

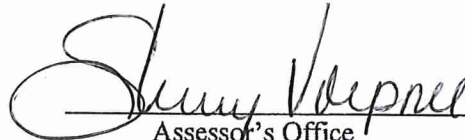


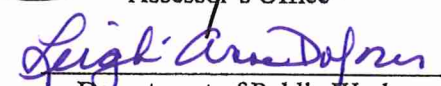
SALISBURY PLANNING BOARD
PLAN BELIEVED NOT TO REQUIRE APPROVAL
FILING CHECKLIST

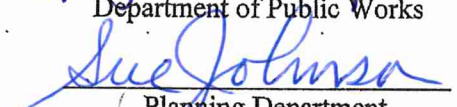
Applications will not be stamped in at the Town Clerk's office for the Planning Board, until the Planning Department determines that the following items are included with the application:

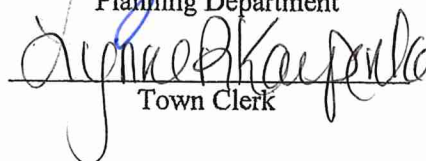
1. Ten copies of the plan and application
 - a. Assessor Office: 1 copy
 - b. Department of Public Works: 3 copies
 - c. Planning Department: 6 copies
2. Form A filing fee - checks payable to the Town of Salisbury.
3. One Mylar suitable for recording at the Essex County Registry of Deeds
4. Copy of Deed
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.

 12/1/21
Assessor's Office

 12/1/21
Department of Public Works

 12/1/21
Planning Department

 12/1/21
Town Clerk



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

Map 12 Lot 37
Date _____
Street Address 55 Locust Street

Applicant's Name: Jane E. Kiggins and Donna Bartlett, Trustees

Applicant's Address: 103 Main Street, Salisbury, MA

Telephone #: 978-270-0001

Owner of Property: Elm Knoll Trust

Owner's Address: 103 Main Street, Salisbury, MA

"Plan of Land, 55 Locust Street, Salisbury, MA
Plan Entitled: Property of Elm Knoll Trust Dated 11/8/2021
1" = 50', Nov. 8, 2021"

Zoning District: R-2 (Lots 1-4)
R-1 (remaining land)

Lot Size: R-2 required: 1 acre

Amount of Frontage: R-2 required: 150'

Other Permits Required and Status of Applications: None

Waivers Requested: None

Does this ANR result in a change of address number for you or your neighbors? Lots 1-4 need addresses.

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, Locust Street or a Private way, namely _____.

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 Bartlett, dated 7/27/1987, and recorded in Essex South Registry of Deeds Book 9314 Page 244 or Land Court certificate of Title No. _____, registered in District Book _____ Page _____.

Donna Bartlett, Trustee
James E. King, Trustee
Signature of Applicant
Donna Bartlett, Trustee
James E. King, Trustee
Signature of Owner

Received: _____
Town Clerk

REC
B. 1147.2
P 2579.216

BOOK 9314 PAGE 244

Edmund W. Bartlett and Frances R. Bartlett, husband and wife

both

of Salisbury, Essex

County, Massachusetts,

~~being surrendered~~ for consideration paid \$ 1.00

grant to Edmund W. Bartlett, Elizabeth A. Bartlett and Robert E. Bartlett, Trustees of Elm Knoll Trust, under a Declaration of Trust dated July 27, 1987 to be recorded herewith

of 240 Main Street, Salisbury, MA. 01952

with ~~quitclaim~~ ^{quitclaim} ~~reverts~~

the following parcel's of

~~the land in~~ Salisbury, Essex County, Massachusetts

(Description and encumbrances, if any)

Parcel 1

The land in said Salisbury, bounded and described as follows: Beginning at the Southeasterly corner thereof on the Northerly side of Locust Street and at land now or formerly of Thayer, and at a Commonwealth of Massachusetts stone bound, thence running about North 9° West approximately twenty-four hundred thirty-seven (2437) feet by land now or formerly of said Thayer, by a fence and wall, to land now or formerly of Bartlett; thence running about South 81° West approximately five hundred forty-six (546) feet by land now or formerly of said Bartlett by a wall and fence to land now or formerly of Edmund W. Bartlett; thence running about South 17° East approximately twenty-three hundred seventy (2370) feet by land now or formerly of said Edmund W. Bartlett by a wall and fence to a corner in the fence; thence running about North 81° West approximately one hundred six (106) feet by land now or formerly of said Edmund W. Bartlett to land now or formerly of Sanborn; thence running about South 5° East approximately two hundred fifty-three (253) feet by land now or formerly of said Sanborn and by a wire fence to said Locust Street; and thence running about North 62° East approximately three hundred seventy-five (375) feet by said Locust Street to land now or formerly of said Thayer and the point of beginning. All of the foregoing bearings are from magnetic North. Said premises containing about twenty-two and five tenths (22.5) acres.

For the grantor's title see Deed of Robert M. Bartlett and Barbara J. Bartlett dated December 26, 1958 recorded with Essex South District Deeds in Book 4538, Page 257.

Parcel 2

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

Beginning at the Southeasterly corner thereof, on New Locust Street at land now or formerly of Cole, thence running;

NORTHERLY by land now or formerly of Cole and land now or formerly of Felch to land now or formerly of Powers; thence turning and running

WESTERLY by land now or formerly of Powers to a corner; thence turning and running

NORTHERLY by land now or formerly of Powers to land now or formerly of Bartlett; thence turning and running

WESTERLY by land now or formerly of Bartlett to land now or formerly of McNeil, formerly of Peal; thence turning and running

SOUTHERLY by land now or formerly of McNeil to said New Locust Street; and thence turning and running

Address of the property: Locust Street, Salisbury, MA.

1987 DEC -9 AM 11:11

000135

BOOK 9314/245

EASTERLY by said New Locust Street to land now or formerly of Cole and the point of beginning.

Being a portion of the premises described in a deed from Harriet M. Downes to Ralph W. Downes, dated June 28, 1927, and recorded with Essex South District Registry of Deeds, Book 2728, Page 86.

For Grantor's title see Deed of Campanella Corporation dated June 20, 1969 recorded with said Deeds in Book 5620, Page 436.

Parcel 3

The land in said Salisbury, being bounded and described as follows:

Beginning at the Southerly corner thereof on the Westerly side of relocated Locust Street and at land of Thayer, thence running Northwesterly by a wall and fence and land of said Thayer eleven hundred four (1104) feet, more or less, to a fence at land of Bartlett; thence running Easterly by a fence and wall and land of Bartlett five hundred ninety (590) feet, more or less, to Locust Street; and thence running Southerly and Southwesterly eleven hundred ten (1110) feet, more or less, by said Locust Street and relocated Locust Street to the point of beginning. Containing seven (7) acres, more or less.

Parcel 4

The land in said Salisbury, bounded and described as follows: Beginning at the Northwesterly corner thereof on the Easterly side of relocated Locust Street at land of St. Cyr, thence running Northeasterly by a fence and relocated Locust Street eight hundred twelve (812) feet, more or less, to a corner in the fence; thence running Northeasterly by the fence forty-eight (48) feet to a corner and a stone wall; thence running Southeasterly by a stone wall two hundred six (206) feet, more or less, to land of the Commonwealth of Massachusetts; thence running Southeasterly by a fence and land of the Commonwealth of Massachusetts one hundred sixty-six (166) feet, more or less, to Route 95 Interstate; thence running Southwesterly by a fence and said Route 95 Interstate six hundred ninety-two (692) feet, more or less, to land of said St. Cyr; and thence running Northwesterly by a fence and land of said St. Cyr one hundred forty-five (145) feet, more or less, to relocated Locust Street and the point of beginning. Containing two and five tenths (2.5) acres, more or less.

For the title to said Parcels 3 and 4, see Deed of Benjamin W. Cole dated April 11, 1962 recorded with said Deeds in Book 4903, Page 43.

Parcel 5.

Land in Salisbury, Essex County, Commonwealth of Massachusetts located on the Southeasterly side of New Locust Street, so called, being triangular in shape and is bounded and described as follows:

Beginning at a granite post on the Southeasterly side of New Locust Street, so called, at land of the Commonwealth of Massachusetts; thence running Northeasterly by said Locust Street 264 feet more or less to a corner; thence turning and running Southeasterly 262 feet more or less along land now or formerly of Charles A. St. Cyr. (It being Parcel #1 on a plan recorded in the Essex County Registry of Deeds at 9-100).

Massachusetts on February 10, 1961 and numbered 99/1961.) to a granite bound at land of the Commonwealth of Massachusetts; thence turning and running Northwesterly along said Commonwealth of Massachusetts land 289 feet more or less to the point of beginning.

Parcel 6.

Also, land in Salisbury, Essex County, Massachusetts, bounded and described as follows:

BOOK 9314 PAGE 246

A certain lot of land situated on the Northwesterly side of Inter-State Route #95 and the Southeasterly side of Locust Street in Salisbury, Essex County, Massachusetts and being shown as Lot #1 on plan entitled "Plan of Land in Salisbury, Massachusetts Surveyed for Charles A. St. Cyr Scale 1 inch = 80 feet November 1960 Carroll H. Knowles Surveyor", recorded with Essex South District Registry of Deeds February 10, 1961, said lot being further bounded and described as follows:

Beginning at Lot #2; thence running Southwesterly by Interstate Route #95 to a Massachusetts Highway bound, 398 feet; thence Northwesterly by land, now or formerly, of Emma F. McNeill and Charles F. Peel to Locust Street, 262 feet; thence Northeasterly by Locust Street on a curved line to Lot #2, 255 feet; thence Southeasterly by Lot #2 to Interstate Route #95 and the point of beginning, 137 feet.

For Grantor's title to Parcels 5 and 6, see Deed of Wheelabrator-Frye Inc., dated April 19, 1973 recorded with said Deeds in Book 5980, Page 96.

Parcel 7

Also all of the grantor's right, title and interest in and to the land in said Salisbury known as the Dow Pasture and being bounded as follows: Easterly by Locust Street, formerly called Dow's Lane; Southerly by land of Cole; Westerly by land of Thayer and land of the heirs of Fred Powers; and Northerly by land now or formerly of Moulton.

For Grantor's Title see Deed of Elbridge S. Felch dated July 16, 1962 recorded with said Deeds in Book 4949, Page 132 and Deed of Howard R. Felch et al dated April 1, 1961 recorded with said Deeds in Book 4761, Page 47.

Witness my hand and seal this

27th day of July 19 87

Edmund W. Bartlett
Edmund A. Bartlett
Frances R. Bartlett
Frances R. Bartlett

The Commonwealth of Massachusetts

Essex

ss.

July 27, 19 87

Then personally appeared the above named Edmund W. Bartlett, Frances R. Bartlett, and

and acknowledged the foregoing instrument to be their free act and deed

before me

Burton L. Schaffer, Notary Public - [Signature]

My Commission expires June 19, 19 89

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: Jane E. Kiggins and Donna Bartlett Phone #: 978-270-0001

Plan Engineer: Donohoe Survey, Inc. Phone#: 978-887-6161

Engineer Project Number: 4141

- 1) Date submitted to MVPC?
- 2) Street address of submitted plan? Locust Street
- 3) Map and lot of submitted plan if available? Map 12 Lot 37
- 4) Type of lot adjustment (new lot, subdivision, lot line correction, lot combination, easement, other – describe) 4 new lots
- 5) Projection used by engineering firm (state plane 1927, state plane 1983 or WGS 84)?
- 6) File name, file format and version of software (if applicable)? AutoCADD 2018
- 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)? 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:

[Signature] (signature) 11/19/2021 (date)