

**City of Newburyport Planning Board
FORM A - APPROVAL NOT REQUIRED**

The following items must be submitted to the Office of Planning and Development at least one week prior to a Planning Board meeting to be considered for the next agenda. Please submit:

- two (2) copies of this application
 - two (2) 11"x17" copies of the plan
 - one (1) full size copy of the plan
 - the Mylar
 - plans filed according to the Planning Board's Digital Submission Requirements
 - an application fee of \$200 per lot line change or new lot created.
-

To the Planning Board,

The undersigned, believing that the accompanying plan of property in the City of Newburyport, Massachusetts 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.

Applicant: Mark Bilodeau

Mailing Address: 63 High Street

Newburyport, MA 01950

Phone: (978) 323-7845

Site Address: 63 High Street and 67 High Street, Newburyport MA

Map and Lot(s): No. 63: 33-27; No. 67: 33-26 Zoning District R2

Book and Page: No. 67: 33251/319 or Certificate of Title: No. 63: Certificate No. 78900

Surveyor: Charles J. Brennan, Summit Surveying Inc.

Address: 4 Pond Street

Newburyport, MA 01950

Phone: (978) 692-7109

Owner's Name: Mark Bilodeau

Address: 63 High Street

Newburyport, MA 01950

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1. Total number of new lots created and/or lot line changes: 1

2. Please indicate the grounds on which you believe your plan not to be a subdivision:

i. Each lot on the plan has the frontage and lot area required under the Zoning Ordinance on:
_____ a public way, or
_____ a way which the City Clerk certifies is maintained & used as a public way, or
_____ a way shown on a plan approved and endorsed by the Planning Board under the
Subdivision Control Law, recorded in Plan Book _____, Plan _____ or
_____ a way in existence before the adoption of the Subdivision Control Law by the City and
which the Board finds adequate for the way's proposed use, or
_____ a way shown on a plan of a subdivision recorded at the Registry of Deeds or the
Land Court prior to the adoption of the Subdivision Control Law.

ii. Each Lot has been clearly marked on the plan to be either:
_____ joined to and made part of an adjacent lot, or
 labeled "Not a Building Lot."

iii. Each lot on the plan contains a building, which existed prior to the adoption of the Subdivision Control Law.

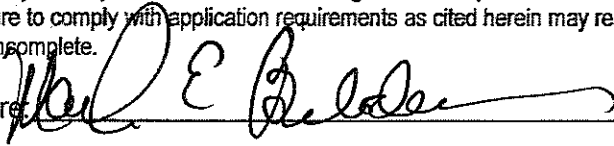
iv. The plan shows an existing parcel with no new lot division(s) and has frontage on a way described above.

3. This form and plans have been filed according to the Digital Submission Requirements and:

- have been emailed to planning@cityofnewburyport.com; or
 are included on accompanying media

Every application for an Approval Not Required shall be made on this form, which is the official form of the Planning Board. It shall be the responsibility of the petitioner to furnish all supporting documentation with this application. The dated copy of this application received by the City Clerk or Office of Planning and Development does not absolve the applicant from this responsibility. Failure to comply with application requirements as cited herein may result in a dismissal by the Planning Board of this application as incomplete.

Owner's Signature _____



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To the Planning Board,

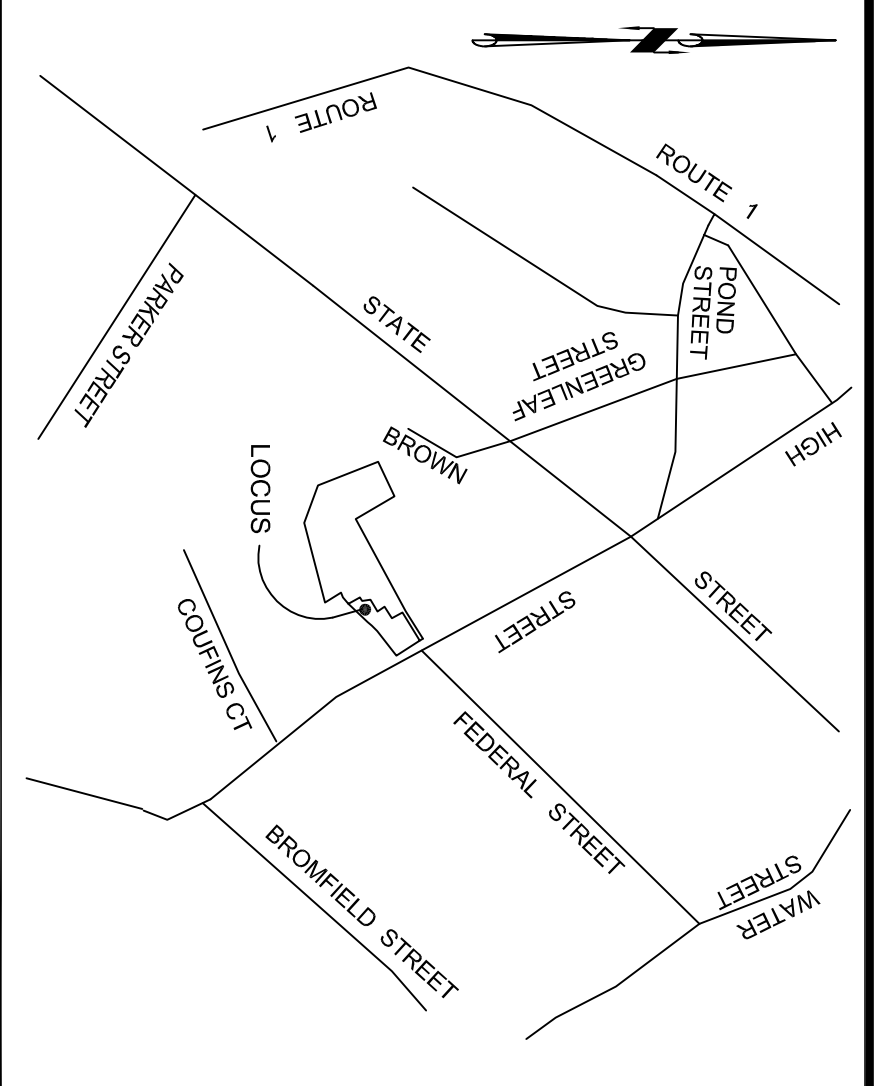
The undersigned, believing that the accompanying plan of property in the City of Newburyport, Massachusetts does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision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

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Newburyport, MA 01950
Phone: (978) 323-7845

Site Address: 63 High Street and 67 High Street, Newburyport MA
Map and Lot(s): No. 63: 33-27; No. 67: 33-26 Zoning District R2
Book and Page: No. 67: 33251/319 or Certificate of Title: No. 63: Certificate No. 78900

Surveyor: Charles J. Brennan, Summit Surveying Inc.
Address: 4 Pond Street
Newburyport, MA 01950
Phone: (978) 692-7109

Owner's Name: Mark Bilodeau
Address: 63 High Street
Newburyport, MA 01950



I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



CHARLES J. BRENNAN, P.L.S.
FOR: SUMMIT SURVEYING, INC.

DATE: 3-19-18

LEGEND:

- | | | | | | | | | | | | | | | | | | | | |
|-----------------|---------------------------------|------|-----------------------|----|------------------|----|------------|-----|---------------------|---|----------|----|--------------|---|---------------|-----|------------|---|------------|
| APPROXIMATE BIT | APPROXIMATE BITUMINOUS BULKHEAD | CONC | CONCRETE CORNER BOARD | FD | FOUND IRON PIPES | IR | IRON PIPES | LCB | LAND COURT MONUMENT | M | MEASURED | PO | POUCH RECORD | R | SEWER MANHOLE | SMH | WOOD FENCE | W | WIRE FENCE |
|-----------------|---------------------------------|------|-----------------------|----|------------------|----|------------|-----|---------------------|---|----------|----|--------------|---|---------------|-----|------------|---|------------|

RECORD OWNERS:

ARTHUR G. MANLEY III & SANDRA L. MANLEY
67 HIGH STREET
NEWBURYPORT, MA 01950
DEED BOOK 33251 PAGE 319

MARK BILODEAU
63 HIGH STREET
NEWBURYPORT, MA 01950
REGISTERED LAND DOC. 499340

REFERENCES:

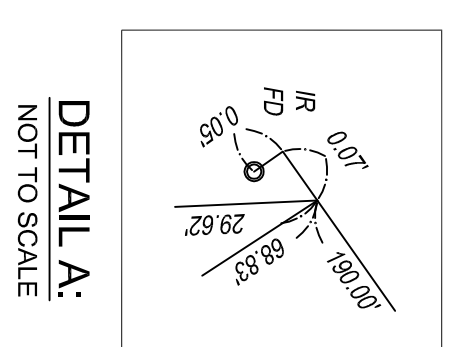
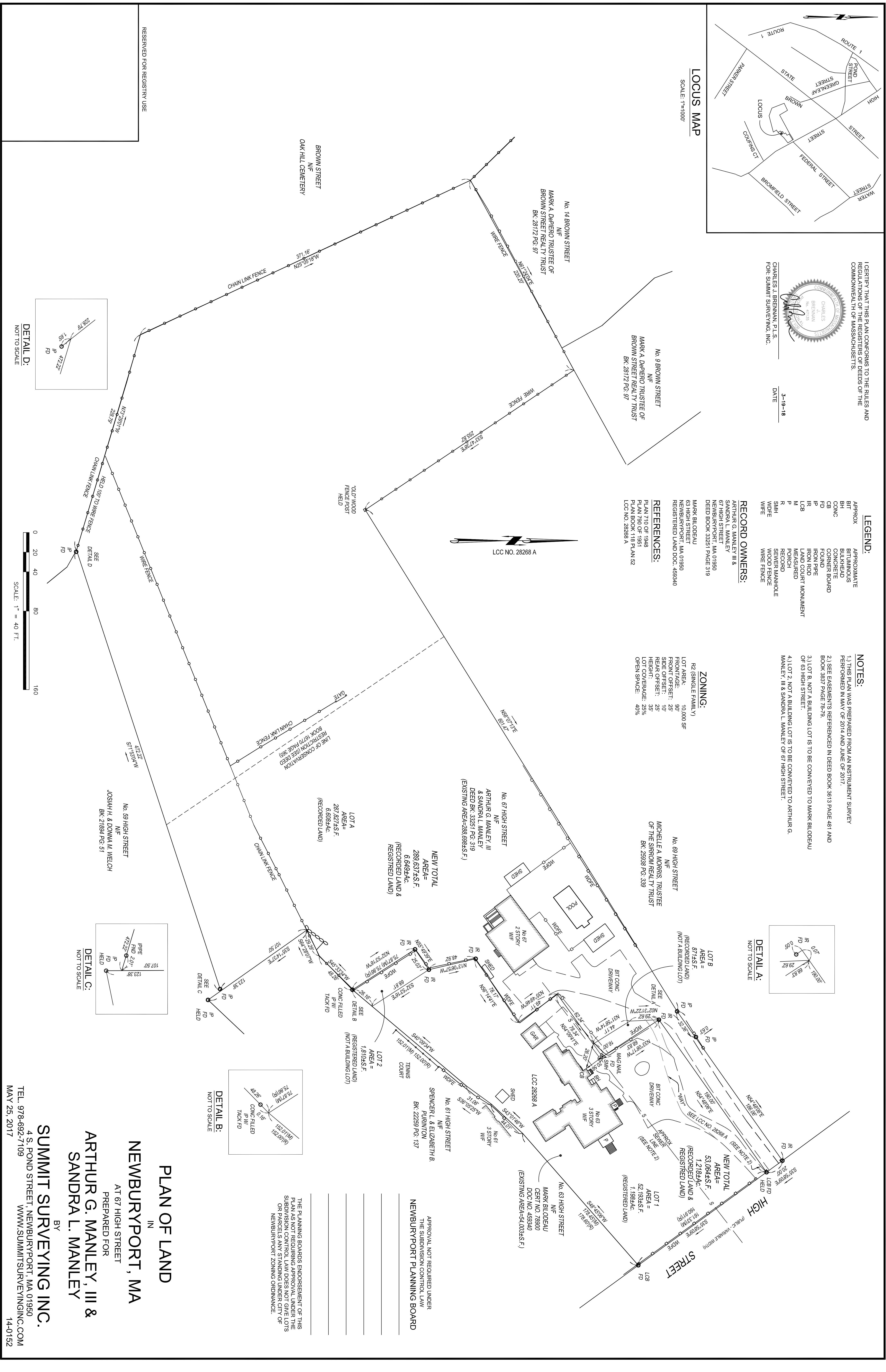
PLAN 710 OF 1648
PLAN 710 OF 1649
PLAN BOOK 118 PLAN 52
LCC NO. 28268 A

NOTES:

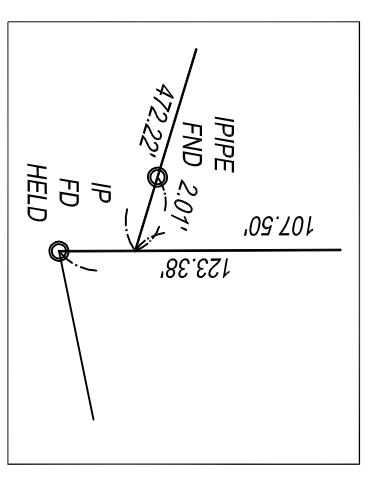
- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN MAY OF 2014 AND JUNE OF 2017.
- 2.) SEE EASEMENTS REFERENCED IN DEED BOOK 3813 PAGE 481 AND BOOK 3837 PAGE 78-79.
- 3.) LOT B, NOT A BUILDING LOT IS TO BE CONVEYED TO MARK BILODEAU OF 63 HIGH STREET.
- 4.) LOT 2, NOT A BUILDING LOT IS TO BE CONVEYED TO ARTHUR G. MANLEY III & SANDRA L. MANLEY OF 67 HIGH STREET.

ZONING:

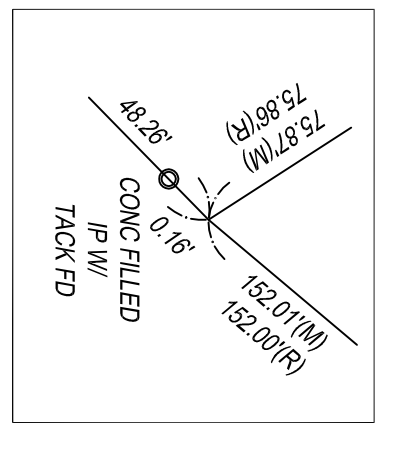
R2 (SINGLE FAMILY)
LOT AREA: 10,000 SF
FRONTAGE: 90'
FRONT OFFSET: 25'
SIDE OFFSET: 10'
REAR OFFSET: 25'
HEIGHT: 35'
LOT COVERAGE: 25%
OPEN SPACE: 40%



DETAIL A:
NOT TO SCALE



DETAIL C:
NOT TO SCALE



DETAIL B:
NOT TO SCALE

PLAN OF LAND
IN

NEWBURYPORT, MA

AT 67 HIGH STREET
PREPARED FOR
ARTHUR G. MANLEY, III & SANDRA L. MANLEY

BY
SUMMIT SURVEYING INC.

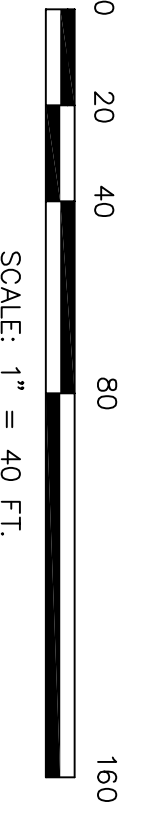
4 S. POND STREET, NEWBURYPORT, MA 01950
TEL. 978-6927109
WWW.SUMMITSURVEYINGINC.COM
MAY 25, 2017

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW
NEWBURYPORT PLANNING BOARD

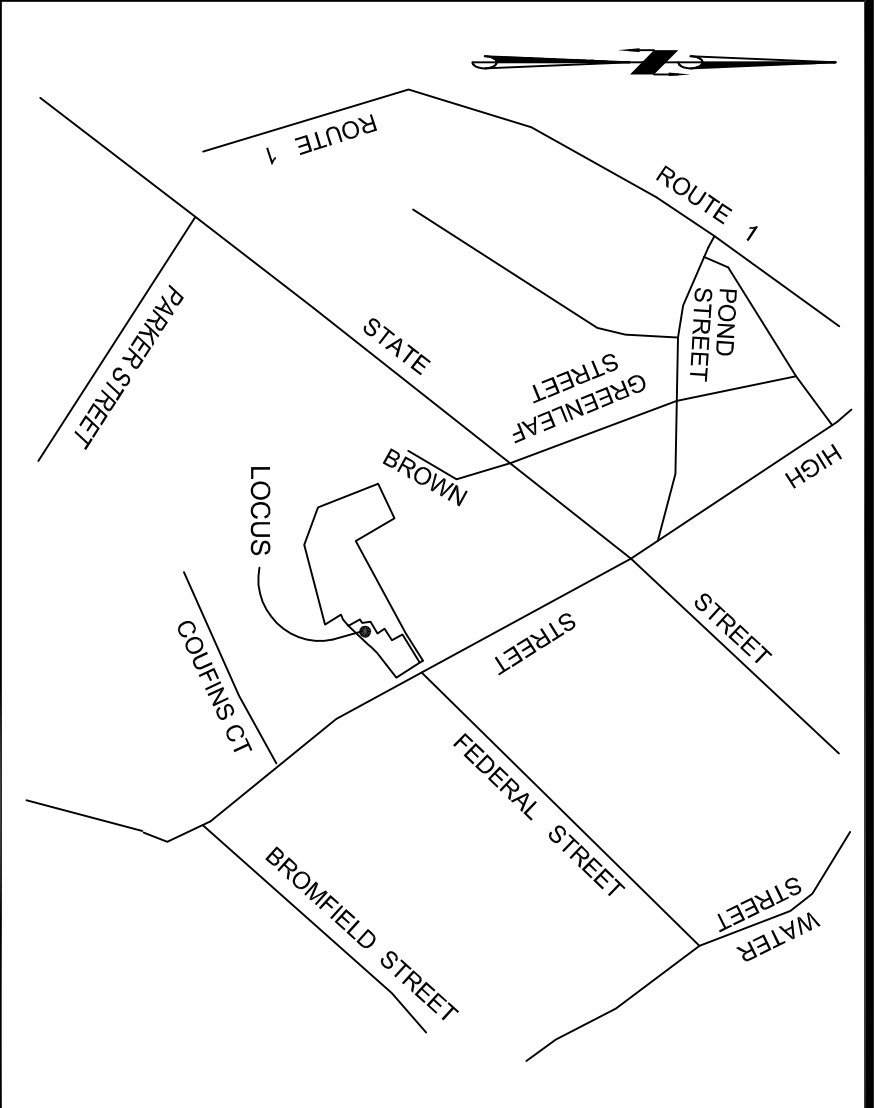
THE PLANNING BOARDS ENDORSEMENT OF THIS PLAN AND THE REQUIRING THEREOF, IS UNDER THE PROVISIONS OF CHAPTER 266A, SECTION 10B OF THE MASSACHUSETTS GENERAL STATUTES OR PARCELS ANY STANDING UNDER CITY OF NEWBURYPORT ZONING ORDINANCE.

RESERVED FOR REGISTRY USE

DETAIL D:
NOT TO SCALE



SCALE: 1" = 40 FT.



LOCUS MAP
SCALE: 1"=1000'

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN MAY 3 AND MAY 19, 2017.



CHARLES J. BRENNAN, P.L.S.
DATE: 3-19-18

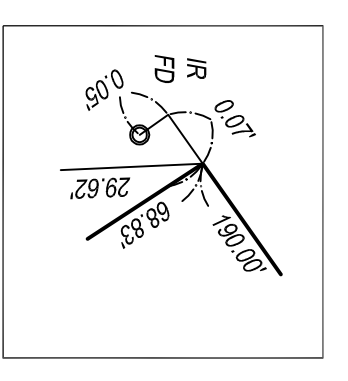
OWNER-APPLICANT:
MARK BILODEAU
63 HIGH STREET
NEWBURYPORT, MA 01950

REFERENCES:
REGISTERED LAND DOC. 458940
CERTIFICATE NO. 78900
LCC NO. 28268 A

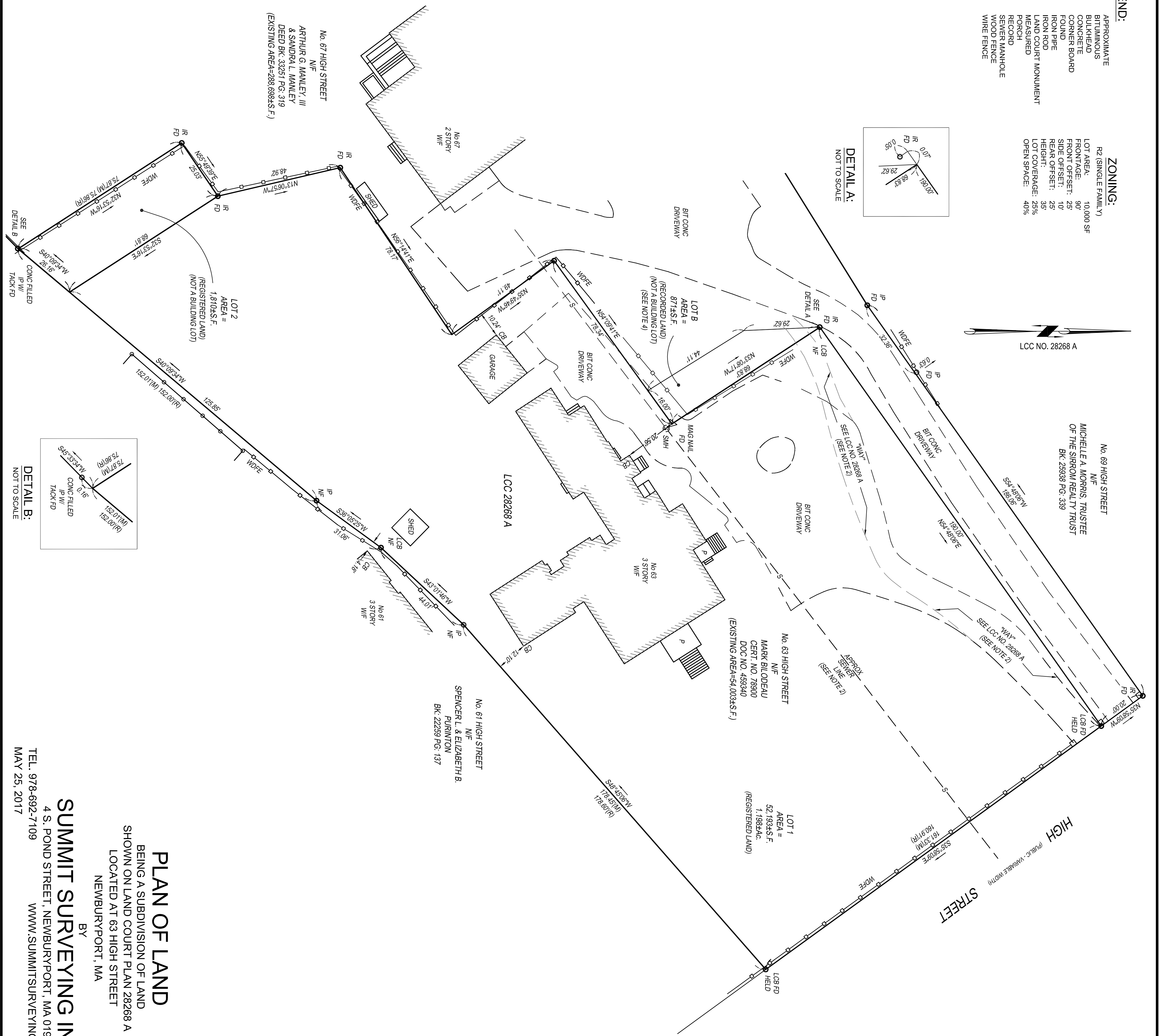
LEGEND:

APPROX	APPROXIMATE
BIT	BITUMINOUS
BH	BULKHEAD
CONC	CONCRETE
CB	CORNER BOARD
FD	FOUND
IP	IRON PIPE
LCB	IRON ROD
M	LAND COURT MONUMENT
M	MEASURED
R	RECORD
SMH	SEWER MANHOLE
WDFE	WOOD FENCE
WIFE	WIRE FENCE

ZONING:
R2 (SINGLE FAMILY)
LOT AREA: 10,000 SF
FRONT YIELD: 90'
FRONT OFFSET: 25'
SIDE OFFSET: 10'
REAR OFFSET: 25'
HEIGHT: 35'
LOT COVERAGE: 25%
OPEN SPACE: 40%



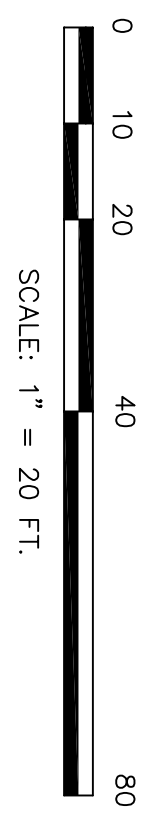
DETAIL A:
NOT TO SCALE



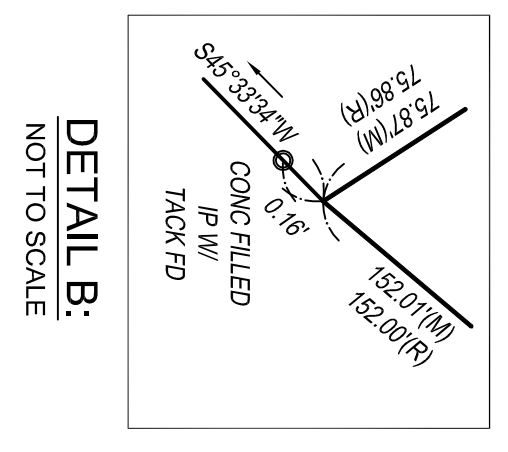
NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED IN JUNE OF 2017.
- 2.) SEE EASEMENTS REFERENCED IN DEED BOOK 3613 PAGE 481 AND BOOK 3837 PAGE 7879.
- 3.) LOT 2, NOT A BUILDING LOTS TO BE CONVEYED TO ARTHUR G. MANLEY, III & SANDRA L. MANLEY OF 67 HIGH STREET.
- 4.) SEE PLAN TO BE RECORDED ENTITLED "PLAN OF LAND IN NEWBURYPORT MA AT 67 HIGH STREET" PREPARED FOR ARTHUR G. MANLEY, III & SANDRA L. MANLEY BY SUMMIT SURVEYING INC. DATED: MAY 25, 2017.

RESERVED FOR REGISTRY USE



SCALE: 1" = 20 FT.



DETAIL B:
NOT TO SCALE

PLAN OF LAND
BEING A SUBDIVISION OF LAND
SHOWN ON LAND COURT PLAN 28268 A
LOCATED AT 63 HIGH STREET
NEWBURYPORT, MA

BY
SUMMIT SURVEYING INC.
4 S. POND STREET, NEWBURYPORT, MA 01950
WWW.SUMMITSURVEYINGINC.COM
TEL. 978-692-7109
MAY 25, 2017

14-0152