

PLANNING BOARD

FORM A
APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL

Date: January 2, 2018

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

Proposed parcels are located off of Breakneck Road

_____.

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

The division of land shown on the attached plan is believed not to be a subdivision because the lots are located off a public street and are to conveyed to and become and integral part of adjoining land with frontage on Breakneck Road

_____.

3. The owner's title to the land is derived under deed from Palmer Paving Corporation, Book 56472 page 185 and recorded at the Worcester County District, Registry of Deeds

_____.

Applicant's signature _____

Date: _____

ANR Plan Content and Submittal Checklist

Name of Owner Harris Holdings (Chechile Parcels)
 Location Breakneck Road
 Representative Sheman & Frydyk Submission Date 11/3/18
 Number of lots 3 Parcels Dwg. No. 3-3087

- | | | | | |
|----|---|---------------------------------------|-------------------------------------|------------|
| 1 | Fee | \$100 Application & \$50 each new lot | <input checked="" type="checkbox"/> | #250 TOTAL |
| 2 | Form A | Town Clerk - starts 21 day clock | <input checked="" type="checkbox"/> | |
| 3 | Owner and address of record | | <input checked="" type="checkbox"/> | |
| 4 | MA surveyor stamp and signature | | <input checked="" type="checkbox"/> | |
| 5 | Endorsement box | | <input checked="" type="checkbox"/> | |
| 6 | Registry box | | <input checked="" type="checkbox"/> | |
| 7 | Plan and deed references | | <input checked="" type="checkbox"/> | |
| 8 | Certifications of standards and survey | | <input checked="" type="checkbox"/> | |
| 9 | Scale, legend and date | | <input checked="" type="checkbox"/> | |
| 10 | Locus and north arrow | | <input checked="" type="checkbox"/> | |
| 11 | Way | a. Public | <input checked="" type="checkbox"/> | |
| | | b. Private used & certified | <input type="checkbox"/> | N/A |
| | | c. Suitable & pre-existing | <input type="checkbox"/> | N/A |
| | | d. Scenic Road application | <input type="checkbox"/> | N/A |
| 12 | Zone | <u>RR</u> | <input checked="" type="checkbox"/> | |
| 13 | Frontage (show totals) | <u>N/A</u> | <input checked="" type="checkbox"/> | (1) |
| 14 | Lot area | <u>1,447 Acres minimum</u> | <input checked="" type="checkbox"/> | |
| 15 | Metes and bounds | | <input checked="" type="checkbox"/> | |
| 16 | Abutters | | <input checked="" type="checkbox"/> | |
| 17 | AutoCAD on PC disk | | <input checked="" type="checkbox"/> | VIA EMAIL |
| 18 | Regularity factor > .40 | | <input checked="" type="checkbox"/> | N/A (1) |
| 19 | Wetland/Upland areas and percent | | <input checked="" type="checkbox"/> | (2) |
| 20 | Slopes in excess of eight percent | | <input checked="" type="checkbox"/> | (3) |
| 21 | Other non-lot parcels | | <input checked="" type="checkbox"/> | (1) |
| 22 | Variance Book | _____ Page _____ | <input checked="" type="checkbox"/> | N/A |
| 23 | Mylar and three paper prints | | <input checked="" type="checkbox"/> | |
| 24 | Notice of any matters for ConCom review | | <input type="checkbox"/> | N/A |
| 25 | Existing structures | | <input type="checkbox"/> | N/A |

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

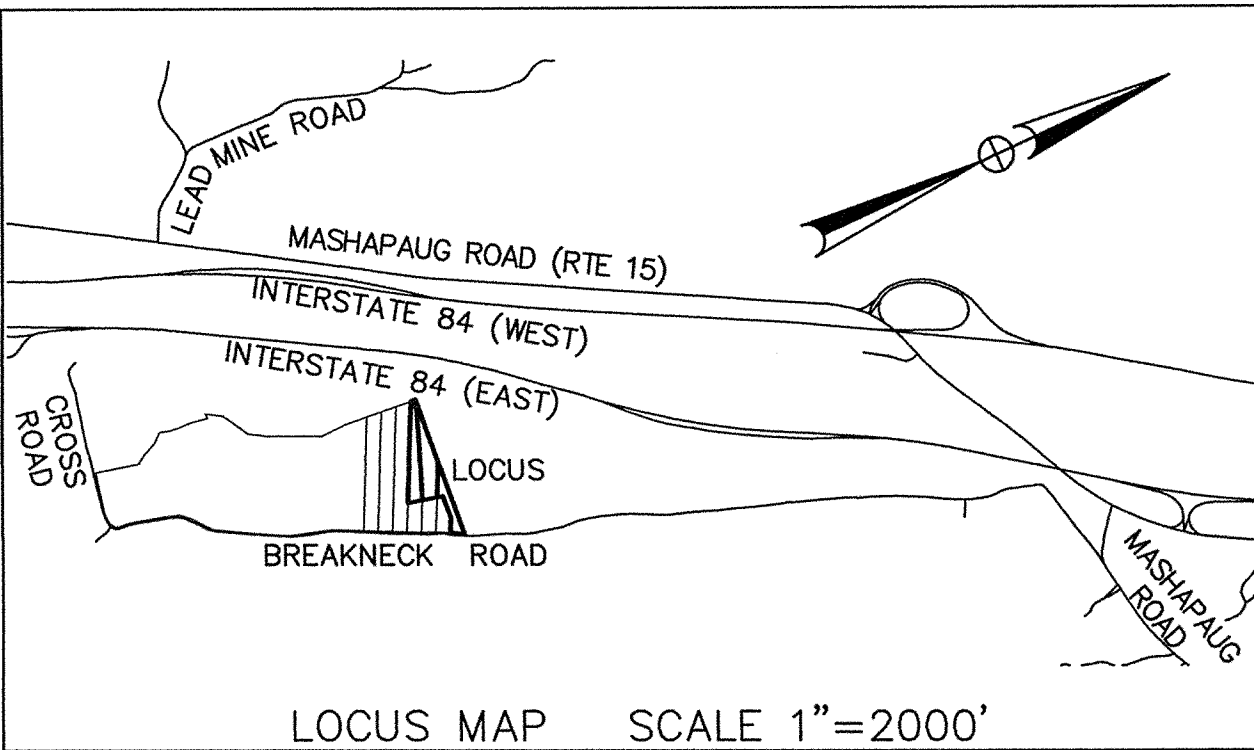
- (1) Parcels to be conveyed to ABUTTERS (2) Wetlands shown per MA GIS
 (3) Slopes over 8% MAY EXIST. Parcels to be conveyed to Abutters

INTERSTATE 84

ASSESSOR'S INFORMATION
 TOWN OF STURBRIDGE
 BK. 7197 PG. 102
 (HAYWOOD FARMS INC.)
 SEE ALSO
 BK. 10003 PG. 196
 BK. 10003 PG. 197
 BK. 10213 PG. 265
 BK. 11548 PG. 39

PL. BK. 465
 PL. 100
 PARCEL A

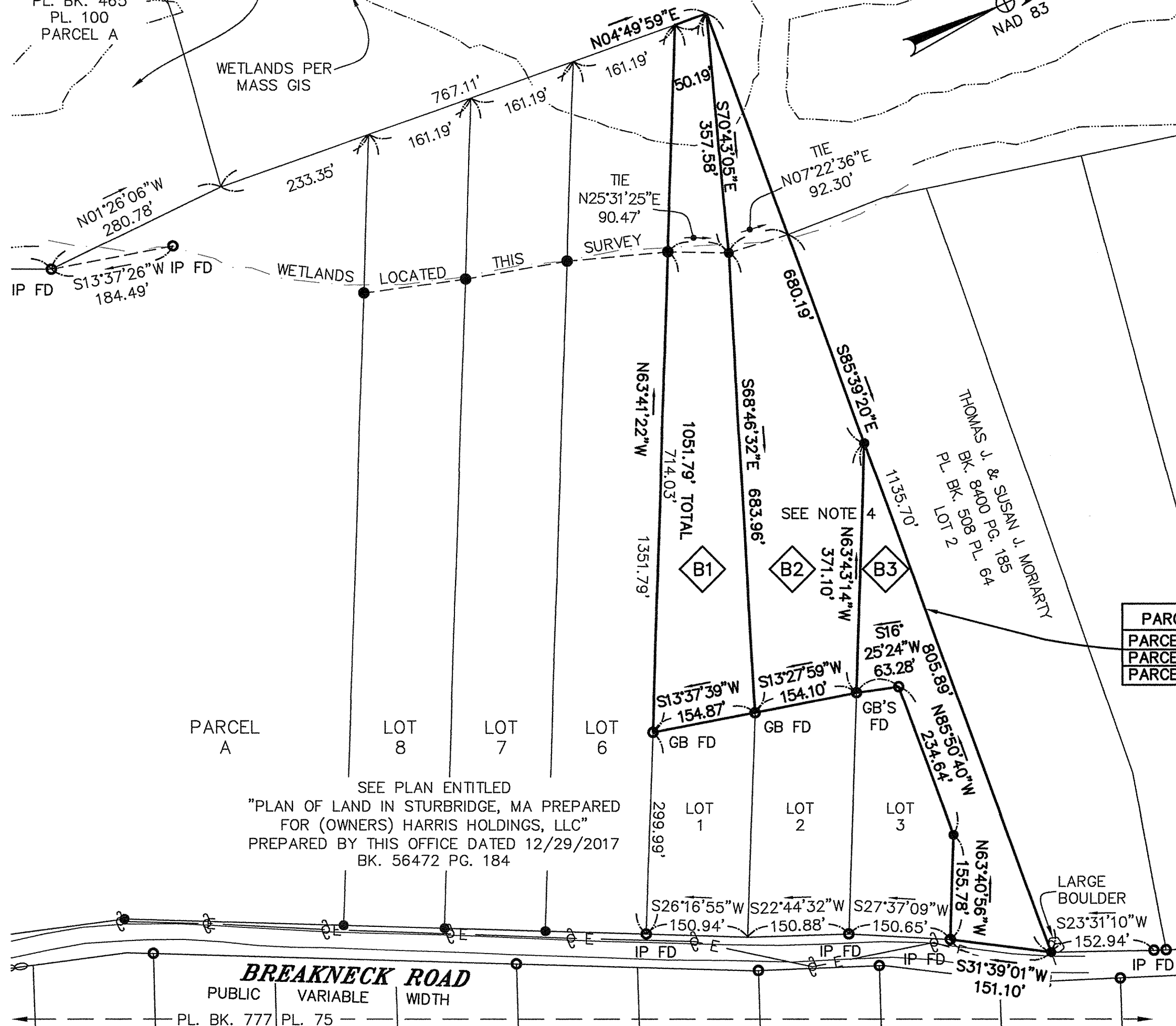
WETLANDS PER
 MASS GIS



FOR REGISTRY USE

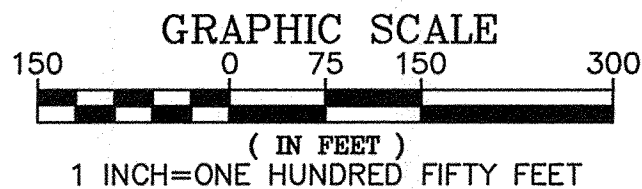
SUBDIVISION APPROVAL NOT REQUIRED
 UNDER SUBDIVISION CONTROL LAW.
 STURBRIDGE PLANNING BOARD
 DATE:

PLANNING BOARD ENDORSEMENT IS NOT A
 DETERMINATION AS TO CONFORMANCE
 WITH THE TOWN OF STURBRIDGE ZONING
 BY-LAWS.



PARCEL	SQ. FT.	ACRES
PARCEL B1	108,760	2.497
PARCEL B2	122,626	2.815
PARCEL B3	63,042	1.447

- LEGEND & ABBREVIATIONS**
- GB FD GUN BARREL FOUND
 - IP FD IRON PIPE FOUND
 - RB FD REINFORCING BAR FOUND
 - REINFORCING BAR SET UNLESS OTHERWISE NOTED
 - ⊕ UTILITY POLE
 - E— OVERHEAD UTILITY LINE
 - STONEWALL
 - WETLAND FIELD LOCATED
 - WETLAND PER MASS GIS



SEE PLAN ENTITLED
 "PLAN OF LAND IN STURBRIDGE, MA PREPARED
 FOR (OWNERS) HARRIS HOLDINGS, LLC"
 PREPARED BY THIS OFFICE DATED 12/29/2017
 BK. 56472 PG. 184

- NOTES:**
 OWNER OF RECORD: HARRIS HOLDINGS, LLC
 7 DESIMONE DRIVE
 PALMER, MA 01067
- DEED REFERENCE: BK. 56472 PG. 184.
 - SUBJECT TO THE RIGHTS OF THE PUBLIC AND OTHERS IN SAID BREAKNECK ROAD & SAID CROSS ROAD.
 - EXCEPTING LAND CONVEYED IN BK. 7118 PGS. 307-308 & LOTS 1, 2 & 3, AS SHOWN ON PL. BK. 832 PL. 23, RECORDED IN BK. 40777 PG. 310.
 - PARCELS AS SHOWN, ARE NOT INTENDED TO BE INDIVIDUAL BUILDING LOTS AND ARE TO BE CONVEYED TO ADJOINING LAND OWNERS.
 - FOR FURTHER REFERENCE SEE TOWN OF STURBRIDGE PARCEL ID 170-04831-100.
 - LAND IS ZONED RURAL RESIDENTIAL DISTRICT.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY RESTRICTIONS AND ENCUMBRANCES THAT SUCH A REPORT MAY REVEAL.

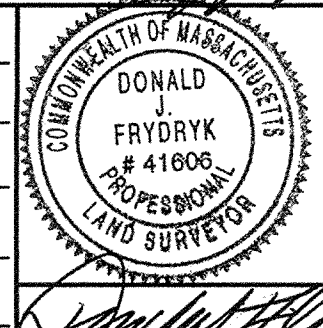
NO.	DATE	BY	REVISIONS

I CERTIFY THAT THIS PLAN HAS BEEN
 PREPARED IN CONFORMITY WITH THE
 RULES AND REGULATIONS OF THE
 REGISTERS OF DEEDS OF THE
 COMMONWEALTH OF MASSACHUSETTS.
 DATE: 11/3/18

ABUTTER OWNERSHIP	DEED BK.-PG.	PL. BK.-PL.	LOT
PETER T. & JACQUELINE P. CHECHILE	42899-368	832-23	1
ADAM B. & KIMBERLY A. PESATURO	43276-339	832-23	2
DENNIS D. & HEATHER A. LOWELL	44288-113	832-23	3

SHERMAN & FRYDRYK, LLC
Land Surveying and Engineering
 3 Converse Street, Suite 203
 Palmer, MA 01069

FIELD WORK: PSC/BWJ
 COMPS: KJM
 DRAFTING: KJM
 CHECKED: TRF
 APPROVED: DJF



SCALE:
 HORZ: 1"=150'
 VERT: N/A
 DATE: 12/30/2017

LOT DIVISION PLAN BREAKNECK ROAD

PLAN OF LAND IN
STURBRIDGE, MA
 PREPARED FOR
**PETER T. CHECHILE &
 JACQUELINE P. CHECHILE**

PROJECT NUMBER
 17012A
SHEET NUMBER
 1 OF 1