

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: _____