



TOWN OF ROCHESTER

Planning Board

37 Marion Road, Rochester, MA 02770

Phone: 508-763-5421 (Ext 207) Fax: 508-763-5379

www.townofrochestermass.com

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 reason (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 1/1/1954; 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 1/1/1954, into separate lots on each of which on 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 the 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 practicable. I understand failure to provide the required information and fees may result in 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: _____ Date: _____

Printed Name: _____ Address: _____

Telephone #: _____ Cell #: _____

**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 “Mattapoisett River Valley Water Supply Zone:., provide documentation of presentation of the plan to the “Mattapoisett 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 the 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:

1. The original and one (1) copy of a completed and signed Form A application.
2. The original “Mylar” tracing, at a scale of 1” = 40’ or other such suitable scale as may be determined by they Planning Board to clearly and accurately depict the required plan contents.
3. Eight (8) contact prints.
4. Electronic PDF file of Application and PDF file of plan emailed to the Town Planner.
5. \$50.00 per lot affected (One lot divided into two = \$100 fee and so on)
6. A Municipal Lien Certificated must be provided for the subject property.
7. A declaration regarding the status of the subject parcel(s) pursuant to Chapter 61, 61A, or 61B.
8. 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.
9. The plan must have the seal and signature of the Commonwealth of Massachusetts Registered Professional Land Surveyor who prepared the plan.
10. The plan must have a “Title Box”.
11. The plan must have a “north arrow”.
12. The plan must have a “date of survey”.
13. The plan must have a “locus map”.

- 14. The plan must have a “graphic scale”.
- 15. The plan must show existing and proposed boundary lines including dimensions.
- 16. The plan must show total areas and buildable upland areas of all lots shown.
- 17. 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.
- 18. Zoning district(s) and any zoning district boundary lines including the River Valley Overlay Districts, the Ground Water Protection Districts and other overlay districts. If the plan involves land within the Mattapoissett River Valley Water Supply Zone, the 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.
- 19. The plan must have a signature block for the signature of the Planning Board Clerk or the Associate Clerk and a three and one-half (3½) inch blank square reserved for the use of the Plymouth County Registry of Deeds.
- 20. Submit a 1” = 200’ scale overlay of the plan, if the submission requires more than one (1) plan.
- 21. 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.
- 22. Show tie-in distance to the nearest street intersection.
- 23. Identify the location of wells on adjacent properties.
- 24. The Plan illustrates the shape-rectangle specified in the Rochester Zoning By-Law Chapter 20.40.D.1. on each lot proposed for residential use.
- 25. 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, §81L shall be provided.
- 26. 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.
- 27. 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.
- 28. The statement “No determination(s) as to compliance with the Zoning By-Laws of the Town of Rochester has been made or intended by this endorsement except that the plan(s) show(s) an ANR as defined in M.G.L. 41, §81L”.

- 29. The statement “No determination as to compliance with Chapter 23.30 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 10.0, for all lots affected.
- 30. The statement “No determination as to compliance with Chapter 23.20 of the Rochester Zoning By-Laws” Earth Removal has been made or is intended by this endorsement for all lots affected.
- 31. Frontage must be indicated on each proposed lot at the setback specified for the applicable District.

Print Name of Applicant

Accepter's Signature

Date



Town of Rochester

Planning Board

Town Hall Annex, 37 Marion Road, Rochester, MA 02770

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

Rochester Planning Board

Arnold Johnson, Chairman

John DeMaggio, Vice Chairman

Bendrix Bailey, Clerk

Michael Murphy, Associate Clerk

Lee Carr

Christopher Silveira

Marc Rousseau

Nancy Durfee, Town Planner

Dawn DeMaggio, Board Administrator

Applicant / Property Owner Access Agreement

The Town of Rochester Planning Board requests the Board members, Town Planner, or a duly authorized agent of the Town, shall have the right to enter upon the property to ensure continued compliance with the terms and conditions of the application, and / or to gather information prior to deliberation or voting. Frequently, the Planning Board may conduct a site visit or visits, as necessary, through the permitting process.

The Rochester Planning Board and Town Planner are hereby given permission to conduct site visits on the property referenced in the application hereto attached. All Planning Board visits will be scheduled in advance at a time acceptable to the Applicant.

I(We) understand that refusal to grant permission for site visits to the extent requested by the Planning Board or the Town Planner will cause my application to be denied due to incompleteness of the information required for full deliberation and voting by the Planning Board.

Signature of Property Owner

Address of Property Owner

Date: _____