

RECEIVED

MAR 13 2017

WEST NEWBURY  
PLANNING BOARD

TOWN OF WEST NEWBURY  
PLANNING BOARD  
West Newbury, Massachusetts

RECEIVED  
TOWN CLERK  
WEST NEWBURY, MA

FORM A  
APPLICATION FOR APPROVAL NOT REQUIRED PLAN

2017 MAR 13 AM 10:26

Date of Filing

Submit three (3) copies of the Application with an original and four (4) copies of the plan. (Request the Town Clerk stamp two (2) Application forms and two (2) prints of the plan, keeping one set at the Town Clerk's office and filing the remainder sets with the Planning Board. See Sect. 3.1.1. for additional application procedures.)

To the Planning Board:

The undersigned, believing that the accompanying plan of property in the Town of West Newbury, Massachusetts does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that the Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant(s): Gorman Homes LLC c/o John Gorman

Address: 3 Archelaus Hill Road  
Telephone # (617) 633-9914

2. Name of Owner(s) (if other than Applicant(s)):

Address:  
Telephone #

3. Location and Description of Property (include Assessor's Map & Lot and Zoning

District(s)): Intersection of Middle Street and  
Archelaus Hill Road; Zoning District Res B  
map 15 Parcel 14 and map 22 Parcel 2

4. Deed References: Book 35007, Pages 301 & 305 or Certificate of Title

5. Name of Surveyor: Cammett Engineering

Address: 297 Elm Street, Amesbury MA 01913  
Telephone: (978) 388-2157

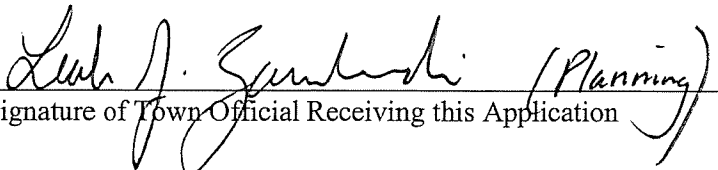
Signature(s) of Applicant(s):

Signature(s) of Owner(s):  
(if other than Applicant(s))

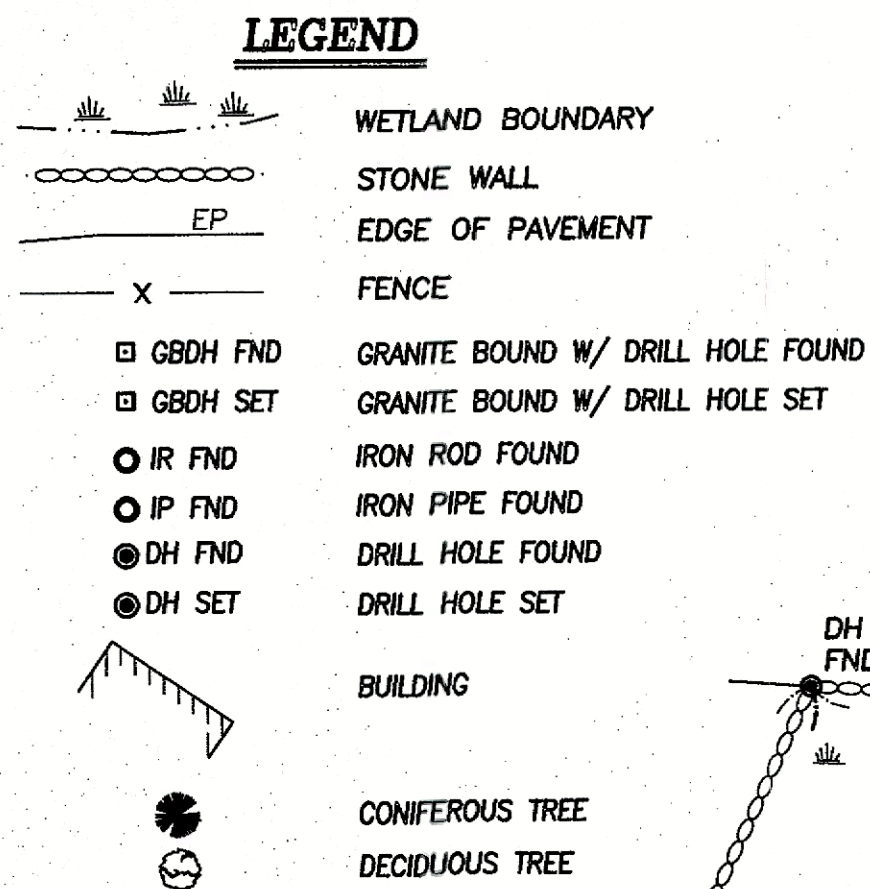
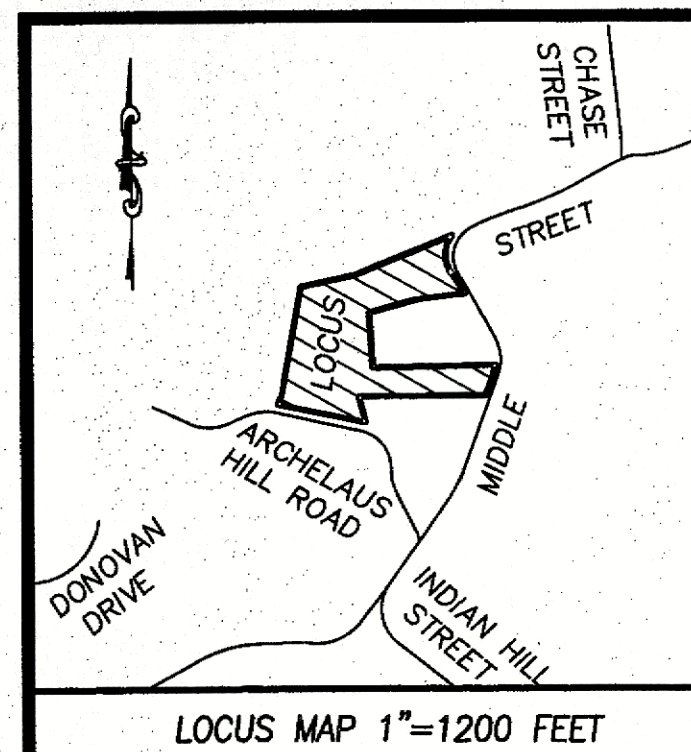
Please indicate the grounds (either 1., 2., 3. or 4., not a combination of) on which the plan should not be considered a subdivision.

1. has all the frontage required under the Zoning By-law on:
  - ✓ (1) a public way; or
  - (2) a way which the Town Clerk certifies is maintained and used as a public way; or
  - (3) a way shown on a plan already approved and endorsed by the Board under the Subdivision Control Law; or
  - (4) a way existing before the date on which subdivision control was adopted in the Town, having, in the opinion of the 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.
2. has been clearly marked on the plan to be either:
  - (1) joined to and made part of an adjacent existing lot; or
  - (2) "Not a Building Lot"; or
3. contains a building which existed prior to the date on which subdivision control was adopted in the Town; or
4. constitutes an existing parcel with no new lot division. If the lot is not being subdivided and does not contain frontage on a way, as specified above, the lot shall be clearly marked on the plans that it is "Not a Building Lot".
5. other \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Received: Town of West Newbury, Town Clerk (date stamp):

  
Signature of Town Official Receiving this Application





**Plan References:**

- 1.) PLAN OF LAND IN WEST NEWBURY AS SURVEYED FOR CATHERINE P. MORLEY DATED: JULY 1977 E.S.R.D. PLAN BOOK 144 PLAN 29
- 2.) DEFINITIVE PLAN "ARCHELAUS ACRES" WEST NEWBURY, MA PREPARED FOR RONALD TAGNEY & PRESCOTT SPALDING JR. DATED: 1978 E.S.R.D. PLAN BOOK 148 PLAN 88

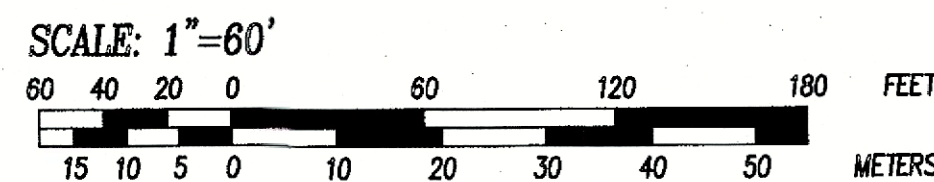
**Deed References:**

- 1.) TO: JOHN GORMAN FROM: THOMAS A. MORLEY BOOK 35007 PAGE 305 DATED: JUNE 15, 2016 MAP 22 PARCEL 2
- 2.) TO: JOHN GORMAN FROM: THOMAS A. MORLEY BOOK 35007 PAGE 301 DATED: JUNE 15, 2016 MAP 15 PARCEL 74

**ZONING REQUIREMENTS:**

DISTRICT: RESIDENCE B					
LOT AREA	REQUIRED	LOT 1	LOT 2	LOT 3	LOT 4
40,000 S.F. MIN.	40,000 S.F. MIN.	80,005± S.F.	85,895± S.F.	406,630± S.F.	130,070± S.F.
LOT FRONTAGE	200 FT. MIN.	200.05 FT.	200.05 FT.	392.06 FT. (MIDDLE ST)	205.00 FT.
FRONT YARDS	40 FT. MIN.				
SIDE YARDS	20 FT. MIN.				
REAR YARDS	20 FT. MIN.				
BUILDING COVERAGE	25% MAX.				
CONTIGUOUS BUILDABLE AREA	30,000 S.F. MIN (75%) MIN.	63,880± S.F.	81,390± S.F.	215,135± S.F.	66,175± S.F.
LOT WIDTH	180 FT. MIN.	180.01 FT.	195.13 FT.	366.78 FT. (MIDDLE ST)	204.69 FT.
FRONT SETBACK	(90%) MIN.			153.71 FT. (ARCHELAUS)	

NOTE: TOTAL ORIGINAL AREA = 16.13± ACRES (702,800± S.F.)



**NOTES:**

- 1.) PLAN REFERENCE #1 WAS FOUND TO HAVE AN ERROR OF CLOSURE OF 32 FEET. THE ERROR WAS FOUND TO BE IN THE CURVE ON MIDDLE STREET HAVING A RADIUS OF 208 FEET.
- 2.) WETLANDS DELINEATED BY BASBANES WETLAND CONSULTING ON JUNE 17, 2016 AND JULY 7, 2016.

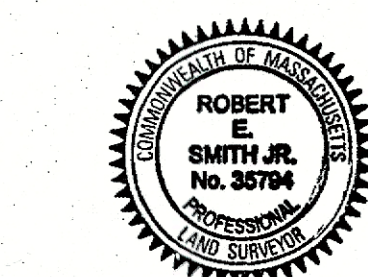
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. WEST NEWBURY PLANNING BOARD: M.G.L. CHAPTER 41 SECTION 81P

DATE :

THE PLANNING BOARD'S ENDORSEMENT OF THE PLAN AS NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW DOES NOT GIVE LOTS OR PARCELS ANY STANDING UNDER THE ZONING BY-LAW OF THE TOWN OF WEST NEWBURY.

**I CERTIFY,**

- 1) THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.
- 2) 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 ASSESSOR'S MAPS.

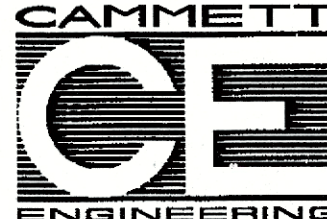


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297 ELM STREET, AMESBURY, MA.  
Phone: (978) 388-2157 Fax: (978) 388-0428  
CONSULTING ENGINEERS & LAND SURVEYORS SINCE 1975  
Visit us on the WEB at www.cammett.com

Sheet Title:

**APPROVAL NOT REQUIRED PLAN**

Project Title:

**FORM A**  
Archelaus Hill Road  
West Newbury, MA 01985  
Assessor's Map R-22 Lot 2 & Map R-15 Lot 74

Applicant:

**Gorman Homes, LLC**  
3 Archelaus Hill Road  
West Newbury, MA 01985

Owner:

**John Gorman**  
3 Archelaus Hill Road  
West Newbury, MA 01985

REVISION			
NO.	DATE	DESCRIPTION	BY

Date:

PROJ. MGR: R. BLANCHETTE  
FIELD: MICHAUD / BICK / SALVAGGIO  
DESIGN: J. SALVAGGIO  
DRAWN: J. SALVAGGIO  
CHECKED: W. CAMMETT  
DATE: 03/10/17  
FILE: 16026 ANR.DWG

JOB #: 16026

SHEET 1 of 1

obsolete, revised 3-21-17





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TOWN CLERK  
WEST NEWBURY, MA  
2017 APR -3 AM 10: 59

**TOWN OF WEST NEWBURY  
OFFICE OF THE PLANNING BOARD  
381 MAIN STREET  
WEST NEWBURY MA 01985  
978-363-1100 X125 Fax: 978-363-1119**

**CERTIFICATE OF VOTE  
SUBDIVISION APPROVAL NOT REQUIRED PLAN  
Archelaus Hill Road and Middle Street  
Assessors' Map R-22, Lot 2 and Map R-15, Lot 74  
Applicant/Owner: Gorman Homes, LLC c/o John Gorman**

At a meeting of the Planning Board held on March 21, 2017, Board members voted to allow the above-referenced Applicant/Owner to withdraw without prejudice the request for endorsement of the following plan as one not requiring approval under the Subdivision Control Law:

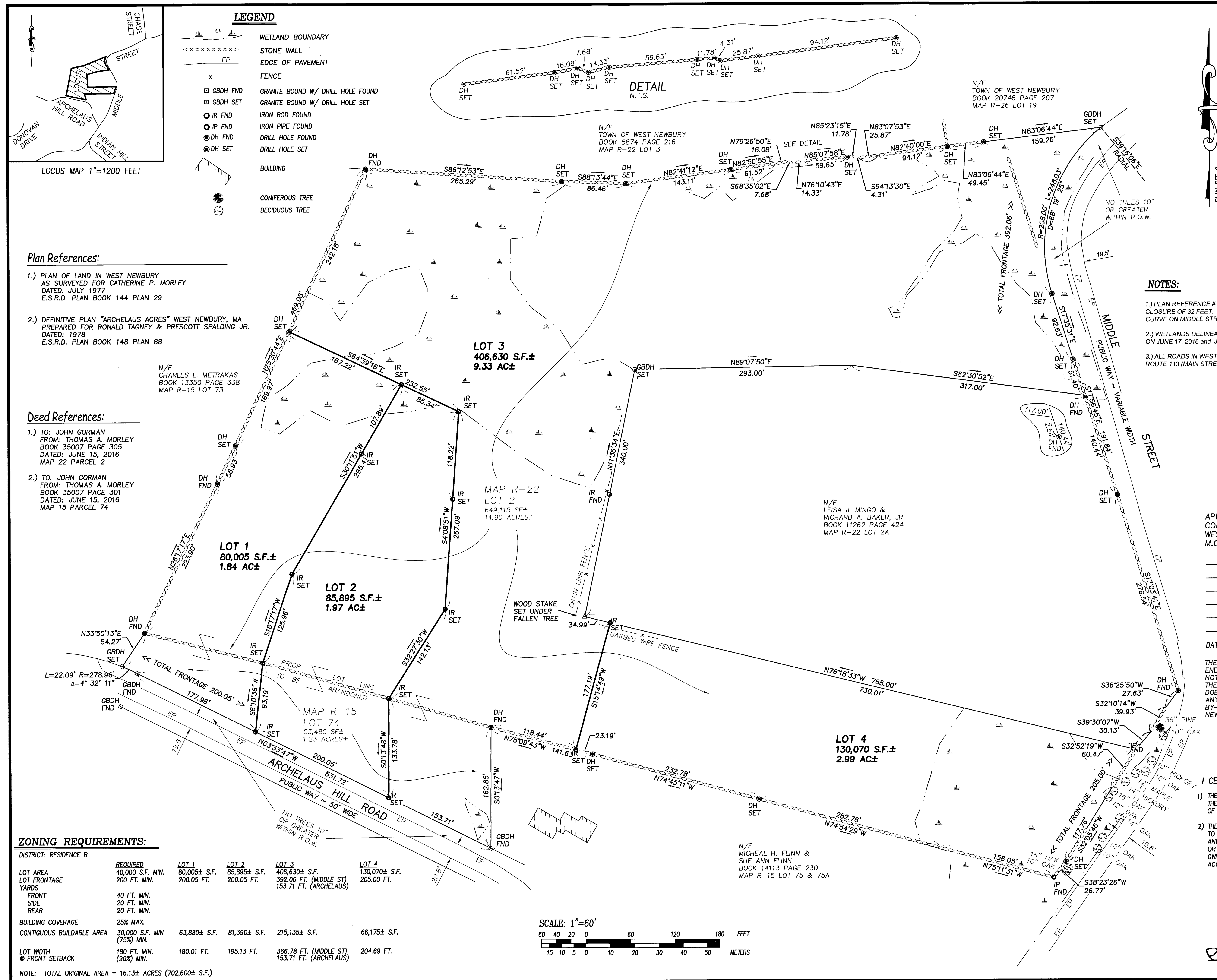
"Approval Not Required Plan Form A Archelaus Hill Road West Newbury, MA 01985 Assessors Map R-22, Lot 2 & Map R-15, Lot 74"; dated March 10, 2017, scale: 1"=60', drawn by Cammett Engineering, 297 Elm Street, Amesbury, MA.

Present and voting were Ann Bardeen, Richard Bridges, Raymond Cook and Brian Murphey. The vote was 4-0. Further, should the Applicant/Owner choose to re-apply, the Board hereby waives its application fee for ANR's.

Leah Zambenardi  
Leah Zambenardi, Planning Administrator

March 30, 2017  
Date

Cc: J. Gorman  
R. Smith  
Assessor  
Building Inspector  
File



FOR REGISTRY USE ONLY

**CAMMETT**  
**ENGINEERING**

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3 Archelaus Hill Road  
West Newbury, MA 01985

Owner:

**John Gorman**  
3 Archelaus Hill Road  
West Newbury, MA 01985

REVISION			
NO.	DATE	DESCRIPTION	BY
1	3-21-17	REVISE NOTES	RES

Date: \_\_\_\_\_

PROJ. MGR.: R. BLANCHETTE  
FIELD: MICHAUD / BICK / SALVAGGIO  
DESIGN: J. SALVAGGIO  
DRAWN: J. SALVAGGIO  
CHECKED: W. CAMMETT  
DATE: 03/10/17  
FILE: 16026 ANR.DWG  
JOB #: 16026  
SHEET 1 of 1