

THE COMMONWEALTH OF MASSACHUSETTS

Town of Blandford

FORM A

APPLICATION FOR A DETERMINATION OF PLANNING BOARD JURISDICTION AND FOR ENDORSEMENT THAT PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW IS NOT REQUIRED.

File two completed forms with the Planning Board and one copy with the Town Clerk.

TO THE PLANNING BOARD OF THE TOWN OF BLANDFORD

The undersigned, believing that the accompanying plan of his property does not constitute a subdivision with the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that the Planning Board approval under the Subdivision Control Law is not required.

Name of Applicant: _____

Address: _____

Plan Prepared By: _____
(Registered Engineer or Land Surveyor)

Entitled: _____

Date: _____

Owner (if other than Applicant) _____

Deed of Property Recorded in: _____

Book: _____ Page: _____

Location and Description of Property (Including Assessors Map & Lot #s)

Applicant believes that the Planning Board’s approval is not required for the following reasons:

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the frontage, area and depth required by the Zoning By-laws of the Town and is on a public way, namely, _____ or a private way, namely, _____ which was approved under the subdivision control law as a subdivision entitled:

or

2. The land shown of the accompanying plan is not a subdivision for the following reason(s):

Signature of Applicant

Address

Signature of Owner (if other than Applicant)

Accepted this _____ day of _____, 20 _____, as duly submitted under the Rules and Regulations of the Planning Board.

BLANDFORD PLANNING BOARD

By: _____
Chairman

Plan endorsed by: _____
Town Clerk

Date: _____

Subdivision Rules and Regulations

FORM A-1

**CHECKLIST FOR SUBMISSION OF
PLAN BELIEVED TO NOT REQUIRE APPROVAL
UNDER THE SUBDIVISION CONTROL LAW
("ANR PLAN")**

*For use by Planning Board in determining completeness of
Form A Application and Adequacy of Access from Frontage*

Note: Application shall include all information required for Endorsement of Plan Believed Not to Require Approval under the Subdivision Control Law. An Application that lacks required information may be rejected by the Planning Board as being an incomplete submission and will not be acted on until the required information is submitted and the application reviewed again for completeness, or a new application is submitted with all required information. The statutory 21 day period for action on an ANR Plan will be extended by the time between the date of determination of incomplete application until date when Board determines application is complete.

Applicant's Name: _____

Property Location: _____

Required Submission and Contents:

_____ Five Copies of Plan including:

_____ Locus Map showing entire property in reference to roads areas within ¼ mile (scale of locus map not smaller than one inch equal to 1000 feet.

_____ Zoning District Boundaries on locus map and property plan.

_____ Property name, boundaries, North Point, date, scale, legend

_____ Names of record owner, applicant, and the land surveyor.

_____ Names of all abutters as determined from the most recent tax list.

_____ Names and widths of adjacent streets

_____ Two copies of Application Form A, signed by Applicant and Record Owner, including applicant's basis for request of determination that the plan does not create a subdivision and that adequate access is provided to each lot from a way that itself is adequate for.

_____ Application Fee of \$35.00 and \$35.00 per lot split. Check made out to Town of Blandford.

_____ Note on Plan: “Planning Board endorsement does not imply that the lots or parcels shown hereon are building lots, nor that they comply with zoning by-laws, wetlands regulations, Title 5, or other local state or federal regulations.”

Planning Board determination of ANR Endorsement:

In determining whether a plan is entitled to be endorsed “Approval Under Subdivision Control Law Not Required,” the Planning Board should ask the following questions and the applicant should provide sufficient information for the board’s determination of the following:

1. Do the proposed lots shown on the plan have frontage on one of the following types of ways?	
a. A public way? or	Y/N
b. A way which the Town Clerk certifies (in writing) is maintained and used as a public way? Or	Y/N
c. A way shown on a plan which has been previously approved in accordance with the Subdivision Control Law (i.e., a way approved by a Definitive Subdivision)? Or	Y/N
d. A way in existence when the Subdivision Control Law took effect in the Town of Blandford (October 16, 2007), which in the opinion of the Planning Board is suitable for the proposed use of the lots.	Y/N
2. Do each of the proposed lots shown on the plan meet the minimum frontage requirements?	Y/N
3. Can each lot access onto the way from the frontage shown on the plan	Y/N
4. Does the way on which the proposed lots front provide adequate access?	Y/N
5. Does each lot have practical access from the way to a buildable portion of lot?	Y/N

Note:

A plan may show one or more parcels that are not building lots that do not conform to one or more of the above tests provided each such parcel is clearly labeled that it is “Not a Separate Building Lot” or similar notation.