



# Town of Sturbridge

Planning Board  
301 Main Street  
Sturbridge, MA 01566

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## FORM A

### Application for Endorsement of Plan Believed Not to Require Subdivision Approval

Date: 9/20/21

Applicant: Jean M. Sullivan

Mailing Address: 108 Sturbridge Road, Brimfield, MA 01010

Phone #: 508-454-~~6683~~  
6699 Email Address: jean@sullcore.com

Licensed Professional: Don Frydryk

Mailing Address: 3 Converse Street, Suite 203, Palmer, MA 01069

Phone #: 413-283-6210 Email Address: dfrydryk@shermanfrydryk.com

Property Owner: Jean M. Sullivan

Mailing Address: 108 Sturbridge Road, Brimfield, MA 01010

Assessors Map # see below Parcel # see below Zoning Dist. SR

Property Address: Champeaux Road, Sturbridge, MA

# of Lots One (1)

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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:  
Champeaux Road

Parcels: 206-01922-036, 206-01932-040, 206-01931-048, 415-02321-800

Deeds: 51605-261 (10-9-13), 34530-177 (9-2-04), 33535-150 (5-6-04)

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

No new frontage is being created by lot reconfiguration and proposed lot has  
\_\_\_\_\_ required area.  
\_\_\_\_\_

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

Recorded at: (Registry of Deeds): Worcester Registry of Deeds

Book: see above Page: see above Dated: see above

OR

Land Court Certificate of Title #: none

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

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

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

  
Applicant's Signature

  
Owner's Signature

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**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: Jean M. Sullivan

Location: Champeaux Road, Sturbridge, MA

Representative: Don Frydryk Submission Date: 9/20/2021

Number of Lots: one (1) Drawing Number: 21148

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Fee \$100 Application and \$50 for each new lot | <input checked="" type="checkbox"/> Zone <u>SR</u>                                  |
| <input checked="" type="checkbox"/> Form A to Town Clerk – Starts 21 day clock      | <input checked="" type="checkbox"/> Frontage (show totals) <u>878.21'</u>           |
| <input checked="" type="checkbox"/> Owner and address of record                     | <input checked="" type="checkbox"/> Lot area <u>856,684 S.F. (19.667 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 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 checked="" type="checkbox"/> Variance: Book <u>none</u> Page <u>        </u> |
| <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 checked="" 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.