



## Letter of Transmittal

**Delivered by:**

☐ Regular Mail ☒ Hand Delivery ☐ Fax to.:  
☐ Client Pick up ☒ Email to: [lpearson@salsiburyma.gov](mailto:lpearson@salsiburyma.gov)

**To:** Donald Egan, Chair  
Salisbury Planning Board  
5 Beach Road  
Salisbury, MA 01952  
Attn: Lisa Pearson, Planning Director

<b>Job No.:</b> 2020-412	<b>Page 1 of 1</b>
<b>Date:</b> April 15, 2021	
<b>Subject:</b> Plan of Land - Approval Not Required	
<b>Location :</b> Map 28 Lot 1 159 Beach Road Salisbury, MA	

The following items are enclosed:

Item	Qty.	Type	Description	ID No.	Dated	Revised
1	7	Plan	Plan of Land – Approval Not Required Bond Paper	21-10254/ANR-1	04/13/21	
2	1	Check	Form A filing fee			
3	1	Plan	Plan of Land – Approval Not Required Mylar	21-10254/ANR-1	04/13/21	
4	7	App	Approval Not Required Application Pkg		04/13/21	
5	1	App/Plan	Application Pkg & Plan for Assessor's Office	21/10254/ANR-1	0413/21	

Ms. Pearson, accompanying this transmittal, please find an Application Submittal Package for an Approval Not Required Application and Plan submission to the Town of Salisbury Planning Board.

Should you have any questions or require additional information, please don't hesitate to contact me directly on my cell phone at (978) 835-0102 or by email. Thank you in advance for your cooperation in this matter.

Kenneth M. Lania, E.I.T.  
[ken@cornerstoneland.net](mailto:ken@cornerstoneland.net)

cf. Larking Real Estate Group, Inc. w/1 set items 1 & 4  
file

# ***Approval Not Required Application***

## ***Salisbury Planning Board***

***159 Beach Road  
Salisbury, Massachusetts***

*Prepared for*

***Larking Real Estate Group, Inc.  
383 Main Street  
Medfield, MA 02052***

*April 13, 2021*





April 14, 2021

Salisbury Planning and Development Department  
Lisa Pearson, Planning Director  
5 Beach Road  
Salisbury, MA 01952

Ref.: Approval Not Required Application  
Map 28 Lot 1  
159 Beach Road  
Salisbury, MA 01952

Dear Mrs. Pearson,

The following Form A – Approval Not Required Application and Plan is hereby submitted to you in accordance with the Town of Salisbury Subdivision Rules and Regulations. The proposed filing is seeking approval to allow for the creation of thirteen (13) new lots that meet the zoning dimensional requirements from the property referenced above. The property is zoned in the most recent Town of Salisbury Zoning Map as Beach Commercial.

We believe that this submission meets the performance standards as prescribed in the referenced statute and Zoning Code. Please schedule a Public Hearing for this submission at your earliest convenience. Thank you for your time and consideration.

Sincerely,

Kenneth M. Lania, E.I.T.  
Senior Project Manager

Encl.: ANR Application Submittal Package  
cf: Larkin Real Estate Group, Inc.; Applicant  
file

## Table of Contents

SECTION 1	FORM A Approval Not Required Application.....	5
	FORM A Filing Checklist.....	6
	Application for Endorsement of Plan Believed Not to Require Approval .....	7
SECTION 2	Attachment 6 – Digital Submission Requirements.....	9
	Digital Date Submission Sign Off .....	10
SECTION 3	FORM A Filing Fee .....	12
	Salisbury Rules & Regulations Article II – Planning Board Fee Schedule.....	13
	Planning Board Fee Calculation Sheet .....	14
	Copy of Checks.....	15
SECTION 4	Property Information.....	16
	Salisbury Property Record Card .....	17
	Current Deed .....	18
	Land Court Plan 6250-A .....	21
	County Road Plan .....	22
SECTION 5	Maps & Photographs.....	23
	Salisbury GIS Tax Map .....	24
	Massachusetts GIS Oliver Map .....	25
	MassGIS Oliver 2019 Color Orthos Aerial .....	26
	FEMA Flood Insurance Rate Map (FIRM) .....	27
SECTION 6	PLAN .....	28
	Plan of Land – Approval Not Required – ANR-1 (reduced Scale) .....	29

## **SECTION 1**

## **FORM A – Approval Not Required Application**

**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. Seven copies of the plan for planning board
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**
6. Application & Plans for Assessor to Review-Sign-off from Assessor's Office

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

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Assessor's Office

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Planning Department

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Town Clerk

**Form A**  
**Application for Endorsement of Plan Believed Not to Require Approval**

April 14, 2021  
Date

Map 28 Lot 1

Street Address 159 Beach Road

Applicant's Name: Larkin Real Estate Group, Inc. - Patrick Larkin

Applicant's Address: 19 Hospital Road, Medfield, MA 02052

Telephone #: 978-837-6677

Owner of Property: Edward Foot Jr. & Jo Anne F. Blais

Owner's Address: 123 Central Ave, Salisbury, MA 01952

Plan Entitled: Plan of Land (Approval Not Required) - Dwg #: ANR-1 Dated April 14, 2021

Zoning District: BC

Lot Size: 30,311 SF

Beach Rd - 417.61 FT

Amount of Frontage: Old County Rd - 436.73 FT

Other Permits Required and Status of Applications: N/A

Waivers Requested: None

Does this ANR result in a change of address number for you or your neighbors? No

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, Old County & or a Private way, namely Beach Road.

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 Ida P. Foote, dated 12/22/1986, and recorded in Essex South Registry of Deeds Book \_\_\_\_\_ Page \_\_\_\_\_ or Land Court certificate of Title No. 72, registered in District Book 8710 Page \_\_\_\_\_.



\_\_\_\_\_  
Signature of Applicant

Edward Foote, Jr.

\_\_\_\_\_  
Signature of Owner

Received: \_\_\_\_\_  
Town Clerk

## **SECTION 2**

## **Attachment 6 – Digital Submission Requirements**

## 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: Larkin Real Estate Group, Inc. Phone #: (978) 837-6677

Plan Engineer: Civil Design Consultants, Inc. Phone#: (978) 416-0920


Engineer Project Number: 21-10254

- 1) Date submitted to MVPC? April 14, 2021
- 2) Street address of submitted plan? 159 Beach Road, Salisbury, MA 01952
- 3) Map and lot of submitted plan if available? Map 28 - Lot 1
- 4) Type of lot adjustment (new lot, subdivision, lot line correction, lot combination, easement, other – describe) Plan of Land - Approval Not Required
- 5) Projection used by engineering firm (state plane 1927, state plane 1983, or WGS 84)? State Plane 1983
- 6) File name, file format and version of software (if applicable)? 21-10254-SURV-ANR.DWG  
(AutoCAD 2018 Format)
- 7) Additional comments or instructions (if necessary)?

### To be filled out by Merrimack Valley Planning Commission:

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

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

 4/15/2021  
(signature) (date)

**SECTION 3      FORM A Filing Fee – Salisbury Planning Board  
Rules & Regulations – Article II. Planning Board  
Fees**

## II. Planning Board Fees

### A. Application Fees

The fees detailed below are payable at the time of an application's submission to the planning department. An application will not be stamped as received by the Town Clerk without evidence that the fee has been paid.

**Schedule of Application Fees (amended 7/08)**

Type of Application	Fee
Approval Not Required (ANR) Plan	\$100 plus \$100 per new lot line.
Preliminary Subdivision Plan	\$250 plus \$100 per lot.
Definitive Subdivision Plan submitted within 7 months of a preliminary plan	\$1,250 plus \$325 per lot
Definitive Subdivision Plan (without a preliminary)	\$1,500 plus \$625 per lot
Modification of an Approved Definitive Subdivision Plan	\$500 plus \$100 per lot
Planning Board Special Permit	\$150 Residential \$250 Commercial
Site Plan Review	Minor: \$100 Major: \$200 up to 5,000 square feet of new improvements, over 5,000 square feet includes \$0.10 per square foot to a maximum fee of \$1,500. All major applications are also to include \$1 per abutter.

#### Notes:

1. The above schedule of application fees supersedes all previous schedules as they may have appeared in the Salisbury Zoning By-laws, the Rules and Regulations for the Subdivision of Land, and any listings that may have been compiled from time to time for the benefit of applicants.
2. All fees for Planning Board applications are subject to approval from the Board of Selectmen.
3. Revised Applications: Where an Application Fee has been calculated by the number of lots, units or square footage of the total site, and the application is revised after payment of said fee, the following rules shall apply:

**A.** If the number of proposed lots, units or square footage of the site increases,

## **Town of Salisbury Planning Board Fees**

Calculation of Fees for Approval Not Required (ANR) Plan

Fee: \$100 Plus \$100 per new lot line created

13 New Lots Created utilizing 20 New Lot Lines

**Fee: \$100 Plus (\$100 X 20 New Lot Lines) = \$2,100.00**

**Page Holder for Application Fee Check from Client**

## **SECTION 4      Property Information**

# Unofficial Property Record Card - Salisbury, MA

## General Property Data

Parcel ID **28-1**  
 Prior Parcel ID **LOT 281 -LOT 282-RECORDED LAND**  
 Property Owner **BLAIS JOANNE F**  
**FOOTE JR EDWARD**  
 Mailing Address **123 CENTRAL AVE**

Account Number **6250A**  
 Property Location **159 BEACH RD**  
 Property Use **RST/BAR**  
 Most Recent Sale Date **12/26/1986**  
 Legal Reference **8710-72**  
 Grantor **FOOTE, IDA P**  
 Sale Price **90,000**  
 Land Area **0.721 acres**

City **SALISBURY**  
 Mailing State **MA** Zip **01952**  
 ParcelZoning **BC**

## Current Property Assessment

Card 1 Value Building Value **127,600** Xtra Features Value **8,600** Land Value **821,900** Total Value **958,100**

## Building Description

Building Style **FAST FOOD**  
 # of Living Units **0**  
 Year Built **1972**  
 Building Grade **AVERAGE**  
 Building Condition **Average**  
 Finished Area (SF) **1026**  
 Number Rooms **0**  
 # of 3/4 Baths **0**

Foundation Type **CONCRETE**  
 Frame Type **CC/CC BLOCK**  
 Roof Structure **FLAT**  
 Roof Cover **ROLLED**  
 Siding **CC BLOCK**  
 Interior Walls **DRYWALL**  
 # of Bedrooms **0**  
 # of 1/2 Baths **1**

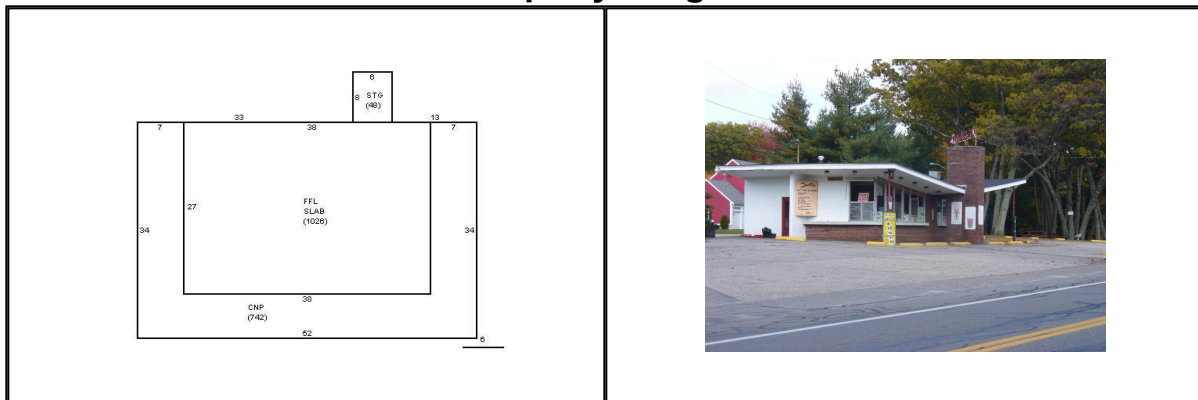
Flooring Type **CERAMIC TILE**  
 Basement Floor **CONCRETE**  
 Heating Type **UNIT HTRS**  
 Heating Fuel **GAS**  
 Air Conditioning **0%**  
 # of Bsmt Garages **0**  
 # of Full Baths **0**  
 # of Other Fixtures **2**

## Legal Description

## Narrative Description of Property

This property contains 0.721 acres of land mainly classified as RST/BAR with a(n) FAST FOOD style building, built about 1972 , having CC BLOCK exterior and ROLLED roof cover, with 0 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 half bath(s).

## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

REG. AS DOC. NO. 219752

BOOK 8710 PAGE 072

I, Ida P. Foote

of Salisbury,

Essex County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$90,000.00

grant to Edward Foote, Jr., and JoAnne F. Blais as tenants in common \*

of 7 Lynnwood Avenue, Amesbury, MA 01913

with quitclaim covenants

Three certain parcels of registered and recorded land situated in Salisbury in the County of Essex, Commonwealth of Massachusetts, bounded and described as follows:

FIRST PARCEL:

NORTHWESTERLY by County Road one hundred fifty one and 65/100 (151.65) feet;  
 NORTHERLY by lot 282 as shown on plan hereinafter mentioned, one hundred eleven and 83/100 (111.83) feet.  
 SOUTHEASTERLY by the State Highway two hundred fifty four and 64/100 (254.64) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 6250-A, drawn by John P. Titcomb, Civil Engineer, dated November 1, 1915, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with original Certificate of Title #3421 in said Registry, and the above described land is shown as lot 281, sheet 2, thereon.

SECOND PARCEL

WESTERLY by County Road thirty three (33) feet  
 NORTHERLY by land now or formerly of Samuel F. Beckman two hundred eighty six and 84/100 (286.84) feet;  
 SOUTHEASTERLY by the State Highway, on two lines measuring one hundred forty five and 36/100 (145.36) feet and thirty three and 05/100 (33.05) feet respectively; and  
 SOUTHERLY by lot 281, as shown on said plan, one hundred eleven and 83/100 (111.83) feet.

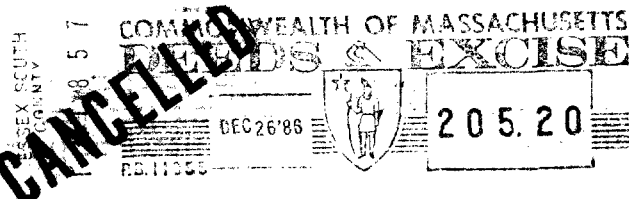
Being shown as lot #282, sheet 2, on said plan.

So much of the above described land as is included within said State Highway, Jackson Street and County Road is subject to the rights of all persons lawfully entitled thereto in and over the same, and there is appurtenant to said above described land the right to use all the streets and ways shown on said plan in common with others entitled thereto.

PARCEL THREE

Land situated on the South side of County Road in said Salisbury bounded now or formerly on the East by Lots 274 and 279, Ocean Park; West, Old County Road; North, Old County Road; South, State Highway and Lot 282, Ocean Park, and recorded in said Registry of Deeds, Book 1702, Page 511, and supposed to contain one-quarter (1/4) acre, more or less.

Conveying hereby the same premises conveyed to Charles D. Foote, Jr., by Charles D. Foote and Ida P. Foote by deed dated



Witness hand and seal this twenty-second day of December 19 86

Ida P. Foote  
IDA P. FOOTE

The Commonwealth of Massachusetts

Essex

ss.

December 22, 1986

Then personally appeared the above named Ida P. Foote

and acknowledged the foregoing instrument to be

her free act and deed, before me

John P. Healey  
Notary Public — Justice of the Peace

My Commission Expires September 5, 1991

DEED PREPARED BY: JOHN P. HEALEY, 26 MARKET STREET, AMESBURY, MA 01913

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

219752

DOCUMENTS MASSACHUSETTS

Statute Form of

Quitclaim Deed

(INDIVIDUAL)

IDA P. FOOTE

TO

EDWARD FOOTE, JR. ET AL

19.....

at..... o'clock and..... minutes..... m.

Received and acknowledged before me, a Notary Public in and for the State of Massachusetts, in the County of.....

Deeds

Book..... DEED 26 1986

Attest:

RECEIVED 8:00 PM OCT 26 1986

REGISTRATION BK. 261 PG. 56

FROM THE OFFICE OF

JOHN P. HEALEY

BOX 54

(Please print or type)

Owners Duplicate Certificate Returned To

John P. Healey, Esq.  
12054 RETURN TO →  
HOBBS & WARREN, INC.  
PUBLISHERS STANDARD LEGAL FORMS  
BOSTON - MASS.

FORM 882

REVISED CHAPTER 497:1983—727:1980

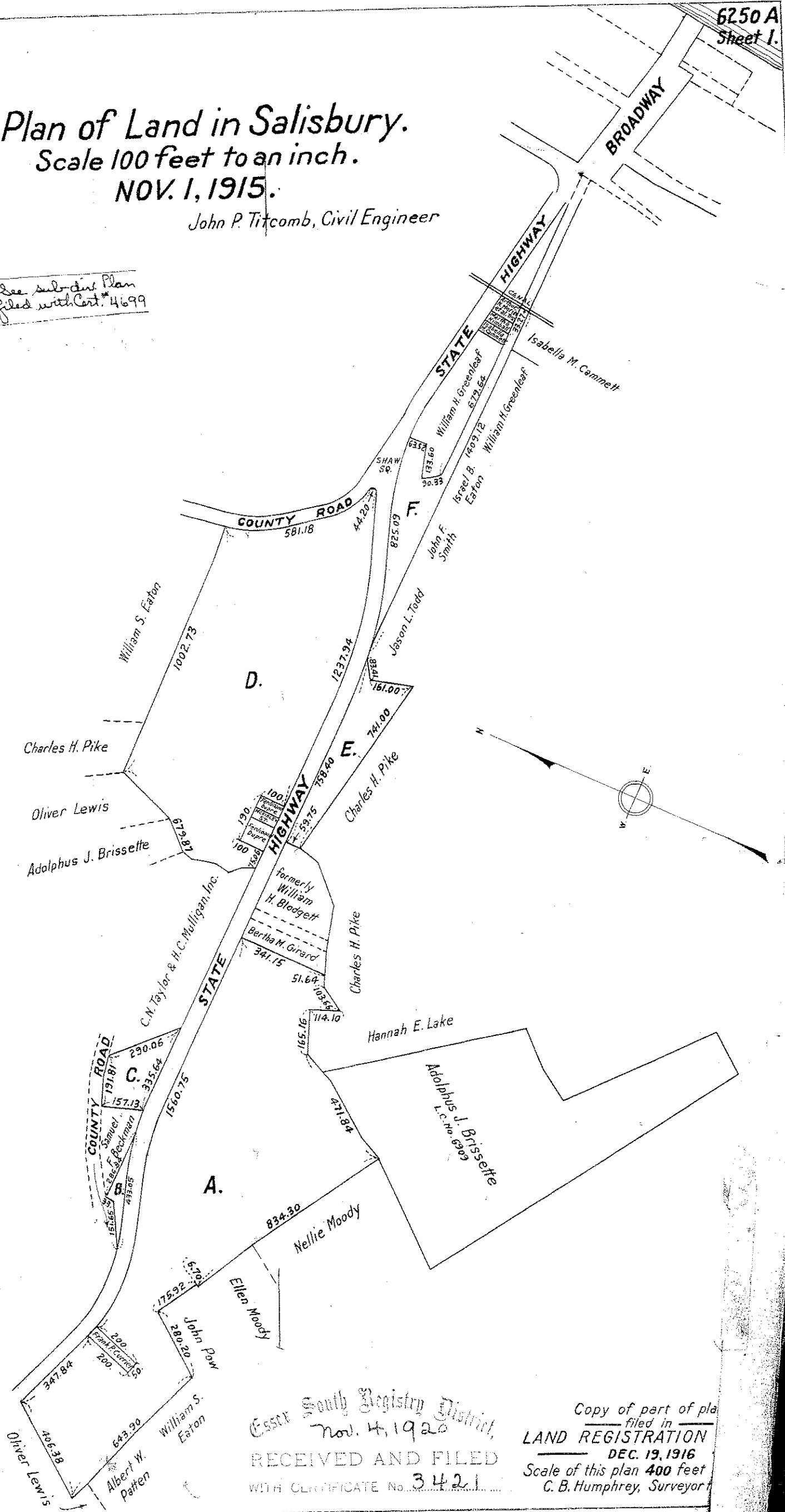
ATTEST: J. P. O'Rourke  
REGISTER OF DEEDS  
COMMONWEALTH OF MASSACHUSETTS  
JAN 10 1987  
RECEIVED

# Plan of Land in Salisbury.

Scale 100 feet to an inch.  
NOV. 1, 1915.

John P. Titcomb, Civil Engineer

See sub-div. Plan  
filed with Cert. 4699



YALNOC

Samuel F. Beckman

ROAD

HIGHWAY

STATE

SPAULDING  
SQUARE

WASHI

HAYES

33

111.83 282

33.05

59.51 281

254.64

237.69

50.

Rad. 658.86

N. 73° 43' 25" E.

234.69

N. 82° 34' E.

200.85

0.60

403.52

65.13

33

110.09

90.09

45.15

95.19

100.

52

53

50.

34

50.

88.93

50.04

50.04

49

62.05

48

50.

36

50.

90.91

50.05

50.04

87.40

108.01

50.

37

50.

93.05

50.05

34.68

123.8

50.

38

50.

95.19

50.05

132.2

50.

39

50.

97.33

100

50

42

50

50.

40

50.

100

50

41

100

50

50.

41

50.

100

50

42

50

43

50.

42

50.

100

50

43

50

44

50

45

S. 88° 25' 07" E. 286.84

145.36  
N. 82° 31' 52" E

65.81

40

240.00

S. 64° 29' E.

50

51

52

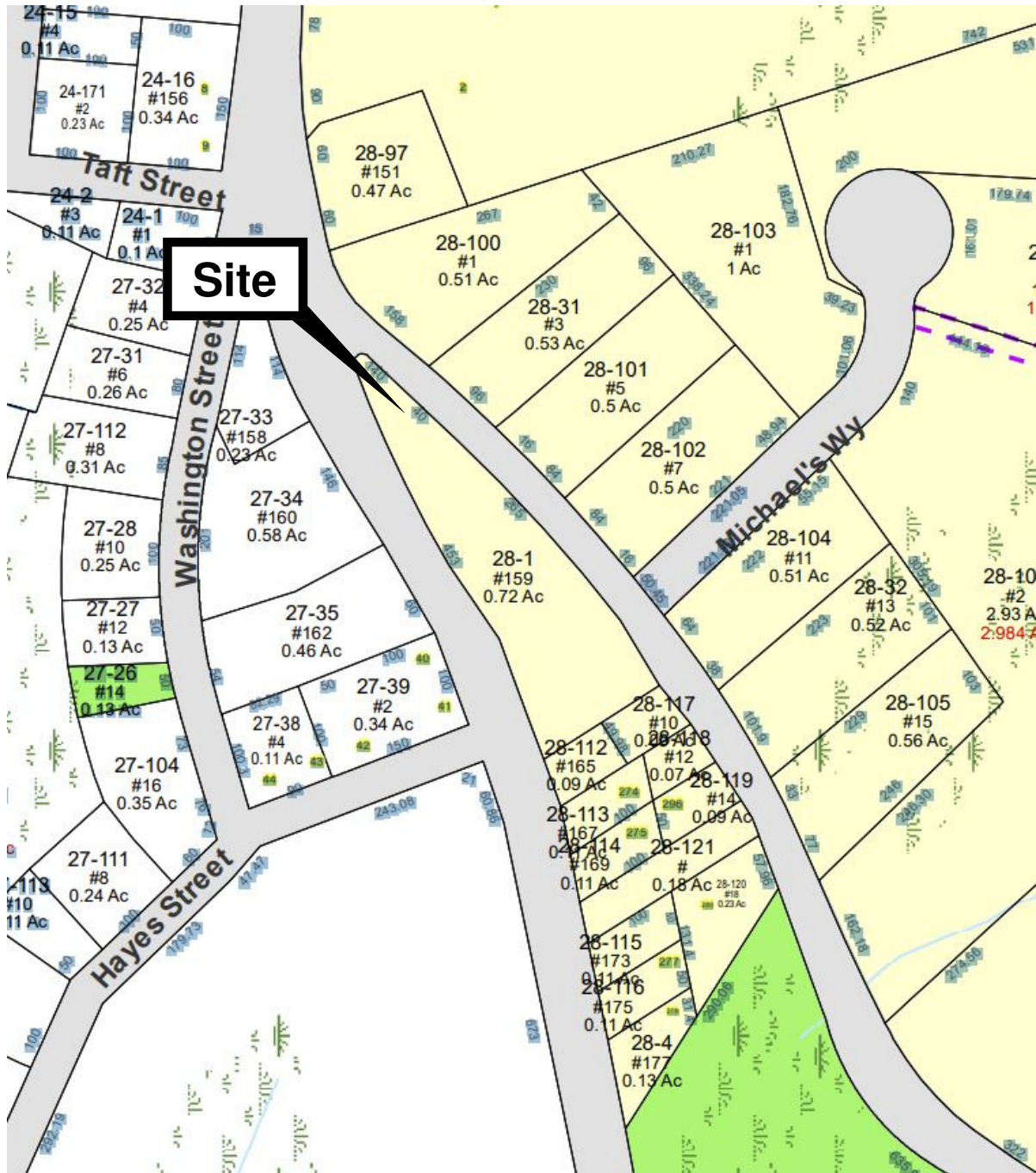
53

54

## **SECTION 5      Maps & Photographs**

# Town of Salisbury GIS Tax Map

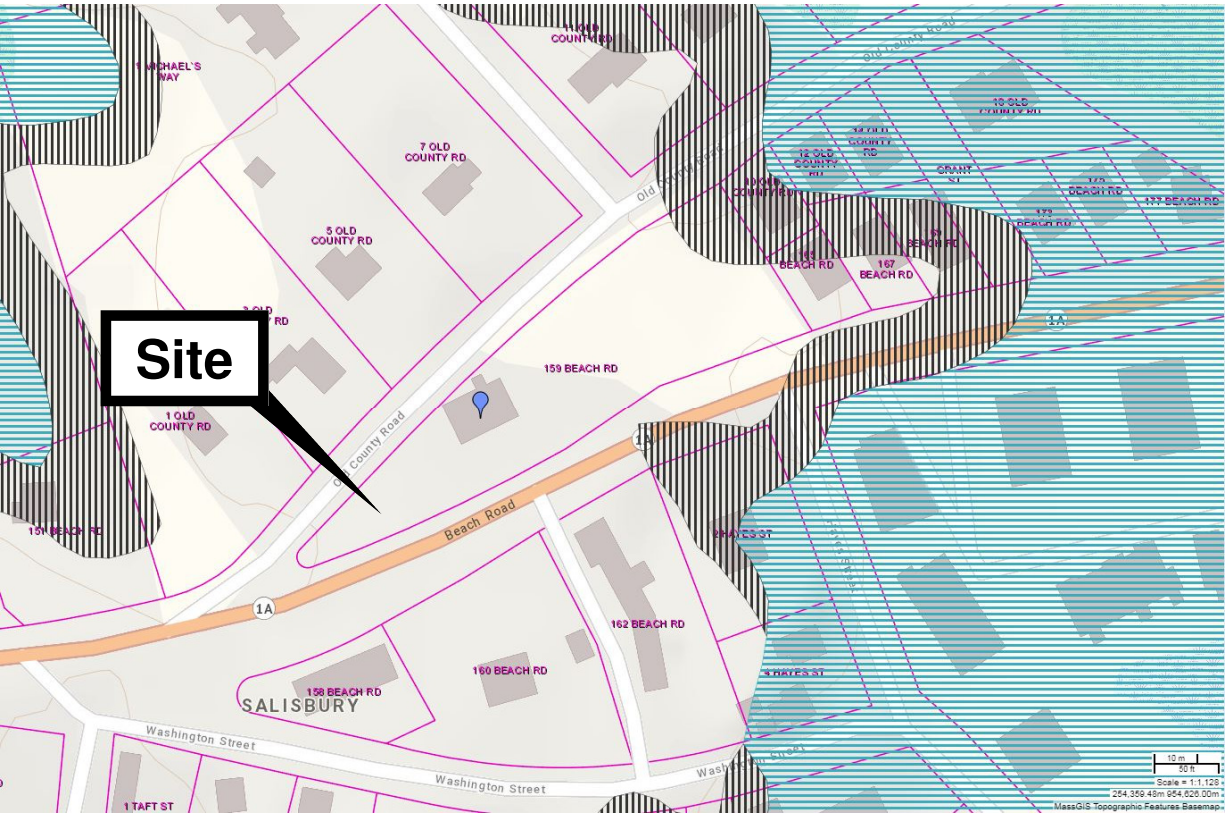
REF.: Town of Salisbury Website



SCALE: Not to Scale

Massachusetts GIS Oliver Map

REF.: Oliver: MassGIS Mapping Tool



- Legend**
- Q3 Flood Zones (from Paper FIRMs, All Available Areas)
- A
  - AE
  - AE Floodway
  - AH
  - AO
  - D
  - V
  - VE
  - Area Not Included
  - X500
- NHESP Priority Habitats of Rare Species
- -
- NHESP Estimated Habitats of Rare Wildlife
- 

SCALE: Not to Scale

**MassGIS Oliver 2019 Color Orthos Aerial**

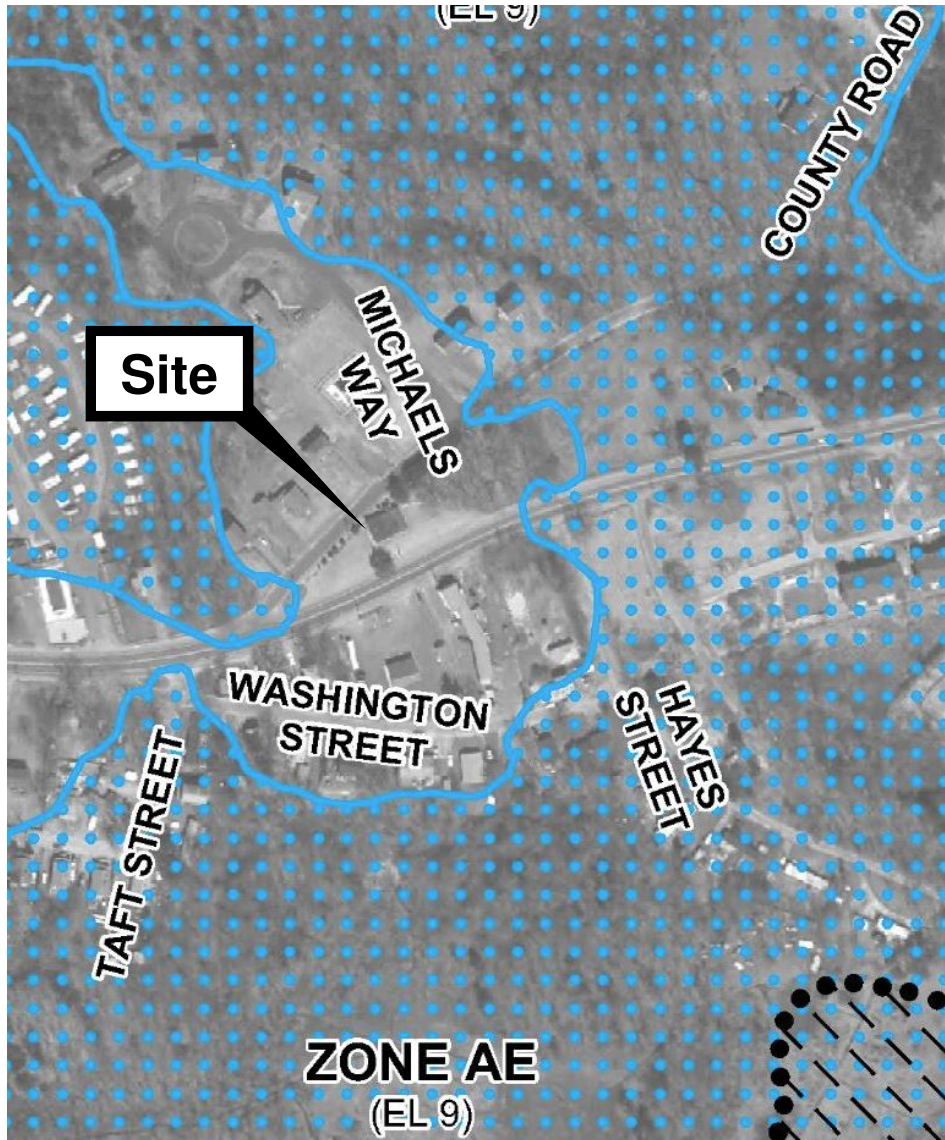
REF.: Oliver: MassGIS Mapping Tool



SCALE: Not to Scale

# FEMA Flood Insurance Rate Map (FIRM)

REF.: FEMA Flood Map Service Center



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**  
 The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AO2, AO3, AO4, AO5, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

**ZONE A**  
 No Base Flood Elevations determined.

**ZONE AE**  
 Base Flood Elevations determined.

**ZONE AH**  
 Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

**ZONE AO**  
 Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); Average depths determined; for areas of alluvial fan flooding, velocities also determined.

**ZONE AR**  
 Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently destroyed. Zone AR indicates that the former flood control system is being retained to provide protection from the 1% annual chance or greater flood.

**ZONE AV**  
 Areas to be protected from 1% annual chance flood by a federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE VE**  
 Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**  
 The floodway is the channel of a stream and any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

**ZONE X**  
 Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with damage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X**  
 Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE B**  
 Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

**NFIP**

**PANEL 0129F**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**ESSEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS)**

**PANEL 129 OF 600**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
NEWBURYPORT CITY OF	25009	0129	F
SALISBURY TOWN OF	25010	0129	F

**NOTE:**  
 THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT FLOODING PREVENTION.

**Notice to User:** The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
 25009C0129F

**EFFECTIVE DATE**  
 JULY 3, 2012

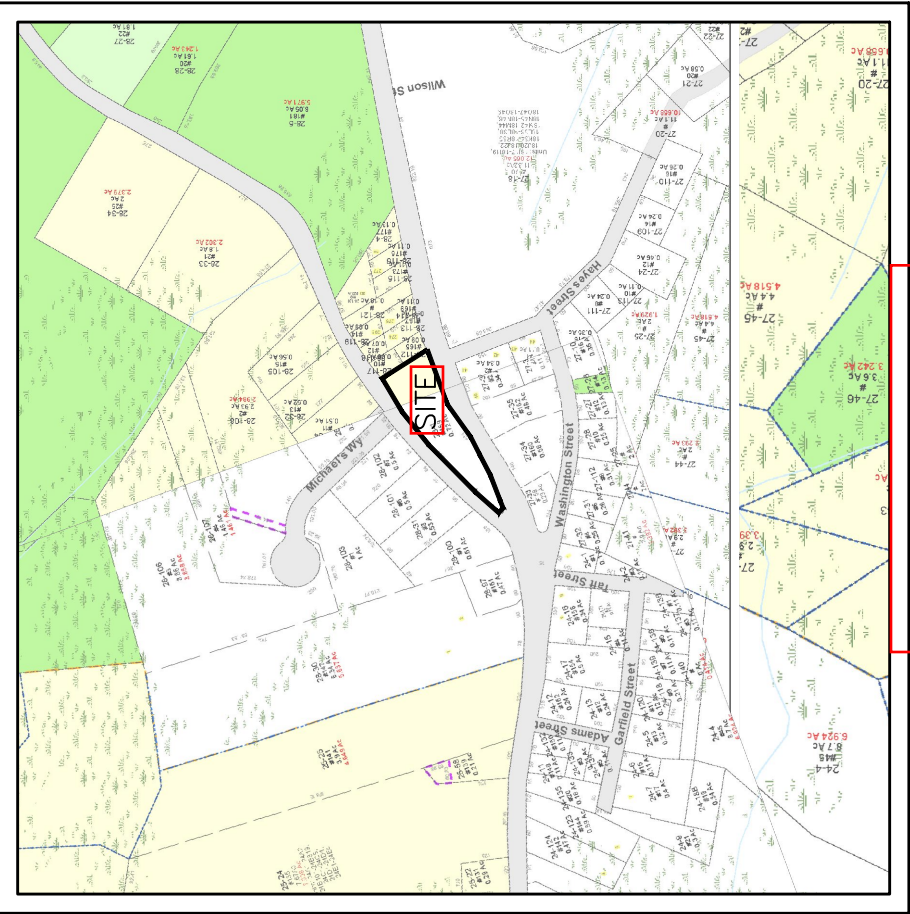
**Federal Emergency Management Agency**

SCALE: Not to Scale

## **SECTION 6      Approval Not Required Plan**

LOCUS MAP

(SCALE: 1:500)



ZONING DATA:

BEACH COMMERCIAL (BC)

(INTENDED USE – BEACH RESIDENTIAL (BR))

PARKING: 2 SPACES PER DWELLING

FRONT SETBACK SETBACK: 5'

SIDE & REAR SETBACK: 5' FOR FIRE RESISTENT STRUCTURES

BUILDING LOT COVERAGE %: 90%

TOTAL AREA  
(TAX MAP 28 – LOT 1)  
AREA: 30,311 – SF  
0.70 – AC.  
(AREA REGISTERED LAND: 9,825 – SF)  
(SEE NOTE 15)  
(AREA UNREGISTERED LAND: 20,486 – SF)  
FRONTAGE (B.R.): 417.61'  
FRONTAGE (C.R.): 436.73'

FOR REGISTRY USE ONLY

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING ADOPTED BY THE REGISTERS OF DEEDS IN 1978 AND AMENDED JANUARY 12, 1988.

SURVEYOR

04/13/2021

DATE

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE OF ENDORSEMENT

ENDORSEMENT OF THIS PLAN SHALL NOT BE AN INDICATION OF EXPRESS OR IMPLIED, THAT THE PARCELS OR STRUCTURES SHOWN ON THIS PLAN CONFORM TO APPLICABLE ZONING, CONSERVATION COMMISSION OR BOARD OF HEALTH REQUIREMENTS.

DATE

REVISIONS

DESCRIPTION

PREPARED FOR (APPLICANT):

LARKIN REAL ESTATE

GROUP, INC.

383 MAIN STREET

MEDFIELD, MA. 02052

PROJECT:

159 BEACH ROAD

TAX MAP 28 - LOT 1

SALISBURY, MA. 01952

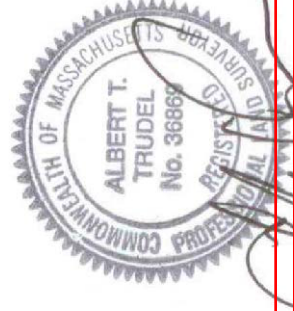
DATE ISSUED: APRIL 13, 2021

PROJECT #:

21-10254

PREPARED BY:

WARREN A. WAGNER



PROFESSIONAL LAND SURVEYOR FOR CIVIL DESIGN CONSULTANTS, INC.

CIVIL DESIGN

Consultants, Inc.

SURVEY DESIGN - PLANNING - CONSTRUCTION ADMINISTRATION

24 North Main Street

Salisbury, MA 01905

Phone: 978-466-9893

Fax: 978-466-9885

DRAWING TITLE:

PLAN OF LAND

(APPROVAL NOT REQUIRED)

DRAWING #:

ANR-1

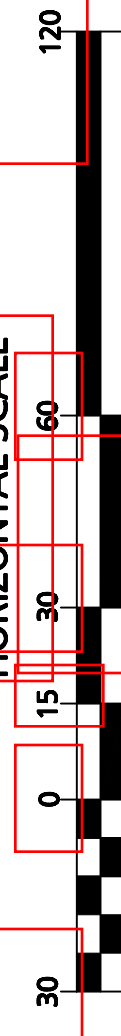
PROJECT NOTES:

1. LOCATION:  
159 BEACH ROAD – ROUTE 1A  
SALISBURY, MA.  
LOT 76B, 76 & 76A)
2. PROPERTY REFERENCES:  
SOUTH ESSEX REGISTRY OF DEEDS  
BOOK 8710 PAGE 72 (1986)
3. OWNER:  
EDWARD FOOTE, JR. & JOANNE BULLIS  
159 BEACH ROAD  
SALISBURY, MA. 01952
4. LAND SURVEYOR:  
SEC & ASSOCIATES  
PLAISTOW, NH 03865  
TEL: (603) 382-5065
5. ALL INFORMATION AS SHOWN WAS PRODUCED FROM THE TOWN OF SALISBURY INFORMATION, THE SOUTH ESSEX REGISTRY OF DEEDS, RECORDS AND ANY ON GROUND SURVEY BY SEC & ASSOCIATES OF PLAISTOW, NH IN FEBRUARY & MARCH OF 2021.
6. THE EXISTING DWELLING BUILDING AS SHOWN WILL BE RAZED
7. ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND BASED ON VISABLE EVIDENCE AND AVAILABLE TOWN RECORDS. RELIABLE LOCATIONS SHOULD BE VERIFIED BY THE TOWN OF SALISBURY AND BY CALLING DIG SAFE AT 811.
8. PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA – AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 25009C0129F PANEL 129 OF 600 EFFECTIVE DATE JULY 3, 2012.
9. PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANNING COORDINATE SYSTEM (NAD83) – MAINLAND ZONE PER GPS OBSERVATIONS.
10. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD88), PER GPS OBSERVATIONS.
11. THE PREPARATION OF THIS PLAN IS NOT A DETERMINATION OF COMPLIANCE WITH THE TOWN OF SALISBURY ZONING BY-LAW.
12. THE PORTION OF THIS PARCEL CONTAINING REGISTERED LAND IS IN THE PROCESS OF BEING REMOVED FROM LAND COURT.
13. THE LATITUDE (N 42°-50'-25") AND LONGITUDE (W 70°-50'-02") REPRESENTS THE APPROXIMATE CENTER OF THE EXISTING BUILDING ON SITE (159 BEACH ROAD).

REFERENCE DATA:

1. SEE LOTS 281 & 282 ON LAND COURT PLAN 6250-A DATED NOVEMBER, 1915 RECORDED IN THE SOUTH ESSEX REGISTRY OF DEEDS.
2. SEE PLAN OF LAND OF LOTS 1, THRU 8, DATED MARCH 1, 1989 AND RECORDED IN THE SOUTH ESSEX REGISTRY OF DEEDS ON APRIL 16, 1999 IN PLAN BOOK 333 – PLAN NO. 74.
3. SEE PLAN OF LAND OF LOT 1, 175 BEACH ROAD, DATED MAY 12, 2012 RECORDED IN THE SOUTH ESSEX REGISTRY OF DEEDS ON JUNE 15, 2012 IN PLAN BOOK 433 – PLAN NO. 73.
4. SEE PLAN OF LAND SHOWING LOTS A & B DATED AUGUST 15 2016 RECORDED IN THE SOUTH ESSEX REGISTRY OF DEEDS ON OCTOBER 3, 2016 IN PLAN BOOK 456 PLAN NO. 2.
5. SEE CONDOMINIUM PLAN OF LOT 280.18 OLD COUNTY ROAD DATED APRIL 8, 2019 RECORDED IN THE SOUTH ESSEX REGISTRY OF DEEDS ON APRIL 22, 2019 IN PLAN BOOK 470 – PLAN NO. 96.
6. SEE 1914 MASSACHUSETTS HIGHWAY LAYOUT NO. 1543-3 AND 1543-2 STATIONS 53+00 TO 80+00.
7. SEE 1931 MASSACHUSETTS HIGHWAY LAYOUT ALTERATION NO. 2840-4 & 2840-3 STATIONS 76+00.

HORIZONTAL SCALE



(1"=50')