

ANR

TOWN OF DENNIS PLANNING BOARD
APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO BE REQUIRED – Form A

Please submit application, 8 copies of the plan, and the mylar

ADDRESS OF PROPERTY: _____

MAP #: _____ PARCEL #: _____

APPLICANT'S NAME: _____

APPLICANT'S LEGAL MAILING ADDRESS: _____

APPLICANT'S PHONE: _____

APPLICANT'S SIGNATURE: _____

OWNER'S NAME (if not the applicant): _____

OWNER'S LEGAL MAILING ADDRESS: _____

OWNER'S SIGNATURE: _____
(If not the applicant, this gives the applicant authorization):

NUMBER OF LOTS _____

ADDRESS OF LOTS TAKING PART IN ANR: _____

ZONING DISTRICT: _____

ENGINEER'S NAME AND ADDRESS: _____

To the Planning Board of the Town of Dennis

The undersigned wishes to record the accompanying plan and requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: ***(Circle as appropriate)***

1. The accompanying plan is not a subdivision because the plan does not show a division of land.

2. The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Dennis Zoning By-Law under §2.3.2 which requires _____ feet for erection of a building on such lot; 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
(Street Name)

 - b. a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____,
(Street Name)
on plan _____, and subject to the following conditions
(Plan)
or,

 - c. a private way in existence on March 2, 1937, the date when the subdivision control law became effective in the Town of Dennis having, in the opinion of the Planning Board, 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 thereon or served thereby, and for the installation of municipal services to serve such land and the building erected or to be erected thereon, namely _____.
(Street Name)

3. The division of the tract of land shown on the accompanying plan is not a “subdivision” because it shows a proposed conveyance/other instrument, namely _____ which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without frontage as required by the Dennis Zoning By-Law.

4. The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ (# of buildings) were standing on the plan prior to March 2, 1937, the date when the subdivision control law went into effect in the Town of Dennis and one of such buildings remains standing on

each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of said buildings prior to the effective date of the subdivision control law is submitted as follows: _____

5. Other reasons or comments: (See M.G.L., Chapter 41, §81-L): _____

The owner's title to the land is derived under deed from _____ dated _____, 20____ and recorded in _____, Registry of Deeds, Book _____, Page _____ of Land Court Certificate Title No. _____, registered in _____ District Book _____, Page _____ and _____ Assessor's Book _____ Page _____.

TOWN OF DENNIS PLANNING BOARD
Approval Not Required Plan Checklist

Application submitted:

- Fee paid
- Ten (10) copies of plan submitted
- Names and addresses – Owner of record, Petitioner, Surveyor
- Deed, Map & Parcel noted on Plan
- Plan reference noted on Plan
- Wetlands Protection Act noted, if applicable
- Date of application noted on Plan
- Location and setbacks of all buildings on lot(s) including buildings on abutting lots within fifteen feet (15') of property line
- Minimum square footage and frontage on an approved way
- Minimum width at building line
- Abutters listed
- Gross area (square feet and acres)
- Net area of each lot (square feet) – Parcel (square feet and acres)
- Gross area of wetlands and upland (square feet and acres)
- Net area of wetlands and upland (square feet and acres)
- North arrow, locus sketch, date, and scale
- Seal, certification, as applicable, and signature of Registered Land Surveyor
- Land suitable for building
- Calculated ties (bearing and distance) across open perimeter