



# Town of Boylston - Planning Board

221 Main Street, Boylston MA 01505 \* Telephone (508) 869-0143 \* Fax (508) 869-6210

## Form A: Application for Approval of a Plan Believed Not to Require Approval Under the Subdivision Control Law (ANR)

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Other Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Owner(s): \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name of Surveyor: \_\_\_\_\_

Address: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Other Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Location of Property: \_\_\_\_\_

Boylston Assessor's Tax Map Number: \_\_\_\_\_ Parcel Number(s): \_\_\_\_\_

Deed Reference – Worcester County Registry of Deeds Book: \_\_\_\_\_ Page: \_\_\_\_\_

Plan Reference – Worcester County Registry of Deeds Book: \_\_\_\_\_ Page: \_\_\_\_\_

Acreage: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Purpose of Application:

☐ Create new lot(s); Indicate total number (including original parcel): \_\_\_\_\_

☐ Boundary Line Adjustment

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner's Signature (s): \_\_\_\_\_ Date: \_\_\_\_\_

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

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

Town Clerk's Date Stamp:

Official Use Only:

Fee: \$ \_\_\_\_\_ Date Paid \_\_\_\_\_ Check# \_\_\_\_\_

Decision of Planning Board: \_\_\_\_\_ Date: \_\_\_\_\_

## ANR REQUIREMENTS

Any person who wishes to cause to be recorded in the registry of Deeds, or to be filed with the Land Court, a plan of land, and who believes that the plan does not require approval under the Subdivision Control Law, shall submit **a Plan (on mylar), a PDF version of this Plan, two (2) full-sized (24" x 36") copies of this Plan, seven (7) 11" x 17" copies of this Plan, and seven (7) copies of the application (Form A)**, accompanied by the necessary evidence to show that the plan does not need approval. The Plan shall be at a scale of one inch equals forty feet (1" = 40'), or other such scale as the Planning Board may accept to show details clearly and adequately. The Plan shall contain the following:

- Bounds of the parcel to be divided and all new lots to be created
- Any existing structures (including septic systems) on the land shown on the Plan, and dimensions of all setbacks
- Any existing structures on any remaining adjoining land owned by the Applicant, and dimensions of all setbacks
- Remaining frontage of any adjoining land in the same ownership
- Present owner of the land shown on the plan and all abutting owners
- Location of any easement or way, public or private, across the land, with a designation as to the use of the same
- Zoning Classification, location of any Zoning District Boundaries, and any classification by the Board of Assessors under Chapter 61, 61A, or 61B
- The Plan should contain a **Note or Statement of Purpose, Locus Map, North Point, Date, Scale, and suitable space to record the endorsement of the Planning Board.**
- A note on the Plan indicating that any parcel being created that does not conform to the Boylston Zoning Bylaw is not a buildable lot.

If the Planning Board determines that the Plan does not require approval, it shall conduct a public meeting and within twenty-one (21) days of submission endorse on the Plan the words "Planning Board Approval Under Subdivision Control Law Not Required". Failure to act within the stated time shall be deemed that approval under the Subdivision Control Law is not required. The Town Clerk shall issue a certificate of approval to the Applicant stating that approval under the Subdivision Control Law is not required. The Plan shall be returned to the Applicant.

If the Board determines that the plan does require approval under the Subdivision Control Law, it shall, within twenty-one (21) days of submission of said plan, so inform the Applicant, and return the Plan. Only where vital and adequate access is reasonably guaranteed without the installation of a subdivision road is an applicant entitled to an endorsement on "approval not required", and only where such adequate and vital access is neither illusory or nonexistent.