

# Town of Sturbridge

Planning Board  
301 Main Street  
Sturbridge, MA 01566

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## FORM A

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

Date: 11/17/21

Applicant: George Goulas - Allworth Realty

Mailing Address: 136 Gould Road, Charlton MA. 01570

Phone #: 508-509-3833 Email Address: ggoulas@kw.com

Licensed Professional: Edwin Gless

Mailing Address: 62 Riedell Road, Douglas MA. 01516

Phone #: 508-694-6501 Email Address: ed@existinggrade.com

Property Owner: Same as Applicant

Mailing Address: \_\_\_\_\_

Assessors Map # 280 Parcel # 140 Zoning Dist. SR

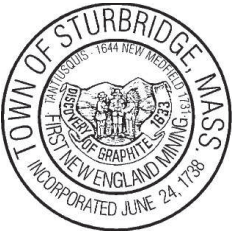
Property Address: 140 Fiske Hill Road

# of Lots 1 new

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

\_\_\_\_\_  
\_\_\_\_\_

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

Recorded at: (Registry of Deeds): Worcester

Book: 47791 Page: 200 Dated: 09/02/2011

OR

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

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

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

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Owner's Signature

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**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



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## ANR Plan Content and Submittal Checklist

Name of Owner: George Goulas - Allworth Realty, LLC

Location: 140 Fiske Hill Road (New parcel along McGilpin Road)

Representative: Existing Grade, Inc Submission Date: 11/17/21

Number of Lots: 1 New Drawing Number: 1668

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Fee \$100 Application and \$50 for each new lot | <input checked="" type="checkbox"/> Zone <u>SR</u>                                       |
| <input checked="" type="checkbox"/> Form A to Town Clerk – Starts 21 day clock      | <input checked="" type="checkbox"/> Frontage (show totals) <u>155.83' (125' minimum)</u> |
| <input checked="" type="checkbox"/> Owner and address of record                     | <input checked="" type="checkbox"/> Lot area <u>221,548.92 SF (3/4 Acre minimum)</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                    |
| <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 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 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.