

**Sutton Planning Board  
Approval Not Required Checklist**

Location: 156 + 110 Manchaug 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  
☐ Original mylar plan ☐ Three copies ☐ pdf via email

Plan Contents

- ☒ Title ☒ North point ☒ Date: 4/6/23 ☒ Scale 1"=20'
- ☒ 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:
- ☐ Current abutter's names, including those directly across a way
- ☒ Name, address and stamp of Registered Professional Land Surveyor who prepared plan
- ☒ Assessor Map/Lot 41/78 & 42/73 ☒ Deed Book and Page 679421281
- ☒ 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.
- 4R-278+/- 5R-339+/-
- ☒ Sufficient data to determine: Width & Condition (to indicate safe and Adequate access), and Status lot frontage (Manchaug - Public Road)

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

- ☒ Zoning classification and requirements, including overlay districts
- ☒ Lot line dimensions, bearings and distances
- ☒ Total area in square feet and acres of all lots shown

Location: 110<sup>th</sup> 116 Manchaw

☐ Width as determined by the Zoning Bylaw – Show this on plan dotted line with measurement – ~~line~~ *parallel to Road 50' back (reg. setback)*  
~~retreat lot show minimum lot width with dotted line wherever it exists (has to be at least 50')~~

☒ 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 *4R-.67 5R-.56*  
(16 X Area in s.f./ Perimeter in s.f.<sup>2</sup>: 16A/P<sup>2</sup>)

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

*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



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Jennifer S. Hager,  
Planning & Economic Development Director

## TOWN OF SUTTON

### PLANNING BOARD & DEPARTMENT

### Payment of Taxes

The following entity: Tim & Tammy Mahoney has an application before the Planning Board relative to property located at 114 Manchaug Road

**Map: 41    Parcels: 24**

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

Please provide information ASAP. Thank you!

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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:

Next Due 5/1/23

Signed: Yusa Lynch, Tax Collector's Office Date: 3/1/23