



**TOWN OF SUTTON, MASSACHUSETTS**

**FORM A**

**Application for Endorsement of Plan Believed Not to Require Approval**

An application fee in the amount of \$100.00 per lot, including reconfigured residue land, made out to "Town of Sutton", must be attached to this form. Please submit at least two (2) copies of this application and three (3) copies of the plan.

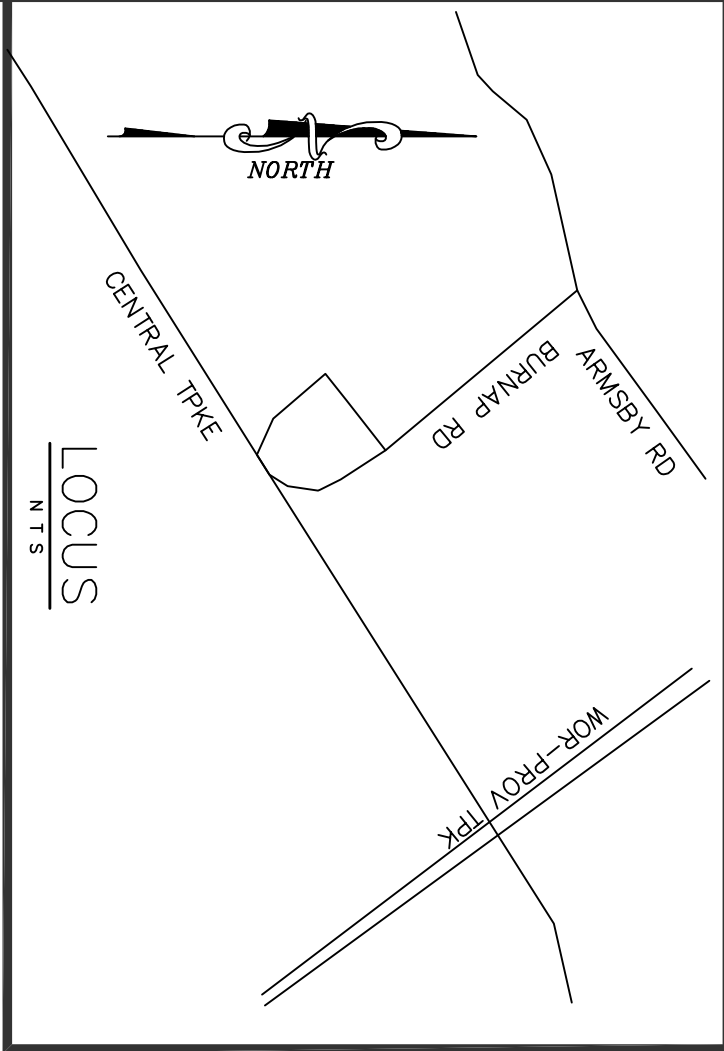
To the Planning Board:

The undersigned, believing that the accompanying plan of his property in the Town of Sutton 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.

Date: 7/16/23

1. Name of Land Owner: Sherman Farm Estates LLC  
Address: 230 Albee Rd Uxbridge, MA  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_
2. Name of Applicant: The same  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_
3. Name of Registered Land Surveyor: Jon L Fagerstrom  
Address: Alpha Omega Eng. 25 Highland View Dr, Sutton MA 01590  
Phone: (508) 865-9551 Fax: 508-499-6213
4. Location of Property: 32 and 38 Burnap Rd Area: 2.11+/- Acres and 2.23+/- Acres  
Deed Recorded at Worcester District Registry of Deeds at Book: 68819 Page: 26;  
Assessors Map: 18 and 25 Parcel: 137 and 48
5. Type of plan:  
☐ Boundary Survey ☐ Conveyance  
☐ New Lot(s) - # \_\_\_\_\_ ☒ Other: swap land
6. Property Owner's Signature: [Signature] Print Name: James F. Smith Morgan  
Applicant's Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_

Note: The plan to be filed with this application must be prepared in conformance with the requirements of the Registry of Deeds or Land Court.



- LEGEND**
- SW STONE WALL
  - SETBACK LINE
  - IRF IRON ROD FOUND
  - DHF DRILL HOLE FOUND
  - WETLAND LINE
  - ABUTTER LINE

**REFERENCES:**  
LOCUS ASSESSORS MAP 18, LOT 137  
MAP 25, LOT 48  
LOCUS DEED BK. 68819, PG. 26  
LOCUS PLAN BK.968 , PL.75

**OTHER REFERENCES:**  
LC 10420B  
PLAN BK.75 , PL.8 (County Highway Layout H-2357R)  
PLAN BK.237 , PL.86  
PLAN BK.461 , PL.116  
PLAN BK.663 , PL.97  
PLAN BK.788 , PL.82

**ZONING DISTRICT:**RESIDENTIAL – RURAL (R-1)

AREA	80,000 S.F.
FRONTAGE	250 FT.
FRONT YARD	50 FT.
SIDE YARD	20 FT.
REAR YARD	50 FT.
LOT WIDTH	250 FT.
LOT COVERAGE	25%

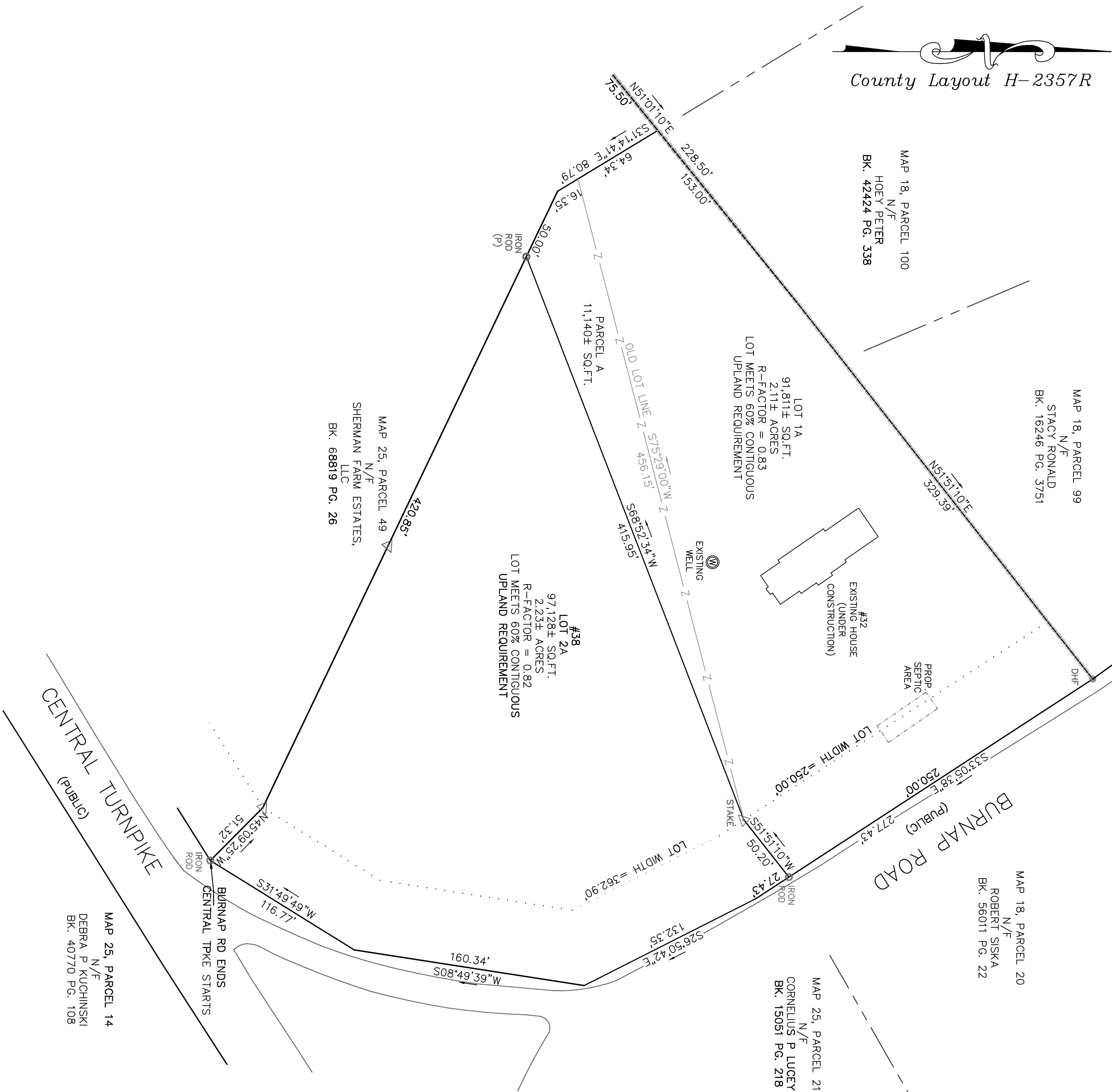
**NOTES**

- All interior walls existing on the premises have not been shown hereon.
- A title examination which would disclose all matters of record was not provided, as such, other encumbrances could exist and not be shown hereon. A title examination is recommended prior to any construction.

**Scenic Road Requirements:**

- Central TrPKE has been designated as a Scenic Road in the Town of Sutton.
- All proposed driveways are to meet the requirements for gaining access to a Scenic Road in the Town of Sutton.

THE PURPOSE OF THIS PLAN IS TO CREATE PARCELS A, PARCEL A=11,140±S.F. AND TO BE COMBINED WITH LOT 1 ON PLAN BOOK 968, PLAN 75 AND BECOME PARCEL 1A.



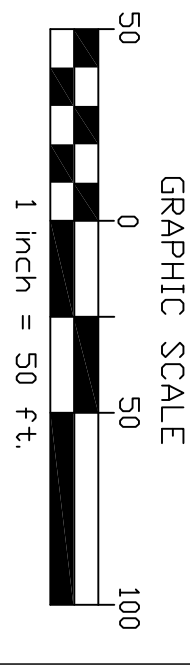
FOR REGISTRY OF DEEDS USE ONLY  
COMPLIANCE WITH ZONING OR  
OTHER REGULATIONS IS NEITHER  
EXPRESSED NOR IMPLIED.

APPROVAL UNDER THE  
SUBDIVISION CONTROL LAW  
NOT REQUIRED  
SUTTON PLANNING BOARD

DATE

THIS PLAN HAS BEEN PREPARED IN  
CONFORMANCE WITH THE RULES  
AND REGULATIONS OF THE  
REGISTRARS OF DEEDS IN THE  
COMMONWEALTH OF  
MASSACHUSETTS AND IN  
COMPLIANCE WITH THE RULES AND  
REGULATIONS FOR THE PRACTICE  
OF LAND SURVEYING IN THE  
COMMONWEALTH OF  
MASSACHUSETTS. THIS  
CERTIFICATE IS INTENDED TO  
MEET THE REGISTRY REEDES  
REQUIREMENTS AND IS NOT A  
CERTIFICATION OF TITLE OR  
OWNERSHIP OF THE LAND SHOWN  
HEREIN.

JON L. FAGERSTROM P.L.S. #49205



DIVISION OF LAND  
LOCATED AT  
32 AND 38 BURNAP RD  
SUTTON, MA  
PREPARED FOR  
& OWNED BY  
SHERMAN FARM ESTATES, LLC  
230 ALBEE ROAD  
UXBRIDGE, MA  
07/05/2023

**ALPHA OMEGA**  
**ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
ENVIRONMENTAL CONSULTANTS

25 HIGHLAND VIEW DR  
SUTTON, Massachusetts 01590  
Ph: (508) 865-9551  
Fax: (508) 499-6213  
info@alphomegaeng.com  
www.alphaomegaeng.com

**Sutton Planning Board  
Approval Not Required Checklist**

Location: 32 & 38 Burnap Rd

Requirements:

- ☒ All taxes paid

Filing

- ☐ Filled in completely  
☐ Signed by applicant and owner (if different)  
☐ Fee Submitted - \$100 per lot changed or created: \$100 (conveyance plan)  
☐ Original mylar plan ☐ Three copies ☐ pdf via email

Plan Contents

- ☒ Title ☒ North point ☒ Date: 7/5/23 ☒ Scale 1" = 50'
- ☒ Locus plan showing relationship of proposed lot(s) to surrounding ways and parcels. (Please do not "zoom out" too far from parcel)
- ☒ Signature block for Members of the Board
- ☒ Name and address of owner of record for property: Sherman Farm Estates, LLC
- ☒ Current abutter's names, including those directly across a way
- ☒ Name, address and stamp of Registered Professional Land Surveyor who prepared plan on final
- ☒ Assessor Map/Lot 18/137 25/48 ☒ Deed Book and Page 68819/26
- ☒ Frontage of proposed lots, reconfigured lots, any remaining adjoining land owned in whole or in part by the applicant shall be shown
- Please note frontage cannot be "illusory" you must be able to actually get from the roadway on which the lot has frontage to where building will occur without unreasonable alterations or machinations. IE: 100' long bridge, mountain goat and sherpa, etc.
  - Abutting non-conforming lots in the same ownership/financial interest are considered merged under the Doctrine of Merger and cannot be divided unless the resulting new lots are conforming to the current standards.
- ☒ Sufficient data to determine: Width & Condition (to indicate safe and Adequate access), and Status lot frontage Burnap Rd (public)

Provide for every lot or parcel and/or remainder thereof:

- ☒ Zoning classification and requirements, including overlay districts R-1

- ? ☐ Lot line dimensions, bearings, distances and boundary markers at front lot corners plus enough additional markers to allow property owner to determine roughly where their property is on the ground and for a surveyor to fairly easily replicate the survey.

Set pin at new back corner?

Location: 32<sup>nd</sup> 38 Burnap Rd

☒ Total area in square feet and acres of all lots shown

☒ Width as determined by the Zoning Bylaw – Show this on plan dotted line with measurement – ~~for retreat lot show minimum lot width with dotted line wherever it exists. Has to be at least 100% of required lot frontage and no less than 50' at any point except in rear setback.~~

N/A ☒ Flood plains and zones & wetlands and resource areas pursuant to the Wetlands Protection Act and Riverway Protection Act from the frontage of the lot and encompassing a contiguous area until the upland requirement is met – Indicate when wetlands were flagged and by whom.

☒ Uplands determination as defined by the Zoning Bylaw. 60% of required lot area must be contiguous upland that can be accessed from the legal frontage of the lot.

☒ Regularity factor as defined by the Zoning Bylaw  
( $16A/P^2$ ) = 16 X Area in s.f. / Perimeter in s.f.<sup>2</sup>)

Lot 1A - .83  
Lot 2A - .82

? ☐ Location and description of all existing buildings and structures, septic systems and wells. *no existing or proposed septic on 1A?*

N/A ☒ Location and description of all easements and/or encumbrances, including their square footage. These areas may not be included in required lot area. -

N/A ☒ All parcels considered non-buildable shall be appropriately indicated

General Notes:

William Talcott, Chair  
Scott Paul, Vice-Chair  
Robert S. Largess, Jr.  
Walter A. Baker  
Michael Gagan  
Erica McCullum, Associate

Jennifer S. Hager,  
Planning & Economic Development Director



Sutton Town Hall  
4 Uxbridge Road  
Sutton, Massachusetts 01590  
(508) 865-8729  
www.suttonma.org

## TOWN OF SUTTON PLANNING BOARD & DEPARTMENT

### Payment of Taxes

The following entity: Sherman Farm Estates, LLC has an application before the Planning Board relative to property located at 32 & 38 Burnap Road.

**Map: 18 & 25 Parcel: 137 & 48**

Please advise if any taxes are outstanding under these name at these locations.

Please provide information ASAP. Thank you!

\*\*\*\*\*

The above party \_\_\_\_\_ Does ☒ Does Not currently owe any taxes to the Town of Sutton.

Delinquent taxes are owned on the following property & time period:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: Alan Wood, Tax Collector's Office Date: 7/6/23