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Leicester Planning Board ANR Plan Application

Town of Leicester
Development & Inspectional Services

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

Date: 3/13/22

Property Address:	355 AUBURN STREET & 383 AUBURN STREET		
Assessors Map/Parcel:	MAP 35 PARCEL	Zoning District:	BR-1
Deed Reference (Book/Page):	19705 / 372		
Plan Purpose:	ALTERING AN EXISTING LOT LINE		

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)

ALTERATION OF EXISTING LOT LINE

Applicant Information		Owner Information* (if not the Applicant)	
Name:	WILLIAM J. PRUNIER	Name:	
Signature:	William J. Prunier	Signature:	
Address:	383 Auburn St Cherry Valley	Address:	
Phone #:	(508) 450-9857	Phone #:	
Email:	BILL.PRUNIER@GMAIL.COM	Email:	

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

Surveyor/ Plan Preparer Contact Information:			
Name:	ROBERT J. SMITH	Company Name:	BEYER SURVEY, INC.
Phone:	508-756-8579	Email:	RBOYD@BRLANDSURVEY.COM

Parcel 'B'

The land situated easterly of Auburn Street, Leicester, Worcester County, Massachusetts being shown as Parcel 'B' on a plan of land owned by William J. & Renee M. Prunier, drawn by B&R Survey, Inc. dated March 7, 2022 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 most westerly corner of the parcel herein described, said point being easterly 177.52 feet from a drill hole on the easterly of Auburn Street;

Thence S 85°-13'-00" E by the remaining land of Prunier, a distance of 275 feet, more or less, to land now or formerly of Southwest Holdings, LTD;

Thence southerly by land now or formerly of said Southwest Holdings, LTD, a distance of 197 feet, more or less, to a point at land now or formerly of William J. & Kathleen Prunier;

Thence N 55°-50'-51" W by land now or formerly of said Prunier, a distance of 115.87 feet to a point;

Thence N 58°-10'-28" E by land now or formerly of said Prunier, a distance of 70.49 feet to a point;

Thence N 64°-08'-28" W by land now or formerly of said Prunier, a distance of 268.83 feet to the point of beginning.

Parcel 'B' contains 20,400 square feet of land, more or less.