



Town of Sturbridge

Planning Board
301 Main Street
Sturbridge, MA 01566

RECEIVED
NOV 29 2022

TOWN OF STURBRIDGE
PLANNING BOARD

FORM A

Application for Endorsement of Plan Believed Not to Require Subdivision Approval

Date: 11-16-2022

Applicant: VIRGILUS VAN GERVAAN

Mailing Address: PO BOX 918 FISKDALE, MA 01518

Phone #: 508-873-9371 Email Address: KVG430@gmail.com

Licensed Professional: JEREMY CROTEAU, DC ENGINEERING & SURVEY Inc.

Mailing Address: 32 CRANBERRY MEADOW RD. CHARLTON, MA 01507

Phone #: 508-341-2127 Email Address: JSCROTEAU@yahoo.com

Property Owner: SAME AS APPLICANT

Mailing Address: _____

Assessors Map # 415 Parcel # 02323-704 Zoning Dist. GENERAL INDUSTRIAL SUBURBAN RESIDENTIAL

Property Address: 704 MAIN ST.

of Lots Two

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:

MAIN St. (ROUTE 20)



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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

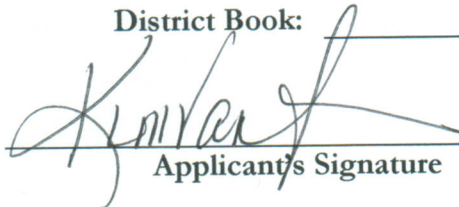
Book: 63755 Page: 270 Dated: 11-16-2020

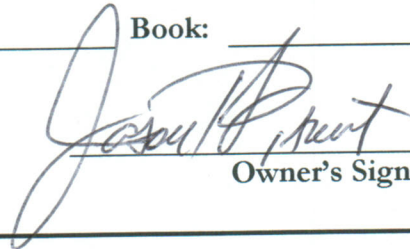
OR

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



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ANR Plan Content and Submittal Checklist

Name of Owner: VIRGILUS VAN GERMAN
Location: 704 MAIN ST.
Representative: DC ENGINEERING & SURVEY/AR Submission Date: _____
Number of Lots: 2 Drawing Number: ANR

- | | |
|---|---|
| <input checked="" type="checkbox"/> Fee \$100 Application and \$50 for each new lot | <input checked="" type="checkbox"/> Zone <u>GI / SR</u> |
| <input checked="" type="checkbox"/> Form A to Town Clerk – Starts 21 day clock | <input checked="" type="checkbox"/> Frontage (show totals) <u>378.85'</u> |
| <input checked="" type="checkbox"/> Owner and address of record | <input checked="" type="checkbox"/> Lot area <u>6.8518 Ac.</u> |
| <input checked="" type="checkbox"/> MA surveyor stamp and signature | <input checked="" type="checkbox"/> Metes and Bounds |
| <input checked="" type="checkbox"/> Endorsement box | <input 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 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 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.