

William J. Pastuszek, Jr.

Ellen Jean Smith

29 Fort Lucas Road

Colrain MA 01340

June 5, 2020

Planning Board

Town of Colrain

Colrain MA 01340

Sir/Madam:

Please find following our application to allow us to transfer a non-buildable parcel to our abutter from our property located at 29 Fort Lucas Road.

We will plan to virtually attend this week's meeting.

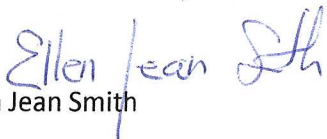
Let us know if you require anything else.

Thank you.

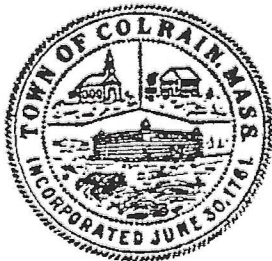
Respectfully,



William J. Pastuszek, Jr.



Ellen Jean Smith



TOWN WHERE A U.S. FLAG WAS FIRST
RAISED OVER A PUBLIC SCHOOL. MAY, 1812

COLRAIN PLANNING BOARD

Form A - Application for APPROVAL NOT REQUIRED

DATE: 6/5/2020

Bring application form to the Town Clerk's office to time stamp along with a Fee payable to the **Town of Colrain** for \$50.00.

The undersigned, believing that the accompanying plan of property in the Town of Colrain, Massachusetts, does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that the Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: **William J. Pastuszek, Jr. / Ellen Jean Smith**

Address: 29 Ft Lucas Road, Colrain MA 01340

2. Location and Description of Property [include Assessor's Map and Lot and Zoning District(s): 4140/14, 71.09 acs. Residence on large lot. Abutter at bottom right of plan wishes to acquire some additional land to expand his lot. The amount being conveyed is not a buildable lot as noted on the plan. The amount being conveyed does not affect the conformance of the remaining land we own.

3

Deed Reference: Book 7420 _____, Page 12

or Certificate of Title: _____

4. Name of Surveyor:

Address: Ed Muszynski, PLS, P.O. Box 739, Greenfield MA

Owner's Name William J. Pastuszek, Jr. / Ellen Jean Smith

Address: 29 F. Lucas Road. Colrain MA 01340

Please indicate the grounds (either A, B, C or D, not a combination) on which you believe your plan not to be a subdivision.

A. Each lot on the plan meets one of the following criteria:

1. Has the frontage, lot area, and lot width required under the Zoning By-law on:

X _____ a) a public way, or

_____ b) a way which the Town Clerk certifies is maintained & used as a public way, or

_____ c) a way shown on a plan approved and endorsed by the Planning Board under the Subdivision Control Law, recorded in Plan Book _____ Plan _____, or

_____ d) a way in existence before the adoption of the Subdivision Control Law by the Town and which the Board finds adequate for the way's proposed use, or

_____ e) a way shown on a plan of a subdivision recorded at the Registry of Deeds or the Land Court prior to the adoption of the Subdivision Control Law.

B- Each Lot has been clearly marked on the plan to be either:

a) joined to and made part of an adjacent lot, or

b) labeled "Not A Building Lot". (X) for property being conveyed. The remainder is a building lot.

C. Each lot on the plan contains a building that existed prior to the adoption of the Subdivision Control Law.

D. The plan shows an existing parcel with no new lot division(s) and has frontage on a way described above.

Received: Town of Colrain, Town Clerk (date stamp):

Signature of Town Official receiving this application:

Notice to APPLICANT/TOWN CLERK of action of Planning Board on accompanying plan:

1. The Colrain Planning Board has determined that said plan does not require approval under the Subdivision Control Law, and the appropriate endorsement has been made upon the same.

2. The Colrain Planning Board has determined that said plan shows a subdivision, as defined by G.L.c.41, s.81-L and must, therefore, be resubmitted for approval under the Subdivision Control Law.

Very truly yours,
Colrain Planning Board

By: _____

Date: _____