

Leicester Planning Board ANR Plan Application

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

Date: 11/22/22

Property Address:	Pine Street		
Assessors Map/Parcel:	41-A-110	Zoning District:	SA
Deed Reference (Book/Page):	67755 - Pg 175		
Plan Purpose:	INTERIOR LOT LINE CHANGE LOT 3 + 4 Interior Lot Line Change		

To the Planning Board of the Town of Leicester: Interior Lot Line Change

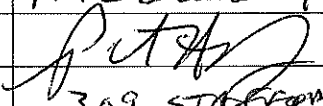
The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

(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.

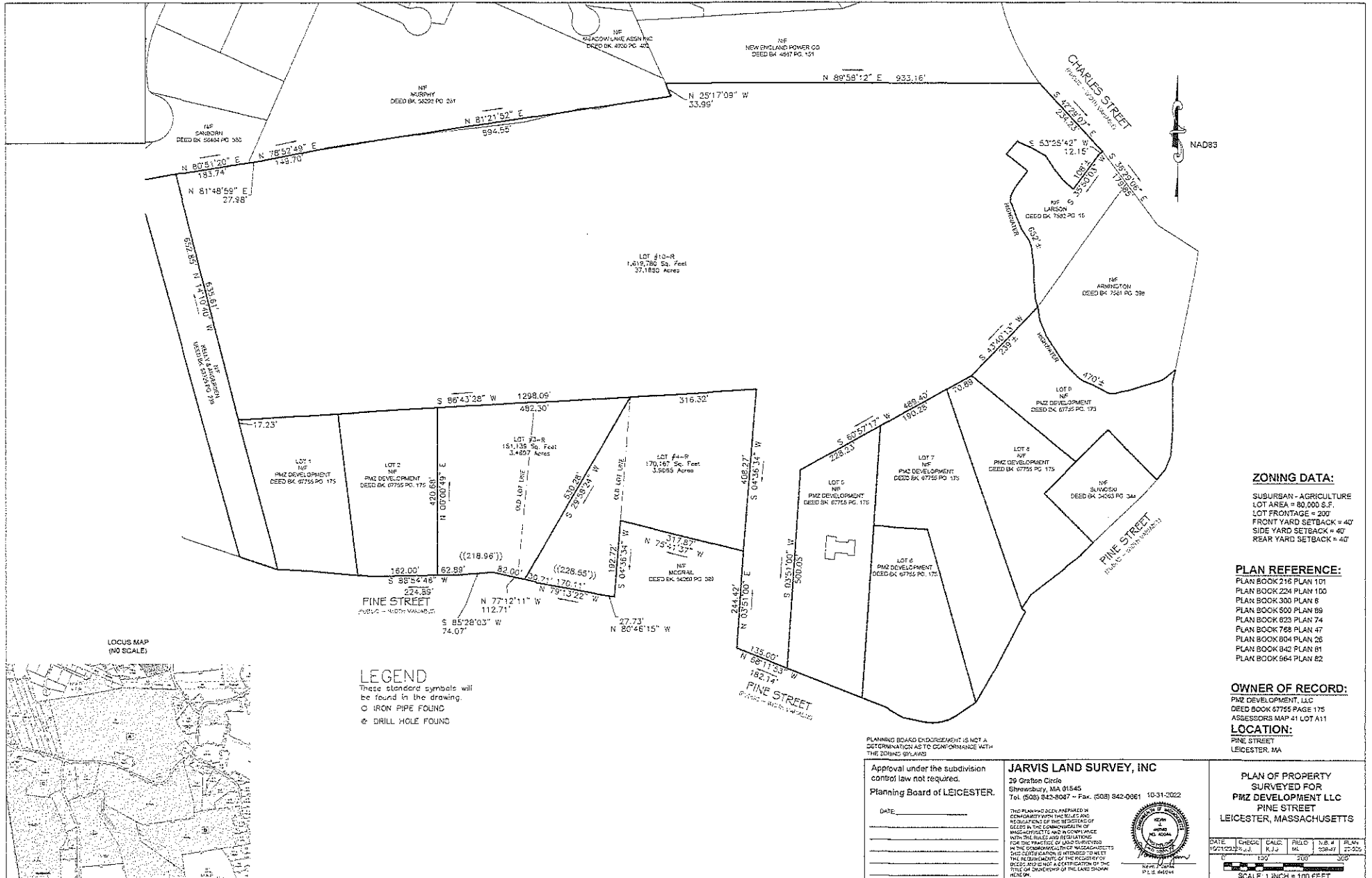
4. The division of land shown on the accompanying plan is not a subdivision because two or more buildings were standing on the land prior to the date the subdivision control law went into effect in the Town of Leicester, and one of such buildings remains standing on each of the proposed lots shown on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

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

Applicant Information		Owner Information* (if not the Applicant)	
Name:	PM 2 DUDANT LLC	Name:	
Signature:		Signature:	
Address:	309 STAFFORD ST CHAMPAIGN MA 01507	Address:	
Phone #:	508 864-0813	Phone #:	
Email:	peter.wade@yaho.com	Email:	

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

Surveyor/ Plan Preparer Contact Information:			
Name:		Company Name:	
Phone:		Email:	



LOCUS MAP
(NO SCALE)



LEGEND

These standard symbols will be found in the drawing.
 ○ IRON PIPE FOUND
 ⊕ DRILL HOLE FOUND

ZONING DATA:

SUBURBAN - AGRICULTURE
 LOT AREA = 80,000 S.F.
 LOT FRONTAGE = 200'
 FRONT YARD SETBACK = 40'
 SIDE YARD SETBACK = 40'
 REAR YARD SETBACK = 40'

PLAN REFERENCE:

- PLAN BOOK 216 PLAN 101
- PLAN BOOK 224 PLAN 100
- PLAN BOOK 300 PLAN 8
- PLAN BOOK 500 PLAN 89
- PLAN BOOK 623 PLAN 74
- PLAN BOOK 788 PLAN 47
- PLAN BOOK 804 PLAN 26
- PLAN BOOK 842 PLAN 81
- PLAN BOOK 864 PLAN 82

OWNER OF RECORD:

PMZ DEVELOPMENT, LLC
 DEED BOOK 67755 PG. 175
 ASSESSORS MAP #1 LOT A11

LOCATION:

PINE STREET
 LEICESTER, MA

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE ZONING BYLAWS

Approval under the subdivision control law not required.
 Planning Board of LEICESTER.

DATE _____

JARVIS LAND SURVEY, INC

29 Gratton Circle
 Shrewsbury, MA 01545
 Tel: (508) 842-8087 • Fax: (508) 842-0061 10-31-2022

THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN ACCORDANCE WITH THE RULES OF REGULATION FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THE PRACTITIONER HEREBY CERTIFIES THAT THE REQUIREMENTS OF THE PROVISIONS OF PUBLIC LAW 842 AND A CERTIFICATION OF THE TITLE OR SURVEYING OF THE LAND SHOWN HEREON.



PLAN OF PROPERTY SURVEYED FOR
PMZ DEVELOPMENT LLC
 PINE STREET
 LEICESTER, MASSACHUSETTS

DATE	CHECKED	CALC.	PLCO	PLR #	PLAN
10/31/22	J.J.	R.J.	PL	1	22-025
0	100	200	300		

SCALE 1 INCH = 100 FEET