



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM A

APPLICATION FOR DETERMINATION THAT PLAN DOES NOT REQUIRE APPROVAL (ANR)

To the Planning Board of the Town of Truro, MA

Date 10/7/2024

The undersigned owners of all the land described herein submitted the accompanying plan entitled: DIVISION PLAN OF LAND IN TRURO MA and dated OCT 1 2024, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 102 CASTLE RD Map(s) and Parcel(s): MAP 46 PARCEL

Number of Lots Created: 2 Total Land Area: 92,181 S.F. [361]

The owner's title to said land is derived under deed from JOSEPH C. DUNN dated MAY 3 2024, and recorded in the Barnstable Registry of Deeds Book and Page 36345/102.
Land Court Certificate of Title No. _____ registered in Barnstable County.

The undersigned believes that such approval is not required for the following reasons: (check as appropriate)

- ☐ The accompanying plan is not a subdivision because the plan does not show a division of land.
- ☒ 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 Truro Zoning Bylaw under Section 50.1(A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
- ☒ a public way or way which the Town Clerk certifies is maintained and used as a public way, namely CASTLE RD, or
- ☒ a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely RESOLUTION RD on DEEDED ACCESS TO RESOLUTION RD and subject to the following conditions _____; or
- ☐ a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro 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 buildings erected or to be erected thereon, namely _____.
- ☐ 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 that no lot affected is left without frontage as required by the Truro Zoning Bylaw under Section 50.1(A), which requires 150 feet.

- ☐ The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the property prior to December 8, 1955, the date when the subdivision control law went into effect in the Town of Truro 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 such buildings prior to the effective date of the subdivision control law as follows:

- ☐ Other reasons or comments: (See M.G. L., c.41, §81-L)

All other information as required in the Rules and Regulations Governing Subdivisions of Land shall be submitted as part of the application.

THOMAS J. NADEAU

(Printed Name of Owner)

Thomas J. Nadeau

(Signature)

(Printed Name of Owner)

P.O. BOX 1135

(Signature)

12 PERRY RD TRURO 02666

(Address of Owner(s))

(Address of Owner(s))

(Printed Name of Agent)

(Signature)

(Address of Agent)

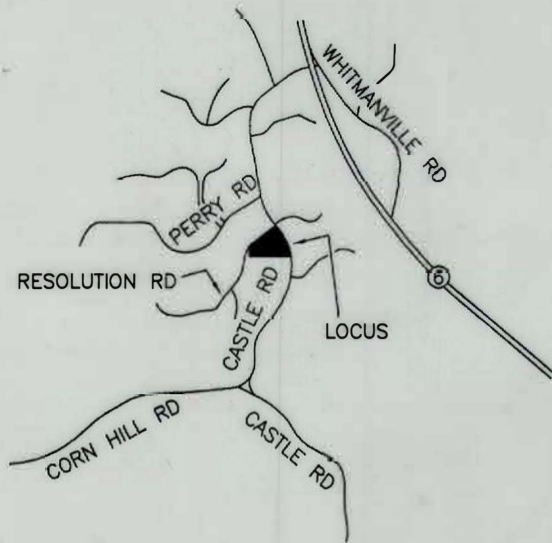
File ten (10) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Planning Department Assistant at esturdy@truro-ma.gov

2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: <u>102 CASTLE RD</u> Applicant Name: <u>THOMAS NADEAU</u> Date: <u>10/23/24</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
2.2.2 Submission Requirements				
Any person may submit a plan seeking endorsement that the plan does not require approval under the Subdivision Control Law by providing the Board with the following:				
a.	A properly executed application for Approval Not Required Endorsement (Form A).	✓		
b.	Ten (10) paper prints of the plan. Said plan shall be prepared in such a manner as to meet the Registry of Deeds and/or Land Court requirements for recording and shall contain the following information:	✓		
b.1	The boundaries, area, frontage and dimensions of the lot or lots for which ANR endorsement is sought.	✓		
b.2	The date of the plan, scale, north arrow and assessor's map and parcel number of all land shown on the plan and directly abutting the land shown on the plan.	✓		
b.3	The name(s) of the owner(s) of record of the lots shown on the plan and of the applicant, together with the name, address seal and signature of the land surveyor who prepared the plan.	✓		
b.4	Relevant zoning classification data.	✓		
b.5	A locus plan containing sufficient information to locate the land and showing streets bounding or providing access to the property.	✓		
b.6	The name(s) of the way(s) on which the lots front, information as to ownership of the way(s) and the physical condition of the way(s) including actual width, surface type and condition.	✓		
b.7	The location and dimension of any natural features which might affect the use of the frontage for access.	✓		
b.8	The location, including setbacks to all lot lines, of all buildings and other structures on the proposed ANR lots shown on the plan.	✓		
b.9	The location of any wetland on the land shown on the plan or within one hundred (100) feet of its boundaries.	✓		
b.10	The location of all bounds and easements on the proposed ANR lots shown on the plan.	✓		

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b.11	The statement "Approval under the Subdivision Control Law Not Required", and sufficient space for the date of the application submittal and the date of endorsement, docket number and the signatures of all Board members.	✓		
b.12	The statement "Planning Board endorsement of this plan indicates only that the plan is not a subdivision under MGL, Chapter 41, Section 81-L and does not indicate that a lot is buildable or that it meets Zoning, Health or General Bylaw requirements."	✓		



PCL. 389

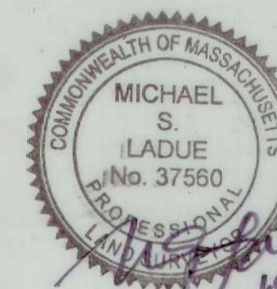
CAPTAIN WILLIAMS WAY

THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF THE TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNERS OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.

PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER SECTION 81-L OF THE GENERAL LAWS AND DOES NOT INDICATE THAT A LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BY-LAW REQUIREMENTS.

I HEREBY CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Michael S. Ladue p.l.s. 10/1/24
REGISTERED LAND SURVEYOR DATE



FOR REGISTRY USE ONLY

LOCUS - 1" = 2000'

APPROVAL NOT REQUIRED UNDER
THE SUBDIVISION CONTROL LAW
REF. CHAPTER 41, SECTION 81-P, G.L.

1 RESOLUTION ROAD
N/F RITA BURKE
ASSESSOR'S MAP 46 PARCEL 4
DEED BOOK 3589 PAGE 261
PLAN BOOK 367 PAGE 89 (LOT 2)

1 CAPT. WILLIAMS WAY
N/F TAGGART NASH FAMILY TRUST
JAMES P. NASH & ANN E. TAGGART, TRUSTEES
ASSESSOR'S MAP 46 PARCEL 392
L.C. CERT. 215460
L.C. PLAN. 17658-H (LOT 23)

REFERENCE:
DEED BOOK 7736 PAGE 319
DEED BOOK 18980 PAGE 285

PLAN BOOK 500 PAGE 26
PLAN BOOK 212 PAGE 45

ZONING: RESIDENTIAL

ASSESSORS:
MAP 6-1 PARCEL 16

97 CASTLE ROAD
N/F JONATHAN C. DECANTIS ET. AL
ASSESSOR'S MAP 46 PARCEL 7
PLAN BOOK 34626 PAGE 135

LEGEND
C.B. - CONCRETE BOUND
U.P. - UTILITY POLE

LOT 1A
43,397 S.F.± UPLAND
2,846 S.F.± WETLAND
46,243 S.F.± TOTAL AREA

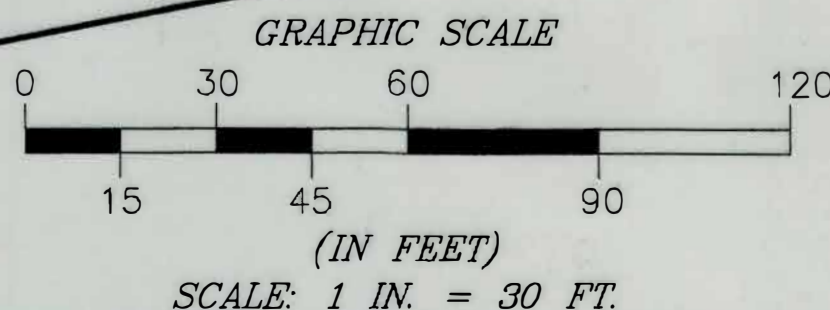
LOT 1B
42,253 S.F.± UPLAND
3,685 S.F.± WETLAND
45,938 S.F.± TOTAL AREA

DIVISION PLAN OF LAND IN
TRURO, MA
MADE FOR
THOMAS NADEAU

OCTOBER 1, 2024
SCALE: 1" = 30'

5 RESOLUTION ROAD
N/F JOE F. PRYSE LIVING TRUST
JOE PRYSE & BETH WORRELL, TRUSTEES
ASSESSOR'S MAP 46 PARCEL 9
DEED BOOK 33920 PAGE 341
PLAN BOOK 459 PAGE 30 (LOT 23)

2 JEAN'S WAY
N/F COBBLE HILL REALTY TRUST
BRIAN R. HYDE, TRUSTEE
ASSESSOR'S MAP 46 PARCEL 17
DEED BOOK 7834 PAGE 121
PLAN BOOK 212 PAGE 45 (LOT 1)



J.C. ELLIS DESIGN CO., INC.
P.O. BOX 81
NORTH EASTHAM, MA 02651
LADUE LAND SURVEYING
MICHAEL LADUE, P.L.S.