

Form A

SALISBURY PLANNING BOARD
PLAN BELIEVED NOT TO REQUIRE APPROVAL
FILING CHECKLIST

Applications will not be stamped in at the Town Clerk's office for the Planning Board, until the Planning Department determines that the following items are included with the application:

1. Ten copies of the plan and application
 - a. Assessor Office: 1 copy
 - b. Department of Public Works: 3 copies
 - c. Planning Department: 6 copies
2. Form A filing fee - checks payable to the Town of Salisbury.
3. One Mylar suitable for recording at the Essex County Registry of Deeds
4. Copy of Deed
5. Digital Data Submission Requirements – completed sign off form by MVPC Attachment 6

IMPROPER OR INCOMPLETE FILINGS WILL RESULT IN A DELAY IN DECISION, TOWN CLERK WILL SIGN AND STAMP AFTER PLANNING DEPARTMENT SIGNS OFF.

Claine Howard

Assessor's Office

Leigh Ann Dufour

Department of Public Works

Sue Joh

Planning Department

Ronald Kaupers

Town Clerk

Form A

Application for Endorsement of Plan Believed Not to Require Approval

11/3/20
Date

Map 20 Lot 5, 105
11 SCHOOLHOUSE LANE
Street Address 15 FOREST ROAD

Applicant's Name: FOREST SALISBURY, LLC

Applicant's Address: 71 COMMENCEMENT STREET #263 - BOSTON, MA 02109

Telephone #: (603) 582-0151

Owner of Property: SAME AS APPLICANT

Owner's Address: _____

Plan Entitled: PROPOSED LOT LINE ADJUSTMENT AT
11 SCHOOLHOUSE LANE & 15 FOREST ROAD Dated 11/3/20

Zoning District: R-2

Lot Size: 53,500 S.F., 51,230 S.F.

Amount of Frontage: 153.40' & 180.00'

Other Permits Required and Status of Applications: NONE

Waivers Requested: N/A

Does this ANR result in a change of address number for you or your neighbors? N/A

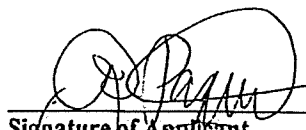
If you are applying under 81L, please be aware that this may result in a change of addresses for everyone on your street, which will cause them to incur a cost

To the Salisbury Planning Board:

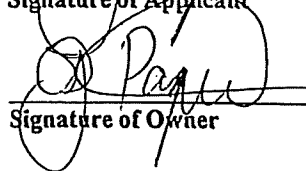
The undersigned wishes to record the accompanying plan and requests a determination by said Board that approval by it under Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons:

1. The Division of Land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage, area and depth required by the Salisbury ZBA ordinance and is on a public way, namely, FOREST ROAD, or a Private way, namely SCHOOLHOUSE LANE.
2. The division of land shown on the accompanying plan is not a subdivision for the following reasons:

3. The owner's title to the land is derived under deed from WORTH NOMINEE REALTY TRUST, dated 5/6/2002 and recorded in Essex South Registry of Deeds Book 18674 Page 558 or Land Court certificate of Title No. _____, registered in District Book _____ Page _____.



Signature of Applicant



Signature of Owner

Received: _____
Town Clerk

Attachment 6

The applicant shall submit two copies of the Form A Plan in a digital format to the Merrimack Valley Planning Commission (MVPC-160 Main St Haverhill, MA 01830 (978) 374-0519 JJWhitten@mvpc.org). Before any application for a Form A "Approval Not Required Plan" is accepted, the below form must be completed by MVPC. Failure to submit form will cause the application to be incomplete

Municipal Mapping –Digital Data Submission Requirements

The following requirements apply to the submission of Form A or subdivision plans as well as for plans and as-built drawings for infrastructure projects (water/sewer installation or repair, road work, and other capital improvements).

1. All plans and specifications must be submitted on electronic media (3.5" floppy or CD_ROM using an IBM-PC or compatible file format). Acceptable file formats include: AutoCAD *.dwg, AutoCAD *.dxf, ArcView *.shp, ArcInfo *.E00. The files must be identical to the printed plan and contain all information included on the written plan. Upon project completion a digital submission of the "as-built" plan is required for final release of the performance bond associated with any project.
2. All digital mapping data must be delivered in the Massachusetts State Plane Coordinate system with a horizontal datum of NAD83 and vertical datum of NGVD88. All lot lines and easements depicted on the electronic submittal will conform to survey accuracy. Where possible all bearings and distances should be adjusted for true north OR the applicant shall provide a listing of the number of degrees, minutes, and seconds of deviation between true north and magnetic north. If necessary data will be accepted in NAD27 using the aforementioned specifications.
3. Each feature type must be organized in the CAD or GIS data structure as a separate layer. For example, there must be separate CAD layers for buildings, roads, road centerlines, surface water, wetlands, etc. Having all these features in a single CAD layer or GIS file will not be accepted.
4. CAD data may be tiled on paper, PDF or other form of digital output as individual sheets for improved readability, but plans should be derived from a single master drawing. All data will be topologically clean, meaning that polygons are closed (no overshoots or undershoots) and lines connect at nodes. Features that naturally connect such as driveways to roads must connect seamlessly. All text in AutoCAD files will appear on top of other features and will be in separate annotation layer. Features under text should not be erased or 'broken' in order to make the text clearer.
5. Documentation of the data format must be provided with a description of the CAD layers and list of the types of features placed in each layer. Submission of multiple files must also include a list of the files and their purpose.
6. Attributes or databases that are included in mapping files must have a definition of the meaning of each field as well as a definition of any values used in each field. Features that contain an elevation component (z-value) must have that elevation value within the attribute data.
7. The data submitted must include documentation on the method used to gather the data, the name of the person(s) responsible for preparing the data, contact information, an estimation of the horizontal and vertical accuracy, and the date of data capture. All media shall be free from any and all defects and viruses, and labeled as to their contents.

DIGITAL DATE SUBMISSION SIGN-OFF

Note to applicant: Please allow 10 days for MVPC review and response.

Applicant: FOREST SALISBURY, LLC Phone #: (603) 582-0151

Plan Engineer: MILLENNIUM ENGINEERING, INC. Phone#: (978) 463-8980

Engineer Project Number: M193674

- 1) Date submitted to MVPC? 11/3/20
- 2) Street address of submitted plan? 11 SCHOOLHOUSE LANE # 15 FOREST ROAD
- 3) Map and lot of submitted plan if available? MAP 20 - LOTS 5 & 105
- 4) Type of lot adjustment (new lot, subdivision, lot line correction, lot combination, easement, other - describe) ALR. LOT LINE ADJUSTMENT
- 5) Projection used by engineering firm (state plane 1927, state plane 1983, or WGS 84)? NAD 1983
- 6) File name, file format and version of software (if applicable)? EMAIL M193674
(LOT LINE ADJ 11-3-20)
- 7) Additional comments or instructions (if necessary)? (ACAD)

To be filled out by Merrimack Valley Planning Commission:

- 8) Presence of latitude/longitude feature on paper plan (Y/N)? No
- 9) Adjusted for true north or declination depicted on paper plan (Y/N)? Yes
- 10) Arcs closed to create parcel polygons (Y/N)? Yes
- 11) Are all features independent (Y/N)? Yes
- 12) Is there documentation of each layer (Y/N/Partial)? Partial
- 13) Has the accuracy been estimated? No

MVPC has reviewed the digital data submitted and finds it acceptable and complete:

Jerrard Whitten

11/5/2020

(signature)

(date)



SO.ESSEX #350 Bk:38225 Pg:266
01/29/2020 02:19 PM DEED Pg 1/2
eRecorded

MASSACHUSETTS EXCISE TAX
Southern Essex District ROD
Date: 01/29/2020 02:19 PM
ID: 1342506 Doc# 20200129003500
Fee: \$1,504.80 Cons: \$330,000.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, Wendy C. Worth, as Trustee of the Worth Nominee Realty Trust, of 27 Pine Street, Seabrook, New Hampshire 03874, for THREE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$330,000.00) and other consideration paid, grant to Forest Salisbury, LLC, a Massachusetts limited liability company, with a mailing address of 71 Commencement Street #263, Boston, Massachusetts 02109, with QUITCLAIM covenants, the following described premises:

The land in Salisbury, Massachusetts, with the buildings thereon, bounded and described as follows:

Beginning at a point at the Southwest corner of the tract herein conveyed at land now or formerly of Klein on Schoolhouse Lane; thence turning and running along said Schoolhouse Lane South 78° 05' 57" East a distance of 153.40 feet to a stake set in the ground; thence turning and running along Seabrook Road North 51° 56' 35" East a distance of 98.93 feet to a point; thence continuing along said Seabrook Road North 54° 41' 04" East a distance of 202.82 feet to a drill hole set in a stone wall; thence continuing along said stone wall and Seabrook Road North 58° 45' 13" East a distance of 189.22 feet to a point in said stone wall; thence continuing along said stone wall and Seabrook Road North 51° 09' 34" East a distance of 131.25 feet to a drill hole set in said stone wall at the center point of Small Pox Brook; thence turning and running along the center of Small Pox Brook along other land now or formerly of the Grantor to a point at a wire fence at land now or formerly of Titcomb; thence turning and running along said wire fence South 04° 20' 47" West a distance of 212.00 feet to a point; thence continuing along said wire fence South 08° 22' 44" West a distance of 304.41 feet to the point of beginning at said Schoolhouse Lane.

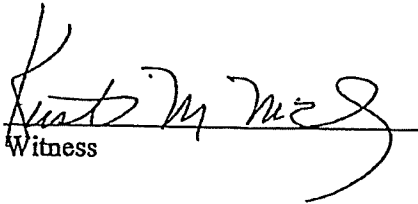
Meaning and intending to convey an area of land containing 5.7 acres, more or less, as shown on a Plan of Land in Salisbury, Massachusetts, as surveyed for Russell E. and Nancy C. Worth by Town Planning and Engineering, dated December, 1970, and specifically identified on said plan as land of Russell E. Worth.

This conveyance is made subject to any and all restrictions and easements as shown on said plan and of record.

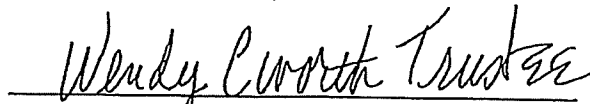
Being the same premises conveyed to Grantor Trust by Deed of Nancy C. Worth dated March 20, 2002 and recorded in the Essex South District Registry of Deeds at Book 18674, Page 558.

Locus: 15 Forest Road, Salisbury MA 01952

WITNESS my hand and seal this 29th day of January, 2020.

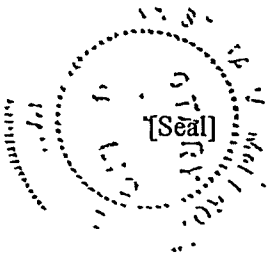

Witness

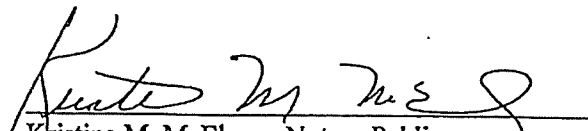
Worth Nominee Realty Trust


By Wendy C. Worth, Trustee

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, SS.

On this 29th day of January, 2020, then personally appeared Wendy C. Worth, duly authorized Trustee of the Worth Nominee Realty Trust, known to me, or satisfactorily proven through proof of identification (her driver's license), to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purposes therein contained, before me.




Kristina M. McElroy - Notary Public
My commission expires: _____

KRISTINA M. McELROY, Notary Public
My Commission Expires September 16, 2020

#9211

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