

Leicester Planning Board ANR Plan Application

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

Date: 9-15-21

Property Address:	<u>47 Woodland Road</u>		
Assessors Map/Parcel:	<u>22A B2</u>	Zoning District:	<u>SA</u>
Deed Reference (Book/Page):	<u>40833 / 324</u>		
Plan Purpose:	<u>To correct a building & driveway encroachment</u>		

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.

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- ☐ 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:

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

Alter lot line to correct a building and driveway encroachment. That has been like this for over 50 years

Applicant Information		Owner Information* (if not the Applicant)	
Name:	Margaret R Rondeau	Name:	Jean M. Shea
Signature:	Margaret R Rondeau	Signature:	Jean M. Shea
Address:	22 Pleasant St Leicester MA 01524	Address:	25 R. Jones Rd. Spencer, MA 01562
Phone #:	508 340 7311	Phone #:	508-847-6630
Email:	rpeg1041@yahoo.com	Email:	jeano4000@msn.com

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

Surveyor/ Plan Preparer Contact Information:			
Name:	Robert J. Smith	Company Name:	B&R Survey, Inc
Phone:	508.756.8579	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;

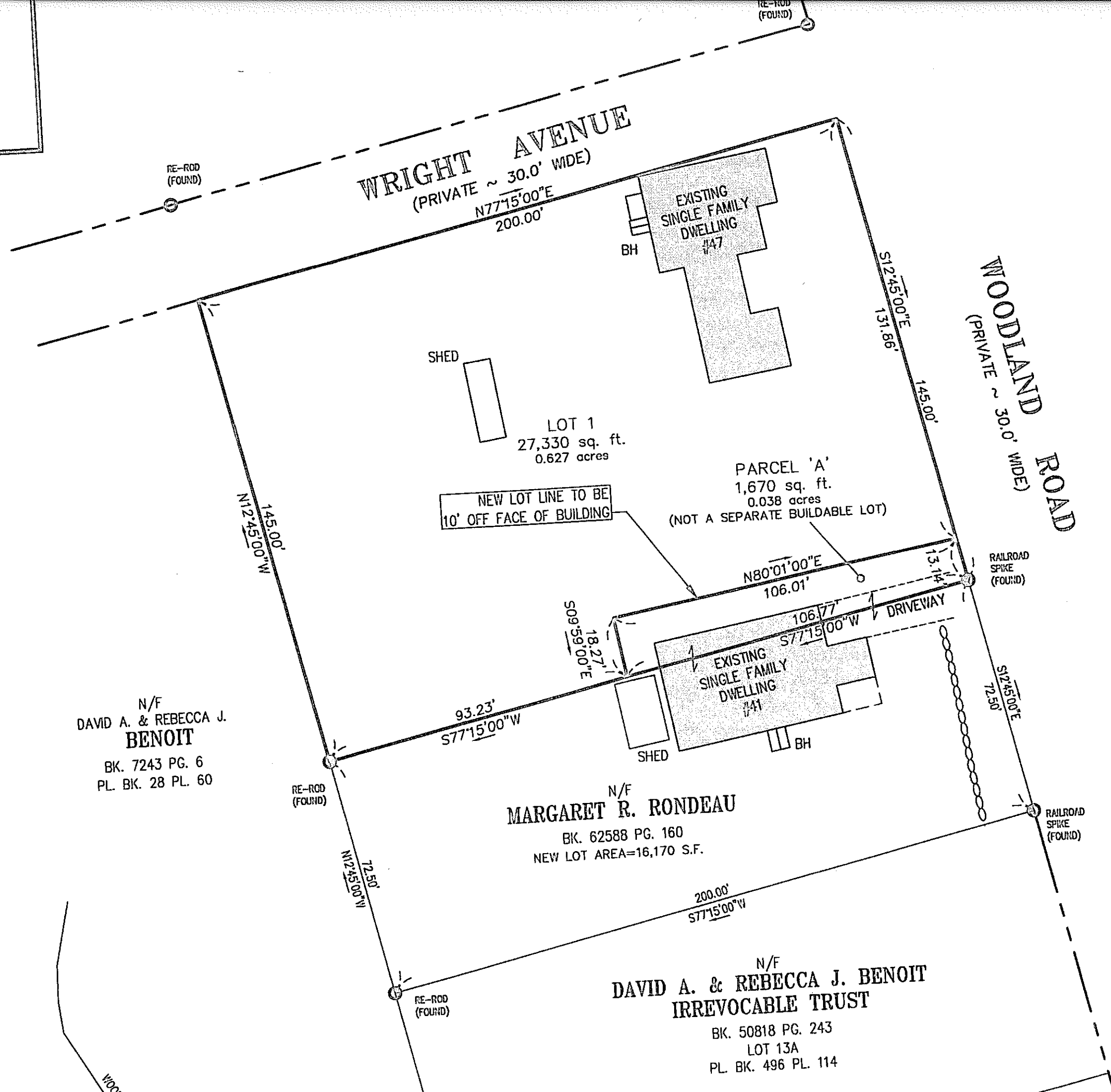
Thence N 80°-01'-00" E by Lot 1, a distance of 106.01 feet to a point on the westerly side of Woodland Road;

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

ONLY

AP



SA

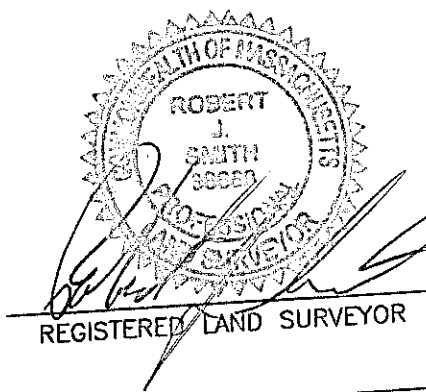
ALL ABOVE DEEDS AND PLANS ARE
DISTRICT REGISTRY OF DEEDS.

APPROVAL NOT REQUIRED UNDER T
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

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WORC
TEL
FAX

PL