

PLANNING BOARD

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

Date: Sept 4, 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 Hillside Drive, Sturbridge, MA

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 Christo T. Nasse, dated October 16, 2011, and recorded in Worcester Registry of Deeds, Book 12397, Page 141 or Land Court Certificate of Title No. \_\_\_\_\_, registered in \_\_\_\_\_ District Book \_\_\_\_\_, Page \_\_\_\_\_ and Sturbridge Assessor's Map 340/3835, Lot 010 & 008.

Received by Town Clerk:

Applicant's Signature Bonnie F. Hall BERTIN ENGINEERING

Date: \_\_\_\_\_

Applicant's Address 39 Elm St Sturbridge, MA

Time: \_\_\_\_\_

\_\_\_\_\_

Owner's Signature and Address if not the applicant

Signature: Robert J. Comunito Virginia C. Comunito

Address: 10 Hillside Dr., Sturbridge MA 01566

## ANR Plan Content and Submittal Checklist

Name of Owner Robert J. Commito & Virginia C. Commito  
 Location 10 Hillside Drive, Sturbridge, MA 01566  
 Representative Bertin Engineering Inc Submission Date Sept 4, 2018  
 Number of Lots 2 Dwg No. BEI Project ID 18M-171

- |    |   |                                     |
|----|---|-------------------------------------|
| 1  | Fee \$100 Application & \$50 each new lot | <input checked="" type="checkbox"/> |
| 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                                       | <input checked="" type="checkbox"/> |
|    | a. Public                                 | <input checked="" type="checkbox"/> |
|    | b. Private uses & certified               | <input type="checkbox"/>            |
|    | c. Suitable & pre-existing                | <input type="checkbox"/>            |
|    | d. Scenic Road application                | <input type="checkbox"/>            |
| 12 | Zone <u>Suburban Res</u>                  | <input checked="" type="checkbox"/> |
| 13 | Frontage (show totals) <u>125 ft</u>      | <input checked="" type="checkbox"/> |
| 14 | Lot area <u>Min 3/4 Acres</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"/> |
| 18 | Regularity Factor > .40                   | <input checked="" type="checkbox"/> |
| 19 | Wetland/Upland areas and percent          | <input type="checkbox"/> N/A        |
| 20 | Slopes in excess of eight percent         | <input type="checkbox"/> N/A        |
| 21 | Other non-lot parcels                     | <input type="checkbox"/> N/A        |
| 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 checked="" type="checkbox"/> |

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

RESERVED FOR USE BY THE REGISTRY OF DEEDS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

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 REGISTRY OF DEEDS.



*Bruce A. Fitzback*  
 BRUCE A. FITZBACK  
 9-2-18  
 DATE  
 P.L.S. #37731

THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.

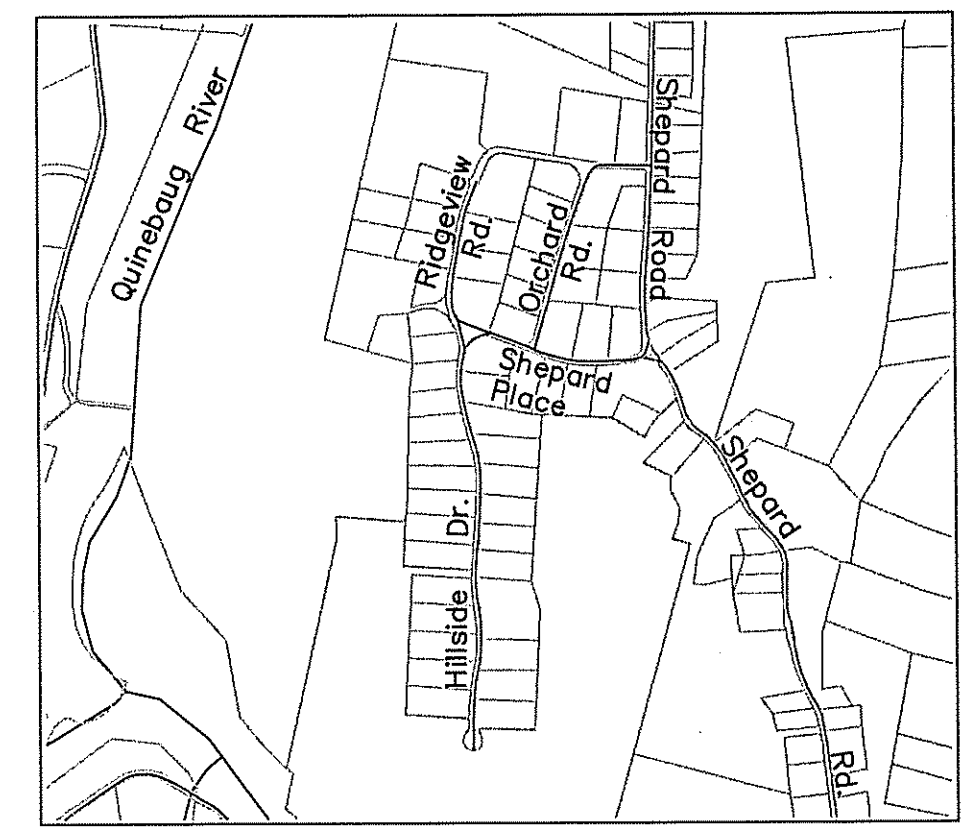
**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO REDEFINE THE PROPERTY LINE BETWEEN LOTS 55R AND 57R TO MEET THE REQUIRED AREA, BOTH LOTS 55R AND 57R CONFORM TO THE ZONING BYLAWS IN THE TOWN OF STURBRIDGE.
2. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS, AGREEMENTS, AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.
3. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND AND DEPICT THEM ON THE SURVEY; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
4. HORIZONTAL DATUM BASED ON PLAN BOOK 151 PLAN 53
5. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. # 25027C0929E WITH AN EFFECTIVE DATE OF JULY 4, 2011.
6. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.

n/f  
 Edward T. Goodwin and Carol A. Goodwin  
 Db.48405 Pg.272

n/f  
 Edward J. Cloutier Jr. and Sherril L. Cloutier  
 Db.19303 Pg.151

n/f  
 Roland S. Woolhouse and Jacalyn A. Woolhouse  
 Db.4895 Pg.516



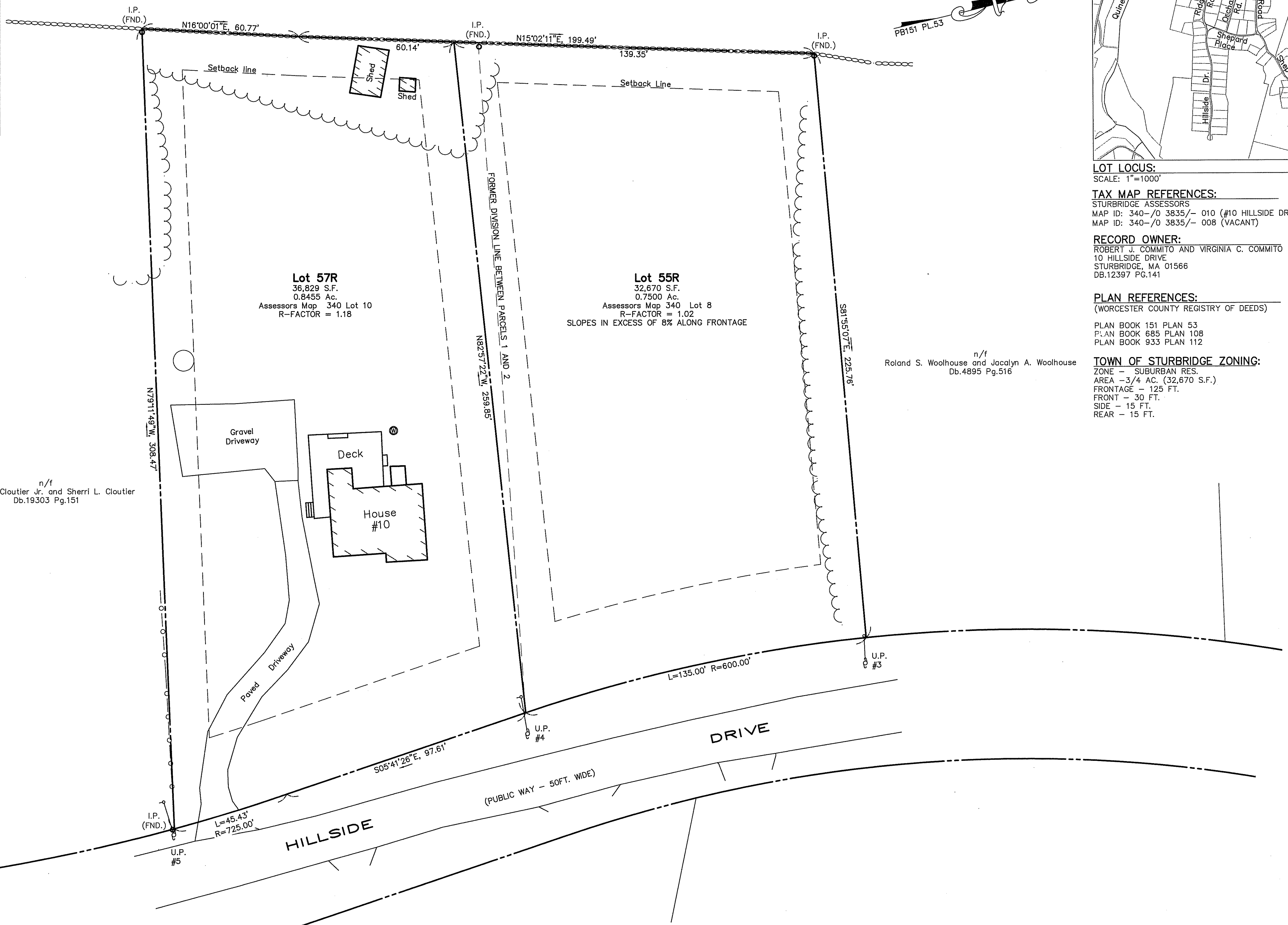
**LOT LOCUS:**  
 SCALE: 1"=1000'

**TAX MAP REFERENCES:**  
 STURBRIDGE ASSESSORS  
 MAP ID: 340-/0 3835/- 010 (#10 HILLSIDE DRIVE)  
 MAP ID: 340-/0 3835/- 008 (VACANT)

**RECORD OWNER:**  
 ROBERT J. COMMITO AND VIRGINIA C. COMMITO  
 10 HILLSIDE DRIVE  
 STURBRIDGE, MA 01566  
 DB.12397 PG.141

**PLAN REFERENCES:**  
 (WORCESTER COUNTY REGISTRY OF DEEDS)  
 PLAN BOOK 151 PLAN 53  
 PLAN BOOK 685 PLAN 108  
 PLAN BOOK 933 PLAN 112

**TOWN OF STURBRIDGE ZONING:**  
 ZONE - SUBURBAN RES.  
 AREA - 3/4 AC. (32,670 S.F.)  
 FRONTAGE - 125 FT.  
 FRONT - 30 FT.  
 SIDE - 15 FT.  
 REAR - 15 FT.



PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

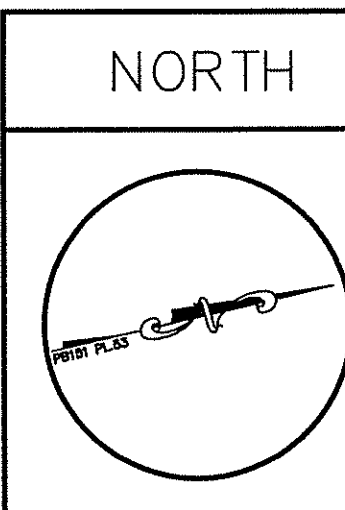
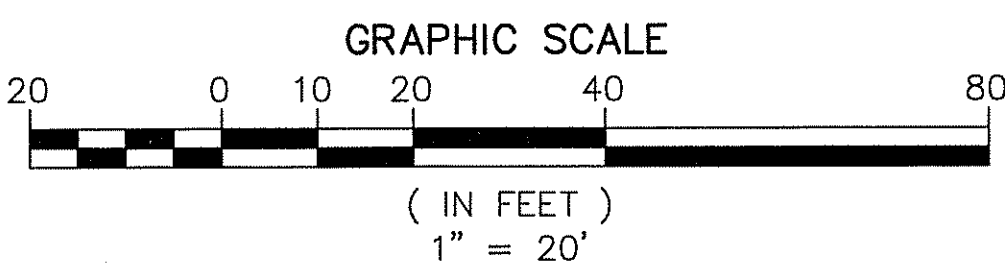
\_\_\_\_\_

\_\_\_\_\_

" PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAW"

**LEGEND**

- |      |                  |   |              |
|------|------------------|---|--------------|
| CB   | CATCH BASIN      | ○ | IRON PIPE    |
| UP   | UTILITY POLE     | ● | DRILL HOLE   |
| IR   | REBAR            | ● | REBAR SET    |
| DH   | DRILL HOLE       | □ | BOUND SYMBOL |
| IP   | IRON PIPE        | ○ | UTILITY POLE |
| FND  | FOUND            | — | STONE WALL   |
| BND  | BOUND            | ⊙ | WELL         |
| AP:  | ASSESSORS PARCEL | ⊕ | BENCH MARK   |
| HYD. | HYDRANT          | ⊗ | HYDRANT      |
| GUY  | GUY WIRE         | x | GUY WIRE     |



NO.	DATE	REVISION	BY

DRAWN BY: CALISTO J. BERTIN, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 40595 CT. LIC. NO.: 12850 RI. LIC. NO.: 6684 NH. LIC. NO.: 9368	CHECKED BY: FRANK W. BICCHIERI, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 47597	RECORD OWNER: Robert J. Commito and Virginia C. Commito PROPERTY 10 Hillside Drive Sturbridge, MA 01566 <b>ANR PLAN OF LAND</b> SITE ADDRESS: Hillside Drive Sturbridge, MA 01566 BERTIN ENGINEERING 39 ELM STREET SOUTHBRIDGE, MA 01550 P 508.765.0195 F 508.765.0193 www.bertinengineering.com
BRUCE A. FITZBACK, P.L.S. PROFESSIONAL LAND SURVEYOR MA. LIC. NO.: 37731 CT. LIC. NO.: 16970	PETER C. ENGLE, P.E. PROFESSIONAL ENGINEER MA. LIC. NO.: 53736	DATE: 8-10-2018 SCALE: 1" = 20' REV #: 0 PROJECT #: 18M-171 DWG. NO.: ANR

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