

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.

Clare Howard
Assessor's Office

Seigl-Anna DePora
Department of Public Works

Sue Johnson
Planning Department

Ronald Kayenka
Town Clerk

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

2/15/2022
Date

24 164
24 38
Map 24 Lot 39

Street Address 92 and 96-98 Beach Road

Applicant's Name: Five C's Realty Trust c/o The Morin-Cameron Group, Inc.

Applicant's Address: 25 Kenoza Avenue, Haverhill, MA 01830

Telephone #: 978-373-0310

Owner of Property: Five C's Realty Trust

Owner's Address: 96 Beach Road, Salisbury, MA 01952

Plan Entitled: Plan of Land Dated 2/15/2022

Zoning District: C

Lot Size: 2.5499

Amount of Frontage: 428.63'

Other Permits Required and Status of Applications: No

Waivers Requested: No

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

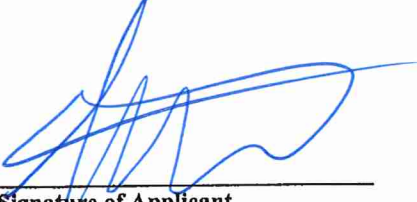


To the Salisbury Planning Board:


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, Beach Road or a Private way, namely N/A.
2. The division of land shown on the accompanying plan is not a subdivision for the following reasons:
N/A

3. The owner's title to the land is derived under deed from Leo R. Cameron and Barbara J. Cameron, dated 4/2/1992, and recorded in Essex South Registry of Deeds Book 11223 Page 329 or Land Court certificate of Title No. _____, registered in District Book _____ Page _____.



Signature of Applicant



Signature of Owner - Gary M. Cameron, Trustee

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: Five C's Realty Trust Phone #: 978-373-0310

Plan Engineer: The Morin-Cameron Group, Inc. Phone#: 978-373-0310

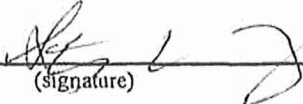
Engineer Project Number: 4022

- 1) Date submitted to MVPC? 2/16/2022
- 2) Street address of submitted plan? 92 and 96-98 Beach Road, Salisbury, MA 01952
- 3) Map and lot of submitted plan if available? Map 24 Lot 39, Map 24 Lot 38
- 4) Type of lot adjustment (new lot, subdivision, lot line correction, lot combination, easement, other - describe) Approval Not Required
- 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)? .DWG Autocad 2022
- 7) Additional comments or instructions (if necessary)? Accuracy to 0.10' +/-

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)? Partial
- 13) Has the accuracy been estimated? No

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

 (signature) 2/16/2022 (date)

25

We, Leo R. Cameron and Barbara J. Cameron, husband and wife, both of Salisbury, Essex County, Massachusetts, for consideration of One Dollar (\$1.00) paid, grant to Leo R. Cameron and Barbara J. Cameron, both of 136 Beach Road, Salisbury, Essex County, Massachusetts 01952, as Trustees under Five C's Realty Trust, a declaration of trust dated April 2, 1992 and recorded herewith, with QUITCLAIM COVENANTS.

Two certain parcels of land, with the buildings thereon, situated in said Salisbury, more particularly bounded and described as follows:

PARCEL NO. 1: Beginning at a point on Beach Road, which point is fifty feet Westerly of land now or formerly of Poirer, by land now or formerly of the Hansons, thence running South 9 degrees 8 minutes East by said land of the Hansons on a line parallel with the Westerly boundary of said land of Poirer, two hundred sixty-two feet more or less to land now or formerly of Eaton; thence running south 59 degrees 26 minutes West to an old stake and stone; thence running thence running South 58 degrees 51 minutes west by land now or formerly of G.N. Frothingham, one hundred five and 7/10 feet to a stake at land now or formerly of John F. Eaton; thence running North 43 degrees, 58 minutes West two hundred ninety-seven feet by the last mentioned land to an iron pin; thence running North 74 degrees, 36 minutes East, one hundred twenty-nine and 9/10 feet by a fence to an iron pin; thence running North 40 degrees, 31 minutes West, one hundred forty-four feet to a stake and said Beach Road; thence running South 81 degrees 46 minutes East ninety and 4/10 feet by said road to a stone bound; thence running North 87 degrees, 57 minutes East by said Road, one hundred thirty-nine and 4/10 feet to a stone bound; thence running North 80 degrees 52 minutes East one hundred ninety-two and 4/10 feet to the point of beginning.

PARCEL NO. 2: A certain parcel of land, situated in said Salisbury, more particularly bounded and described as follows:

NORTHERLY, by Beach Road, 50 feet;
 EASTERLY, by land now or formerly of Joseph F. Aliquo et ux, 255 feet, more or less;
 WESTERLY, by land formerly of Hanson and formerly of Colton, 262 feet;
 SOUTHERLY, in 2 courses in part by land now or formerly of Eaton and in part by land now or formerly of Frothingham, the Easterly and Westerly boundaries being parallel lines 50 feet apart.

Meaning and intending to convey the same premises conveyed to the grantors by deed of Joseph F. Aliquo and Joanne C. Aliquo, dated June 10, 1976 and filed for record with Essex County South District Registry of Deeds at Book 6248, Page 331.

The consideration for this transfer being nominal, no stamps are required.

Executed as a sealed instrument this 2nd day of April, 1992.

Leo R. Cameron
 Leo R. Cameron
Barbara J. Cameron
 Barbara J. Cameron

Property Address: 136 & 140 Beach Road, Salisbury, MA

1992 APR -6 AM 11:00

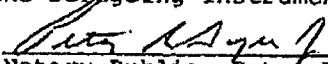
000277

COMMONWEALTH OF MASSACHUSETTS

ESSRX, SS.

April 2, 1992

Then personally appeared the above-named Leo R. Cameron and Barbara J. Cameron and acknowledged the foregoing instrument to be their free act and deed, before me,


Notary Public: Peter R. Ayer, Jr.
My Commission Expires: 5/1/98