



Town of Rochester

Planning Board

37 Marion Road, Rte. 105, Rochester MA 02770

Phone: 508-763-5421 Fax: 508-763-5379

Date: _____

FORM A

APPLICATION FOR ENDORSEMENT OF A PLAN BELIEVED NOT TO REQUIRE APPROVAL

The undersigned requests a determination by the Rochester Planning Board, that approval under Subdivision Control Law is not required for the plan entitled _____ and dated _____. The subject property is _____ included in Assessors Map/Lot _____ and recorded at Plymouth County Registry of Deeds, Book/Page _____. The undersigned believes approval is not required for the following reasons (check as appropriate):

- ____ 1. Every new lot created has the required frontage on (check one):
 - ____ a public street; name of public street: _____
 - ____ a street (improved to town standards) shown on a plan approved and endorsed under Subdivision Control Law; name of street: _____ shown on the subdivision plan entitled: _____ endorsed on: _____
 - ____ a private street that existed before 1/1/54; name of street: _____
- ____ 2. The plan changes the size and shape of lots, while maintaining frontage required by zoning.
- ____ 3. The plan shows a division of land, where two or more buildings were standing before 1/1/54, into separate lots on each of which one such building remains standing.
- ____ 4. The plan submitted is in accordance with a Board of Appeals decision recorded at Plymouth County Registry of Deeds, Book _____ Page _____

I hereby certify that all information provided in this application form and required attachments is true and accurate to the best of my knowledge. I agree to notify the Rochester Planning Board in writing of any changes in the information provided in the application, as soon as is practicable. I understand failure to provide the required information and fees may result in a denial of my project.

Signature of Applicant or Legal Representative _____ Date _____

Printed Name _____ Address _____

Telephone # _____ Cell # _____

Signature of Owner (if different from applicant) _____ Date _____

Printed Name _____ Address _____

Telephone # _____ Cell # _____

Name of Preparer (if different from applicant) _____ Date _____

Printed Name _____ Address _____

Telephone # _____ Fax # _____

Rochester Planning Board

**Submittal Check List
for
“Approval Not Required”**

- The plan must show Zoning district(s) and any zoning district boundary lines including the “River Valley Overlay District”, the “Ground Water Protection District” and any other overlay districts. If the plan involves land within the “Mattapoissett River Valley Water Supply Zone”, provide documentation of presentation of the plan to the “Mattapoissett River Valley Water Supply Protection Advisory Committee” at least 30 days prior to submission to the Planning Board.

All submittals to the Planning Board for consideration must conform to requirements of the Rules and Regulations Governing the Subdivision of Land, Section 3 including but not limited to the following: Submittals will not be deemed complete, and will not be accepted until all of the documentation specified in Section 3 has been submitted:

- _____ The original of a completed and signed Form A application.
- _____ The original “Mylar” tracing, at a scale of 1” = 40’ or other such suitable scale as may be determined by the Planning Board to clearly and accurately depict the required plan contents.
- _____ Eight (8) contact prints.
- _____ Three (3) disks of .pdf file and .pdf file of plan emailed to the Town Planner.
- _____ \$50.00 per lot affected.
- _____ A Municipal Lien Certificate must be provided.
- _____ A declaration regarding the status of the subject parcel(s) pursuant to Chapter 61, 61A or 61B.
- _____ The plan must show the name of the applicant and owner of record and the names of all abutting property owners as they appear in the most recent tax list. If more than one owner or in the event the applicant is not the owner of record a signed affidavit from each owner acknowledging the contemplated subdivision of said land.
- _____ Provide a written statement of plans for building permit requests per Section IX.G. “Orderly Development of the Town of Rochester Zoning By-Law.

- _____ The plan must have the seal and signature of the Commonwealth of Massachusetts Registered Professional Land Surveyor who prepared the plan.
- _____ The plan must have a "Title Box".
- _____ The plan must have a "north arrow".
- _____ The plan must have a "date of survey".
- _____ The plan must have a "locus map".
- _____ The plan must have a "graphic scale".
- _____ The plan must show existing and proposed boundary lines including dimensions.
- _____ The plan must show total areas and buildable upland areas of all lots shown.
- _____ The plan must show the Assessors Map number and lot numbers and/or house number of the subject parcel and abutting properties as they appear on the most recent tax list.
- _____ Zoning district(s) and any zoning district boundary lines including the River Valley Overlay Districts, the Ground Water Protection District and any other overlay districts. If the plan involves land within the Mattapoissett River Valley Water Supply Zone, documentation must be provided of presentation of the plan to the Mattapoissett River Valley Water Supply Protection Advisory Committee at least 30 days prior to submission to the Planning Board.
- _____ The plan must have a signature block for the seven (7) Planning Board members signature and a three and one-half (3 ½) inch blank square reserved for the use of the Plymouth County Registry of Deeds.
- _____ Submit a 1" = 200' scale overlay of the plan, if the submission requires more than one (1) plan.
- _____ Show the location of all existing buildings, wells and septic systems with accurate tie-in distances to any existing and proposed lot lines, all existing water bodies including ponds, brooks, rivers, bordering vegetated wetlands and any other wetland resource areas (Only required for plans creating new buildable lots), all lines of existing streets, ways and easements. A topographic plan at two (2)-foot contours shall be provided where slopes exceeding 15% will impede access upon the land between the streets and the proposed location of the structure or house.
- _____ Show tie-in distance to the nearest street intersection.
- _____ Identify the location of wells on adjacent properties.

_____ The Plan illustrates the shape-rectangle specified in Rochester Zoning By-Law Section VIII.B. on each lot proposed for residential use.

_____ Delineation of all streets and ways, both sides, indicating the width of pavement with reference to existing streets by the latest street name approved by the Town. If it is imperative that a prior street name be shown, it will be shown in parenthesis with the words "Formerly known as". Documentation of the legal status of the street on which frontage is proposed per M.G.L. 41, 81 L shall be provided.

_____ An appropriate reference shown on the plan to any variances granted by the Zoning Board of Appeals or other decisions and permits affecting the land included on the plan.

_____ The statement "Approval Under the Subdivision Control Law Not Required" together with sufficient space for the signatures of the required number of Board members and the date of endorsement.

_____ The statement "No determination(s) as to compliance with the Zoning By-Laws of the Town of Rochester has been made or is intended by this endorsement except that the plan(s) show(s) an ANR as defined in M.G.L. Chapter 41, §81L".

_____ The statement "No determination as to compliance with Section XV of the Rochester Zoning By-Laws' Wetlands Protection By-Law has been made or is intended by this endorsement as well as the Massachusetts Wetlands Protection Act, M.G.L., Chapter 131, §40 and its implementing regulations, 310 CMR 10.00, for all lots affected.

_____ The statement "No determination as to compliance with Section XII of the Rochester Zoning By-Laws' Earth Removal has been made or is intended by this endorsement for all lots affected.

Print name of applicant

Acceptor's Signature

Date