



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

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OCT 13 2021

TOWN CLERK
 TOWN OF BOXBOROUGH

Planning Board Received

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PLANNING BOARD
 TOWN OF BOXBOROUGH

Property Location: 526 STOW ROAD

Assessor Parcel Number: 19-131-00 Zoning District(s): AR

Property Acreage: 3.12 AC Number of Existing Lots: 1

Proposed Lot(s) Frontage & Acreage: 201.40 FEET
1.46 ACRES
63, 738 15F

Name of Owner: Katherine West Phone # 1-617-921-0113

Address: 8 HIGH STREET, STOW, MA 01775

Email Address: bandit@gmail.com

Name of Owner: Jessamyn West Phone # 1-508-415-9074

Address: Box 345, RANDOLPH, VT 05060

Email Address: jessamyn@gmail.com

Name of Applicant: William M. & Eileen C. Sutcliffe Phone # 1-978-263-2250

Address: 540 STOW ROAD, BOXBOROUGH, MA 01719

Email Address: dPFARM@verizon.net

Name of Engineer: Jefferson G. Perley Phone # _____

Address: _____

Email Address: _____

Name of Surveyor: Jefferson G. Perley Phone # 1-978-369-2689

Address: 90 PICNIC STREET, BOXBOROUGH, MA 01719

Email Address: jeff@perleyengineering.com

List any Board of Appeals decisions pertaining to this site: NON

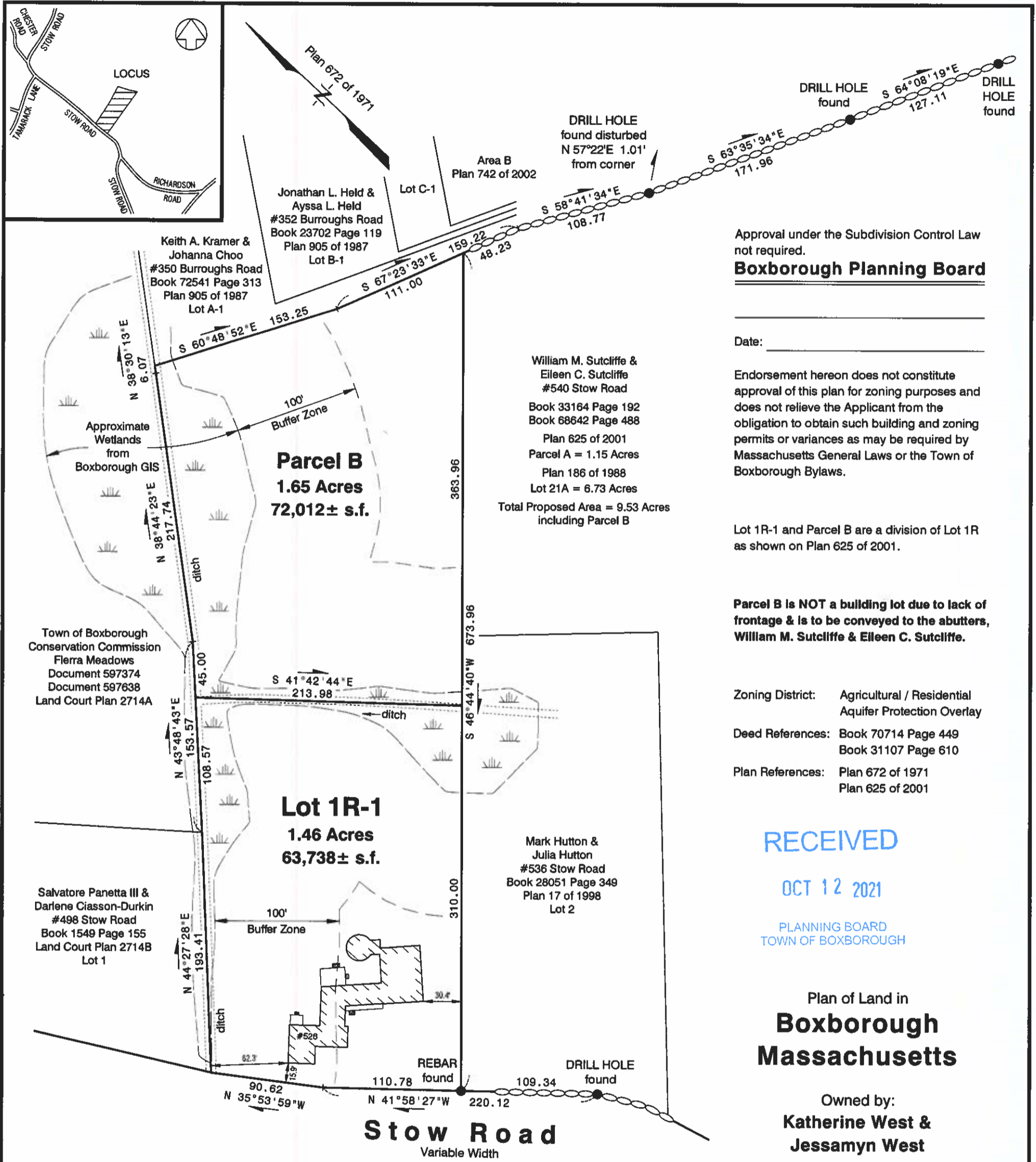
The undersigned Applicant wishes to record the accompanying plan and requests a determination and endorsement by the Board that approval by it under the Subdivision Control Law is not required. The Applicant believes that approval is not required for the following reasons (check each box of applicable 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) Katherine West Date: 10/8/21
K West Date: 10/8/21
 Signature of Applicant(s): M. H. Sutfelle Date: Oct 8 - 2021
 (if different) Eileen C. Sutfelle Date: 10/8/2021

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



Approval under the Subdivision Control Law not required.
Boxborough Planning Board

Date: _____

Endorsement hereon does not constitute approval of this plan for zoning purposes and does not relieve the Applicant from the obligation to obtain such building and zoning permits or variances as may be required by Massachusetts General Laws or the Town of Boxborough Bylaws.

Lot 1R-1 and Parcel B are a division of Lot 1R as shown on Plan 625 of 2001.

Parcel B is NOT a building lot due to lack of frontage & is to be conveyed to the abutters, William M. Sutcliffe & Eileen C. Sutcliffe.

Zoning District: Agricultural / Residential
 Aquifer Protection Overlay

Deed References: Book 70714 Page 449
 Book 31107 Page 610

Plan References: Plan 672 of 1971
 Plan 625 of 2001

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PLANNING BOARD
 TOWN OF BOXBOROUGH

Plan of Land in
**Boxborough
 Massachusetts**

Owned by:
**Katherine West &
 Jessamyn West**

October 5, 2021



Scale: 1 inch = 50 feet

PERLEY ENGINEERING LLC

90 Picnic Street, Boxborough, MA 01719

21-422A0

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OCT 12 2021

TOWN CLERK
 TOWN OF BOXBOROUGH

I certify that I have conformed with the rules and regulations of the Registers of Deeds in preparing this plan.



Jefferson G. Perley
 Jefferson G. Perley
 PLS #37055

Digitally signed: October 5, 2021

Date

Mary Nadwairski

From: S Corson
Sent: Thursday, October 28, 2021 2:50 PM
To: Mary Nadwairski
Subject: Fwd: 526 Stow Road

Please Town Clerk stamp the forwarded email from Jeff and add to file. Thanks!

Sent from my iPhone

Begin forwarded message:

From: Jeff Perley <[REDACTED]>
Date: October 28, 2021 at 2:41:58 PM EDT
To: S Corson <scorson@boxborough-ma.gov>
Cc: WM SUTCLIFFE <[REDACTED]>
Subject: Re: 526 Stow Road
Reply-To: Jeff Perley <[REDACTED]>

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OCT 28 2021
TOWN CLERK
TOWN OF BOXBOROUGH

Hi Simon-

My client, William Sutcliffe, has granted the Planning Board an extension to November 9, 2021 for the ANR application for 526 Stow Road, Boxborough.

Jeff Perley

Jefferson Perley, PLS, PE
PERLEY ENGINEERING LLC
90 Picnic Street, Boxborough, MA 01719
(978) 369-2689

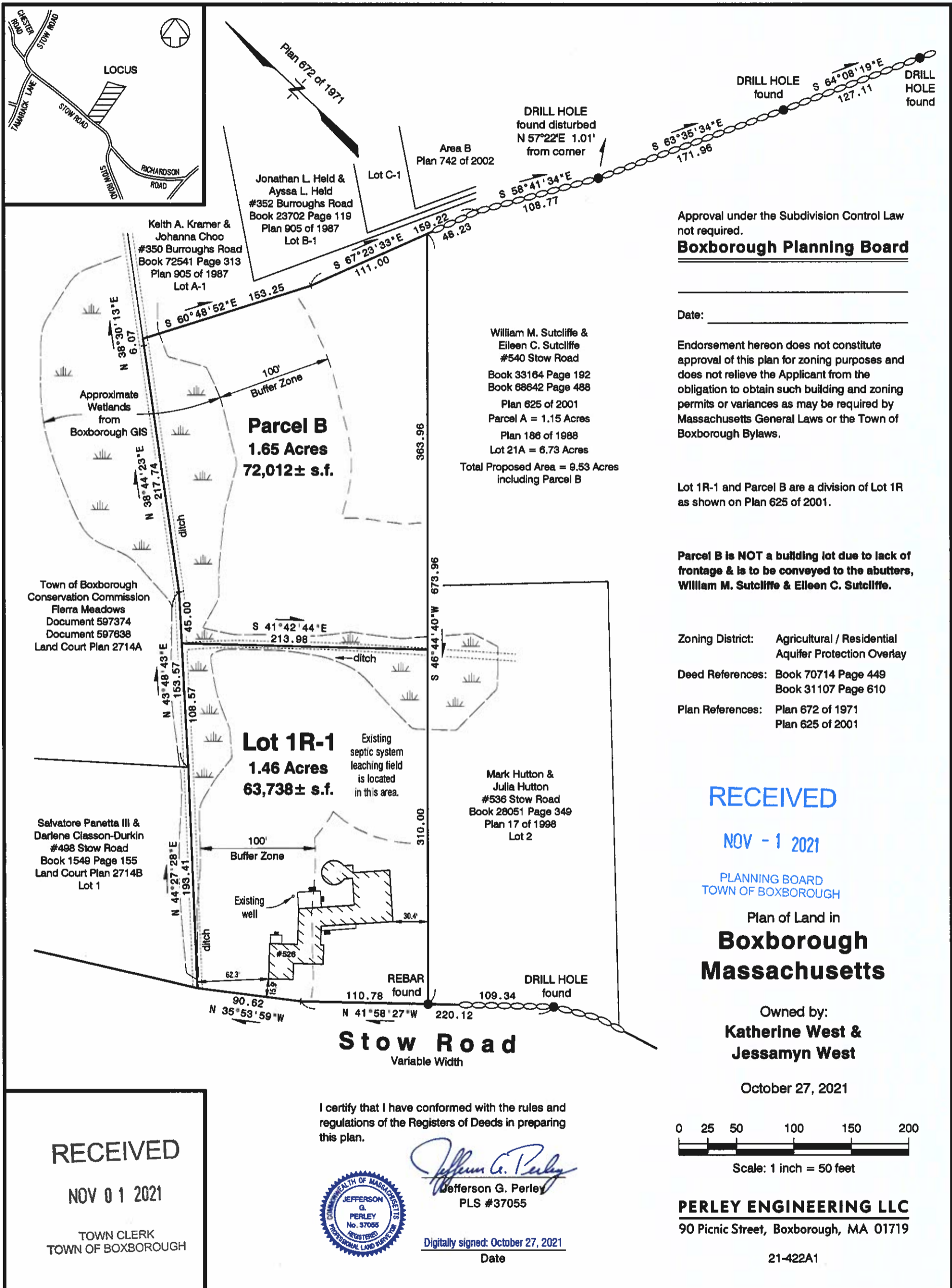
On 10/26/2021 3:46 PM, S Corson wrote:

Jeff,

Would you mind giving me a call on my office line (978) 264-1712 when you have a chance?

Respectfully,
Simon

Simon Corson
Town Planner
Town of Boxborough
Office: 978-264-1723
Email: scorson@boxborough-ma.gov



Approval under the Subdivision Control Law not required.
Boxborough Planning Board

Date: _____

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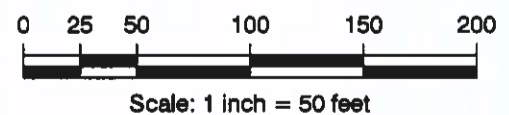
NOV - 1 2021

PLANNING BOARD
 TOWN OF BOXBOROUGH

Plan of Land in
**Boxborough
 Massachusetts**

Owned by:
**Katherine West &
 Jessamyn West**

October 27, 2021



PERLEY ENGINEERING LLC
 90 Picnic Street, Boxborough, MA 01719

21-422A1

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NOV 01 2021

TOWN CLERK
 TOWN OF BOXBOROUGH

I certify that I have conformed with the rules and regulations of the Registers of Deeds in preparing this plan.



Jefferson G. Perley
 Jefferson G. Perley
 PLS #37055

Digitally signed: October 27, 2021
 Date