



Boxborough Planning Board  
29 Middle Road  
Boxborough, MA 01719  
978-264-1723  
www.boxborough-ma.gov

## Approval Not Required Under The Subdivision Control Law

### Form A

**Town Clerk Received**

**Planning Board Received**

Property Location: \_\_\_\_\_

Assessor Parcel Number: \_\_\_\_\_ Zoning District(s): \_\_\_\_\_

Property Acreage: \_\_\_\_\_ Number of Existing Lots: \_\_\_\_\_

Proposed Lot(s) Frontage & Acreage: \_\_\_\_\_

Name of Owner: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Owner: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Engineer: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Name of Surveyor: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

List any Board of Appeals decisions pertaining to this site: \_\_\_\_\_

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 (check each box 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 Boxborough Zoning Bylaw; 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 previously approved and endorsed in accordance with the Subdivision Control Law, namely:\_\_\_\_\_
  - or
  - c. a private way in existence on February 4, 1954, the date when the Subdivision Control Law became effective in the Town of Boxborough, 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: \_\_\_\_\_
- 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 4, 1954, and one of such buildings remains standing on each of the lots 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:\_\_\_\_\_ (attach documentation and list items included in that documentation)

Signature of owner(s) \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

(if different)

\_\_\_\_\_ Date: \_\_\_\_\_

**Application Submittal Check List**

- 1. One ANR Application; Form A filled out and signed by the property owner and Applicant with three copies
- 2. One mylar ANR Plan in conformance with the Board’s Subdivision Rules & Regulations with three copies
- 3. Seven 11” x 17” reduced copies of ANR Plan
- 4. A CD with an electronic version of the ANR Plan in a format compatible with ArcGIS.
- 5. Application fee as established in the Planning Board Fee Schedule
- 6. Assessor Parcel Map GIS fee as established in the Planning Board Fee Schedule