



Form A

Planning Board

Application for Endorsement of Plan
Believed Not to Require Subdivision Approval

Date: August 3, 2020

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

51 SENECA LANE

JALBERT ENGINEERING, INC.

PLAN # 19050 7/27/20

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

PARCEL A CONFORMS TO THE ZONING REGULATIONS & ON A PUBLIC WAY. PARCEL B TO BE CONVEYED

TO THE ABUTTER.

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

GREGOIRE FAMILY TRUST DATED 10/16/2000

23141, PAGE 209-211

Applicant's signature

Date: 8-3-20



ANR Plan Content and Submittal Checklist

Planning Board

Name of Owner: STEVEN SEXTON

Location: 51 SENECA LANE

Representative: LEONARD S. JALBERT Submission Date: _____

Number of lots: _____ Drawing Number: 19050

- Fee \$100 Application and \$50 for each new lot
- Form A to Town Clerk – starts 21 day clock
- Owner and address of record
- MA surveyor stamp and signature
- Endorsement box
- Registry box
- Plan and deed references
- Certifications of standards and survey
- Scale, legend, and date
- Locus and north arrow
- Way
 - Public
 - Private used & certified
 - Suitable & pre-existing
 - Scenic Road application
- Zone SUB RES
- Frontage (show totals) LOT A 125.00' REMAINING 199.57'
- Lot area LOT A 0.818 AC. LOT B 2,769 S.F LOT C 3,118 S.F REMAINING 1.80 AC
- Metes and Bounds
- Abutters
- Regularity factor > .40
- Wetland/ Upland areas percent
- Slopes in excess of eight percent
- Other non-lot parcels
- Variance: Book _____ Page _____
- Mylar and three paper prints
- Electronic copy (pdf)
- Notice of any matters for Conservation Commission review
- Existing structures

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