



Town of Lancaster, Massachusetts
Office of Community Development and Planning


LANCASTER PLANNING BOARD
FORM A

**Application for Endorsement of
Plan Believed not to Require Approval (ANR)**

1. File one (1) completed form with the Planning Board and one copy with the Town Clerk.
 - Plan provided to the Planning Board on: _____
 - Form A provided to the Town Clerk on: _____
2. Requisite submittals:
 - (4) sets of plans and (1) mylar (full-size, 32" x 24") with locus
 - (1) 11x17 copy of plans
 - (1) Electronic copy of plans
 - ANR application fee of \$100 plus \$50 per lot

To the Planning Board:

The undersigned, believing that the division of property as shown on the accompanying plan does not constitute a subdivision within the meaning of the Subdivision Control Law, hereby requests an endorsement thereon that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant C&J Property Holdings, Inc.
Address 381 Main Street Lancaster, Ma. 01523
 2. Name of Surveyor Robert T. Conway, PLS
Address David E. Ross Associates, Inc., 6 Lancaster County Road, Harvard, MA 01451
 3. Deed of property recorded in Worcester Registry, Book 62096 Page 243
 4. Location and Description of Property 381 Main Street Map 38 Parcel 41
 5. Proposed use of land if other than single-family residence
Multi-family residence
 6. Number of lots shown on plan 2
- Signature of Owner 
- Address 381 Main Street Lancaster, Ma. 01523

If it is not obvious, please indicate the grounds on which you believe your plan not to be a subdivision (either A, B, or C) (cannot be a combination).

	Lot Numbers
A. Each lot on the plan or altered by it meets one of these criteria:	
1. Has all the frontage required under zoning on:	
(a) A public way, or	A & B _____
(b) A way which the Town Clerk certifies is maintained and used as a public way, or	_____
(c) A way shown on a plan approved and endorsed earlier by the Planning Board under this law, or	_____
(d) A way in existence prior to and which the Board finds adequate for the way's proposed use, or	_____
(e) A way shown on a plan of a subdivision registered in the Land Court prior to	_____
2. Has been clearly marked on the plan to be either:	
(a) Joined to and made a part of an adjacent lot, or	_____
(b) "Not a building lot".	_____
B. Each lot on the plan contains a building which existed prior to	_____
C. The plan simply describes already existing parcels with no new lot divisions.	_____

In order to be considered by the Board, such plans shall show all of the following:

(1) A locus plan of the land showing its total configuration in relation to surrounding streets and to abutting boundaries at two inches equals 1,000 feet.

(2) Any existing structures on the land shown on the plan and dimensions of yards relating to such structures.

(3) Any existing structures on any remaining adjoining land owned by the applicant and dimensions of yards relating to such structures, if such structure is within 50 feet of a property line being created.

(4) Indication of remaining frontage of any adjoining land in the same ownership.

(5) Present owner of the land shown on the plan, and all abutting owners; and

(6) Location of any easement or way, public or private, across the land, with a designation as to the use of the same.

(7) A notation, as appropriate, indicating all lots or parcels shown on the plan that are not buildable lots.

DAVID E. ROSS ASSOCIATES, INC.

6 Lancaster County Road - P.O. Box 795

Harvard, MA 01451

(978) 772-6232 FAX (978) 772-6258

LETTER OF TRANSMITTAL

DATE	2/1/2022	JOB NO.	33859
ATTENTION			
RE:		381 South Main Street	
		ANR Plan	

TO Town of Lancaster Planning Board
701 Main Street
Lancaster, Massachusetts 01464

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
3			Completed Application for Endorsement of Plan Not Requiring Approval
1			24"x36" full-size mylar plan sheet 1 of 1
4			24"x36" full-size paper copies of the plan
1			11" x 17" paper copies of the plan
1			Check #188 for \$150.00 payable to the Town of Shirley

THESE ARE TRANSMITTED as checked below:

☒ For Approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS HANDED DELIVEREDRECEIVED BY:

COPY TO _____

SIGNED: Robert T. Conway, PLS

If enclosures are not as noted, kindly notify us at once.

REVENUE CERTIFICATION

Application/Petition/Appeal of:

1. Applicant: C&J Property Holdings, Inc.

2. Owner: C&J Property Holdings, Inc.

3. Property: 381 Main Street

Assessors Map 38 Parcel 41

Pursuant to M.G.L. c. 40D, Section 57, and the General By-Laws of the Town of Lancaster, the undersigned applicant hereby certifies as follows:

- 1) The following named persons, firms or corporations constitute the complete list of all parties having an ownership or proprietary interest in the property or use subject to the above-entitled application.
- 2) Each of the below listed parties have complied with the laws of the Commonwealth of Massachusetts and the Town of Lancaster in that they have not neglected or refused to pay any local taxes, fees, assessments, betterments, or other municipal charges for not less than a twelve-month period.

OWNER: C&J Property Holdings, Inc.
Carl Behrmann Jeannette Behrmann

APPLICANT:

OTHER:

Signed under the pains and penalties of perjury,

Carl Behrmann
Signature of Applicant

DATED: 1/27/22

CERTIFIED BY TOWN OF LANCASTER TOWN COLLECTOR

Mary E. [Signature]

DATED: 2-1-22