

TOWN of STONEHAM

Form A

ANR

Application for Endorsement of Planning Board Believed not to Require Approval

Date

Stoneham Planning Board
Stoneham, MA

Gentleman:

The undersigned, believing that the accompanying plan of his property in the Town of Stoneham does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

The undersigned believes that the division of land shown on this plan is not a subdivision for the following reasons:

1. Applicant: _____
Applicant Address: _____
Parcel: Address: _____ Zoning Class _____

2. Surveyor/Engineer: _____
Address: _____

3. Deed of property recorded on Middlesex South Registry of Deeds:

Book _____ Page _____
Book _____ Page _____
Assessor's Map _____ Lot # _____

4. Location and description of property: _____

Owner Signature _____
Owner Address _____
Owner Phone # _____

Note: Evidence necessary to show that the plan does not require approval must be filed with this application and plan. Please attach signed written statement, 6 copies of plans including DWG or PDF format. This form along with written statement must be made out in triplicate, all with original signatures.

cc: Town Clerk
Application for ANR
This form is to be made out in triplicate

STONEHAM PLANNING BOARD
Procedure for Plans Not Requiring Approval
(A.N.R.)

1. The date to be entered on the application will be the date at which a complete application is considered by the board, meeting in a regular or special session.
2. **A complete application will consist of a:**
 - Linen/Mylar
 - Six (6) copies of the plan
 - Three (3) completed application forms
 - A signed statement by the applicant as to why he believes the plan submitted is one not requiring approval
 - Filing fee \$100.00
3. Reasons for endorsing a plan not requiring approval are:
 - a. All lots have adequate frontage on public ways, as determined from list of approved and accepted streets.
 - b. All lots have adequate frontage on ways in existence before subdivision control, which are deemed adequate for access and existing services.
 - c. All lots have adequate frontage on laid out ways, as determined from file, on approved subdivision plans.
 - d. An agreement or a conveyance, for easement purposes, which is not a building lot.
 - e. A conveyance which alters the bounds of lots, but not such as to reduce the area of any lot below the minimum required by the zoning by-law, nor the frontage below such minimum on public, laid out or adequate ways; except that an endorsement may be entered on the plan, where a lot is below the minimum area required for zoning, that "Planning Board endorsement does not signify compliance with Zoning and/or Building requirements."
 - f. Divisions of land, with buildings existing before subdivision control, one lot per building.
4. If the plan depicts a subdivision, the board may endorse the plan "Lots(s) _____, _____, _____ is (are) not to be construed as building lot(s). This plan is endorsed for conveyance purposes only. No permit shall issue on said lot(s) for building purposes without ways and services being provided in accordance with the Subdivision Control Law."

5. The applicant after having submitted a complete application to the board will file a copy of his application, signed by the board secretary, or designee, as having been properly received by the board, together with a copy of the plan submitted, and a copy of his statement of reasons wherein approval is not required, to the Town Clerk.
6. If the plan is endorsed, the applicant, or the board, will file an endorsed copy of the plan with the Town Clerk, within 14 days of the submission of same.
7. If the board believes the plan should not be endorsed, the board will file with the Town Clerk its reasons for not endorsing the plan within 14 days of the submission of same.
8. Similarly to (7), the board will notify the applicant of its reasons for not endorsing the plan, within 14 days of the submission of same, by certified mail, or personal, receipted delivery.

Note: Failure by the board to (a) definitively act, and (b) to notify the Town Clerk of such action, and (c) to notify the applicant of such action within 14 days constitutes constructive approval of the plan, as submitted.

Section 5.2.1

TABLE ONE - DIMENSIONAL REQUIREMENTS

District	Minimum Lot Size in Square Feet	Frontage and Lot Width in Feet ⁽²⁾	Percent Coverage ⁽³⁾	Front	Minimum Setback in Feet Side ⁽⁴⁾ (13)	Rear ⁽¹³⁾	Height in Feet
<i>Residence A</i>	10,000 ⁽¹⁾	90	30	20	10 ⁽⁸⁾	15 ⁽⁸⁾ (10)	30
<i>Residence B</i>	7,000 ⁽⁵⁾	75 ⁽⁷⁾	20	15 ⁽⁶⁾	10 ⁽⁶⁾	15 ⁽⁶⁾ (8)(10)	30
<i>Neighborhood Business</i>	10,000	100	50	15	15	15	30
<i>Business</i>	None Required	None Required	75	15	10	15	45
<i>Central Business</i>	None Required	None Required	100	None	None	None	45
<i>Highway Business</i>	10,000	100	75	20 ⁽⁹⁾	5	5	45
<i>Commercial</i>	20,000	100	75	15	10	10	65
<i>Medical</i> ⁽¹¹⁾	40,000	150	40	40	20	50	65
<i>Recreation/Open Space</i>	40,000	150	5	40	20	50	30
<i>Education</i> ⁽¹²⁾	50,000	45	35	20	13	20	55
<i>Medical Office</i> ⁽¹⁴⁾	130,000	150	Note ⁽¹⁵⁾	40	20 ⁽¹⁴⁾	20 ⁽¹⁴⁾	65 ⁽¹⁴⁾

(1) Except 40,000 feet for all non-residential uses

(2) See 5.3.4 (Reserved)

(3) Portion of lot devoted to structure

(4) Except that no part of a building may be placed within 15' of any street

(5) Plus 2,500 for each dwelling unit over one in a structure

(6) 30' for three or more dwelling units

(7) 150' for three or more dwelling units

(8) A minimum distance of ten (10) feet between buildings on adjacent lots in Residence A and B must be maintained

(9) Except 15' for freestanding pole or ground signs

(10) Residential uses in the Medical District shall conform to the requirements specified herein for the Residence B District

(11) No setback required where abutting public open or recreational space (5-7-98)

(12) Fences as structures if less than six (6) feet in height and retaining walls less than four (4) feet in height are excluded from side and rear setback requirements. (10-24-02, Art. 22)

(13) For the Medical/Office District: 200 foot building setback and 80 foot parking setback from Woodland Road. For parking purposes, side and rear setbacks may be reduced to 10 feet by a Special Permit from the Planning Board. Height may be increased to 80 feet by Special Permit from Planning Board.

(14) Requirement of 30% landscape land. Landscape plan to be submitted for Site Plan approval.

(15) Note—Dimensional requirements were amended as follows: 10-17-88, Art 5; 5-4-92, Art. 6; 5-6-93, Art. 7; 10-30-95, Art 8; 5-7-98, Art. 13; 10-29-98, Art. 15)