



# 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: 9/14/21

Applicant: Noble Energy Real Estate Holdings, LLC

Mailing Address: 131 Buckingham Street, Suite 301

Phone #: 860-462-0527 Email Address: mfrisbie@noblegasct.com

Licensed Professional: Gerry Holdright, PLS Control Point Associates, Inc.

Mailing Address: 352 Turnpike Road Southborough MA 01772

Phone #: 508-948-3000 Email Address: gholdright@cpasurvey.com

Property Owner: Noble Sturbridge, LLC

Mailing Address: 195 Charlton Road Sturbridge, MA 01566

Assessors Map # 208 Parcel # 195, 197, 201, 201A Zoning Dist. Commercial II

Property Address: 195 Charlton Road

# of Lots Two (2) Proposed Lots

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:

Lot 1 = 4.326 Acres Charlton Road (Route 20)

Lot 2 = 2.944 Acres Charlton Road (Route 20)



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

The two (2) proposed lots have adequate lot area, frontage on a public way, and conform to all related Sturbridge Zoning requirements for a C2 zoning district.

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

Recorded at: (Registry of Deeds): Worcester

Book: 65871 Page: 396 Dated: August 19, 2021

OR

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

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

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

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

[Signature]  
Applicant's Signature

[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





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## ANR Plan Content and Submittal Checklist

Name of Owner: NOBLE STURBRIDGE, LLC

Location: 195 CHARLTON ROAD STURBRIDGE, MA 01566

Representative: MICHAEL FRISBIE Submission Date: 9/14/21

Number of Lots: TWO (2) Drawing Number: 1 OF 1

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Fee \$100 Application and \$50 for each new lot | <input checked="" type="checkbox"/> Zone <u>Commercial II</u>                                   |
| <input checked="" type="checkbox"/> Form A to Town Clerk – Starts 21 day clock      | <input checked="" type="checkbox"/> Frontage (show totals) <u>Lot 1=495.92' , Lot 2=263.64'</u> |
| <input checked="" type="checkbox"/> Owner and address of record                     | <input checked="" type="checkbox"/> Lot area <u>Lot 1=4.326 Ac &amp; Lot 2=2.944 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                           |
| <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 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.