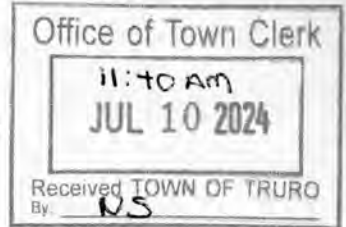




Town of Truro Planning Board

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 JULY 10, 2024

The undersigned owners of all the land described herein submitted the accompanying plan entitled: PLAN OF LAND IN TRURO, MA FOR ROBERT D. COREY ESTATE and dated JULY 9, 2024, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 8 & 10 TRYWORKS ROAD Map(s) and Parcel(s): MAP 46, PCL 130 & 131

Number of Lots Created: NO NEW LOTS Total Land Area: 106,503 SQ. FT. ±

The owner's title to said land is derived under deed from CAPE LANDS, INC BOOK 1373 DEED 1122
1384/167, VLADIMIR PLOTIAEFK 1384/866
dated _____, and recorded in the Barnstable Registry of Deeds Book and Page _____ or
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 _____, or
- ☐ a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____ 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 LOT LINE ADJUSTMENT 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.

Donna Umlauf
(Printed Name of Owner)
personal representative for
Estate of Robert Corey

(Printed Name of Owner)

Donna M Umlauf
(Signature)

(Signature)

34 FLAGG DRIVE, BELLINGHAM, MA
(Address of Owner(s))

(Address of Owner(s))

ROBERT J. FREEMAN
(Printed Name of Agent)

Robert J. Freeman
(Signature)

(Signature)

SCHOFIELD BROTHERS, P.O. BOX 101 ORLEANS, MA 02653
(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: 8510 TRYWORKS RD Applicant Name: ROBERT D. COREY ESTATE Date: 7/11/24

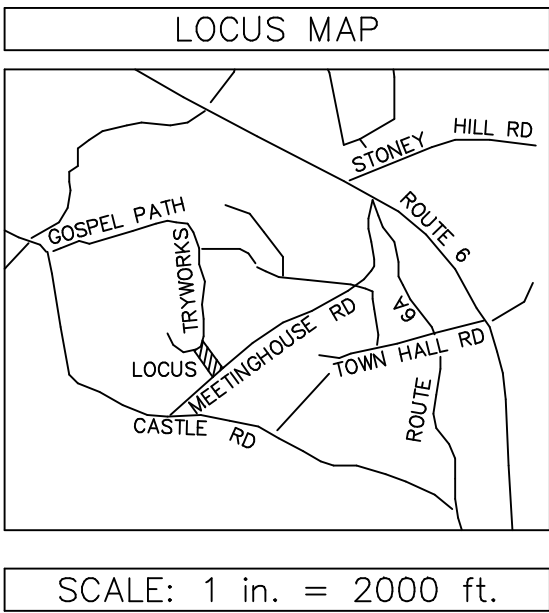
No.	Requirement	Included	Not Included	Explanation, if needed
2.2.2 Submission Requirements				
Any person may submit a plan seeking endorsement that the plan does not require approval under the Subdivision Control Law by providing the Board with the following:				
a.	A properly executed application for 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.	✓		NONE
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.	✓		N/O WETLANDS
b.10	The location of all bounds and easements on the proposed ANR lots shown on the plan.	✓		

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

Address: 8 & 10 TRYWORKS RD Applicant Name: ROBERT D. COREY ESTATE Date: 7/11/24

No.	Requirement	Included	Not Included	Explanation, if needed
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."	✓		

- NOTES:
- 1. ZONING CLASSIFICATION: RESIDENTIAL
 - 2. ASSESSORS MAP 46, PARCELS 130 AND 131
ADDRESS: 8 AND 10 TRYWORKS ROAD
 - 3. OWNER OF RECORD:
ROBERT D. CORRY ESTATE
C/O DONNA UMLAUF
34 FLAGG DRIVE
BELLINGHAM, MA 02019
DEED BOOK 1373, PAGE 1122
BOOK 1384, PAGE 866
BOOK 1384, PAGE 867
PLAN BOOK 174, PAGE 83



REGISTRY USE ONLY

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

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

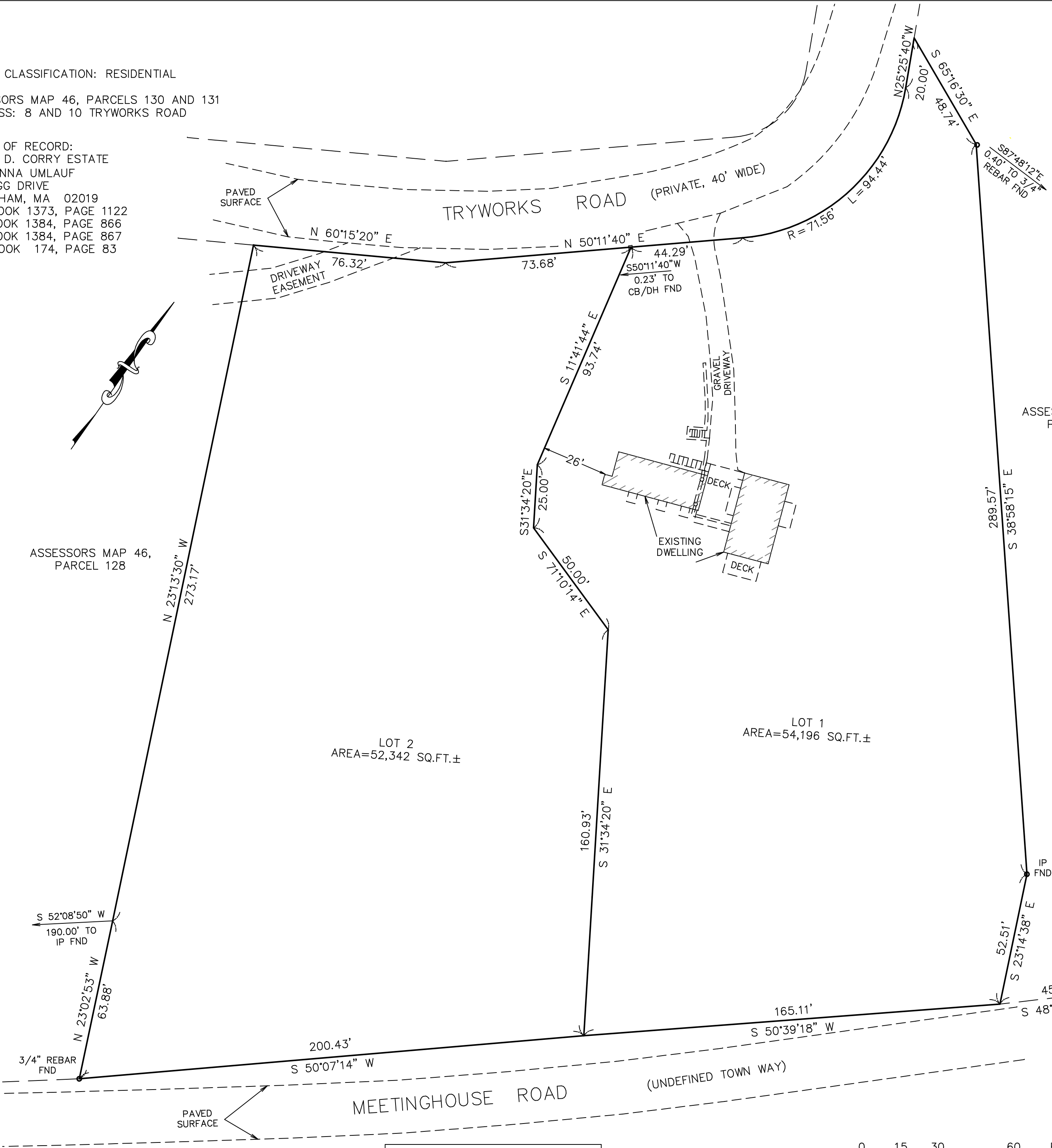
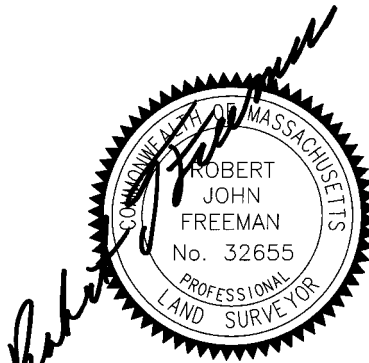
TRURO PLANNING BOARD

DATE: _____

"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 CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS EFFECTIVE JANUARY 1, 1976 AND AS REVISED THROUGH JANUARY 1988.

DATE: JULY 9, 2024
Robert J. Freeman
PROFESSIONAL LAND SURVEYOR



LEGEND:

CB	CONCRETE BOUND
/DH	WITH DRILL HOLE
IP	IRON PIPE
FND	FOUND



PLAN OF LAND IN
TRURO, MA

PREPARED FOR:
ROBERT D. COREY ESTATE

SCALE: 1 IN. = 30 FT. DATE: JULY 9, 2024
SCHOFIELD BROTHERS OF CAPE COD
LAND SURVEYING AND ENVIRONMENTAL PERMITTING
161 CRANBERRY HIGHWAY, ORLEANS MA 02653
TEL. NO. 508-255-2098 FAX NO. 508-240-1215