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NOV 07 2022

Leicester Planning Board ANR Plan Application

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Town of Leicester
Development & Inspectional Services

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

Date: 11/07/2022

TOWN CLERK'S OFFICE
LEICESTER, MASS.

Property Address:	Huntoon Memorial Highway		
Assessors Map/Parcel:	37A - B12	Zoning District:	RIB
Deed Reference (Book/Page):	7996/188		
Plan Purpose:	Create new lot		

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 150 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 Huntoon Memorial Highway, 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:

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

Applicant Information		Owner Information* (if not the Applicant)	
Name:	James Dicentes	Name:	
Signature:		Signature:	
Address:	14 Huntoon Memorial Highway	Address:	
Phone #:	(508) 892-9425	Phone #:	
Email:	office-staff@deerpondauto.com	Email:	

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

Surveyor/ Plan Preparer Contact Information:			
Name:	Jeremy Croteau	Company Name:	DC Engineering & Survey, Inc.
Phone:	(508) 341-2127	Email:	jscroteau@yahoo.com

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RESERVED FOR USE BY THE REGISTRY OF DEEDS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

I HEREBY CERTIFY THAT THIS IS A TRUE PLAN BASED ON FIELD SURVEYS AND THE LATEST DEEDS AND PLANS OF RECORD AND THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

JEREMY S. CROTEAU

DATE: P.L.S. #48722

THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.

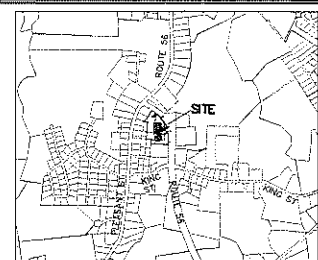
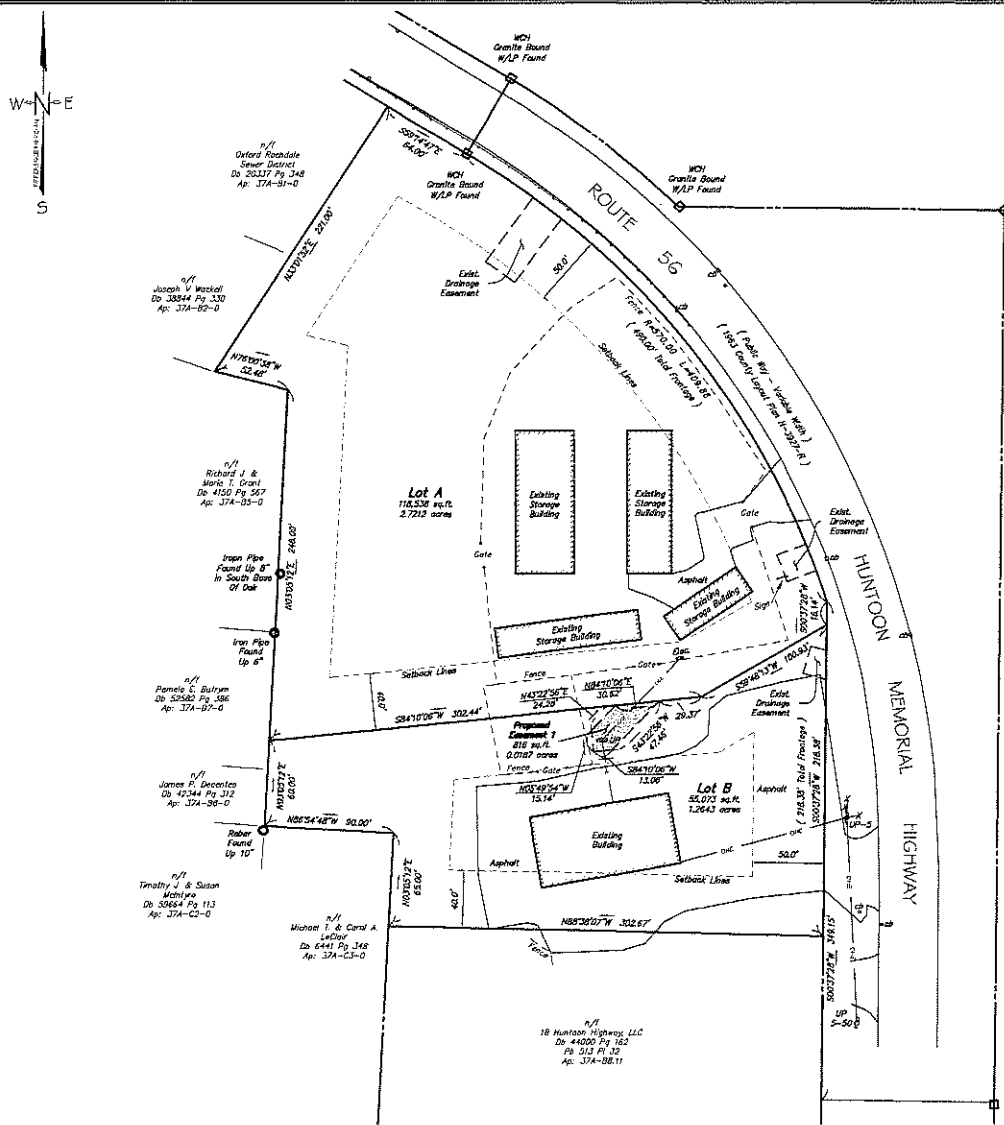
PLANNING BOARD APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED M.G.L. CHAPTER 41 SECTION 81P

DATE:

* NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED*

* ENDORSEMENT BY THE PLANNING BOARD DOES NOT GUARANTEE THAT ANY OF THE LOTS SHOWN ON THIS PLAN ARE BUILDABLE LOTS*

SYMBOL KEY		
BOUND	○	IRON NAIL FOUND
IRON PIPE	○	IRON PIPE FOUND
IRON ROD W/ CAP	○	BOUND FOUND
DRILL HOLE	●	RAIL ROAD SPIC
DRAIN WHORL	⊕	DRILL HOLE FOUND
CATCH BASIN	⊕	FOUND
WETLAND FLAG	⊕	STRAINS
UTILITY POLE	⊕	CONCRETE
UTILITY POLE	⊕	STEEL
ELECTRIC MANHOLE	⊕	UTILITY POLE
FIRE HYDRANT	⊕	UTILITY POLE
WATER GATE	⊕	UTILITY POLE



LOT LOCUS
SCALE: 1"=1000'

RECORD OWNERS
JAMES P. DECENTES
DB 7996 PG 188
DB 8874 PG 95
PB 513 PL 33

TAX MAP REFERENCES:
TAX MAP PARCEL ID: 37A-8.12

ZONING REQUIREMENTS
ZONE - R1G
SECTION 3.32 - BR-1 DIMENSIONAL REQUIREMENTS FOR BUSINESS USES
AREA - 20,000 S.F.
FRONTAGE - 150' NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR INTENDED
FRONT - 50 FT.
SIDE - 40 FT.
REAR - 40 FT.
30% BUILDING COVERAGE

PLAN REFERENCES:
(WORCESTER COUNTY REGISTRY OF DEEDS)
PLAN BOOK 913 PLAN 32
PLAN BOOK 402 PLAN 8
PLAN BOOK 275 PLAN 106

GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO CREATE LOTS A AND B OUT OF LAND OWNED BY JAMES P. DECENTES

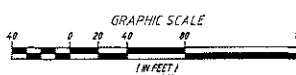
2. BOUNDARIES SHOWN ARE THE RESULTS OF AN ACTUAL FIELD SURVEY BASED ON AVAILABLE MAPS, DEEDS OF RECORD AND PHYSICAL EVIDENCE, BUT ARE SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, AGREEMENTS AND RIGHTS AND ENCUMBRANCES OF RECORD THAT AN ACCURATE AND THOROUGH TITLE SEARCH MAY DISCLOSE.

3. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON OBVIOUS ABOVE GROUND PHYSICAL UTILITY APERTURANCES AND ACCESSIBLE MANHOLES. DIG ARE SHALL BE NOTIFIED PRIOR TO ANY EXCAVATION OR CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.

4. HORIZONTAL DATUM BASED ON NAD 83, WA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS).

5. BY GEOGRAPHICAL PLOTTING ONLY THE SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE, AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 4 25227C0355E, WITH AN EFFECTIVE DATE OF JULY 4, 2011.

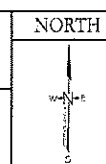
6. ABUTTERS NAMES ARE IN RESPECT TO THE LATEST ASSESSORS RECORDS AVAILABLE.



NO.	DATE	REVISION

JASON D. DEBOIS, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR
MA LICENSE # 4574

JEREMY S. CROTEAU, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
MA LICENSE # 4722



ANR PLAN OF LAND

SITE ADDRESS:
14 Huntoon Memorial Highway
Lancaster, MA

CLIENT:
James P. Decentes
14 Huntoon Memorial Highway
Lancaster, MA

DRAWN BY: JSC

CHK'D BY: JDD	REV #:
DATE: 10-17-22	SCALE: 1"=40'
PROJECT #:	FIG. NO.:
22-220	1

100% PLAN

DATE: 10/17/22

PROJECT: 22-220

FIG. NO: 1

100% PLAN

DATE: 10/17/22

PROJECT: 22-220

FIG. NO: 1