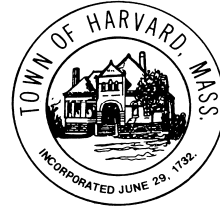


TOWN OF HARVARD
The Commonwealth of Massachusetts



FORM A and CHECKLIST

**APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL UNDER
THE SUBDIVISION CONTROL LAW (Ch. 41)
(A.N.R.)**

File ten (10) completed copies of this form, and associated plans as described in Planning Board Procedural Rules and Regulations, Chapter 133 of the Code of the Town of Harvard, with the Town Clerk and in accordance with the requirements of Section 81P

No. _____, 20____

To the Planning Board:

The undersigned wishes to record the accompanying plan and requests a determination and endorsement 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 (circle as appropriate):

1. The accompanying plan is not a subdivision because the plan does not show a division 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 as is presently required by the Protective (Zoning) Bylaw under Section _____ which requires _____ feet for erection of a building on such lot; and every lot shown on the plan has such 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 _____ on _____, and subject to the following conditions _____; or
 - c. a private way in existence on February 6, 1954, the date when the Subdivision Control Law became effective in the Town of Harvard 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 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 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 Protective (Zoning) Bylaw under Section _____, which requires _____ feet.

4. The division of the 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 February 6, 1954, the date when the subdivision control law went into effect in the Town of Harvard, 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 submitted as follows:

5. Other reasons or comments (See MGL Chapter 41, Section 81L) _____

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

6. Fee paid (\$150 per lot) _____.

APPLICANT'S NAME (Please print) _____

Applicant's signature _____ Phone No. _____

Applicant's address _____

OWNER'S SIGNATURE and address if not the applicant, or applicant's authorization if not the owner

THE PLANNING BOARD'S ENDORSEMENT ON THIS PLAN, THAT THE APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED, SHALL NOT BE CONSTRUED AS THE PLANNING BOARD FINDING THAT THE LOTS CREATED BY THIS PLAN CONFORM TO THE REQUIREMENTS OF THE HARVARD PROTECTIVE (ZONING) BYLAWS EXCEPT AS TO AREA AND FRONTAGE.

Received by Town Clerk:

Date/Time: _____

FORM A CHECKLIST

The following checklist is a part of the ANR application (Form A) to be completed by the Applicant. For complete definition of each item Applicant is directed to The Town of Harvard Subdivision Control Chapter 130, Article I, § 130-4, para C thru D and Article II § 130-10 and –11.

Plans, certified and of a size required
Plan shows ownership of abutting land
Plan shows all existing bldgs, stone walls, fences or other prominent structures, boundaries of W or WPH Districts, all streams and other water bodies, inland wetlands and swamps within or adjacent to (within 25 ft of the locus)
Plan shows topography of land to be subdivided
Plan shows all existing roadways, driveways, cart tracks, etc
Plan shows all ways that cross or abut the land
Plans shows any zoning district and boundaries of the locus if not entirely AR
Plans show the North point, date, scale, name of town, names of owner, applicant and person preparing the plan
Plan shows all existing bldgs, boundaries of W or WPH Districts and other streams, water bodies or swamps within the lots
Plan shows all obstructing ledge and rock outcroppings, guardrails, retaining walls and any other obstruction of access between the interior of the lot and the roadway
Plans indicate the designation of any parcels which are not building lots under the Protective Bylaw
Plans include a legend "Approval Under the Subdivision Control Law Not Required" with provisions for PB endorsements (5 members)
Plans indicate boundaries of wetlands
Plans provide information which shows the status of the remainder of land being divided if frontage is not showed on the Plan
Application includes ten copies of all Plans, one showing lot width circles
Statement that a lot is not a building lot shall be unambiguous
Plans show numbering of lots corresponding to the house numbers
If lots are subject to, or authorized by a special permit, plans include a condition to run with the land: "Lots are to be used only in accordance with the terms of the special permit under which the lot is permitted." Attach copy of such as recorded giving book and page number and date of recording.

The PB will review the Applicant's ANR submittal plans for completeness of information provided and the criteria for approval in accordance with Subdivision Control Chapter 130 as summarized below:

- Proposed lots meet the requirements of Town of Harvard Protective Bylaw Chapter 125 Article V §125-29, para A thru F
- Access Frontage – Frontage meets the requirements of one of the four types of lots authorized by Protective Bylaw Chapter 125, Article V § 125-29. Lot location must be on a public way, approved subdivision way or way in existence in 1953, which the PB judges to be adequate for traffic and intensity of the proposed use.
- Frontage – Frontage meets the requirements of "useful access" per SCL Sections 81L and 81M
- Obstructed Frontage – adequate, safe, convenient and readily usable access to lots (not mere paper frontage, see 130-11 C (1)). The access standard to be applied is identified in § 130-11 C. (1) (2) (3)
- Drainage – Ability to control of surface water within the tract of land to be subdivided
- Plan does not show a lot of a type which requires a special permit