



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 Alexander Langberg

Address 362 Bull Hill Road, Lancaster Massachusetts 01523

2. Name of Surveyor David E. Ross Associates Inc.

Address 6 Lancaster County Road, Harvard Massachusetts 01451

3. Deed of property recorded in Worcester Registry, Book 19916 Page 371


4. Location and Description of Property 629 George Hill Road, Lancaster MA. 01523

Locus is to convey and annex a parcel of land containing 6,320 sq.ft. to adjoining land of Langberg

5. Proposed use of land if other than single-family residence

6. Number of lots shown on plan parcel "A" is not a building lot

Signature of Owner

 *Olga L. Grajales*
Benjamin and Olga L. Grajales
12/4/20

Address 629 George Hill Road, 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
- (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.

Parcel "A"

Parcel "A"

REVENUE CERTIFICATION

Application/Petition/Appeal of:

1. **Applicant:**
Alexander Langberg
2. **Owner:**
Benjamin Grajales
3. **Property:**
Assessors Map 147 Parcel 33

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:

APPLICANT:

OTHER:

Signed under the pains and penalties of perjury,

Signature of Applicant

DATED: 12/4/20

CERTIFIED BY TOWN OF LANCASTER TOWN COLLECTOR

DATED: 12-7-2020

Debra Dennis

From: bullhill@comcast.net
Sent: Saturday, December 5, 2020 11:11 AM
To: Planning
Subject: Land Transfer between Langberg and Grajales
Attachments: Form A.pdf; cid8EACF612-EAD4-451E-B19D-5CFDFC0855DD.pdf

Dear Lancaster Planning Board,

My Name is Alex Langberg and I live at 362 Bull Hill Rd. My neighbor Benjamin Grajales of 629 George Hill Rd and I discovered a problem with our lots were my driveway is encroaching on his property. This problem existed when I bought the property almost 24 years ago unbeknownst to me. My neighbor and I have come to an agreement where he is transferring to me a portion of his land to resolve this issue. Attached is an ANR plan and a completed Form A and Revenue Certification form. Please advise me on how to get the hard copies and payment to the Planning Board and when I can get the Board to sign off on the transfer.

Thank You,

Alex Langberg

