



Brewster Planning Board

2198 Main Street
Brewster, MA 02631-1898
(508) 896-3701 x1133
brewplan@brewster-ma.gov

Date & Time Received
Town Clerk's Office

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL (ANR)

Please provide twelve (12) copies of this application along with ten (10) 11" x 17" sized plans and two (2) 24"x 36" sized plans along with one (1) Mylar. Please also provide an electronic copy of the application and any plans in pdf format.

Date: _____

Application # _____

To the Planning Board:

The undersigned believing that the accompanying plan of his property in the Town of Brewster 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 this Subdivision Control Law is not required.

Name of Applicant: _____

Phone: _____

Address: _____

Email: _____

Owner, if different: _____

Phone: _____

Address: _____

Email: _____

Name of Surveyor/Engineer: _____

Phone: _____

Company Name: _____

Address: _____ Email: _____

Location and description of Property: _____

Map _____ Lot _____ Zoning District _____

Deed of property recorded in Barnstable County Registry Book: _____ Page: _____

Or Land Court Certificate of Title No. _____

Current number of lots _____ Proposed number of lots _____

Please provide a one-page description of the purpose of the ANR application.

Signature of Owner or Authorized Representative: _____

If not Owner, please attach Agent Affidavit.

Plans not requiring approval.

- A. Any person who wishes to cause to be recorded in the Registry of Deeds or to be filed with the Land Court a plan of land, and who believes that his plan does not require approval under the Subdivision Control Law, may submit his plan and Application Form A to the Board accompanied by the necessary evidence to show that the plan does not require approval. Said person shall file, by delivery or by registered or certified mail, a notice with the Town Clerk stating the date of submission for such determination and accompanied by a copy of said application.
- B. If the Board determines that the plan does not require approval, it shall, without a public hearing and within twenty-one (21) days of submission, endorse and date near the signature area of the plan on a plan under the words "Planning Board Approval Under Subdivision Control Law Not Required"
- C. Said plan shall be returned to the applicant, and the Board shall notify the Town Clerk of its action. [Amended effective 10-15-1987] A plan not requiring approval shall be prepared by a registered land surveyor and shall be clearly and legibly drawn two (2) 24" x 36" plan and ten (10) 11" x 17" reduced plans shall be provided to the Planning Board and meet the requirements of the Recording Rules adopted by Registry of Deeds in Massachusetts. If multiple sheets are used, they shall be accompanied by an index sheet showing the entire plan. A plan not requiring approval shall contain the following information:
1. Property boundaries, north point, date and scale.
 2. Name of the record owner, name of the registered land surveyor, and the Barnstable Registry of Deeds book and page reference of conveyance to record owner.
 3. Area of each lot.
 4. Sufficient data to determine the location, direction and length of every street and way line, lot line and boundary line, monuments or references necessary to establish these lines on the ground.
 5. Where practical, boundary lines of contiguous and adjacent land and the names of the owners thereof, as determined from the most recent tax list.
 6. Location of all permanent monuments properly identified.
 7. Location, names and present widths of non-public (private) ways abutting the property.
 8. Suitable space to record the endorsement of the Board that approval is not required and the signatures of the members of the Board.
 9. Zoning classification and location of any Zoning District Boundaries that may lie within the locus of the plan and the current zoning requirements (i.e. setbacks, lot size).
 10. In the case of the creation of a new lot, the remaining land area and frontage of the land in the ownership of the applicant shall be shown.
 11. Location of all existing buildings, including setback and side and rear yard designations.
 12. Location and area of any wetlands on the lots being created by the plan (including the lot being created by the remaining land). In lieu of delineating the wetlands on the remaining land, the applicant may provide written certification from the Surveyor or Professional Engineer who prepared the plan that the remaining parcel of land contains the minimum upland area required under the Zoning By-Laws.
- D. If the Board determines that the plan does require approval under the Subdivision Control Law, it shall, within twenty-one (21) days of submission of said plan, so inform the applicant and return the plan. The Board also shall notify the Town Clerk of its determination. If the Board fails to act upon the plan within the prescribed twenty-one (21) days, it shall be deemed to have determined that approval under the Subdivision Control Law is not required.
- E. In acting on such a plan, the Board must ask if the way on which this plan of land is located is adequate to handle all the traffic generated from all sources and also if the design and construction of this way are in compliance with the standards shown in Article IV of these rules and regulations. A negative answer to either question will justify disapproval.