

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

Department of Public Works

Planning Department

Town Clerk

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

8/5/2020
Date

Map 22 Lot 16, 17

Street Address 70-74 LAFAYETTE ROAD

Applicant's Name: BAD NOMINEE TRUST - BRENDA A. DAVIS, TRUSTEE

Applicant's Address: 74 LAFAYETTE ROAD - SALISBURY, MA 01952

Telephone #: _____

Owner of Property: SAME AS APPLICANT

Owner's Address: _____

Plan Entitled: PROPOSED LOT LINE ADJUSTMENT AT 70-74 LAFAYETTE ROAD Dated 8/5/2020

Zoning District: LAFAYETTE-MAIN COMMERCIAL

Lot Size: Lot 1 - 59,410 S.F. = 1.36 AC.
Lot 2 - 49,864 S.F. = 1.14 AC.

Amount of Frontage: Lot 1 - 198.66'
Lot 2 - 397.10'

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, LAFAYETTE ROAD 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 DAVIS RANDALL, dated 4/29/93, and recorded in Essex South Registry of Deeds Book 11851 Page 258 or Land Court certificate of Title No. 5192 262 or Land Court certificate of Title No. _____, registered in District Book _____ Page _____.

Brenda A. Davis
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: BAD NOMINEE TRUST Phone #: (603) 235-6015

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

Engineer Project Number: M203704

- 1) Date submitted to MVPC? 7/31/20
- 2) Street address of submitted plan? 70-74 LAFAYETTE ROAD
- 3) Map and lot of submitted plan if available? (MAP 22 - LOTS 16 & 17)
- 4) Type of lot adjustment (new lot, subdivision, lot line correction, lot combination, easement, other - describe) LOT LINE ADJUSTMENT - ANR
- 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 M203704(7-30-20).DWG
- 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:

Jerrard Whitten

8/4/2020

(signature)

(date)

5
We, EVERETT R. DAVIS, JR. and BRENDA A. DAVIS, husband and wife, both

of Salisbury, Essex

County, Massachusetts

in consideration of nominal consideration



1993042900222 Bk:11851 Pg:258

04/29/1993 11:41:00 TRD Pg 1/1

grant to BRENDA A. DAVIS, Trustee of BAD Nominee Trust, under Declaration of Trust of even date recorded with Essex South District Registry of Deeds immediately prior hereto, having a mailing address

of 106 Lafayette Rd., Salisbury, MA

with quitclaim covenants

the land in Salisbury, aforesaid, bounded and described as follows:

Beginning on Lafayette Road at land of Edith Oliver, thence running North 70° 5' East by said land of Oliver 137.22 feet to land now or formerly of the Boston and Maine Railroad at a point 50 feet westerly from and at right angles to the center line of the location of said Railroad; thence turning and running South 3° 20' 30" West by said last named land and on a line parallel with and 50 feet westerly from said center line 233.77 feet to said Lafayette Road; thence turning and running North 31° 43' West by said Road 219.41 feet to the point of beginning.

Said parcel containing about 14,735 square feet; and being shown on a plan marked "Land in Salisbury, Mass. Boston and Maine Railroad to John A. Stevens; E. D. Chapman Real Estate Eng. July, 1922".

Being the same premises conveyed to the grantors by deed of Lorraine E. Souther dated July 30, 1974 recorded with Essex South District Registry of Deeds in Book 6089, Page 212.

Subject to encumbrances of record. No title examination performed.

Executed as a sealed instrument this

27 day of April 19 93
EVERETT R. DAVIS, JR.

BRENDA A. DAVIS

The Commonwealth of Massachusetts

Essex

ss.

April 27, 1993

Then personally appeared the above named EVERETT R. DAVIS, JR. and BRENDA A. DAVIS

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

Before me,

My commission expires

Notary Public
Justice of the Peace

July 11 19 97

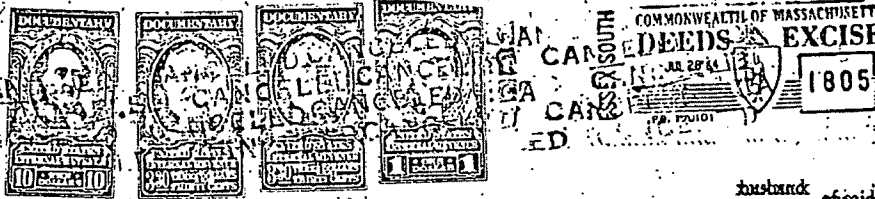
LOCUS: Lafayette Road, Salisbury, MA



I, Ruth F. Randall, widow of Calvin C. Randall

of Salisbury Essex County, Massachusetts,
being unmarried, for consideration paid, grant toEverett R. Davis, Jr. and Brenda A. Davis, husband and wife, as tenants
by the entirety, both
of Salisbury with quitclaim covenantsthe land in said Salisbury, with the buildings thereon, situated on the
Easterly side of Lafayette Road, near what was formerly called Gerrish
Crossing of the Boston & Maine Railroad, in Salisbury, Essex County,
Commonwealth of Massachusetts, and bounded and described as follows:NORTHERLY by land formerly of Mary J. Boardman, now of Dennett, 419
feet, more or less; EASTERLY by the Westerly line of the location
of the Boston & Maine Railroad, 347 feet, more or less; SOUTHERLY
by land now or formerly of the Boston & Maine Railroad, 9 feet, and
by land conveyed to John A. Stevens by the Boston & Maine Railroad
by deed dated August 31, 1922, 137.22 feet; and WESTERLY by the
Easterly line of said Lafayette Road, as established in year 1910
by Massachusetts Highway Commission, three hundred sixty-five (365)
feet, more or less.

Together with all right, title and interest in Gerrish Road, so called.

Being the same premises conveyed to the grantor by deed of Homer and
Clara B. Duford, dated June 29, 1944, and recorded in Essex South
District, Registry of Deeds, in Book 3374 at Page 310.husband
with of said grantor.

~~release~~ ~~transfer~~ ~~grant~~ ~~all~~ ~~rights~~ ~~of~~ ~~transfer~~ ~~by~~ ~~the~~ ~~owner~~ ~~and~~ ~~his~~ ~~homestead~~ ~~and~~ ~~his~~ ~~homestead~~ ~~and~~ ~~his~~ ~~homestead~~

Witness my hand and seal this 24th day of July 1964

Raymond N. Evans

Ruth F. Randall

The Commonwealth of Massachusetts

Essex ss. July 24 1964

Then personally appeared the above named Ruth F. Randall

and acknowledged the foregoing instrument to be her free act and deed before me

Raymond N. Evans

Notary Public — Justice of the Peace

My commission expires Jan. 12 1968

Essex ss. Recorded July 28, 1964. 2 m. past 4 P.M. #169

(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety.)