

HARDWICK PLANNING BOARD

FORM A

Application for Endorsement of Plan Believed not to Require Approval

Two copies of this form, filled out and signed, should be submitted with the original and 4 copies of the plan and the application fee.

_____, 20____
(Date of Filing)

To the Planning Board:

The undersigned Applicant wishes to record the accompanying plan and requests a determination and endorsement by the Board that approval by it under the Subdivision Control Law is not required. The Applicant believes that approval is not required for the following reasons (circle the numbers[s] of applicable paragraph[s] and fill in any blanks in such paragraph[s]):

1. The accompanying plan is not a "subdivision" because the plan does not show a division of land.
2. The division of the land shown on the accompanying plan is not a "subdivision" because every lot shown on the plan has at least _____ feet of frontage as required by the Hardwick Zoning Bylaw; and every lot shown on the plan has such frontage on:

- a. a public way or way which the City or Town Clerk certifies is maintained and used as a public way, namely:

(name of street)

or

- b. a way shown on a plan previously approved and endorsed in accordance with the subdivision control law namely:

(name of way)

or

- c. a private way in existence on February 28, 1938, the date when the subdivision control law became effective in the Town of Hardwick, which has 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 the way and for the installation of municipal services to serve the lot(s) and the building(s) erected or to be erected thereon, namely:

(name of private way)

3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because

it shows a proposed conveyance which changes the size and/or shape of the lot(s) in such a manner that frontage is not affected.

4. The division of the tract of land shown on the accompanying plan is not a "subdivision" because two or more buildings were standing on the land prior to February 28, 1938, the date when the subdivision control law went into effect in the Town of Hardwick, and one of such buildings remains standing on each of the lots as shown and located on the accompanying plane. Evidence of the existence of such buildings prior to the effective date of the subdivision control law is submitted as follows (attach documentation and list items included in that documentation below:

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

The owner's title to the land is derived under deed from _____ dated _____ 20____, and recorded in _____ Registry of Deeds, Book _____, Page _____ or Land Court Certificate of Title No. _____, registered in _____ District Book _____ Page _____

Received by Town Clerk:

Date: _____

Time: _____

Signature: _____

Received by Planning Board:

Date: _____

Signature: _____

Applicant's signature _____

Applicant's Name and Address (Please print)

Applicant's phone # _____

Owner's signature _____

Owner's name and address, if not applicant
(Please print)

Owner's phone # _____

Planning Board Determination:

Plan shows a subdivision and requires approval under the Subdivision Control Law for the following reasons:

Signed: _____
For the Hardwick Planning Board

Date: _____

Plan does not require approval under the Subdivision Control law.

Signed: _____
For the Hardwick Planning Board

Date: _____