Dist. RR

Property Address: 134 Lane Nine
of Lots 2

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: Lane Nine - a way in existence when the Subdivision Control Law took effect in the municipality having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular

traffic in relation to the proposed use of the lots.

Updated 3/2021



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

Sufficient frontage on an existing way and adequate area to satisfy current zoning

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

Recorded at: (Registry of Deeds): Worcester County

Book: 8716 Page: 306 Dated: 5/22/1985

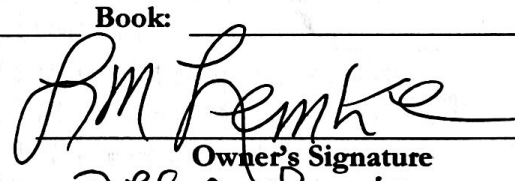
OR

Land Court Certificate of Title #: _____

Registered in: _____

District Book: _____ Book: _____


Applicant's Signature


Owner's Signature
Bill B. Remke

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: Bill B. & Lucy Lemke
Location: 134 Lane Nine
Representative: _____ Submission Date: 4/6/21
Number of Lots: 2 Drawing Number: _____

- | | |
|---|---|
| <input checked="" type="checkbox"/> Fee \$100 Application and \$50 for each new lot | <input checked="" type="checkbox"/> Zone <u>RR</u> |
| <input checked="" type="checkbox"/> Form A to Town Clerk – Starts 21 day clock | <input type="checkbox"/> Frontage (show totals) <u>150.00' & 611.21'</u> |
| <input checked="" type="checkbox"/> Owner and address of record | <input checked="" type="checkbox"/> Lot area <u>101,900 sq. ft. & 465,634 sq. ft.</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 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 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 checked="" type="checkbox"/> Suitable & pre-existing | <input 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.