



Letter of Transmittal

Delivered by:

☐ Regular Mail ☒ Hand Delivery ☐ Fax to.:
☐ Client Pick up ☒ Email to: lpearson@salsburyma.gov

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

Job No.: 2020-412	Page 1 of 1
Date: September 14, 2021	
Subject: Plan of Land - Approval Not Required	
Location : Map 28 Lot 1 159 Beach Road Salisbury, MA	

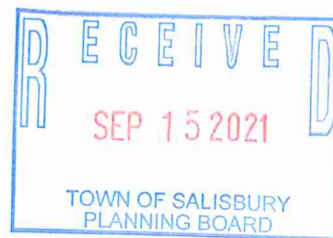
The following items are enclosed:

Item	Qty.	Type	Description	ID No.	Dated	Revised
1	7	Plan	Plan of Land – Approval Not Required Bond Paper	21-10254/ANR-1	09/08/21	
2	1	Check	Form A filing fee			
3	1	Plan	Plan of Land – Approval Not Required Mylar	21-10254/ANR-1	09/08/21	
4	7	App	Approval Not Required Application Pkg		09/14/21	
5	1	App/Plan	Application Pkg & Plan for Assessor's Office	21/10254/ANR-1	09/14/21	

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



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***

September 14, 2021





September 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 fourteen (14) 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

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SECTION 1

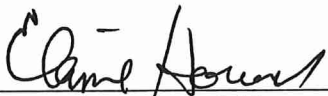
FORM A – Approval Not Required Application


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.


Assessor's Office


Planning Department


Town Clerk



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

September 13, 2021
Date

Map 28 Lot 1

Street Address 159 Beach Road

Applicant's Name: 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 September 8, 2021

Zoning District: BC

Lot Size: 30,311 SF

Amount of Frontage: Beach Rd - 417.61 FT
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? September 15, 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)? Yes
- 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)? Yes
- 13) Has the accuracy been estimated? No

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

(signature) _____ (date) 8/15/21

Kenneth Lania <kmconsultants@comcast.net>

9/14/2021 2:35 PM

159 Beach Road, Salisbury - Digital Data Submission

To JJWhitten@mvpc.org <jjwhitten@mvpc.org>

Jerrard, attached please find a revised plan for an ANR application that adds one additional lot to the original subdivision plan you reviewed and approved back in April of this year. Please review and complete the attached Digital Data Submission Sign Off form so that we may submit the new ANR layout application. Thanks.

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

Cornerstone Land Associates

25 Dean Avenue
Dracut, MA 01826
(978) 835-0102 (Cell)
kmconsultants@comcast.net

-
- 21-10254-ANR 09-09-21-TS.pdf (2 MB)
 - ANR FORM 159 Beach Road 091421.pdf (479 KB)

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 Submission

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

14 New Lots Created utilizing 21 New Lot Lines

Fee: \$100 Plus (\$100 X 21 New Lot Lines) = \$2,200.00

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

Salisbury Beach Development LLC
383 Main Street
Medfield MA 02052

Date 9-15-2021

6
53-7133/21

Pay to the
order of

Town of Salisbury

\$2,200-

Two thousand two hundred -- Dollars

LowellFive
The Technology Bank

File for

159 Beach ANK



Signed

Memo

⑆2113371337⑆

4634748⑈

0006

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**

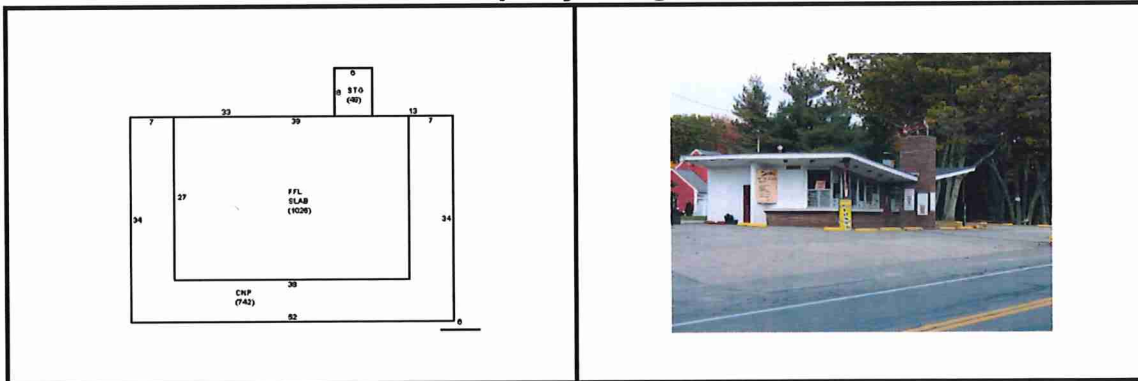
Flooring Type **CERAMIC TILE**
 Basement Floor **CONCRETE**
 Heating Type **UNIT HTRS**
 Heating Fuel **GAS**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **2**

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. 2197522

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.

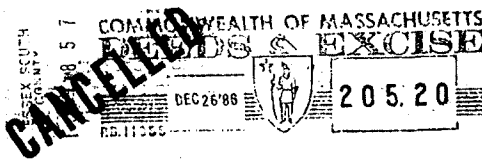
Being shown as lot #282, sheet 2, on said plan.

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



BOOK 8710M073

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

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

Notary Public — ~~John P. Healey~~

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

DOCUMENT NO. SACHSSETTS

State Form of

Quitclaim Deed

(INDIVIDUAL)

IDA P. FOOTE

TO

EDWARD FOOTE, JR. ET AL

19

at o'clock and minutes m.

Recorded and entered in the Registry District

Deeds

Book DEED 26 1986

Attest:

RECEIVED 8 OCT 26 1986 AM
REGISTRATION BK 311 PG 5649

John P. Healey, Esq.
Box 54
John P. Healey 01261

(Please print or type)

Owner's Duplicate Certificate Returned To

John P. Healey, Esq.
Box 54 RETURN TO →

HOBBS & WARREN, INC.

PUBLISHERS STANDARD LEGAL FORMS

BOSTON - MASS.

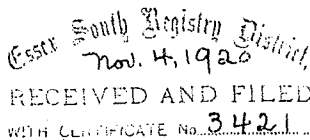
Form 882

REVISED CHAPTER 497-1868-787-1880

ATTEST: J. P. O'Brien
REGISTER OF DEEDS
COMMONWEALTH OF MASSACHUSETTS
RECEIVED OCT 26 1986

NOV. 1, 1915.

See sub-dir Plan
filed with Cert. # 4699



Copy of part of plat
filed in
LAND REGISTRATION
DEC. 19, 1916
Scale of this plan 400 feet
C. B. Humphrey, Surveyor

COUNTY

Samuel F. Beckman

ROAD

HIGHWAY

STATE

SPAULDING
SQUARE

HAYES

WASHI.

S. 88° 25' 07" E 286.84

111.83 282

33.05

145.36
N. 82° 31' 52" E

254.64

237.69

200.85

N. 82° 34' E

Rad. 658.86

N. 73° 44' E

234.69

50.3

50.3

40.3

403.52

Rad. 15.05

65.13

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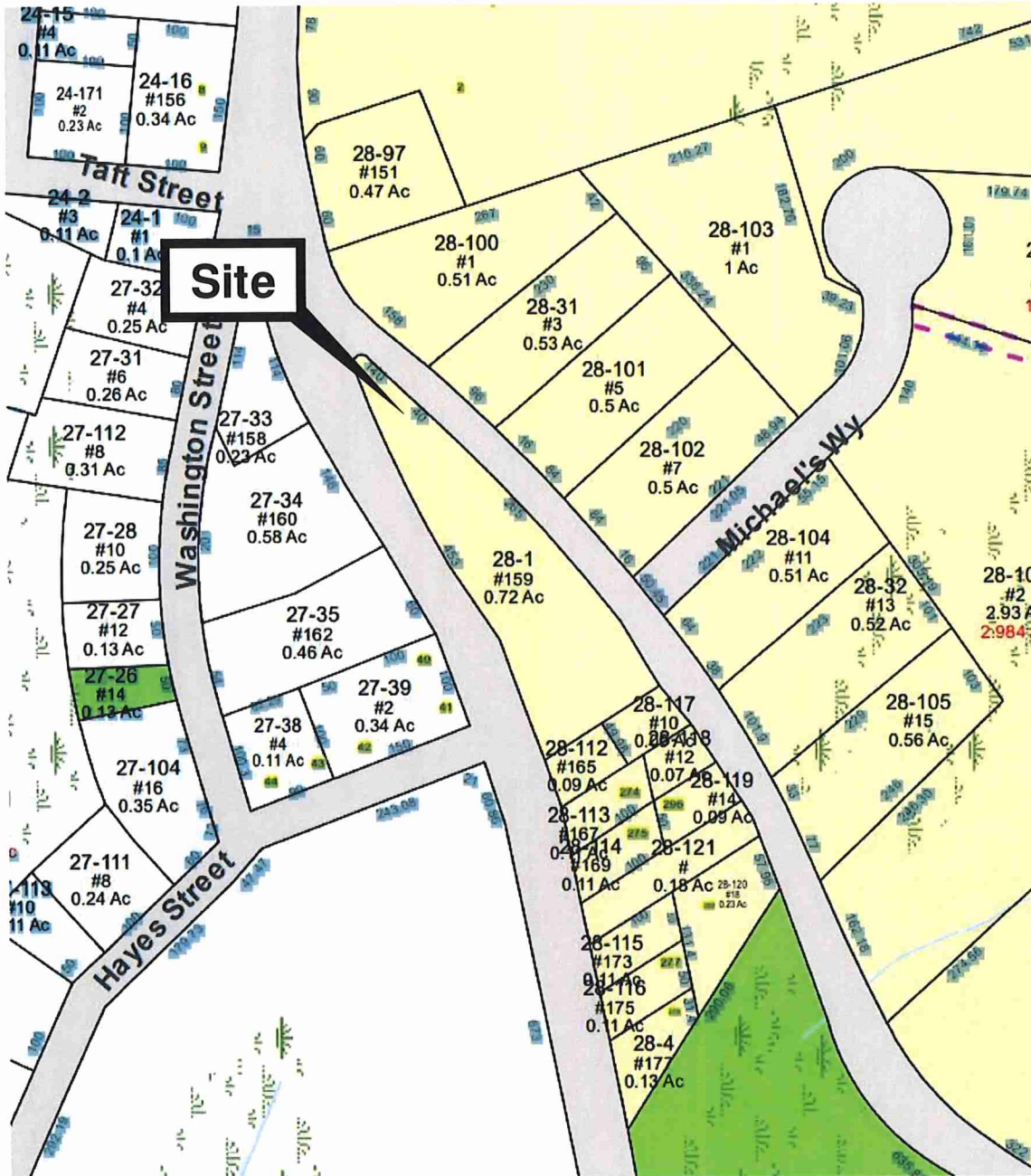
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SECTION 5 Maps & Photographs

Town of Salisbury GIS Tax Map

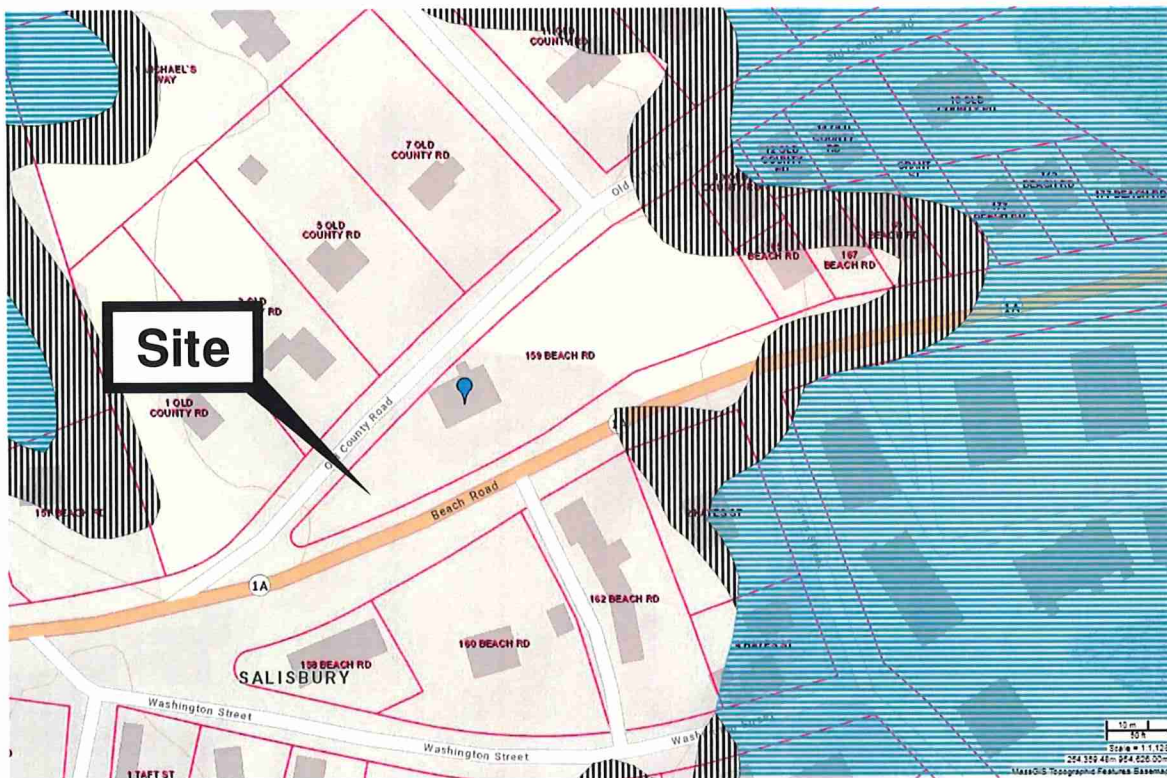
REF.: Town of Salisbury Website



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

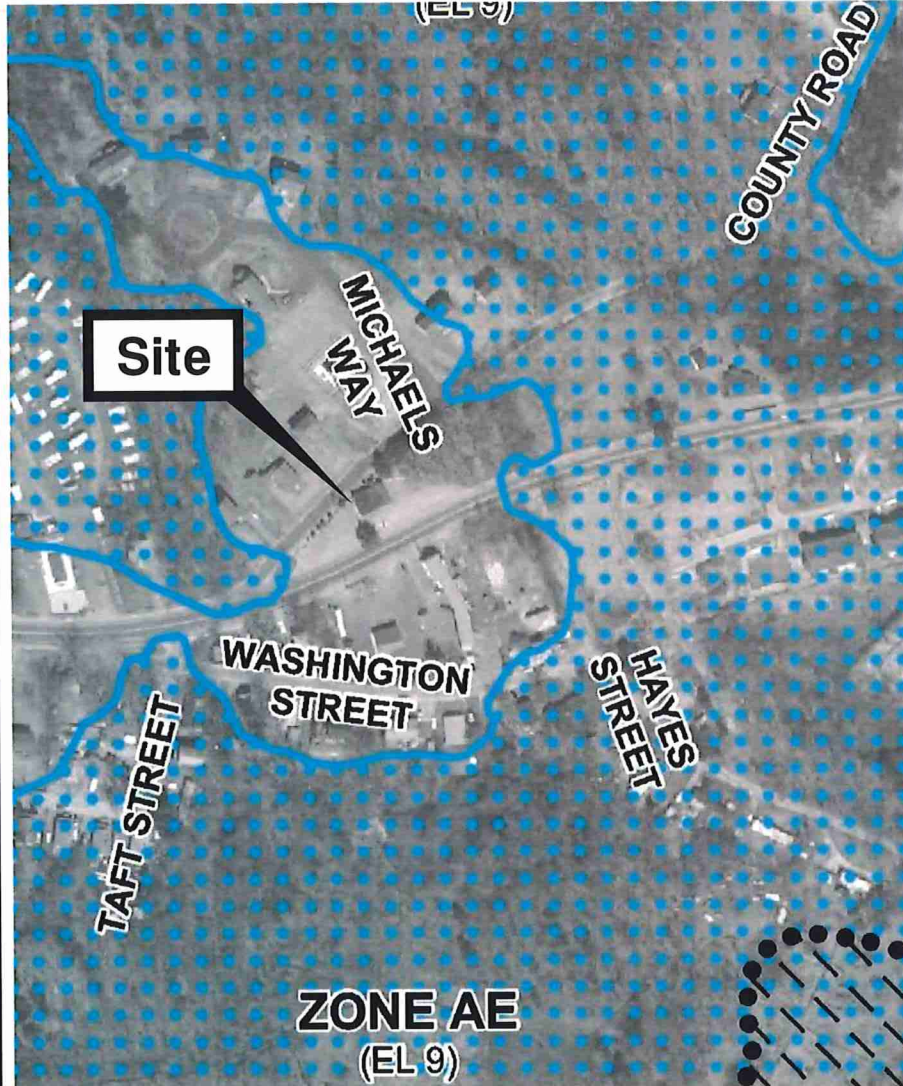
REF.: Oliver: MassGIS Mapping Tool



SCALE: Not to Scale

FEMA Flood Insurance Rate Map (FIRM)

REF.: FEMA Flood Map Service Center



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO PRECIPITATION IN 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 at risk of flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AX, AD, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A
Base Flood Elevation Determined

ZONE AE
Base Flood Elevation Determined

ZONE AH
Flood depths of 1 to 3 feet (usually areas of ponds); Base Flood Elevation Determined

ZONE AO
Flood depths of 1 to 3 feet (usually areas of open water, swamps, marshes, etc.); Base Flood Elevation Determined

ZONE AR
Special Flood Hazard Areas for areas protected from the 1% annual chance flood by a flood control system that will subsequently terminate. Zone AR includes areas that the former flood control system is being replaced by another protection from the 1% annual chance or greater flood area to be protected from the 1% annual chance flood by a Federal flood protection system under construction; see Base Flood Elevation Determined

ZONE AV
Coastal Flood areas with velocity hazard (wave action); see Base Flood Elevation Determined

ZONE VE
Coastal Flood areas with velocity hazard (wave action); see Base Flood Elevation Determined

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

OTHER FLOOD AREAS

ZONE B
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with depths of less than 1 square foot and are protected by a levee from the 1% annual chance flood.

OTHER AREAS

ZONE D
Areas protected by levees from the 1% annual chance flood.

ZONE E
Areas in which flood heights are undetermined, but smaller.

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)

CONTINUED

COMMUNITY	DATE	REVISION	DATE
NEWBURYPORT CITY OF	10/20/07	1/10/08	1
NEWBURYPORT CITY OF	10/20/07	1/10/08	2

NOTES:
THIS MAP INCLUDES SPONSORED OR UN-Sponsored, BARRIER RESOURCES SYSTEM TECHNOLOGIES UNDER THE COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT MAPS TO ITS RELEASE.

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

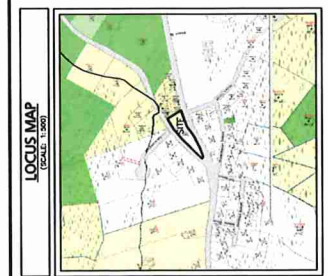
MAP NUMBER
25009C0129F

EFFECTIVE DATE
JULY 3, 2012

Federal Emergency Management Agency

SCALE: Not to Scale

SECTION 6 Approval Not Required Plan



ZONING DATA:

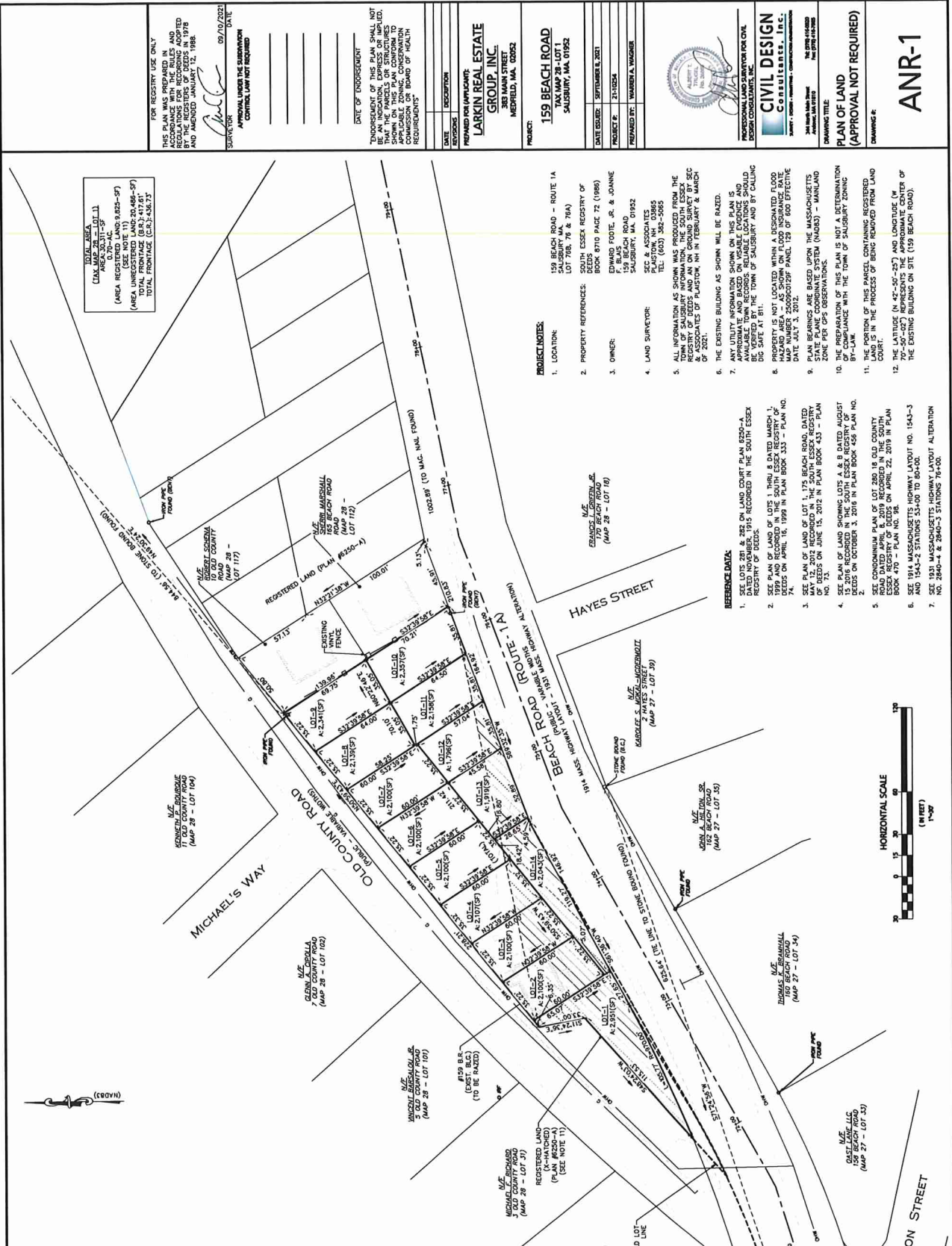
BEACH COMMERCIAL (B/C)
(INTENDED USE - BEACH RESIDENTIAL (B/R))

PARKING: 2 SPACES PER DWELLING

FRONT SETBACK: 5'

SIDE & REAR SETBACK: 5' FOR FIRE RESISTANT STRUCTURES

BUILDING LOT COVERAGE: 80%



FOR REGISTRY USE ONLY

THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRY OF DEEDS AND AMENDED JANUARY 12, 1988.

[Signature]

SUPERVISOR DATE: 09/10/2021

APPROVAL AND REGISTRATION CONTROL (NOT REQUIRED)

DATE OF ENDORSEMENT

ENDORSEMENT OF THIS PLAN SHALL NOT BE REQUIRED UNLESS THE BOARD OF REGISTRY OF DEEDS DETERMINES THAT THE PARCELS OR STRUCTURES SHOWN ON THIS PLAN ARE NOT IN ACCORDANCE WITH THE APPLICABLE ZONING, CONSERVATION COMMISSION OR BOARD OF HEALTH REGULATIONS.

PREPARED FOR LARKIN REAL ESTATE GROUP, INC.

383 MAIN STREET
SAULSBURY, MA 01952

PROJECT:

159 BEACH ROAD
TAX MAP 28-1071
SAULSBURY, MA 01952

DATE ORDERED: SEPTEMBER 8, 2021

PROJECT #: 21-0254

REQUIRED BY: WARDEN A. WARDEN

CIVIL DESIGN Consultants, Inc.

344 Main Street
Sausalito, MA 01952

PROFESSIONAL LAND SURVEYOR FOR CIVIL ENGINEERING

CIVIL DESIGN Consultants, Inc.

344 Main Street
Sausalito, MA 01952

DRAWING TITLE:

PLAN OF LAND (APPROVAL NOT REQUIRED)

DRAWING #:

ANR-1

PROJECT NOTES:

1. LOCATION: 159 BEACH ROAD - ROUTE 1A LOT 78A, 78 & 78A
2. PROPERTY REFERENCES: SOUTH ESSEX REGISTRY OF DEEDS BOOK 670 PAGE 72 (1989)
3. OWNER: EDWARD FORTÉ, JR. & JOANNE 159 BEACH ROAD SAULSBURY, MA 01952
4. LAND SURVEYOR: SEC. 2, ASSOCIATION OF PROFESSIONAL LAND SURVEYORS TEL: (603) 382-5885
5. ALL INFORMATION AS SHOWN WAS PRODUCED FROM THE TOWN OF SAULSBURY INFORMATION, INCLUDING SURVEY SEC. 2, ASSOCIATION OF PROFESSIONAL LAND SURVEYORS & ASSOCIATES OF PLANNING, IN FEBRUARY & MARCH OF 2021.
6. THE EXISTING BUILDING AS SHOWN WILL BE RAZED.
7. ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE TOWN RECORDS. RELIABLE LOCATIONS SHOULD BE VERIFIED BY THE TOWN OF SAULSBURY AND BY CALLING THE TOWN ENGINEER.
8. PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA - AS SHOWN ON FLOOD INSURANCE RATE MAPS. THE PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA - AS SHOWN ON FLOOD INSURANCE RATE MAPS.
9. PLAN BEARINGS ARE BASED UPON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (NAD83) - HANLON ZONE PER GPS OBSERVATIONS.
10. THE PREPARATION OF THIS PLAN IS NOT A RETENTION OF THE TOWN OF SAULSBURY INFORMATION. THE TOWN OF SAULSBURY IS IN THE PROCESS OF BEING REMOVED FROM LAND BY-LAW.
11. THE PORTION OF THIS PARCEL CONTAINING REGISTERED LAND IS IN THE PROCESS OF BEING REMOVED FROM LAND BY-LAW.
12. THE LATITUDE (N 45° 45' 30" W) AND LONGITUDE (W 70° 50' 10" E) REPRESENTS THE APPROXIMATE CENTER OF THE EXISTING BUILDING ON SITE (159 BEACH ROAD).

REFERENCE DATA:

1. SEE LOT 28B & 28C ON LAND GRANT PL. A, BOOK 4, MAP NO. 18, 1915, RECORDED IN THE SOUTH ESSEX REGISTRY OF DEEDS.
2. SEE PLAN OF LAND OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

