

**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 plan
- 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: The Daly Group c/o Lisa L. Mead, Mead Talerman & Costa LLC

Mailing Address: 30 Green Street, Newburyport MA 01950

Phone: 97846377700

Email: Lisa@mtclawyers.com

Site Address: 8,10,12 and 18 Colby Farm Lane

Map and Lot(s): Map 98 Lots 26, 27, 5 and 4 Zoning District R1/CFLROD

Book and Page: See attached or Certificate of Title: _____

Surveyor: Landplex

Address: 10 George St., Unit 206

Lowell MA 01852

Phone: 9782019390

Owner's Name: Elsworth Eaton Jr. Trustee, Eaton Crow Realty Trust

Address: ~~10-A Partridge Lane~~ 7 Currier Street

Salisbury MA Amesbury, MA

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1. Total number of new lots created and/or lot line changes: from 4 to 3 lots

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 _____ and:

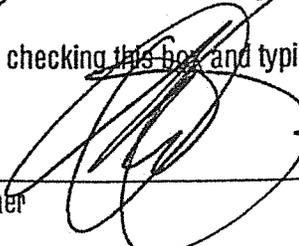
- have been emailed to _____ ; or
- are included on accompanying media

Every application for an Approval Not Required endorsement 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.

Petitioner and land owner's signatures:

By checking this box and typing my name below, I am electronically signing this application.

Petitioner

 David T. Daly

By checking this box and typing my name below, I am electronically signing this application.

Owner (if different)

 Amy Maloney POA Ellsworth Eaton

ANR Addendum

Book and Page References

Book 26178 Page 1

Book 26178 Page 3

Book 15799 Page 31

THE PREPARATION OF THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

ROBERT M. GILL, P.E./R.L.S.

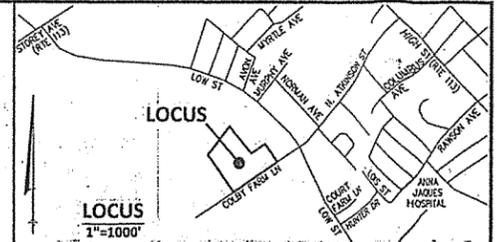
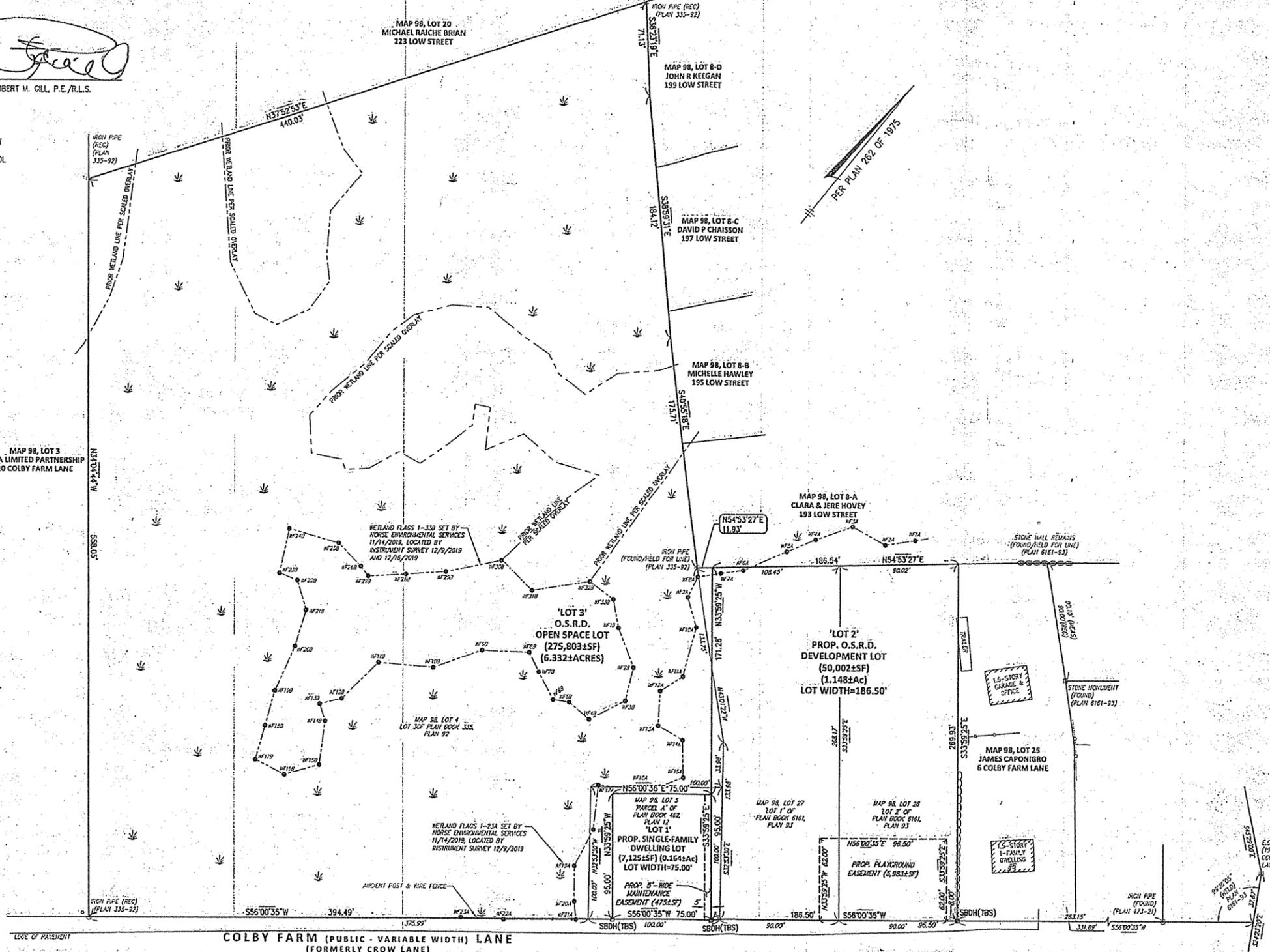
FOR REGISTRY USE

NEWBURYPORT PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED. ENDORSEMENT OF THIS PLAN AS ONE NOT REQUIRING APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING.

SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____
 SIGNATURE _____ DATE _____

MAP 98, LOT 3
 IPBA LIMITED PARTNERSHIP
 20 COLBY FARM LANE



ASSESSORS
 MAP 98, LOT 26 (8 COLBY FARM LANE)
 MAP 98, LOT 27 (10 COLBY FARM LANE)
 MAP 98, LOT 5 (12 COLBY FARM LANE)
 MAP 98, LOT 4 (18 COLBY FARM LANE)

PROPERTY OWNER
 ELLSWORTH M. EATON, JR., TRUSTEE
 EATON CROW REALTY TRUST
 ELLSWORTH M. EATON, JR., TRUSTEE
 CROW'S NEST REALTY TRUST

DEED REFERENCES
 SOUTHERN ESSEX REGISTRY OF DEEDS
 1. BOOK 26178, PAGE 1.
 2. BOOK 26178, PAGE 3.
 3. BOOK 15799, PAGE 31.

PLAN REFERENCES
 SOUTHERN ESSEX REGISTRY OF DEEDS
 1. PLAN BOOK 473, PLAN 21.
 2. PLAN BOOK 335, PLAN 92.
 3. PLAN BOOK 138, PLAN 72.
 4. PLAN 282 OF 1975.
 5. PLAN 462 OF 1961.

- NOTES**
- THE PURPOSE OF THIS PLAN IS TO DIVIDE THE SUBJECT PROPERTY INTO A SINGLE-FAMILY DWELLING LOT (LOT 1), AN OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD) DEVELOPMENT LOT (LOT 2), AND AN OSRD OPEN SPACE LOT (LOT 3), IN CONJUNCTION WITH THE PERMITTING OF AN OSRD DEVELOPMENT.
 - EXISTING CONDITIONS AND BOUNDARY LOCATION SHOWN HEREON FROM AN INSTRUMENT SURVEY IN DECEMBER OF 2019. TOPOGRAPHY SHOWN HEREON REFERS TO NORTH AMERICAN VERTICAL DATUM OF 1983.
 - NO PORTION OF THE PREMISES SHOWN HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON DEPARTMENT H.U.D. FEDERAL INSURANCE ADMINISTRATION MAPS, PER COMMUNITY PANEL 2500900109, EFFECTIVE DATE JULY 3, 2012.
 - UTILITIES OTHER THAN THOSE SHOWN MAY EXIST. CALL DE-SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

ZONING INFORMATION
 UNDERLYING DISTRICT: R1, RESIDENTIAL
 OVERLAY DISTRICT: COLBY FARM LANE RESIDENTIAL OVERLAY DISTRICT (CFL-ROO)
 FOR CFL-ROO, USE R2 ZONING REQUIREMENTS

DESCRIPTION	REQUIRED (R2)	PROP.		
		LOT 1	LOT 2	LOT 3
MIN. LOT AREA	10,000 SF	7,125±SF **	50,002±SF	275,803±SF
MIN. FRONTAGE	90'	75.00'	185.50'	394.49'
MIN. FRONT YARD	25'	25.0'	27.0'	N/A
MIN. SIDE YARD	10'	15.0'	12.0'	N/A
MIN. REAR YARD	25'	32.0'	76.9'	N/A

DESCRIPTION	REQUIRED (R2)
MIN. LOT AREA	15,000 SF
MIN. FRONTAGE	120'
MIN. FRONT YARD	25'
MIN. SIDE YARD	20'
MIN. REAR YARD	25'

** INDICATES WAIVER GRANTED BY CITY OF NEWBURYPORT PLANNING BOARD
 SCALE: 1"=40'

**APPROVAL NOT REQUIRED
 PLAN OF LAND**

8, 10, 12, & 18 COLBY FARM LANE
 NEWBURYPORT, MASSACHUSETTS

PLAN PREPARED FOR:
THE DALY GROUP
 225 STEDMAN STREET
 LOWELL, MASSACHUSETTS 01851

PLAN PREPARED BY:
LANDPLEX
 CIVIL ENGINEERING - SURVEYING
 10 GEORGE STREET, UNIT 208
 LOWELL, MASSACHUSETTS 01852
 978-201-9390 - LANDPLEX.COM

SHEET: 1 OF 1 SCALE: 1"=40' MAY 27, 2020

NO.	REVISION DESCRIPTION	DATE

ABBREVIATIONS

CALC. CALCULATED
 REC. RECORD
 SF SQUARE FEET
 TYP TYPICAL
 UP UTILITY POLE
 WF WETLAND FLAG

LEGEND

○ STONEWALL
 □ STONE MONUMENT
 ● WETLAND LINE WITH FLAG