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TOWN OF STURBRIDGE  
PLANNING BOARD



## Form A

### Planning Board

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

Date: 11-4-19

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

South Road

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2. The division of land shown on the accompanying plan is not a subdivision for the following reason(s):  
Adding square footage to an existing conforming lot.

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3. The owner's title to the land is derived under deed from  
deed book 21239 page 296

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Applicant's signature (AGENT) [Signature]

Date: 11-14-19



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## ANR Plan Content and Submittal Checklist

### Planning Board

Name of Owner: 34 South Realty Trust

Location: South Road

Representative: DC Engineering Submission Date: 11-4-19

Number of lots: 1 Drawing Number: 19-261

- 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 Rural Residential
- Frontage (show totals) 0
- Lot area 0.53 Acres
- 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.

Updated 10/2018

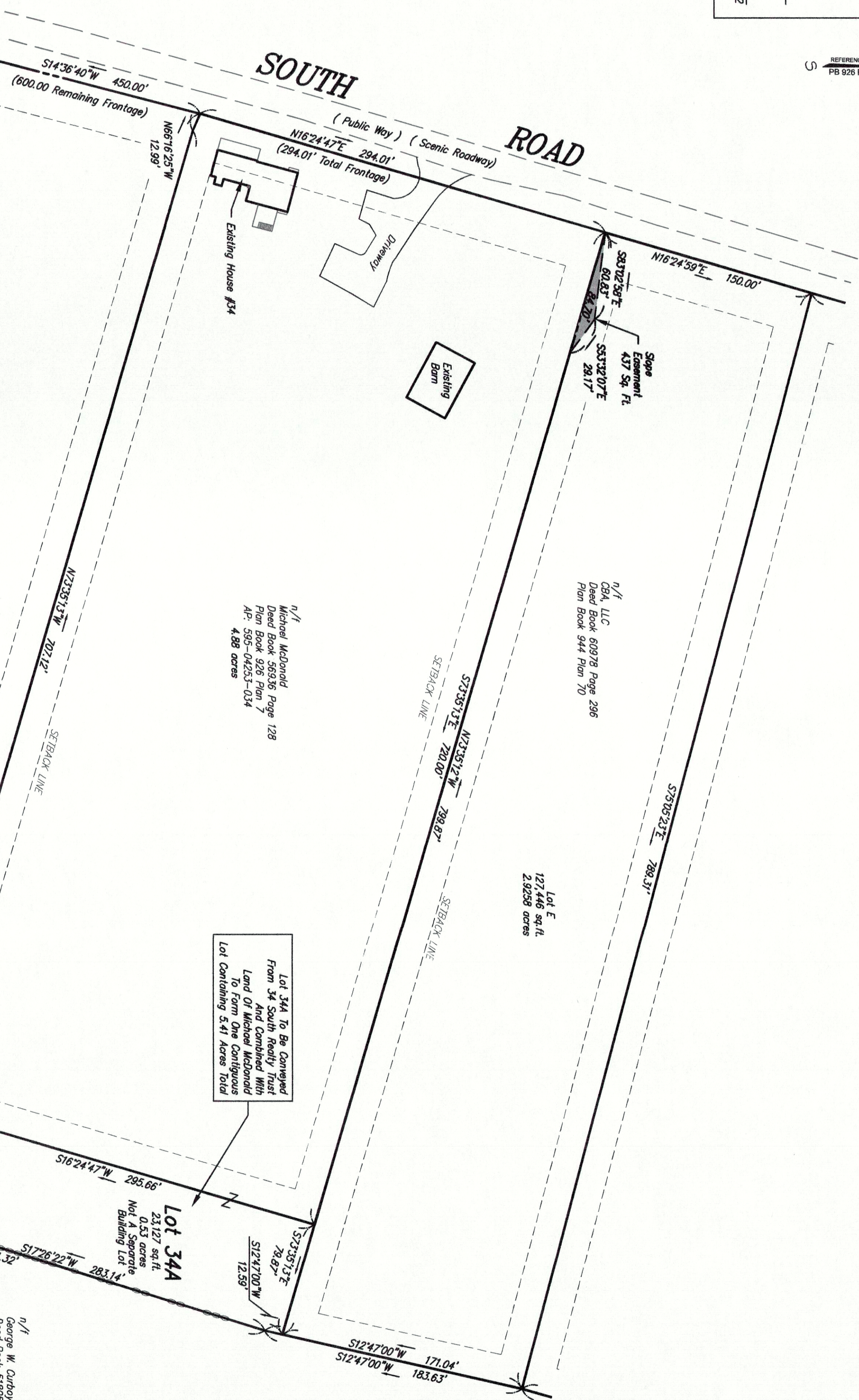
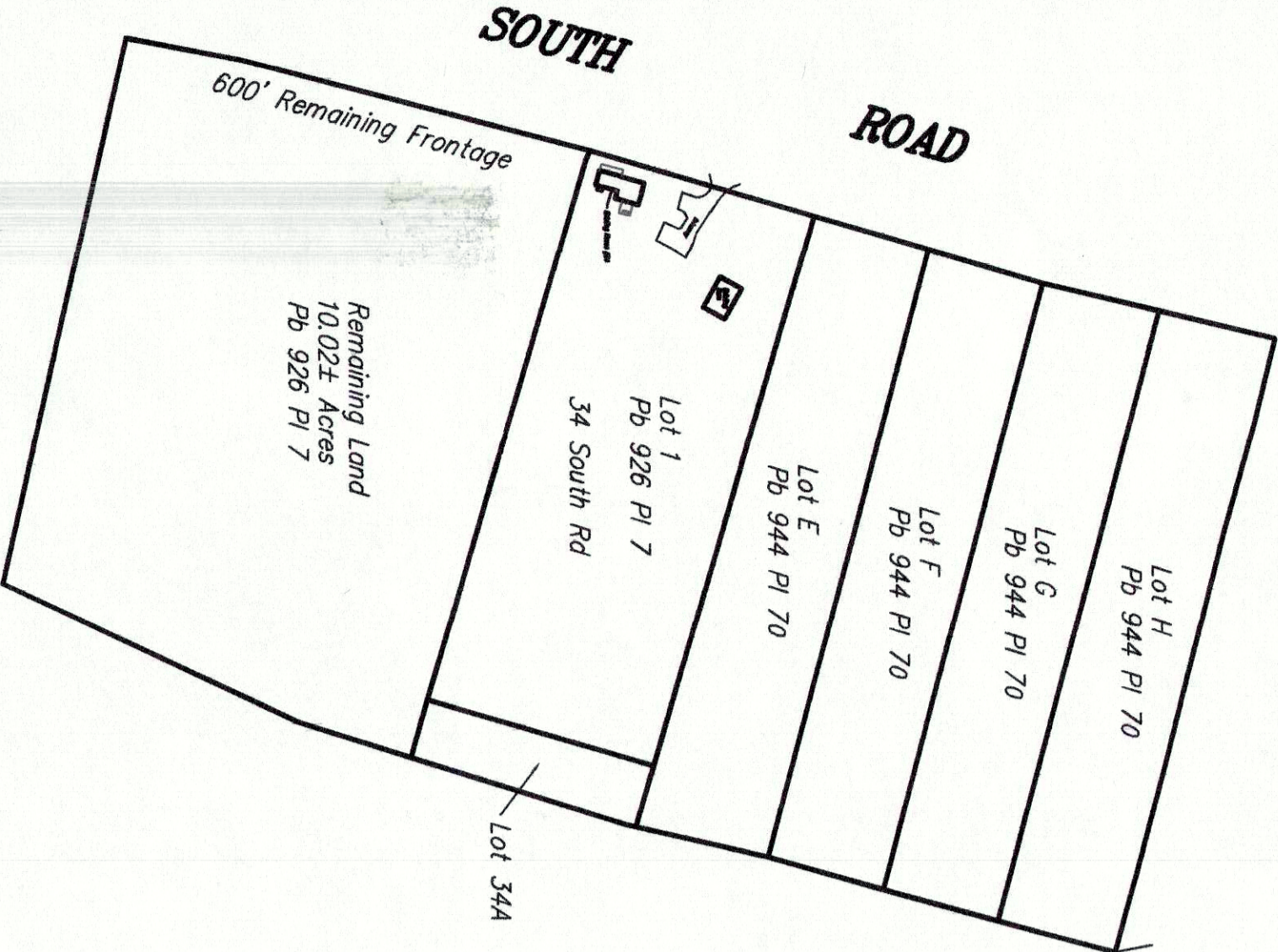
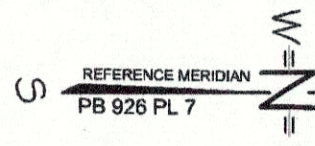
RESERVED FOR USE BY THE REGISTRAR OF DEEDS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO BE TRUE AND CORRECT. THE REGISTRAR OF DEEDS DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION OR THE VALIDITY OF THE INSTRUMENTS REGISTERED WITH HIM. THE REGISTRAR OF DEEDS IS NOT A PARTY TO ANY INSTRUMENT REGISTERED WITH HIM.

I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS AND THE LATEST DEEDS AND PLANS OF RECORD AND THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRAR OF DEEDS.

JEFFREY S. CROTEAU  
DATE: 11-12-18

P.L.S. #48722



n/i  
Ken M. Cournoyer, Trustee of  
34 South Realty Trust  
Plan Book 926 Plan 7  
AP: 595-04253-030  
10.024 Acres  
Remaining

n/i  
Michael McDonald  
Deed Book 56936 Page 128  
Plan Book 926 Plan 7  
AP: 595-04253-034  
4.88 acres

n/i  
DBA, LLC  
Deed Book 69078 Page 296  
Plan Book 944 Plan 70

Lot E  
127.346  
2.0298 acres

Lot 34A to be conveyed  
From 34 South Realty Trust  
And Combined With  
Land of Michael McDonald  
To form One contiguous  
Lot Containing 34.1 Acres total

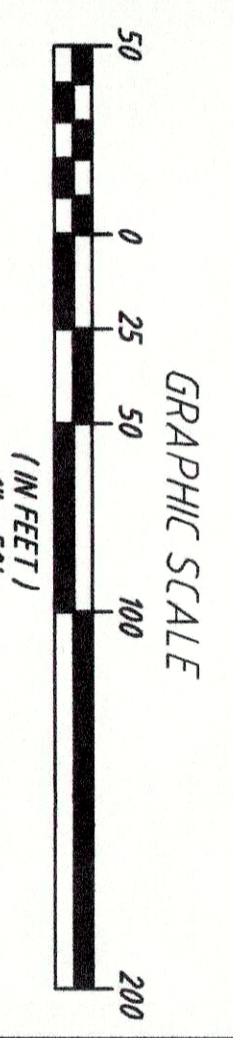
Lot 34A  
23.627 acres  
0.53 Separate  
Building Lot

n/i  
George W. Crotteau's Garage Inc.  
Deed Book 51605 Page 27  
Plan Book 861 Plan 64  
AP: 595-04254-036

PLANNING BOARD APPROVAL UNDER THE  
SUBDIVISION LAW NOT REQUIRED W.S.C.  
CHAPTER 41 SECTION 81P  
DATE:

**SYMBOL KEY**

BOUND / MONUMENT	BT.
IRON PIPE	CONC.
DRAIN MANHOLE	INVERT
ELECTRIC MANHOLE	REINFORCED CONCRETE PIPE
CATCH BASIN	POLYVINYL CHLORIDE PIPE
WETLAND FLAG	HIGH DENSITY PLASTIC
UTILITY POLE	IRON PIPE
GUY WIRE	ROUND
BENCH MARK	BOLLARD
CHAIN LINK FENCE	SEWER MANHOLE
WOOD / STOCKADE FENCE	ORANGE MANHOLE
DRAIN LINE	WATER GATE
OVERHEAD WIRES	HYDRANT
CONTOUR 5' INTERVAL	UTILITY POLE
CONTOUR 1' INTERVAL	H2O
X 69.33'	UP
	CLY



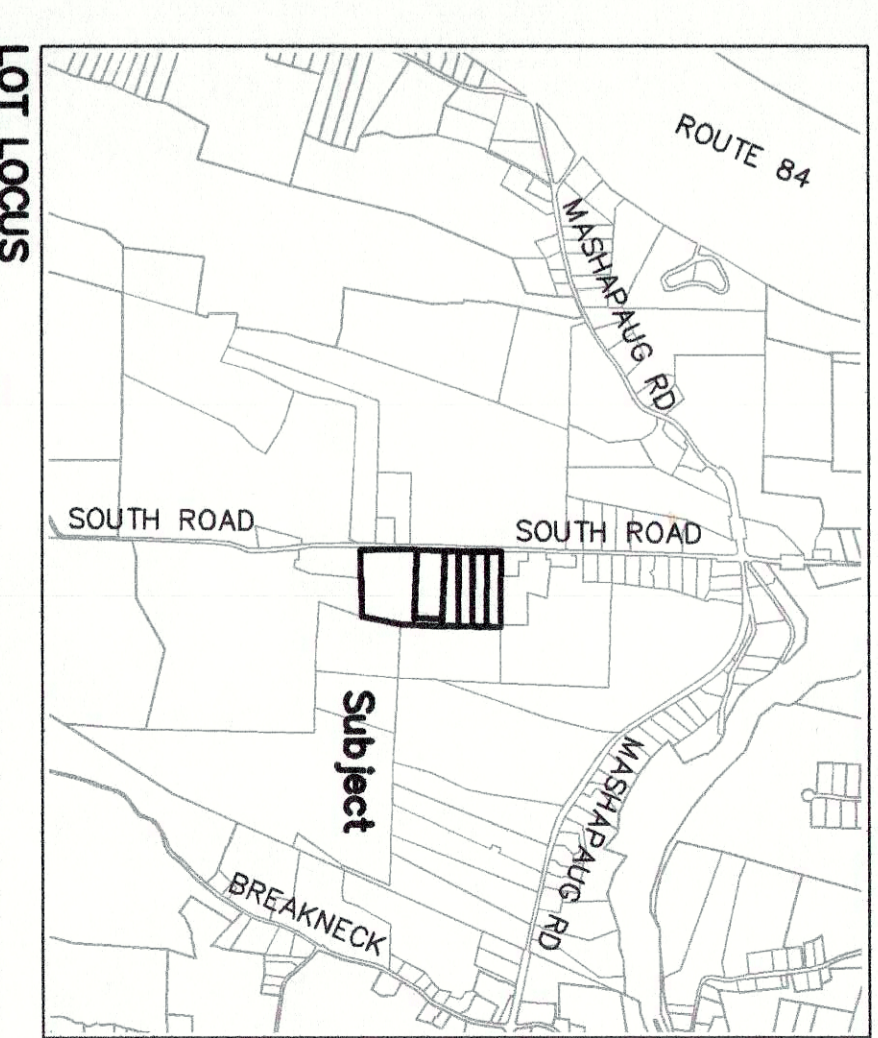
NO.	DATE	REVISION

**NORTH**

JEFFREY S. CROTEAU, P.L.S.  
PROFESSIONAL  
LAND SURVEYOR  
LIC. NO.: 4872

**ANR PLAN OF LAND**

SITE ADDRESS: South Road Sturbridge, MA	DRAWN BY: JSC
CLIENT: Michael McDonald 34 South Road Sturbridge, MA	DATE: 10-30-19
PROJECT #: 19-261	SCALE: 1"=50'
	PROJECT NO.:
	REV. NO.:
	REV. #:
	REV. BY:



**LOT LOCUS**  
SCALE: 1"=2000'

**RECORD OWNERS**  
KEN M. COURNOYER  
TRUSTEE OF 34 SOUTH REALTY TRUST  
DB 21239 PG 296

MICHAEL McDONALD  
DB 96936 PG 128

**TAX MAP REFERENCES:**  
TAX MAP PARCEL ID: 595-04253-030

**ZONING REQUIREMENTS**  
ZONE - RURAL RESIDENTIAL  
AREA - 43,560 S.F.  
FRONTAGE - 150'  
FRONT - 30 FT.  
SIDE - 20 FT.  
REAR - 20 FT.

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 34A OUT OF LAND OWNED BY 34 SOUTH REALTY TRUST AND COMBINE AND CONVEY IT TO LANDS CONTAINING 34.1 ACRES FOR THE REMAINING LAND OF 34 SOUTH REALTY TRUST EXCEEDS THE AREA AND FRONTAGE REQUIREMENTS.
2. BOUNDARIES SHOWN ARE THE RESULTS OF AN A.C. FIELD SURVEY BASED ON EVIDENCE, BILLABLE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
3. HORIZONTAL DATUM BASED ON PLAN BOOK 926 PLAN 7
4. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PERMITTED BY THE INSURANCE STATE MAP WITH AN EFFECTIVE DATE OF JULY 4, 2011.
5. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.
6. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITIES, APPURTENANCES AND ACCESSIBLE MANHOLES. THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY DIGGING TEST HOLES OR BY AN UNDERGROUND UTILITIES MAY EXIST.
7. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND WATER OR THE USE OR DEVELOPMENT OF THIS TRACT.
8. WETLANDS NOT CONSIDERED AS PART OF THIS SURVEY.