



Form A

Planning Board

Application for Endorsement of Plan Believed Not to Require Subdivision Approval

Date: 4/22/2024

To The Planning Board of the Town of Sturbridge

170 **170 Lane Eight**
339 New Boston Rd

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

Lot line Adjustment, no new lots are being
Created.

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

Parcel B is not considered a buildable lot and is to be conveyed to land N/F Curtis and

Lot 2R has the required area and frontage

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

Deed Book 67473 Page 294

Applicant's signature 

Date: 4-22-24



ANR Plan Content and Submittal Checklist

Planning Board

Name of Owner: Peter and Lynn Zukas

Location: 339 New Boston Road

Representative: _____ Submission Date: 4/22/2024

Number of lots: 2 Drawing Number: _____

- 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 Rural residential
- Frontage (show totals) 284.50' (Lot 2R),
- Lot area 55,477 s.f. (Lot 2R) 2,659 s.f. (Parcel B)
- 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

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