



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: 2/23/22

Applicant: Russell Corriveau, R.A. Corriveau, Inc.

Mailing Address: 79 Molasses Hill Road, Brookfield, MA 01506

Phone #: 774-922-2981 Email Address: _____

Licensed Professional: Mark T. LaPrad, PLS

Mailing Address: McClure Engineering, Inc., 119 Worcester Road, Charlton, MA 01507

Phone #: 508-248-2005 Email Address: survey@mcclureengineers.com

Property Owner: Kristine Zenaro

Mailing Address: 133 Burbank Road, Sutton, MA 01590

Assessors Map # 678 Parcel # 02027-025 Zoning Dist. SR

Property Address: 25 Westwood Drive, Sturbridge, MA 01566

of Lots 4

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:
Westwood Drive



Town of Sturbridge

Planning Board
301 Main Street
Sturbridge, MA 01566

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

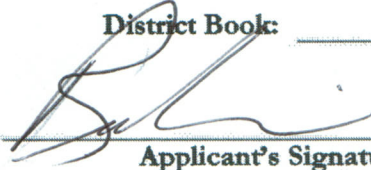
Book: 43273 Page: 184 Dated: 9/3/2008

OR

Land Court Certificate of Title #: _____

Registered in: _____

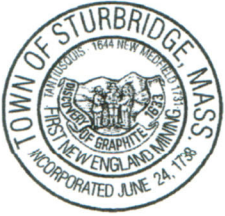
District Book: _____ Book: _____


Applicant's 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.

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



Town of Sturbridge

Planning Board
301 Main Street
Sturbridge, MA 01566

ANR Plan Content and Submittal Checklist

Name of Owner: Kristine Zenaro

Location: 25 Westwood Drive

Representative: Mark T. LaPrad, PLS Submission Date: 2/23/22

Number of Lots: 4 Drawing Number: 287-2437-M

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

LETTER OF TRANSMITTAL

TO: Jean M. Bubon, AICP,
Town Planner
Town of Sturbridge
301 Main Street, 1st Floor
Sturbridge, MA 01566
508-347-2508

PROJ. NO: 287-2437-M **DATE:** 2/23/22
PROJECT: ANR
LOCATION: 25 Westwood Drive
Parcel IDs: 678-02027-025

SENT BY WAY OF THE FOLLOWING: Hand Delivery

COPIES	DATE	ITEM DESCRIPTION
9	2/23/22	Form A and Checklist
9	2/23/22	"Plan of Land Owned by Kristine L. Zenaro Westwood Drive & Cedar Street, Sturbridge, Massachusetts" by McClure Engineering, Inc. date 2/23/22 (11x17)
3	2/23/22	"Plan of Land Owned by Kristine L. Zenaro Westwood Drive & Cedar Street, Sturbridge, Massachusetts" by McClure Engineering, Inc. date 2/23/22 (24x36)
1	2/23/22	"Plan of Land Owned by Kristine L. Zenaro Westwood Drive & Cedar Street, Sturbridge, Massachusetts" by McClure Engineering, Inc. date 2/23/22 (mylar)
1	1/26/22	Check #3981 for \$300 payable to Town of Sturbridge

REMARKS:

Dear Jean,
Enclosed are the above listed documents pertaining to the ANR for 25 Westwood Drive, Sturbridge, MA. Please call me with any questions or comments at (508) 248-2005.

Sincerely,



 Peter C. Engle, P.E.

cc: Russell Corriveau, R.A. Corriveau, Inc., 79 Molasses Hill Road, Brookfield, MA 01506