



**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.

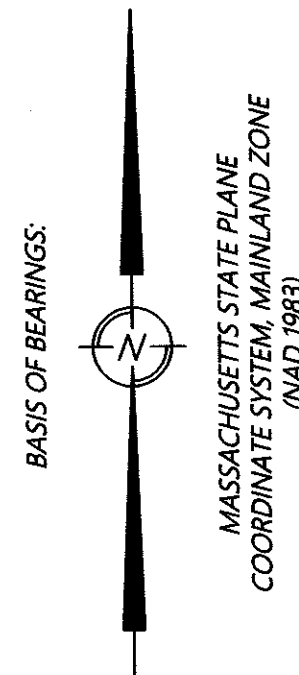
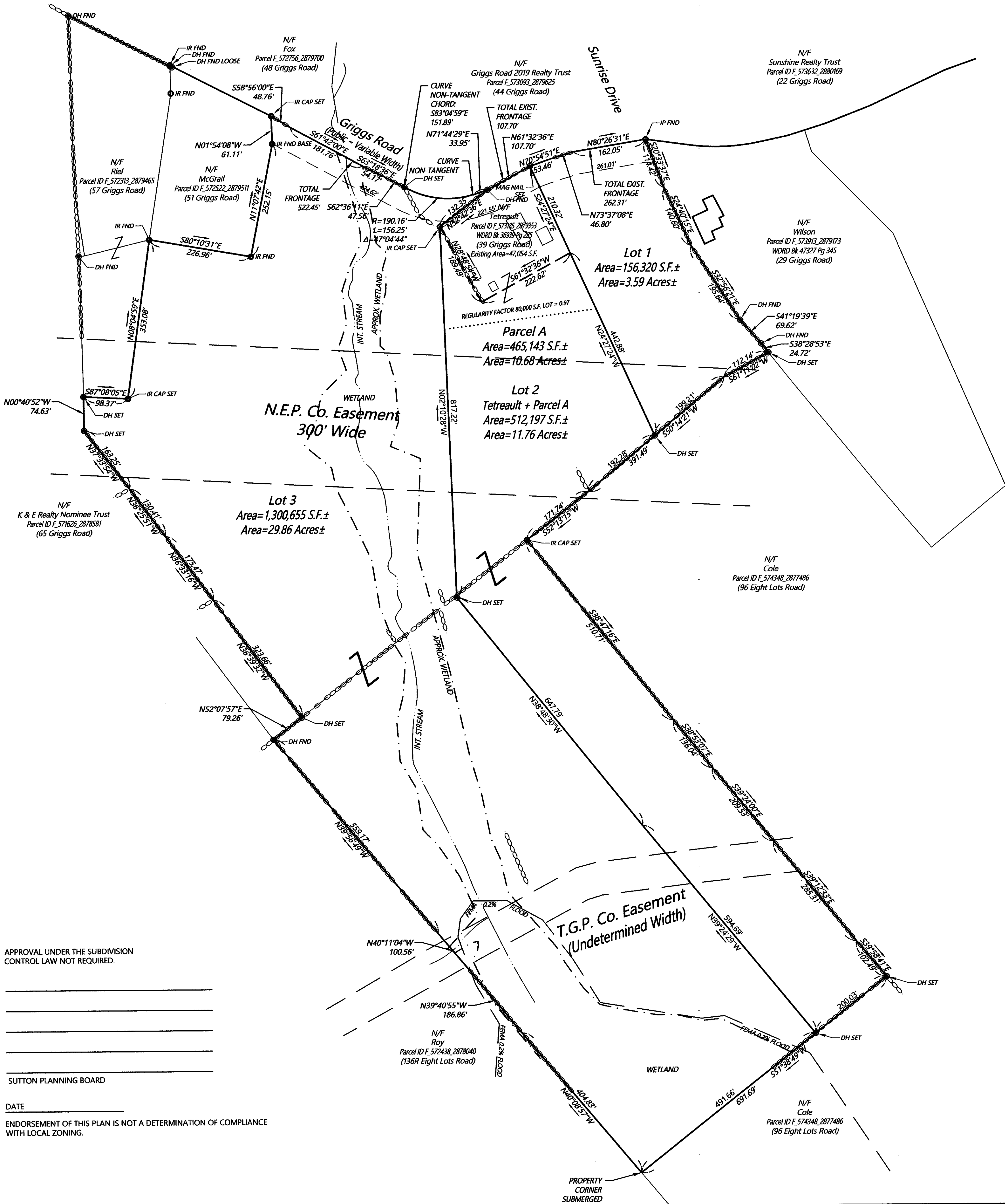
To the Planning Board:

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 of Submission: _____ (td by Town staff)

1. Name of Land Owner: William & Joanne Babin Eugene Tetreault
Address: 44 Griggs Road, Sutton 39 Griggs Road, Sutton
Phone: 508-869-6501 Email: xxx-yyy-zzzz (Babin)
bill@rpmasiello.com xxx@yyy.com (Tetreault)
gene tetreault @ hotmail.com
508-450-8184
2. Name of Applicant: (same as above)
Address: _____
Phone: _____ Email: _____
3. Name of Registered Land Surveyor: Kenneth T. Strom, PLS WDA Design Group, Inc.
Address: 31 East Main Street, Westborough, MA 01581
Phone: 508-366-6552 Email: kstrom@wda-dg.com
4. Address of Property: 35 & 39 Griggs Rd & 110R Eight Lots Rd Lot Area: 1.08 Ac. +/- 784.75' overall (Babin)
44.13 Ac. +/- 262.31' overall (Tetreault)
Deed Recorded at Worcester District Registry of Deeds at Book: 5748 Page: 50 (Babin)
Assessors Map: 14 Parcel: 14 (Babin) 36939 225 (Tetreault)
21
14 8 (Babin)
5. Type of plan: 14 15 (Tetreault)
- ☐ Boundary Survey (81X) ☐ Conveyance ☐ Land Swap
☒ Standard Lot(s) - # 1 New ☐ Retreat Lot(s) ☐ Other: _____
1 Reconfigured
6. Owner's Signature: William J. & Joanne Babin Print Name: WILLIAM J. & JOANNE BABIN
Applicant's Signature: Eugene Tetreault Print Name: EUGENE TETREAULT

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



CERTIFICATION:
THE CERTIFICATION SHOWN HEREON IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN OF SUTTON ASSESSORS RECORDS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Kenneth T. Strom
KENNETH T. STROM, PLS #36393
DATE: 06-21-23



OWNERS OF RECORD:
35 Griggs Road & 110R Eight Lots Road
William J. Babin
William John Babin and Joanne Marie Babin,
Trustees of The Griggs Road 2019 Realty Trust

ASSESSORS MAP REFERENCES:
MAP 14 PARCEL 14 (35 GRIGGS ROAD)
MAP 14 PARCEL 15 (39 GRIGGS ROAD)
MAP 21 PARCEL 8 (110R EIGHT LOTS ROAD)

FEMA / FIRM REFERENCE:
FLOOD INSURANCE RATE MAP
No. 25027C0820E
EFFECTIVE JULY 4, 2011

DEED REFERENCES:
DEED BOOK 5748 PAGE 50 (Deed Cullina to Babin)
DEED BOOK 8917 PAGE 195 (Deed Babin to Riel)
DEED BOOK 21687 PAGE 205 (TGPCo Agreement)
DEED BOOK 22435 PAGE 225 (TGPCo Agreement)
DEED BOOK 36524 PAGE 340 (Deed Babin to Pearson)
DEED BOOK 36939 PAGE 225 (Deed Babin to Tetreault)

PLAN REFERENCES:
PLAN BOOK 241 PLAN 49
PLAN BOOK 254 PLAN 14
PLAN BOOK 314 PLAN 99
PLAN BOOK 540 PLAN 83
PLAN BOOK 619 PLAN 75
PLAN BOOK 787 PLAN 81
PLAN BOOK 821 PLAN 1
PLAN BOOK 823 PLAN 34

- NOTES:**
- EXISTING CONDITIONS INFORMATION IS BASED ON AN ON-THE-GROUND FIELD SURVEY BY WDA DESIGN GROUP, INC. OCTOBER THROUGH DECEMBER 2022. COORDINATE SYSTEM AND BEARINGS ARE BASED ON MASS. STATE PLANE COORDINATE SYSTEM, MAINLAND ZONE (NAD 1983).
 - THE WETLAND BOUNDARIES ON THE PROPERTY WERE NOT DELINEATED. APPROXIMATE WETLAND AREAS WERE SOURCED FROM MASS. GIS DATA, AERIAL IMAGERY AND NOAA LIDAR DATA.
 - PARCEL A IS TO BECOME AN UNDIVIDED PORTION OF ABUTTING LAND OF TETREULT (39 GRIGGS ROAD).
 - UPLAND AREAS EXCEED 60% OF REQUIRED MINIMUM LOT AREAS.

LOT 3
35 GRIGGS ROAD WEST LOT FRONTAGE
EXISTING FRONTAGE= 522.45 FT
(WESTERN SEGMENT FRONTAGE UNCHANGED)

LOT 2
39 GRIGGS ROAD LOT FRONTAGE
EXISTING LOT= 107.70 FT
(TOTAL FRONTAGE UNCHANGED)

LOT 1
35 GRIGGS ROAD EAST LOT FRONTAGE
EXISTING LOT= 262.31 FT
(EASTERN SEGMENT FRONTAGE UNCHANGED)

35 GRIGGS ROAD WEST LOT/ PARCEL AREAS
EXISTING AREA= 1,922,118
PARCEL A= -465,143
LOT 1= -156,261
TOTAL REMAINING AREA= 1,300,714 S.F.
NEPCO EASEMENT= -224,144
TGPCO EASEMENT= -39,321
UNENCUMBERED AREA= 1,037,249 S.F.

39 GRIGGS ROAD LOT/ PARCEL AREAS
EXISTING= 47,054
PARCEL A= +465,143
TOTAL AREA= 512,917 S.F.
NEPCO EASEMENT= -19,123
TGPCO EASEMENT= -17,643
UNENCUMBERED AREA= 476,151 S.F.

35 GRIGGS ROAD EAST LOT AREA
NEW LOT= 156,261
TOTAL AREA= 156,261
NEPCO EASEMENT= -19,123
UNENCUMBERED AREA= 137,138 S.F.

35 GRIGGS ROAD WEST LOT REGULARITY FACTOR
16 x AREA = 16 x 1,300,655 = 20,810,480
/ PERIMETER ² = 6,395.92 ² = 40,907,793
REGULARITY FACTOR = 0.509

39 GRIGGS ROAD LOT REGULARITY FACTOR
16 x AREA = 16 x 156,261 = 2,500,176
/ PERIMETER ² = 1,149.54 ² = 1,321,442.21
REGULARITY FACTOR = 0.969
(Minimum lot area from frontage utilized as allowed per the bylaws.)

35 GRIGGS ROAD EAST LOT REGULARITY FACTOR
16 x AREA = 16 x 156,261 = 2,500,176
/ PERIMETER ² = 1,771.83 ² = 3,139,381.55
REGULARITY FACTOR = 0.796

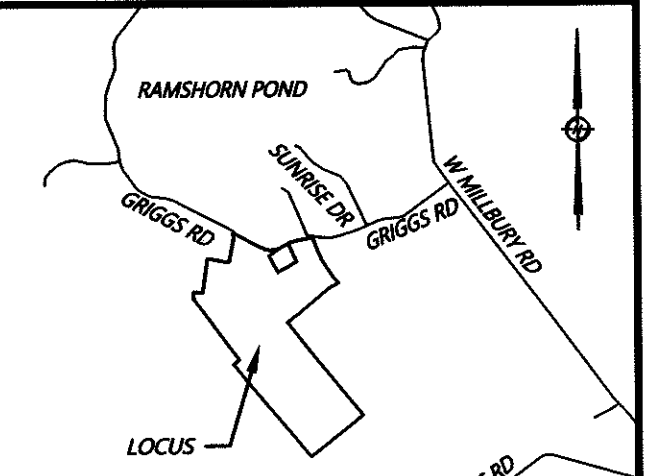
LEGEND:	
DESCRIPTION	EXISTING
CONCRETE BOUND W/DRILL HOLE	□ CB/DH
DRILL HOLE	DH
FEMA FLOOD LINE (500-YEAR)	FEMA 0.2% FLOOD
FOUND	FND
GAS LINE INDICATOR POST	○ GLI POST
IRON PIPE	○ IP
IRON ROD	○ IR
NOW OR FORMERLY	N/F
OVERHEAD WIRE	— OHW —
PLUS OR MINUS	±
STONE BOUND W/DRILL HOLE	□ SB/DH
STONE WALL	— STW —
UTILITY POLE	○ UP
WETLAND PER MASS. GIS	— W —

ZONING TABLE:	
RESIDENTIAL RURAL (R-1)	REQUIRED
MINIMUM LOT AREA:	80,000 S.F.
MINIMUM LOT FRONTAGE:	250 FEET
MINIMUM FRONT YARD:	50 FEET
MINIMUM SIDE YARD:	20 FEET
MINIMUM REAR YARD:	50 FEET
REFER TO TOWN OF SUTTON ZONING BYLAWS FOR ADDITIONAL REQUIREMENTS.	

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

SUTTON PLANNING BOARD

DATE: _____
ENDORSEMENT OF THIS PLAN IS NOT A DETERMINATION OF COMPLIANCE WITH LOCAL ZONING.



LOCUS MAP
SCALE: 1" = 1,000'

FOR REGISTRY USE ONLY

THIS DOCUMENT, AS AN INSTRUMENT OF SERVICE, IS THE SOLE PROPERTY OF WDA DESIGN GROUP, INC. ITS USE BY THE OWNER FOR OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY FORBIDDEN. DISTRIBUTION IN CONNECTION WITH THIS PROJECT SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF WDA DESIGN GROUP'S RIGHTS. 4/2023, WDA DESIGN GROUP, INC.

REV.	DATE	DESCRIPTION	INIT.
A		INITIAL ISSUE	

PREPARED BY:



31 EAST MAIN STREET, WESTBOROUGH, MA 01581-3666
WDA-DG.COM

OWNERS:
35 Griggs Road & 110R Eight Lots Road
William John Babin and Joanne Marie Babin, Trustees of The Griggs Road 2019 Realty Trust

and
39 Griggs Road
Eugene T. Tetreault

PREPARED FOR:

William J. Babin
44 Griggs Road
Sutton, MA 01590

TITLE:
Approval Not Required
Plan of Land
35 & 39 Griggs Rd & 110R Eight Lots Rd
Sutton, MA
(Worcester County)

ANR Plan	
SCALE: 1" = 120'	
0 120 240 360	
JOB NO.: 1511	DATE: 06/21/2023
DWN. BY: KTS/JLH	SHEET:
CHK'D. BY: KTS	ANR

**Sutton Planning Board
Approval Not Required Checklist**

Location: **35#39 Griggs
110 R Eight lots**

Requirements:

- ☐ All taxes paid

Filing

- ☒ Filled in completely
☒ Signed by applicant and owner (if different)
☐ Fee Submitted - \$100 per lot changed or created: **\$ 300**
☐ Original mylar plan ☐ Three copies ☐ pdf via email

Plan Contents

- ☒ Title ☒ North point ☒ Date: **6/20/23** ☒ Scale **1" = 120'**
- ☒ 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: **Babin & Tetreault**
- ☒ 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 **MAP 14:15
M 21 P 8** ☒ Deed Book and Page **Various**
- ☒ 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 "illusionary" 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 **Griggs Road - 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.

Location: 3539 Griggs 110R E1544 Lots

☒ 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.

☒ 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.²)

Lot 1 - .8

Lot 3 - .51

Lot 2 - .97

☒ Location and description of all existing buildings and structures, septic systems and wells.

☒ 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:

Lot 2 calcs - Change "Parcel B" to
"Parcel A"