



Form A

Planning Board

Application for Endorsement of Plan Believed Not to Require Subdivision Approval

Date: May 13, 2019

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

55 Whittemore Road

Jalbert Engineering, Inc. plan Number 19042 dated
04/30/2019

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

Applicant's signature

Leonard A. Jalbert

Date: May 13, 2019



ANR Plan Content and Submittal Checklist

Planning Board

Name of Owner: Roohi Yaqub Awan

Location: 55 Whittemore Road

Representative: Jalbert Engr. Submission Date: May 13, 2019

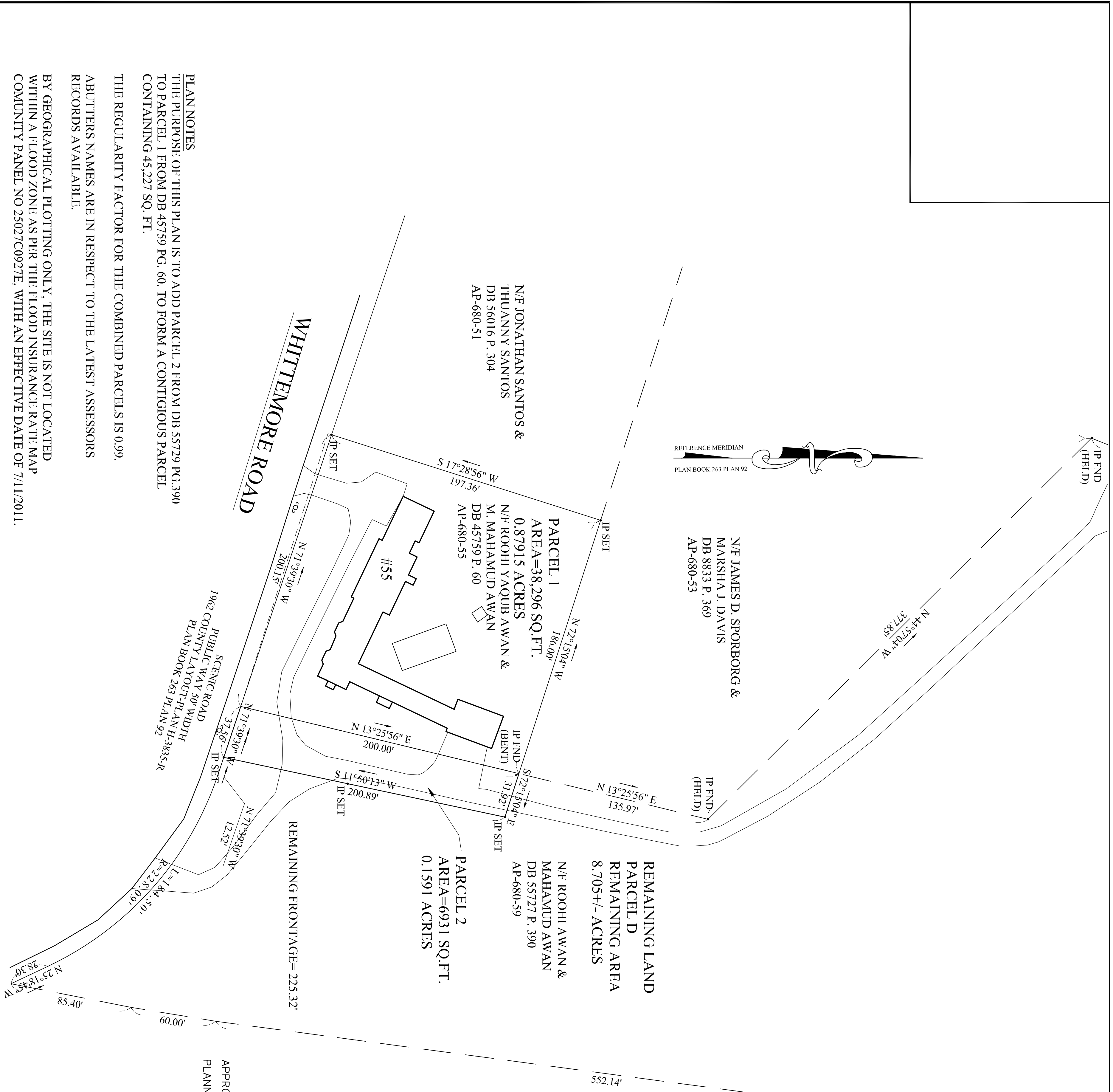
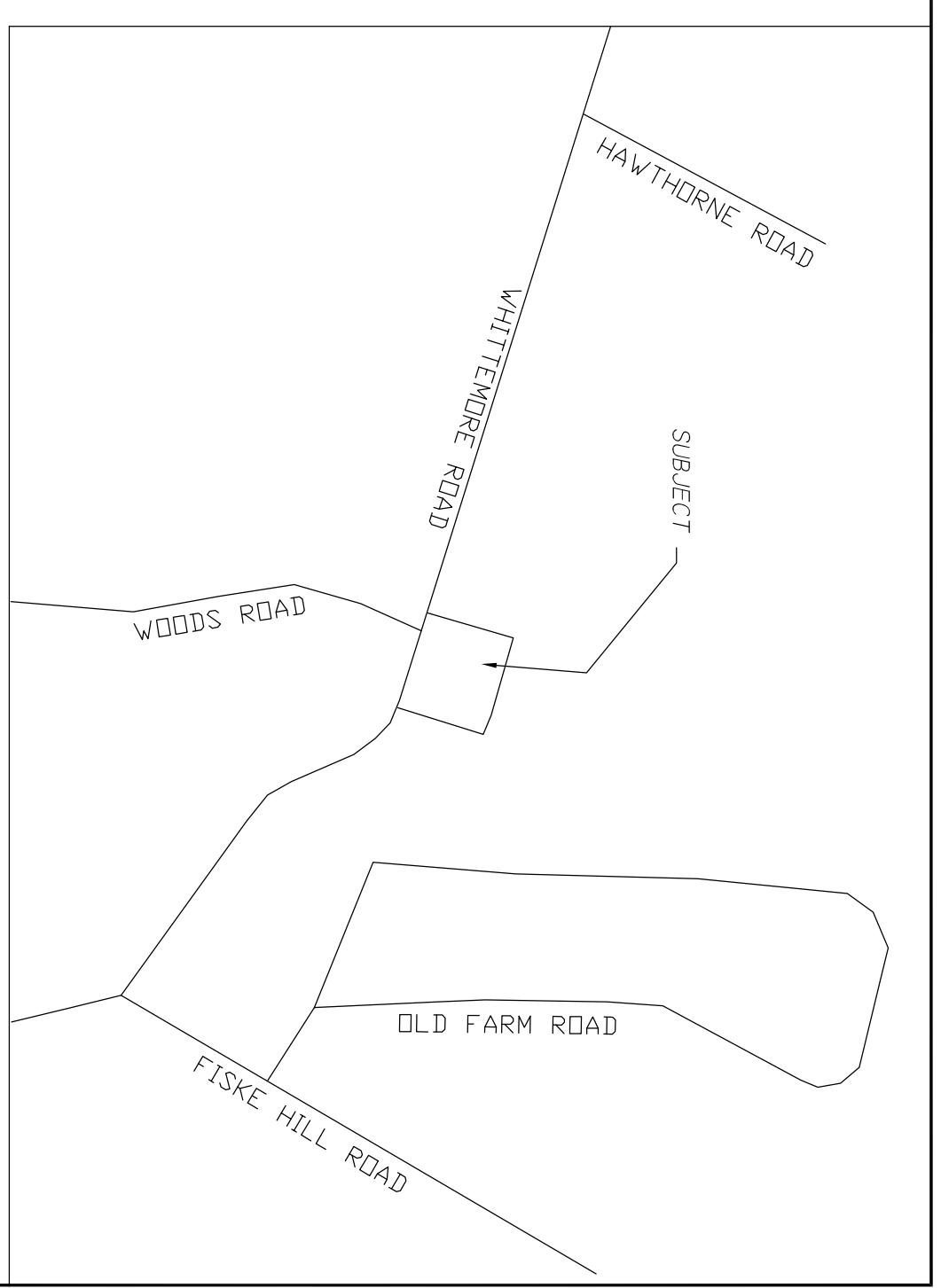
Number of lots: 1 Drawing Number: 19042

- 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 (No new access)
- Zone Suburban Residential
- Frontage (show totals) 237.71'
- Lot area 45,227 sq.ft. (1.04 Acres)
- Metes and Bounds
- Abutters
- Regularity factor > .40 (0.99)
- Wetland/ Upland areas percent (No wetlands)
- Slopes in excess of eight percent
- Other non-lot parcels
- Variance: Book 45759 Page 60
- Mylar and three paper prints
- Electronic copy (pdf)
- Notice of any matters for Conservation Commission review (NONE)
- Existing structures (House, pool and pool shed)

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

STURBRIDGE ZONING: SUBURBAN RESIDENTIAL
AREA: <u>1/2</u> ACRE
FRONTAGE: <u>125'</u>
FRONT YARD: <u>30'</u>
SIDE YARD: <u>15'</u>
REAR YARD: <u>15'</u>
%COVERAGE: <u>15%</u>

LOT IS SERVICED WITH TOWN WATER & SEWER



PLAN NOTES
 THE PURPOSE OF THIS PLAN IS TO ADD PARCEL 2 FROM DB 55729 PG.390 TO PARCEL 1 FROM DB 45759 PG. 60. TO FORM A CONTIGUOUS PARCEL CONTAINING 45,227 SQ. FT.

THE REGULARITY FACTOR FOR THE COMBINED PARCELS IS 0.99.

ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.

BY GEOGRAPHICAL PLOTTING ONLY. THE SITE IS NOT LOCATED WITHIN A FLOOD ZONE AS PER THE FLOOD INSURANCE RATE MAP COMUNITY PANEL NO 25027C0927E, WITH AN EFFECTIVE DATE OF 7/11/2011.

ORIGINAL		REVISIONS	
DATE	BY	REVI DATE	DESCRIPTION
4/30/19	AMT		MADE CHK'D AP'VD
DRAFTED BY:	AMT		
CHECKED	LSJ		
SUPERVISOR	LSJ		
REVIEWED	JSC		
REVIEWED			
REVIEWED			

JALBERT ENGINEERING, INC.
 CIVIL ENGINEERS & SURVEYORS

54 Main Street
 Sturbridge, Massachusetts 01566-1244
 Telephone: (508) 347-5136 • Toll Free: 1-800-339-5136
 Fax: (508) 347-7962

PLAN OF PROPERTY
 PROPERTY OWNER: ROOHI YAQUB AWAN
 55 WHITTEMORE ROAD
 STURBRIDGE, MASSACHUSETTS

SCALE: 1" = 40'

PLAN DATE: 04/30/19
 DWG NUMBER: 19042

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.



JEREMY S. CROTEAU
 DATE _____ PLS #48722

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
 PLANNING BOARD OF STURBRIDGE DATE: _____

ASSESSORS MAP 29 PARCEL 55 (AP)

PLAN REFERENCES
 PLAN BOOK 518 PLAN 4
 PLAN BOOK 263 PLAN 92
 PLAN BOOK 521 PLAN 105

DEED REFERENCE
 DEED BOOK 56016 PAGE 304
 DEED BOOK 8833 PAGE 369
 DEED BOOK 45759 PAGE 60
 DEED BOOK 55727 PAGE 390

BEING A MAJORITY OF THE BOARD