



FORM A

APPLICATION FOR DETERMINATION THAT PLAN DOES NOT REQUIRE APPROVAL

Date _____

The undersigned owner(s) or authorized applicant(s) of the land shown on the accompanying plan request a determination and endorsement by the Ashburnham Planning Board that approval under the Subdivision Control law is not required.

Plan Title: _____

Plan date: _____ Assessor's Map and Parcel Number: Map(s) _____ Parcel(s) _____

Zone: _____ Total Area: _____ Number of Lots: _____

Drawn By: _____

Address: _____

PLEASE COMPLETE THE FOLLOWING

The proposed lots do ____ do not ____ meet the present Zoning By-Law lot size and frontage requirements. (Check one)

(Items 1 – 4, circle one)

1. The applicant believes the plan does not require the Planning Board's approval because:

Each lot has the minimum required frontage under the Zoning By-Law on _____ Street, which is: (Circle one)

- a. A public way, certified by the Town Clerk as maintained and used as a public way, or;
- b. A way shown on a subdivision plan dated _____, and endorsed and installed in accordance with the Subdivision Rules & Regulations, or;
- c. A private way in existence on February 18, 1954, the date when the subdivision control law became effective in the Town of Ashburnham having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon. (See § 4.1.3 of the Planning Board's Rules & Regulations)

2. The division of a tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, which adds to/takes away from the size and shape of lots in such a manner so that no lot affected is left without frontage as required by the Ashburnham Zoning By-Law.



Continued on reverse

3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because two or more buildings were standing on the plan prior to February 18, 1954, the date when the subdivision control law went into effect in the Town of Ashburnham. The date the buildings were constructed and there use is as follows:

Building #1: date ___/___/___ Use _____

Building #2: date ___/___/___ Use _____

Building #3: date ___/___/___ Use _____

4. Other reasons or comments: (See M.G.L., c.41, § 81L)

The owner's title to the land is derived under deed dated _____, and recorded in Registry of Deeds, Book _____, Page _____ and Assessors' Map _____, Parcel _____

Has a plan of this land been submitted to the Planning Board before? Yes ___ No ___
If yes, please provide the date of the plan, date of recordation with the Registry of Deeds or the date of filing with the Land Court. Date of plan: ___/___/___ Date of Recording: ___/___/___

Is the plan located on a Scenic Road adopted by Town Meeting May 11, 1994? ___Yes ___No

Are there any wetlands within this tract of land? Yes ___ No ___

The owner/applicant owns adjacent land Yes ___ No ___

_____/_____/_____
Signature of Owner Address Phone

Print Name of Owner

_____/_____/_____
Signature of Owner Address Phone

Print Name of Owner

_____/_____/_____
Signature of Applicant Address Phone

Print Name of Applicant

For Planning Board Use Only		
File Date _____ (Next regular PB Meeting)	Decision _____ (Not > file date +21 days)	Fee _____
Comments:		Paid: Yes ___ No ___



Town Of Ashburnham Planning Board

FORM A

APPROVAL NOT REQUIRED PLAN – CHECK LIST

This form must be completed by the plan preparer, signed, dated and returned with the completed copy of Form A, along with the appropriate fee. For the complete submission requirements see § 4.1 of the Planning Board's Rules & Regulations. Applications are due no later than 10 days preceding the next regular Planning Board Meeting

THE PLANNING BOARD MAY DENY INCOMPLETE APPLICATIONS

- ___ Completed Form A Application and corresponding Form A Checklist
- ___ Filing Fee (See Planning Board Fee Regulations).
- ___ Copy of the most recently recorded deed.
- ___ Municipal tax lien, indicating no outstanding taxes and/or assessments due on the property
- ___ If the applicant is not the owner, a copy of authorization to apply, signed by the owner.
- ___ Is the plan located on a Scenic Road adopted by Town Meeting May 11, 1974? ___ Yes ___ No
- ___ 7 – 11 x17 copies of plan, and two (2) 24' x 36" size copies of plan, Mylar to be presented at meeting

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- ___ Title boundaries, north point, date and scale.
- ___ Locus Map showing location of subdivision with adjacent streets and landmarks clearly indicated.
- ___ Name and address of record owner and engineer or surveyor, with appropriate certification of a registered land surveyor.
- ___ Each lot meets the requirements set forth in §4.32 of the Ashburnham Zoning By-Law.
- ___ Frontage and area of any remaining adjoining land owned by the applicant.
- ___ Suitable space to record the action of the board and the signatures of the members of the Board.
- ___ Sufficient data to determine existing lines of every street and way line to include both side lines of the streets and abutters on both sides of the street.
- ___ House numbers shall be shown on each and every lot according to the practice of the Town of Ashburnham, i.e.; 40' rule.
- ___ Proposed lot boundaries, with areas of lots (shown in square feet if less than two acres) and lot frontage.
- ___ Evidence that each lot on the plan, or altered by it, meets the requirements of § 4.1.2(i) and § 4.1.3 of the Planning Board's Rules & Regulations.
- ___ Lots created for conveyance purposes only, so noted.
- ___ The following to be noted on the plan –

"PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER M.G.L. CHAPTER 41, SECTION 81L AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BYLAW REQUIREMENTS"

Signature of registered land surveyor or registered engineer: _____

Print Name: _____ Company/Firm: _____

Date: ___/___/___ Certification: _____ Certification #: _____