



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: 9-7-2021

Applicant: AH & DB Custom Homes Inc.

Mailing Address: 1105 Princeton St., Holden, MA 01522

Phone #: 774.239.1068 Email Address: dbrunelle@charter.net

Licensed Professional: DC Engineering & Survey, Inc. (Jeremy Croteau)

Mailing Address: 32 Cranberry Meadow Rd. Charlton, MA 01507

Phone #: 508.341.2127 Email Address: jacroteau@yahoo.com

Property Owner: Kenneth Kaszowski

Mailing Address: 53 Sturbridge Rd. Charlton, MA 01507

Assessors Map # 520-000343-236 Parcel # _____ Zoning Dist. Rural Residential

Property Address: Podunk Road

of Lots 5

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:
Podunk Road
-
-
-



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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: 57845 Page: 360 Dated: 10-5-2017

OR

Land Court Certificate of Title #: _____

Registered in: _____

District Book: _____ Book: _____

Applicant's Signature

Joseph A. Scott

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.

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



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ANR Plan Content and Submittal Checklist

Name of Owner: Kenneth Kaszowski

Location: Podunk Road

Representative: DC Engineering & Survey, Inc. Submission Date: 9-7-2021

Number of Lots: 5 Drawing Number: 21-215

- | | |
|---|---|
| <input checked="" type="checkbox"/> Fee \$100 Application and \$50 for each new lot | <input checked="" type="checkbox"/> Zone <u>Rural Residential</u> |
| <input checked="" type="checkbox"/> Form A to Town Clerk – Starts 21 day clock | <input checked="" type="checkbox"/> Frontage (show totals) <u>Shown on plan</u> |
| <input checked="" type="checkbox"/> Owner and address of record | <input checked="" type="checkbox"/> Lot area <u>See plan</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 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 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.