

PLANNING BOARD

FORM A
APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

Date: April 4, 2021 ^{6, 2021} KFB

To The Planning Board of the Town of Sturbridge

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 Brookfield & Warren Road

2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):
Each lot has the required frontage and area.

3. The owner's title to the land is derived under deed from Thrasher, dated December 15, 2008, and recorded in Worcester Registry of Deeds, Book 43590, Page 354 or Land Court Certificate of Title No. _____, registered in _____ District Book _____, Page _____ and Sturbridge Assessor's Map 173, Lot 00953-249.

Received by Town Clerk:

Applicant's Signature Karl F. Beer

Date: _____

Applicant's Address 241 Brookfield Rd.

Time: _____

Triskolale, Mass. 01518

Owner's Signature and Address if not the applicant

Signature: _____

Address: _____

ANR Plan Content and Submittal Checklist

Name of Owner Kapa Property Management, LLC
 Location Brookfield & Warren Road
 Representative Bertin Engineering, Inc. Submission Date _____
 Number of Lots 3 Dwg No. BEI 11-630

- | | | |
|----|---|-------------------------------------|
| 1 | Fee \$100 Application & \$50 each new lot | <input checked="" type="checkbox"/> |
| 2 | Form A Town Clerk – starts 21-day clock | <input checked="" type="checkbox"/> |
| 3 | Owner and address of record | <input checked="" type="checkbox"/> |
| 4 | MA Surveyor stamp and signature | <input checked="" type="checkbox"/> |
| 5 | Endorsement box | <input checked="" type="checkbox"/> |
| 6 | Registry box | <input checked="" type="checkbox"/> |
| 7 | Plan and Deed references | <input checked="" type="checkbox"/> |
| 8 | Certifications of standards and survey | <input checked="" type="checkbox"/> |
| 9 | Scale, legend and date | <input checked="" type="checkbox"/> |
| 10 | Locus and north arrow | <input checked="" type="checkbox"/> |
| 11 | Way <ul style="list-style-type: none"> a. Public <input checked="" type="checkbox"/> b. Private uses & certified <input type="checkbox"/> c. Suitable & pre-existing <input type="checkbox"/> d. Scenic Road application <input type="checkbox"/> | |
| 12 | Zone <u>RR</u> | <input checked="" type="checkbox"/> |
| 13 | Frontage (show totals) <u>See plan</u> | <input checked="" type="checkbox"/> |
| 14 | Lot area <u>See plan</u> | <input checked="" type="checkbox"/> |
| 15 | Metes and Bounds | <input checked="" type="checkbox"/> |
| 16 | Abutters | <input checked="" type="checkbox"/> |
| 17 | AutoCAD on PC Disk | <input checked="" type="checkbox"/> |
| 18 | Regularity Factor > .40 | <input checked="" type="checkbox"/> |
| 19 | Wetland/Upland areas and percent | <input checked="" type="checkbox"/> |
| 20 | Slopes in excess of eight percent | <input checked="" type="checkbox"/> |
| 21 | Other non-lot parcels | <input type="checkbox"/> |
| 22 | Variance Book _____ Page _____ | <input type="checkbox"/> |
| 23 | Mylar and three paper prints | <input checked="" type="checkbox"/> |
| 24 | Notice of any matters for ConCom review | <input type="checkbox"/> |
| 25 | Existing structures | <input checked="" type="checkbox"/> |

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



Town of Sturbridge

Ann P. Murphy, MAA. - Principal Assessor

February 17, 2016

Kapa Property Management LLC
PO Box 188
241 Brookfield Road
Fiskdale, Ma. 01518

Dear Kapa Property Management LLC,

I have reviewed your proposed Plan of Land for the purpose of assigning house numbers to the proposed lots. The lot known as #101 will be assigned house #251, and the lot known as #102 will be assigned house #253. I cannot assign the numbers to these parcels until this Plan of Land has been approved by the Planning Board and has been recorded at the Worcester County Registry of Deeds. Once it is recorded I will split the original parcel in my database and assign the above house numbers to the lots. If you have any questions please contact me.

Sincerely,

Ann P. Murphy, MAA
Principal Assessor
Town of Sturbridge
508-347-2503