



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: Sept 8, 2020
- Form A provided to the Town Clerk on: Sept 9 2020

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 Lancaster Land Trust, Inc.

Address 674 Main Street, Lancaster, MA 01523

2. Name of Surveyor CABCO Consult

Address 67 Main Street, Lancaster MA 01523

3. Deed of property recorded in Worcester Registry, Book 2922 Page 341

4. Location and Description of Property Deershorn Road - Lot A on PB821 PL 44

Assessor Map 41 Parcel 34A

5. Proposed use of land if other than single-family residence  
Conservation Land/Agricultural

6. Number of lots shown on plan 4

Signature of Owner Gaie N. Kielbaso

Address 338 Sterling Road, Lancaster, MA

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	All Lots
(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	None
C. The plan simply describes already existing parcels with no new lot divisions.	No

REVENUE CERTIFICATION

Application/Petition/Appeal of:

- 1. Applicant:  
Lancaster Land Trust, Inc.
- 2. Owner:  
Gail N. Kilbourn as Personal Representative of the Estate of David C. Kilbourn
- 3. Property:  
Assessors Map 41 Parcel 34A

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: Gail N. Kilbourn

APPLICANT: Robert K. Lidstone President, Lancaster Land Trust

OTHER:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

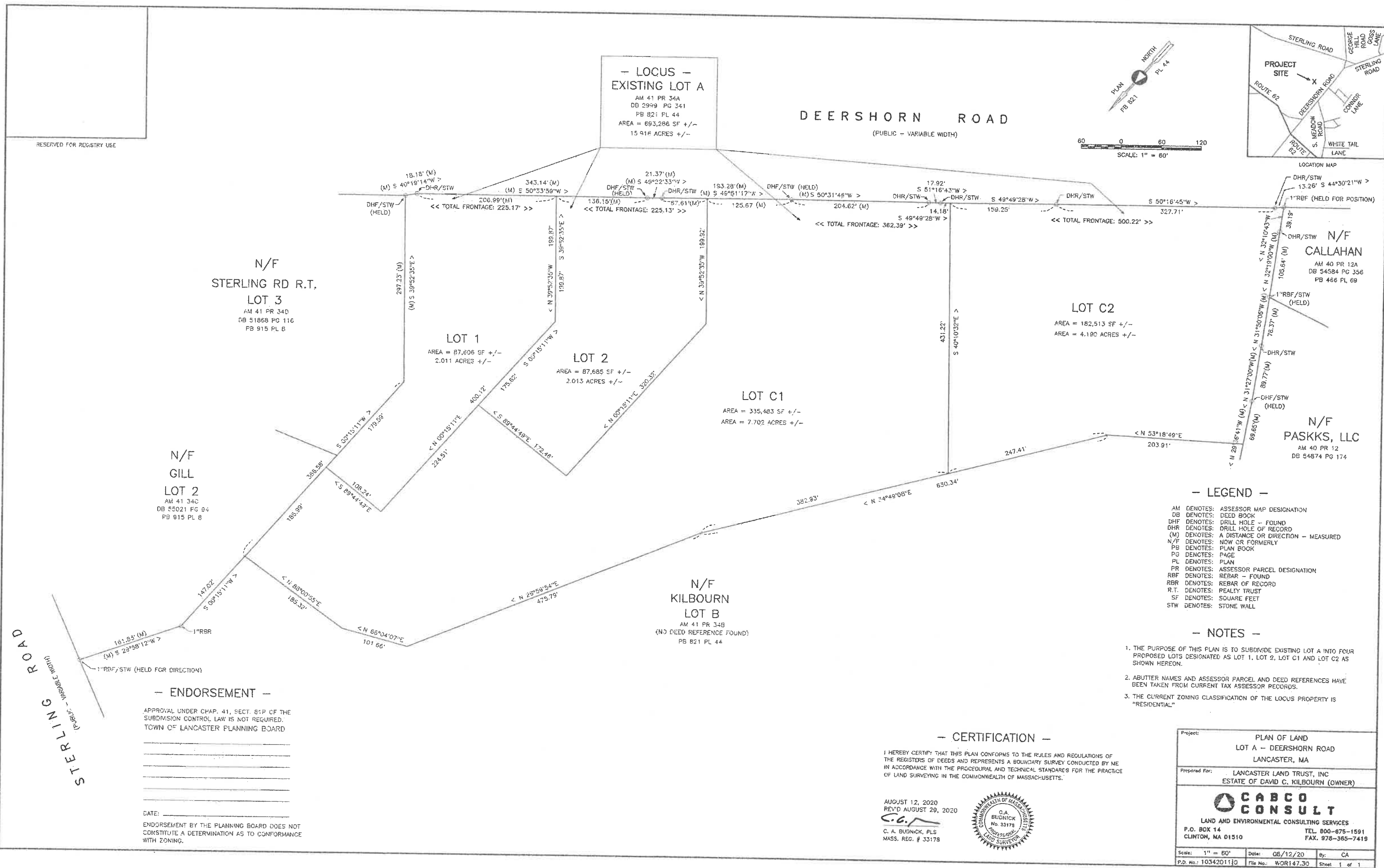
\_\_\_\_\_

Signed under the pains and penalties of perjury,  
Robert K. Lidstone  
Signature of Applicant

DATED: August 25, 2020

CERTIFIED BY TOWN OF LANCASTER TOWN COLLECTOR  
Maureen Spaulding

DATED: 9/9/2020



RESERVED FOR REGISTRY USE

N/F  
STERLING RD R.T.  
LOT 3  
AM 41 PR 34D  
DB 51858 PG 116  
PB 915 PL 8

N/F  
GILL  
LOT 2  
AM 41 34C  
DB 55021 PG 84  
PB 915 PL 8

LOT 1  
AREA = 87,606 SF +/-  
2.011 ACRES +/-

LOT 2  
AREA = 87,685 SF +/-  
2.013 ACRES +/-

LOT C1  
AREA = 335,483 SF +/-  
AREA = 7.702 ACRES +/-

LOT C2  
AREA = 182,513 SF +/-  
AREA = 4.190 ACRES +/-

- LOCUS -  
EXISTING LOT A  
AM 41 PR 34A  
DB 2999 PG 341  
PB 821 PL 44  
AREA = 693,286 SF +/-  
15.916 ACRES +/-

N/F  
KILBOURN  
LOT B  
AM 41 PR 34B  
(NO DEED REFERENCE FOUND)  
PB 821 PL 44

N/F  
CALLAHAN  
AM 40 PR 12A  
DB 54584 PG 356  
PB 466 PL 69

N/F  
PASKKS, LLC  
AM 40 PR 12  
DB 54874 PG 174

- LEGEND -

- AM DENOTES: ASSESSOR MAP DESIGNATION
- DB DENOTES: DEED BOOK
- DHF DENOTES: DRILL HOLE - FOUND
- DHR DENOTES: DRILL HOLE OF RECORD
- (M) DENOTES: A DISTANCE OR DIRECTION - MEASURED
- N/F DENOTES: NOW OR FORMERLY
- PB DENOTES: PLAN BOOK
- PG DENOTES: PAGE
- PL DENOTES: PLAN
- PR DENOTES: ASSESSOR PARCEL DESIGNATION
- RBF DENOTES: REBAR - FOUND
- RBR DENOTES: REBAR OF RECORD
- R.T. DENOTES: REALTY TRUST
- SF DENOTES: SQUARE FEET
- STW DENOTES: STONE WALL

- NOTES -

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE EXISTING LOT A INTO FOUR PROPOSED LOTS DESIGNATED AS LOT 1, LOT 2, LOT C1 AND LOT C2 AS SHOWN HEREON.
2. ABUTTER NAMES AND ASSESSOR PARCEL AND DEED REFERENCES HAVE BEEN TAKEN FROM CURRENT TAX ASSESSOR RECORDS.
3. THE CURRENT ZONING CLASSIFICATION OF THE LOCUS PROPERTY IS "RESIDENTIAL."

- ENDORSEMENT -

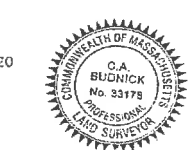
APPROVAL UNDER CHAP. 41, SECT. 81P OF THE SUBMISSION CONTROL LAW IS NOT REQUIRED.  
TOWN OF LANCASTER PLANNING BOARD

DATE: \_\_\_\_\_  
ENDORSEMENT BY THE PLANNING BOARD DOES NOT CONSTITUTE A DETERMINATION AS TO CONFORMANCE WITH ZONING.

- CERTIFICATION -

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AND REPRESENTS A BOUNDARY SURVEY CONDUCTED BY ME IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

AUGUST 12, 2020  
REV'D AUGUST 29, 2020  
C. A. BUDNICK, PLS  
MASS. REG. # 33178



Project:	PLAN OF LAND LOT A - DEERSHORN ROAD LANCASTER, MA		
Prepared For:	LANCASTER LAND TRUST, INC ESTATE OF DAVID C. KILBOURN (OWNER)		
LAND AND ENVIRONMENTAL CONSULTING SERVICES			
P.O. BOX 14 CLINTON, MA 01510	TEL: 800-875-1591 FAX: 978-365-7419		
Scale: 1" = 60'	Date: 08/12/20	By: CA	
P.D. No.: 1034201130	File No.: WOR147.30	Sheet: 1 of 1	



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*Last Revised: August 2015*

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