



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 FT Pond Realty, LLC

Address 133 Pearl Street, Suite 300 Boston, MA 02110

2. Name of Surveyor Tauper Land Survey, Inc.

Address 710 Main Street, Oxford, MA 01537

3. Deed of property recorded in Worcester Registry, Book L.C. 72 Page 154 Cert. 14354,
Doc. 73752

4. Location and Description of Property Lots 1 & 2 northerly of Fort Pond Road shown on "Plan of Land in Lancaster, Mass., prepared for FT Pond Realty, LLC," August, 2023.

5. Proposed use of land if other than single-family residence Map 5-47.0
Lot 2 Industrial Warehouse, Lot 1 to be conveyed to abutter.

6. Number of lots shown on plan 2 Lots (Parcels)

Signature of Owner 

Address 388 Goodrich Road, Lunenburg, MA

Mountain Laurel Realty Company

W.D. Chisholm, Trustee

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. _____

REVENUE CERTIFICATION

Application/Petition/Appeal of:

- 1. Applicant: FT Pond Realty, LLC
- 2. Owner: Mountain Laurel Realty Trust
- 3. Property:
Assessors Map 5 Parcel 47.0

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: Mountain Laurel Realty Trust

APPLICANT: FT Pond Realty, LLC

OTHER:

Signed under the pains and penalties of perjury,



Signature of Applicant

DATED: 3/11/2024

CERTIFIED BY TOWN OF LANCASTER TOWN COLLECTOR

DATED: _____