

NORTHBRIDGE PLANNING BOARD

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL



_____, 2_____

Applicant: _____

Address: _____

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by the Planning 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: (*Check as Appropriate*)

- _____ 1. The accompanying plan is not a subdivision because the plan does not show a subdivision of land.
- _____ 2. The division of the tract 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 is presently required by the Northbridge Zoning Bylaws under Section _____, which requires _____ feet for erection of a building on such lot; and every lot on the plan has such frontage on :
- _____ (a) a way which the Town Clerk certifies is maintained and used as a public way, namely _____
- _____ (b) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____ and subject to the following conditions: _____
- _____ (c) a private way in existence on November 13, 1956, when the subdivision control law became effective in Northbridge, having in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide the needs for vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____
- _____ 3. The division of 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 the lots in such a manner so that no lot affected is left without frontage as required by the Northbridge Zoning Bylaw under Section _____, which requires _____ feet.
- _____ 4. The division of tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the plan prior to November 13, 1956, the date the subdivision control law went into effect in the

Town of Northbridge and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law is attached.

_____ 5. Other reasons or comments: (see MGL Chapter 41, § 81-L)

The owners title to the land is derived from _____, dated _____ 2 _____
and recorded in the _____ Registry of Deeds, Book _____, Page _____
or Land Court Certificate of Title No. _____, registered in _____ District Book _____
Page _____, and Assessor's Book _____, Page _____.

Applicant's Signature: _____ Date: _____

Applicant's Address: _____

Applicant's Telephone: _____

Owner's Signature: _____ Date: _____

Owner's Address: _____

Owner's Telephone: _____

Surveyor's Signature: _____ Date: _____

Surveyor's Address: _____

Surveyor's Telephone: _____

Received by the Northbridge Town Clerk:

Date: _____

Time: _____

Signature: _____