



Town of Sturbridge

Planning Board
301 Main Street
Sturbridge, MA 01566

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NOV 22 2022

TOWN OF STURBRIDGE
PLANNING BOARD

FORM A

Application for Endorsement of Plan Believed Not to Require Subdivision Approval

Date: 11/17/2022

Applicant: Peter & Lynn Zukas

Mailing Address: 162 Lane Eight Sturbridge, MA 01566

Phone #: 508-615-7934 Email Address: ZUKAS@yahoo.com

Licensed Professional: Jarvis Land Survey - Kevin Jarvis

Mailing Address: 29 Grafton Circle, Shrewsbury MA 01545

Phone #: 508-842-8087 Email Address: jarvisland@gmail.com

Property Owner: Peter & Lynn Zukas

Mailing Address: 162 Lane Eight Sturbridge MA 01566

Assessors Map # 455 Parcel # 241-381 Zoning Dist. RR

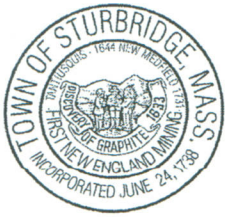
Property Address: 381 New Boston Road

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:

New Boston Road and Lane Eight



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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 County
Book: 67473 Page: 294 Dated: 4/21/2022

OR

Land Court Certificate of Title #: _____

Registered in: _____

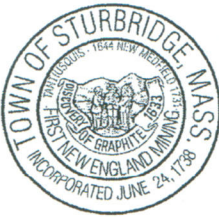
District Book: _____ Book: _____

Peter W. Johnson
Applicant's Signature

Peter W. Johnson
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: Peter & Lynn Zukas
Location: 381 New Boston Road
Representative: _____ Submission Date: _____
Number of Lots: 4 Drawing Number: _____

- | | |
|--|--|
| <input type="checkbox"/> Fee \$100 Application and \$50 for each new lot | <input checked="" type="checkbox"/> Zone <u>Rural Residential</u> |
| <input type="checkbox"/> Form A to Town Clerk – Starts 21 day clock | <input checked="" type="checkbox"/> Frontage (show totals) <u>1,001.09</u> |
| <input checked="" type="checkbox"/> Owner and address of record | <input checked="" type="checkbox"/> Lot area <u>8.8234 acres</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 type="checkbox"/> Wetland/Upland areas percent <u>N/A</u> |
| <input checked="" type="checkbox"/> Certifications of standards and survey | <input type="checkbox"/> Slopes in excess of eight percent <u>N/A</u> |
| <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 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.