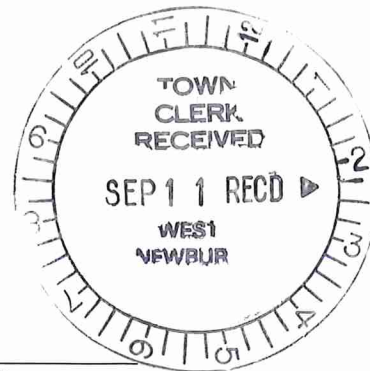


**TOWN OF WEST NEWBURY**  
**PLANNING BOARD**  
*West Newbury, Massachusetts*



**FORM A**  
**APPLICATION FOR APPROVAL NOT REQUIRED PLAN**

\_\_\_\_\_  
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 West Newbury, MA 01985 \_\_\_\_\_  
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)): Archelaus Hill Road; Assessor's Map R-22 Parcel 2 and Map R-15 \_\_\_\_\_

Parcel 74; Zoning district Residence B \_\_\_\_\_

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

5. Name of Surveyor: W.C. Cammett Engineering Inc. \_\_\_\_\_

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))

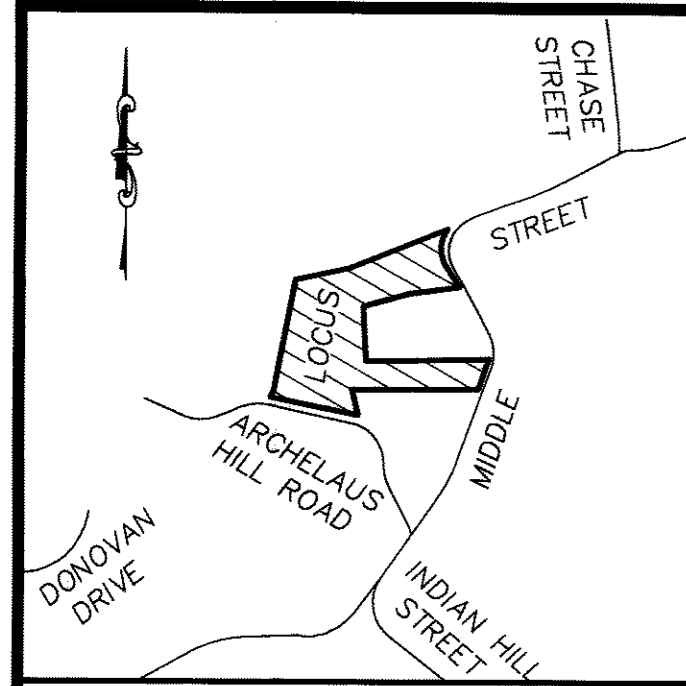
Please indicate the grounds (either 1., 2., 3. or 4., not a combination of) on which the plan should not be considered a subdivision.

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





- LEGEND**
- WETLAND BOUNDARY
  - STONE WALL
  - EDGE OF PAVEMENT
  - FENCE
  - GBDH FND
  - GBDH SET
  - IR FND
  - IP FND
  - DH FND
  - DH SET
  - BUILDING
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - GRANITE BOUND W/ DRILL HOLE FOUND
  - GRANITE BOUND W/ DRILL HOLE SET
  - IRON ROD FOUND
  - IRON PIPE FOUND
  - DRILL HOLE FOUND
  - DRILL HOLE SET

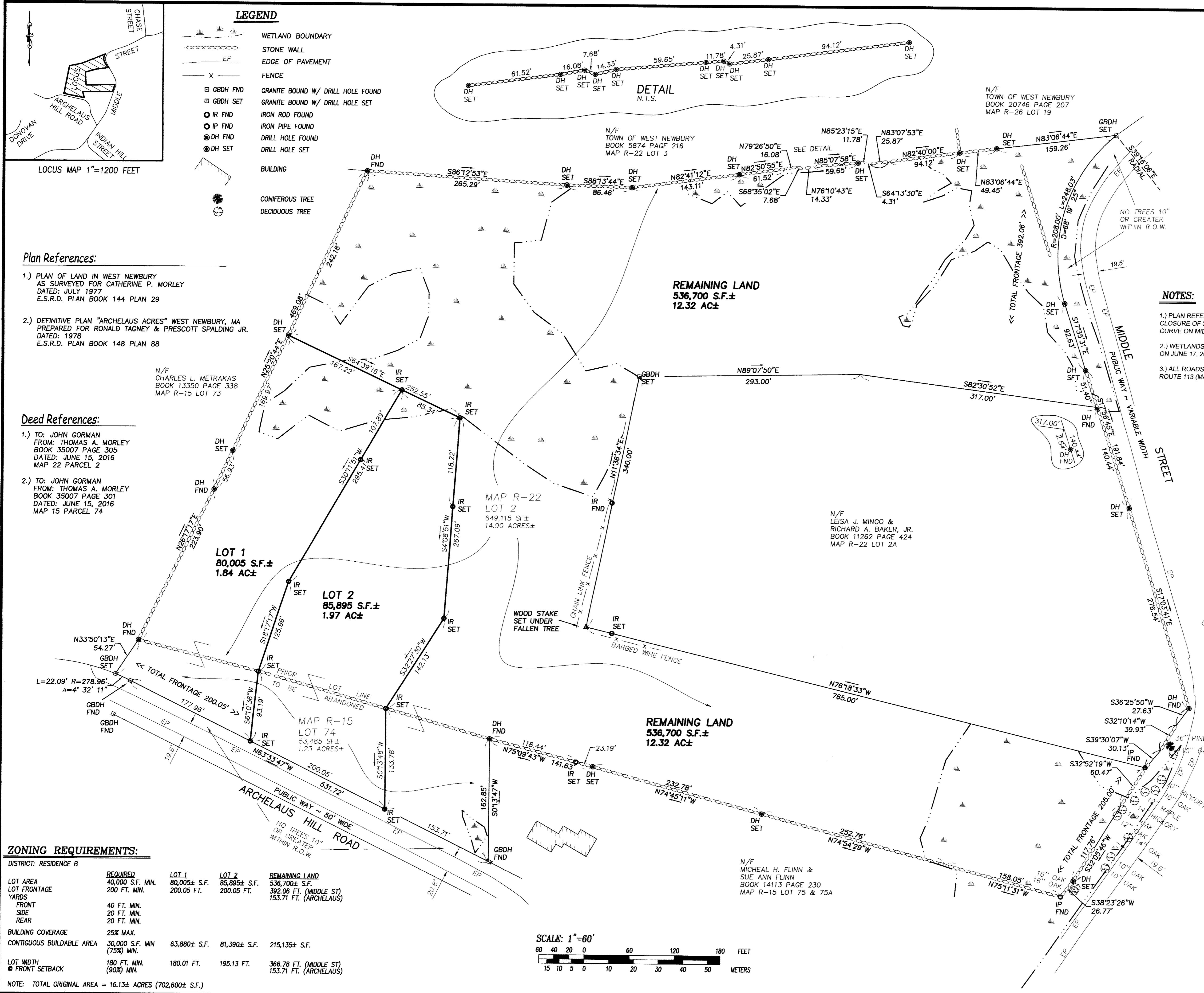
- Plan References:**
- 1.) PLAN OF LAND IN WEST NEWBURY AS SURVEYED FOR CATHERINE P. MORLEY DATED: JULY 1977 E.S.R.D. PLAN BOOK 144 PLAN 29
  - 2.) DEFINITIVE PLAN "ARCHELAUS ACRES" WEST NEWBURY, MA PREPARED FOR RONALD TAGNEY & PRESCOTT SPALDING JR. DATED: 1978 E.S.R.D. PLAN BOOK 148 PLAN 88

- 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	REMAINING LAND
40,000 S.F. MIN.	40,000 S.F. MIN.	80,005 S.F.	85,895 S.F.	536,700 S.F.
LOT FRONTAGE	200 FT. MIN.	200.05 FT.	200.05 FT.	392.06 FT. (MIDDLE ST)
YARDS				153.71 FT. (ARCHELAUS)
FRONT	40 FT. MIN.			
SIDE	20 FT. MIN.			
REAR	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.
LOT WIDTH	180 FT. MIN.	180.01 FT.	195.13 FT.	366.78 FT. (MIDDLE ST)
FRONT SETBACK	90% MIN.			153.71 FT. (ARCHELAUS)

NOTE: TOTAL ORIGINAL AREA = 16.13± ACRES (702,600± 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.
  - 3.) ALL ROADS IN WEST NEWBURY ARE SCENIC ROADS EXCEPT ROUTE 113 (MAIN STREET).

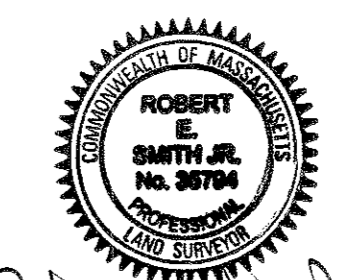
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.  
WEST NEWBURY PLANNING BOARD:  
M.G.L. CHAPTER 41 SECTION 81P

*[Signatures]*

DATE: 9/19/17

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.



P.L.S. DATE 4-25-17

95/461

PLAN BOOK 461 PLAN 95  
ESSEX REGISTRY OF DEEDS SO. DIST. SALEM, MASS.  
Received September 20, 2017  
With  
Attached  
Register of Deeds

FOR REGISTRY USE ONLY  
**CAMMETT ENGINEERING**  
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

**APPROVAL NOT REQUIRED PLAN**

**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
1	3-21-17	REVISE NOTES	RES
2	4-24-17	REVISE LOTS	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 VERSION 3.DWG  
JOB #: 16026  
SHEET 1 of 1



RECEIVED  
TOWN CLERK  
WEST NEWBURY, MA

2017 OCT 24 PM 2:06


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

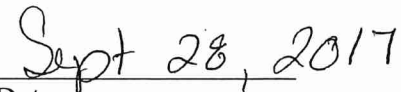
**CERTIFICATE OF VOTE  
ENDORSEMENT OF SUBDIVISION APPROVAL NOT REQUIRED PLAN  
Assessors' Map R-22, Lot 2 & Map R-15, Lot 74  
Owner: John Gorman, 3 Archelaus Hill Road, West Newbury  
Applicant: Gorman Homes, LLC, 3 Archelaus Hill Road, West Newbury**

At a meeting of the Planning Board held on September 19, 2017, Board members voted to endorse the following plan as not requiring Approval under the Subdivision Control Law:

"Approval Not Required Plan, Form A, Archelaus Hill Road, West Newbury, MA 01986", dated 3/10/17, revised through 4/24/17, scale: 1"=60', drawn by Cammett Engineering, 297 Elm Street, Amesbury, MA.

Present and voting were Ann Bardeen, Richard Bridges, Raymond Cook, Brian Murphey, and John Todd Sarkis. The vote in favor was 5-0.

  
Leah Zambernardi, Town Planner

  
Date: