

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 lots are located on 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 on a public street and meet the frontage and area requirements for the rural residential zoning district. Parcel B is to be conveyed to and become an integral part of adjoining land

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: \_\_\_\_\_

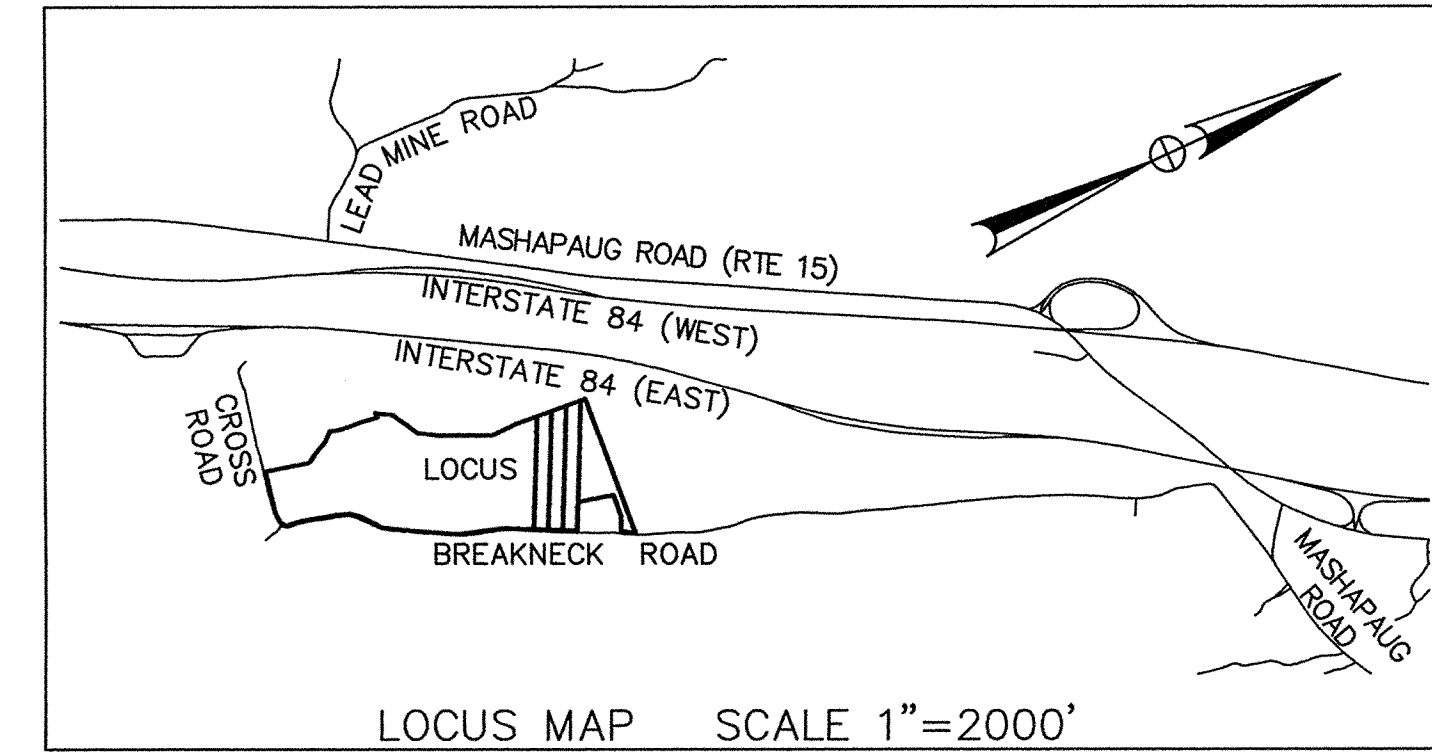
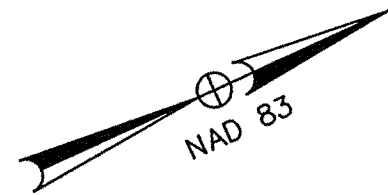
## ANR Plan Content and Submittal Checklist

Name of Owner Harris Holdings  
 Location Breakneck Road  
 Representative Sherman & Frydryk Submission Date 1/3/18  
 Number of lots 3 Lots & 2 Parcels Dwg. No. 5-4298

- |    |   |                                       |                                     |             |
|----|---|---------------------------------------|-------------------------------------|-------------|
| 1  | Fee                                     | \$100 Application & \$50 each new lot | <input checked="" type="checkbox"/> | \$350 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>150' MIN</u>                       | <input checked="" type="checkbox"/> |             |
| 14 | Lot area                                | <u>4.1 Acres MIN</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"/> |             |
| 19 | Wetland/Upland areas and percent        |                                       | <input checked="" type="checkbox"/> | (1)         |
| 20 | Slopes in excess of eight percent       |                                       | <input checked="" type="checkbox"/> | (2)         |
| 21 | Other non-lot parcels                   |                                       | <input checked="" type="checkbox"/> | (3)         |
| 22 | Variance Book                           | _____ Page _____                      | <input 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.

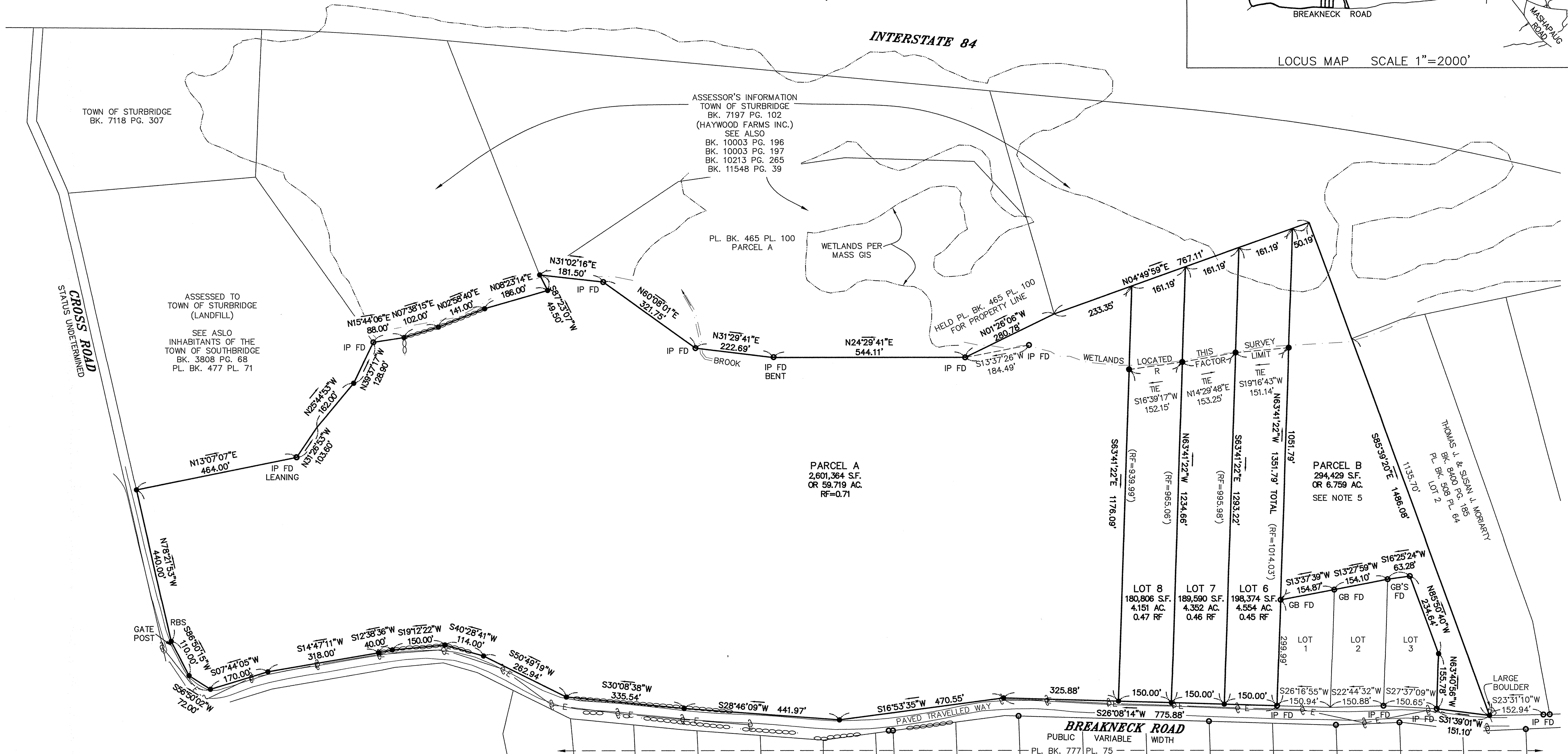
- (1) Wetlands shown from MA GIS AT REAR OF PROPOSED LOTS  
 (2) Slopes over 8% exist on proposed lots. will need to be addressed for Building  
 (3) Parcel B to conveyed to Abutters. Parcel A is Remaining Land of Harris



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.



TOWN OF STURBRIDGE BK. 7118 PG. 307  
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  
ASSESSED TO TOWN OF STURBRIDGE (LANDFILL) SEE ALSO INHABITANTS OF THE TOWN OF SOUTHBRIDGE BK. 3808 PG. 68 PL. BK. 477 PL. 71

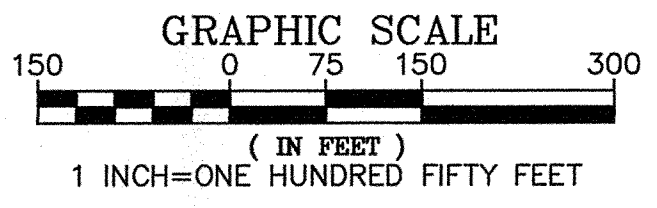
ASSESSOR'S INFORMATION TOWN OF STURBRIDGE BK. 7197 PG. 102 (HAYWOOD FARMS INC.) SEE ALSO BK. 10003 PG. 196 BK. 10003 PG. 197 BK. 10213 PG. 265 BK. 11548 PG. 39

PARCEL A 2,601,364 SF. OR 59.719 AC. RF=0.71

PARCEL B 294,429 SF. OR 6.759 AC. SEE NOTE 5

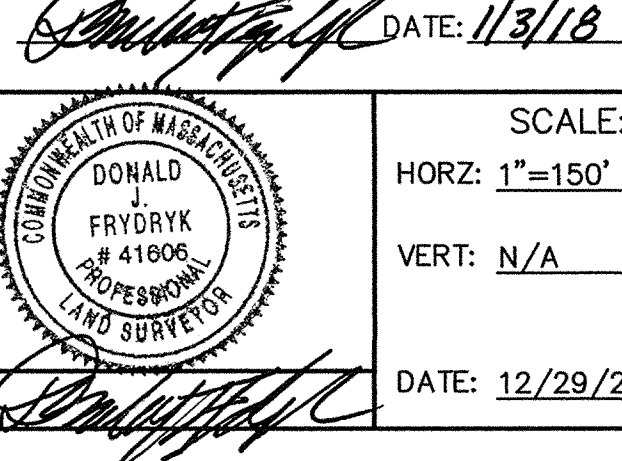
ABUTTERS	DEED BK.-PG.	PL. BK.-PL.	LOT
PETER T. & JACQUELINE P. CHECHILE	42899-368	832-23	1
ADAM B. & KIMBERLY A. PESATURO	43276-339	832-23	2
DENNIS D. & HEATHER A. LOWELL	44288-113	832-23	3

- 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.
  - PARCEL B AS SHOWN, IS NOT INTENDED TO BE AN INDIVIDUAL BUILDING LOT AND IS TO BE CONVEYED TO AN ADJOINING LAND OWNER.
  - FOR FURTHER REFERENCE SEE TOWN OF STURBRIDGE PARCEL ID 170-04831-100.
  - LAND IS ZONED RURAL RESIDENTIAL DISTRICT.
  - LOT WIDTH FOR LOTS 6, 7 & 8 ARE 150'.
  - 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.



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

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.



NO.	DATE	BY	REVISIONS

**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: 12/29/2017

**LOT DIVISION PLAN**  
**BREAKNECK ROAD**

**PLAN OF LAND IN STURBRIDGE, MA**  
PREPARED FOR (OWNER)  
**HARRIS HOLDINGS, LLC**

**PROJECT NUMBER**  
17012  
**SHEET NUMBER**  
1 OF 1