FORM A

APPLICATION FOR APPROVAL NOT REQUIRED

DATE:

(Stamp four (4) forms with the Town Clerk. File one (1) form with the Town Clerk and three (3) forms with the Planning Board.)

To the Planning Board:

The undersigned, believing that the accompanying plan of property in the Town of Ipswich, Massachusetts, does not constitute a subdivision within 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.

1. Name of Applicant:_____

   Address:_____

2. Location and Description of Property [include Assessor's Map and Lot and Zoning

   District(s)]:_____

_____

_____

3. Deed Reference: Book_____, Page_____

   or Certificate of Title:_____

_____

4. Name of Surveyor:_____

   Address:_____

_____

Signature of Owner(s):_____

Address:_____

Please indicate the grounds (either A, B, C or D, not a combination) on which you believe your plan not to be a subdivision.

A. Each lot on the plan meets one of the following criteria:

1. Has the frontage, lot area, and lot width required under the Protective Zoning By-Law on:

_____ a) a public way, or

_____ b) a way which the Town Clerk certifies is maintained & used as a public way, or

_____ c) a way shown on a plan approved and endorsed by the Planning Board under the Subdivision Control Law, recorded in Plan Book_____, Plan_____, or

_____ d) a way in existence before the adoption of the Subdivision Control Law by the Town and which the Board finds adequate for the way's proposed use, or

_____ e) a way shown on a plan of a subdivision recorded at the Registry of Deeds or the Land Court prior to the adoption of the Subdivision Control Law.

B. Each Lot has been clearly marked on the plan to be either:

a) joined to and made part of an adjacent lot, or

b) labeled "Not A Building Lot".

C. Each lot on the plan contains a building which existed prior to the adoption of the Subdivision Control Law.

D. The plan shows an existing parcel with no new lot division(s) and has frontage on a way described above.

Received: Town of Ipswich Town Clerk (date stamp):

Signature of Town Official receiving this application:

(This checklist is for Planning Board use only; however the applicant may find it useful for plan preparation.)

Checklist for Approval Not Required Plans (Form A)
(Ch. 41, 81P)

Date Plan Filed: _____ (+ 21 Days) Final Decision Due on: _____

Refer to Planning Board Subdivision Rules and Regulations Section 3.2
(Checked-Off Items are Complete, Circled Items are Incomplete, or N/A - Item Not Applicable)

_____Original "Mylar"
_____4 Prints of Plan
_____Completed Form-A Application with Town Clerk's Date Stamp
_____Copy of Application & Plan Filed with Town Clerk
_____Title Block
_____ "Approval Not Required", Signature Area, & Notation
_____Zoning & Water Supply District(s) Identified & Boundaries Shown
_____Reference to Special Permits/Variances, etc.
_____Locus Map (Scale: 1" = 1000')
_____Location & Names of Abutters
_____Streets & Ways (Location, Status, R.O.W. & Pavement Width, Scenic Roads Noted)
_____Bearings, Distances, & Curve Data of Streets, Easements, Lot Lines; Exist. Bounds
_____Lot Numbers, Area of Lots & Easements; Areas in Square Feet & Acres
_____Lot Frontage & Lot Width for Each Lot
_____All Land Area Affected by Division Including Remaining Land(s) of Applicant
_____Each Lot Not Complying with Zoning Designated as "Not a Building Lot"
_____Existing Structures, Wells, Septic Systems & Setbacks
_____Stonewalls, Fences, Cart Paths, Drives, Trails, Streams, Brooks, Water Bodies
_____Trees (Over 6" in Caliper) Along a "Scenic Road"
_____Deed References of Locus & Abutting Lots
_____North Point & Reference of Origin
_____Lot(s) Shown on Plan Meet Criteria of Section 3.2.18 (.1 & .2)

No. of Lots or Lot Line Changes _____ x $50.00/ Ea. = $_____ Filing Fee Submitted

Checklist for Approval Not Required Plans (Form A)

_____Application and Plan Complete & Accepted

Hearing Date Set on:_____

_____Application and Plan Incomplete (see Items Circled Above)

Comments:_____
_____
_____

_____Plan Approved by Planning Board
_____Plan Disapproved by Planning Board (see attached reasons)

Planning Board Decision Filed with Town Clerk

on:_____