

**Leicester Planning Board  
ANR Plan Application**

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

**Date:** 09/21/2021

<b>Property Address:</b>	41 Woodland Rd		
<b>Assessors Map/Parcel:</b>	22A/B3	<b>Zoning District:</b>	RA
<b>Deed Reference (Book/Page):</b>	62588/160		
<b>Plan Purpose:</b>	To Correct a building & Driveway encroachment		

To the Planning Board of the Town of Leicester:

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:

(Separate paragraphs are used to indicate alternative provisions. The applicant should select and complete the paragraph or paragraphs pertinent to his case.)

- ☐ 1. The accompanying plan is not a subdivision because the plan does not show a division of land.
- ☐ 2. The division of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as required by the Leicester Zoning By-Law, which requires \_\_\_\_\_ feet for erection of a building on such lot; and every lot shown on the plan has frontage on:
- a. a public way or way which the Town Clerk certifies is maintained and used as a public way, namely \_\_\_\_\_, or
  - b. a way shown on a plan theretofore approved and endorsed in accordance with the Subdivision Control Law, namely \_\_\_\_\_, or
  - c. a private way in existence prior to the date the Subdivision Control Law became effective in the Town of Leicester, 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 and the buildings erected or to be erected thereon, namely \_\_\_\_\_.
- ☐ 3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely \_\_\_\_\_ which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the Leicester Zoning Bylaw.

- ☐ 4. The division of land shown on the accompanying plan is not a subdivision because two or more buildings were standing on the land prior to the date the subdivision control law went into effect in the Town of Leicester, and one of such buildings remains standing on each of the proposed lots shown on said plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows:

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- ☒ 5. Other reasons or comment (See M.G.L., Chapter 41, Section 81-L)

Alter lot line to correct a building & driveway encroachment that has been like this for over 50+ years.  
this variance will avoid having to go to Land court and apply for adverse possession.

Applicant Information		Owner Information* (if not the Applicant)	
Name:	Margaret R Rondeau	Name:	Margaret R Rondeau
Signature:		Signature:	
Address:	22 pleasant St Leicester ma 01524	Address:	22 pleasant St Leicester Ma 01524
Phone #:	(508) 340-7311	Phone #:	(508) 340-7311
Email:	rpeg1041@yahoo.com	Email:	rpeg1041@yahoo.com

\*If there is more than one owner, all must sign.

Surveyor/ Plan Preparer Contact Information:	
Name:	Robert Boyd
Company Name:	B&R Survey INC
Phone:	(774) 644-1316
Email:	rboyd@brlandsurvey.com

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Lot 1

The land and building situated on the westerly side of Woodland Road and the southerly side of Wright Avenue, Leicester, Worcester County, Massachusetts being shown as Lot 1 on a plan of land owned by Paige Family Trust, drawn by B&R Survey, Inc. dated October 25, 2021 recorded in Worcester District Registry of Deeds in Plan Book \_\_\_\_ Plan \_\_\_\_ and more particularly bounded and described as follows:

Beginning at a point at the intersection of the westerly side of Woodland Road and the southerly side of Wright Avenue

Thence S  $12^{\circ}-45'-00''$  E by the westerly side of Woodland Road, a distance of 131.86 feet to a point at Parcel 'A', said point being northerly 13.14 feet from a railroad spike;

Thence S  $80^{\circ}-01'-00''$  W by Parcel 'A', a distance of 106.01 feet to a point;

Thence S  $09^{\circ}-59'-00''$  E by Parcel 'A', a distance of 18.27 feet to a point at land now or formerly of Margaret R. Rondeau;

Thence S  $77^{\circ}-15'-00''$  W by land now or formerly of said Rondeau, a distance of 93.23 feet to a re-rod found at land now or formerly of David A. & Rebecca J. Benoit;

Thence N  $12^{\circ}-45'-00''$  W by land now or formerly of said Benoit, a distance of 145.00 feet to a point on the southerly side of Wright Avenue;

Thence N  $77^{\circ}-15'-00''$  E by the southerly side of Wright Avenue, a distance of 200.00 feet the point of beginning.

Lot 1 contains 27,330 square feet of land

Parcel "A"

The land and building situated on the westerly side of Woodland Road, Leicester, Worcester County, Massachusetts being shown as Parcel "A" on a plan of land owned by Paige Family Trust, drawn by B&R Survey, Inc. dated October 25, 2021 recorded in Worcester District Registry of Deeds in Plan Book \_\_\_\_ Plan \_\_\_\_ and more particularly bounded and described as follows:

Beginning at a railroad spike found at the southeasterly corner of land of Paige Family Trust and the northeasterly corner of land of Margaret R. Rondeau;

Thence S 77°-15'-00" W by land now or formerly of said Rondeau, a distance of 106.76 feet to a point;

Thence N 09°-59'-00" W by Lot 1, a distance of 18.27 feet to a point;

Thence N 80°-01'-00" E by Lot 1, a distance of 106.01 feet to a point on the westerly side of Woodland Road;

Thence S 12°-45'-00" E by the westerly side of Woodland Road, a distance of 13.14 feet to the point of beginning.

Parcel "A" contains 1.670 square feet of land

ALL ABOVE DEEDS AND PLANS ARE  
DISTRICT REGISTRY OF DEEDS.

APPROVAL NOT REQUIRED UNDER THE  
LEICESTER PLANNING BOARD.

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

THE ABOVE ENDORSEMENT IS NOT  
BOARD AS TO CONFORMANCE WITH

"I HEREBY CERTIFY THAT THIS PLAN  
WITH THE RULES AND REGULATIONS



B&R S

100  
WORD  
TEL  
FAX

PL

