

LETTER OF TRANSMITTAL

TO: William Scanlan, Acting Town Planner
Dudley Planning Board
71 West Main Street
Dudley, MA 01571
508-949-8014

PROJ. NO: 080-2191-L **DATE:** 8/5/20

PROJECT: ANR Plan

LOCATION: 36 Pine Street, Dudley, MA

SENT BY WAY OF THE FOLLOWING: By Hand and Email

COPIES	DATE	ITEM DESCRIPTION
2	8/5/20	Form A – Two Signed Originals
2	8/5/20	ANR Receipt Checklist – Two Signed Originals
1	8/5/20	ANR “Plan of Land” of 36 Pine Street, Dudley, MA date 8/5/20 (Mylar)
5	8/5/20	ANR “Plan of Land” of 36 Pine Street, Dudley, MA date 8/5/20 (24 x 36)
1	7/21/20	Check # 3810 for \$100 – Town of Dudley ANR Submission Fee

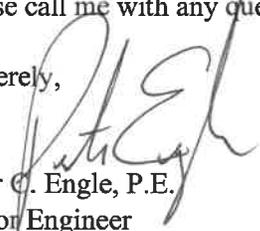
REMARKS:

Dear Bill,

Enclosed is the ANR Plan and accompanying documents for 36 Pine Street, Dudley, MA.

Please call me with any questions or comments at (508) 248-2005.

Sincerely,


Peter C. Engle, P.E.
Senior Engineer

FORM A
APPLICATION FOR ENDORSEMENT OF
PLAN BELIEVED NOT TO REQUIRE APPROVAL (ANR)

INSTRUCTIONS: Your complete ANR (Approval Not Required) submission shall include TWO SIGNED ORIGINALS of this completed Form A, one copy of the "ANR Receipt Checklist" with the top portion completed, your original reproducible ANR plan (mylar), five prints of that plan, a digital copy emailed to the Planning Office prior to the meeting, and a check for the submission fee. Submit your complete package to the Planning Board Office by the Friday prior to the Wednesday meeting at which the ANR will be presented.

Date: 8/5/2020

To the Planning Board of the Town of Dudley, Massachusetts:

The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under Subdivision Control Law is not required. The undersigned believes that such 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 amount of frontage and area required by the Town of Dudley Zoning Bylaw and is on a public/private way, namely Pine Street which qualifies a lot for frontage under the Subdivision Control Law, OR is a PERIMETER PLAN.

2. If lots do not have the required frontage and area, please explain:

N/A

3. Engineer's Name: Mark L. LaPrad, Sr., P.L.S. Mass Prof Lic # 38040

Address: McClure Engineering, Inc., 119 Worcester Road, Charlton, MA 01507

4. The owner's title to the land is derived under a deed recorded in Worcester District Registry of Deeds Book 48038, Page 151, and is presently shown in whole or part on Dudley Assessors' Tax Plate (Map #) 112, Plot (Parcel #) 32. (Use the back if more space is needed)

Irene L. Martel Family Trust c/o Susan Panella
OWNER'S NAME (PLEASE PRINT)

Susan Panella, Trustee
OWNERS' SIGNATURES (ALL OWNERS MUST SIGN)

OWNER'S STREET ADDRESS
15 Edward Street
OWNER'S TOWN, STATE, ZIP
Townsend, MA 01469

Susan Panella, Trustee
APPLICANT'S NAME (IF NOT OWNER)
15 Edward Street
APPLICANT'S STREET ADDRESS
Townsend, MA 01469
APPLICANT'S TOWN, STATE, ZIP
978-877-7446
APPLICANT'S PHONE #
panella@verizon.net
APPLICANT'S EMAIL ADDRESS

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED DUDLEY PLANNING BOARD	
	CHAIRMAN
	DATE

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<p>APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED DUDLEY PLANNING BOARD</p>	
<p>CHAIRMAN</p>	
<p>DATE</p>	

Acceptance by Dudley Planning Board

of Submission of ANR PLAN:

NOTE: Submit TWO Originals of this form along with TWO SIGNED ORIGINAL "Form A's" with your plans and check.

ANR Plan Name: Plan of Property Owned By Irene L. Martel Family Trust Deed Date: 10/28/2011

Location Address: 36 Pine Street Deed Book & Page: 48038 151

Owner/Applicant Name (if not Owner): Irene L. Martel Family Trust Plan Book & Page: 471 23
c/o Susan Panella

Owner/Applicant Address: 15 Edward Street, Townsend, MA 01469 Dudley Tax Map # 112 Parcel # 32

Owner/Applicant Email Address: panella@verizon.net Owner/Applicant Phone: 978-877-7446

The Dudley Planning Board has received the submission of the above ANR Plan. This document certifies that, as currently submitted, the "Approval Not Required" (ANR) Plan meets the minimum submission guidelines as set forth by the Commonwealth of Massachusetts and the Town of Dudley Rules and Regulations Governing the Subdivision of Land. This document certifies that the ANR Plan is officially submitted for Planning Board review and consideration. It does not constitute acceptance of the ANR Plan.

Submission Checklist (Applicant, Please Print a "W" for "Waiver" beside the items for which you request a waiver):

- 1) Two signed original and properly executed Form A's and one ANR Checklist.
- 2) Submission Fee of \$ 100 (\$100 per lot affected) Made Payable to the Town of Dudley for each ANR Plan.
- 3) The Plan shall be submitted by delivery at a regularly scheduled meeting of the Planning Board: / /
- 4) Property Taxes Paid.
- 5) One original (mylar) ANR Plan, five (5) copies, and one digital plan thereof showing:
 - a) A data table indicating: the *zoning district* of the respective lot(s) and/or parcel(s); *frontage requirement* of the Zoning District; *minimum lot area requirement* of the Zoning District; *setback requirements* of the Zoning District; *Scenic Road designation*, if any; *lot area (s) and/or total parcel area*; *percentage of buildable area* of each respective lot (as shown in table entitled "Calculated Buildable Area Per Lot"); and *FIRM designation*.
 - b) The ANR name, boundaries, north point, date, scale (1" = 40'), legend, and title "ANR Plan".
 - c) The name and address of the owner of record and the name and address of the applicant (if different than that of the owner of record). Also, the name, address, phone number and official seal of the land surveyor, designer, or engineer.
 - d) The names and street numbers of all abutters, as determined from the most recent local tax list or Data Vision..
 - e) The topography of the land at a contour interval of two (2) feet. Elevations shall be referred to mean sea level.
 - f) The frontage and lot area of the remaining land from which the proposed lot(s) has been created.
 - g) Location of wetland resource area boundaries within the proposed lot(s) and all uplands calculations. If there are none, then the statement "There are no wetlands on lot number " must appear in the plan notes.
 - h) The approximate boundary lines of proposed lots, with approximate areas and dimensions in sq. feet and build factors that conform with Regulations.
 - i) Evidence that each building lot to be created has adequate access, including access road to the site.
 - j) A profile of the existing grade(s) of the proposed access to the lot.
 - k) All evidence on plan showing that the submitted ANR plan does NOT require approval under the Subdivision Control Law.
 - l) Words "Planning Board approval under Subdivision Control Law not required".
 - m) Suitable space to record the action of the Planning Board and the signatures of its five members.

Date of regularly scheduled meeting in which ANR submission was accepted by Planning Board: / /

Town of Dudley Planning Board:

Town of Dudley Town Clerk:

Member Signature

Clerk Signature

Date

Date

IRENE L. MARTEL
SUSAN PANELLA
15 EDWARD RD
TOWNSEND, MA 01469

3810
53-8659/2113

July 21, 2020 Date

CHECK ARMOR
TRAUD PROTECTION

Pay to the Order of Town of Dudley \$ 100.00
One hundred and 00/100 Dollars

Photo Safe Deposit Details on back

WEBSTER FIRST FEDERAL CREDIT UNION
Webster, MA 01570

For ANR Application Susan Panella

⑆ 211386597⑆ 23 939756⑆ 3810

Harland Clarke

