

SUBDIVISION OF LAND

320 Attachment 2

Town of Wakefield FORM A - APPROVAL NOT REQUIRED [Amended 11-5-2018 RTM by Art. 17]

Wakefield Assessors Map

Map No: _____

Lot(s) No: _____

Submittal Date: _____

To the Planning Board of the Town of Wakefield -- The undersigned, owner of the property, wishes to record the accompanying plan and requests a determination by said Board that approval by it under the 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 required by the Wakefield Zoning Bylaw on a **public way**, namely _____.

2. The division of land shown on the accompany plan is not a subdivision because every lot shown thereon has the amount of frontage required by the Wakefield Zoning Bylaw on a **private way**, namely, _____ Street, which has been approved and endorsed in accordance with the Subdivision Control Law by the Planning Board on _____ (date), or which has been constructed in accordance with an approved Board of Survey plan, approved by the Board of Survey on _____ (date)

3. The division of land shown on the accompanying plan is not a subdivision because _____ (number) buildings were standing on the land on April 16, 1917, when the Subdivision Control Law went into effect through the acceptance by the Town of the statute authorizing Board of Survey, and one of such buildings remains standing on each of the proposed lots shown on said plan. The location of such building is shown _____ and evidence of their existence prior to said date is submitted herewith as follows:

4. The division of land shown on the accompanying plan is not a subdivision for the following reasons:

5. The subdivision has the same validity as an approved subdivision because it is in accordance with a plan registered or confirmed by the Land Court prior to February 1, 1952, namely on _____ (date). Evidence of such registration or confirmation is submitted herewith as follows:

(If more than one owner, all must sign)

Applicant(s) _____

Street _____

Town _____

NOTE: This application is not deemed to have been submitted until the following endorsement has been completed by the Planning Board.

Accepted this _____ day of _____ (month) _____ (year), as duly submitted under the Rules and Regulations of the Planning Board.

WAKEFIELD PLANNING BOARD

WAKEFIELD CODE
