

Approval Not Required Information

	<p>Does the parcel or lot have any manmade structures (walls, fences, guardrails, buildings, drains etc.), present that could limit or impede access to the lot? (If yes show informational details on plan).</p> <p><input type="checkbox"/> walls <input type="checkbox"/> fences <input type="checkbox"/> guardrails <input type="checkbox"/> buildings <input type="checkbox"/> drains <input type="checkbox"/> other _____</p>
	<p>Does the parcel or lot have any natural features present that could limit or impede access to the lot? (If yes include topographical information details for the site at two foot (2') intervals on the plan).</p> <p><input type="checkbox"/> water courses <input type="checkbox"/> rock outcrops <input type="checkbox"/> slopes <input type="checkbox"/> significant topographical features <input type="checkbox"/> wetlands <input type="checkbox"/> ledge <input type="checkbox"/> major trees <input type="checkbox"/> other _____</p>
	<p>Does the parcel or lot have any legal restrictions present that could limit or impede access to the lot? (If yes, attach informational details on the submitted plan).</p> <p><input type="checkbox"/> right of way <input type="checkbox"/> other conditions _____</p>
	<p>The project involves alteration or demolition of buildings which are at least 75 years old? If yes, see §17A of Article V. of the Town of Framingham's By-Laws and Appendix IX of the Zoning By-Law).</p>
	<p>Is the lot situated in a Historic District? (See Art V. §5 of the Town of Framingham's By-Laws and Appendix IX of the Zoning By-Law)</p>
	<p>The lot is located on a Scenic Roadway (Reference Appendix 11 Administration of the Scenic Road Act of the Framingham Zoning By-law)?</p>
	<p>The parcel or lots shown on the accompanying plan have been included, or in part, on a Prior application as an Approval Not Required Plan previously submitted to the Planning Board. (If yes, please identify the plan and application dates: _____).</p>
	<p>Are there any variances granted by the Zoning Board of Appeals or other decisions and permits affecting the land included in the plan.</p>

The purpose for this application:

The undersigned, being the owner of the land described on the accompanying plan, hereby requests a determination by the Planning Board of the Town of Framingham that its approval under the **Subdivision Control Law** (MGL Chapter 41) is not required. It is acknowledged that if the endorsement of said Planning Board is so received, the original of said plan as endorsed will be duly recorded in the Middlesex South Registry of Deeds, or Land Court, within six (6) months from the date of endorsement. It is understood that failure to record said plan within the specified time shall render any such endorsement null and void.

The undersigned believes that approval under the Subdivision Control Law is not required for the following reasons:

The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the frontage, area and depth required by the Zoning By-Laws of the Town of Framingham, is on a public way, namely _____, or is on a private way, namely _____.

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

****Please explain in detail the purpose for this application, (use additional pages if necessary)**

Approval Not Required Application Checklist

Please insure that your application and site plans include all the items below. If a site plan does not contain the required information you may request waiver. Waiver requests must be accompanied by a written explanation for request. (**Please note: Failure to complete all items may result in your application being deemed incomplete and may cause a delay in processing your application.)

- The Applicant has posted a Community Notice Sign of proposed project on the property
- Name of record owner(s) of land shown on the plan.
- Name, signature and seal of surveyor who prepared the plan.
- Names of all adjacent abutters, as they appear on the latest Assessor's records, and if the applicant has knowledge of any changes subsequent to the latest Assessor's records, the names of the present owners of abutting land.
- Location of all manmade structures and significant natural features, including existing buildings and structures, stone walls and guardrails, rock outcrops, steep slopes, wetlands, easements, rights of way, water courses, drains, streets, ways, Scenic Roads, major trees (12 inch diameter, or more), and such other references known to the applicant to sufficiently identify the land to which the plan relates, and to sufficiently identify any existing impediments to access upon the land. A topographic plan, at 2 foot contours, shall be provided where slopes exceeding 15% may impede access upon the land between the street and the proposed location of the structure or house.
- Town of Framingham Assessors Map Number, Block Number and Lot Number.
- Boundary lines, dimensions and areas of all lots to which the plan relates.
- The remaining frontage and total area of the land in the ownership of the applicant in all cases wherein there shall result the creation of a new lot or revised lot lines.
- The statement "Approval Under the Subdivision Control Law Not Required" together with sufficient space for the signatures of the required number of Board members and the date of endorsement.
- North point, date of survey and scale.
- Delineation of all streets and ways, both sides, indicating the width of pavement with a statement of whether or not all streets and ways shown or referred to are public or private ways, indicating the same as to each street or way so shown.
- An appropriate reference shown on the plan to any variances granted by the Zoning Board of Appeals or other decisions and permits affecting the land included in the plan.
- A note shall appear on the plan stating that this endorsement of the Planning Board should not be construed to be a determination of conformance with the Zoning By-Law relative to Irregularly-Shaped Lots, Upland Area, Lot Width, Open Space and Lot Coverage and Floor Area Ratio in accordance with Section IV.E.3.a., 4.b., 6.a-e, and 7.c. of the Zoning By-Law for all lots affected.
- A note shall appear on the plan stating that this endorsement of the Planning Board should not be construed to be a determination of conformance with the Land Disturbance By-Law in accordance with Section V.F of the Zoning By-Law for all lots affected.
- A note shall appear on the plan stating that this endorsement of the Planning Board should not be construed to be a determination of conformance with Zoning regulations for all lots affected.
- A note shall appear on the plan stating that this endorsement of the Planning Board should not be construed to be a determination of conformance with the Framingham General By-Law in accordance with Article 5, Section 18, and its implementing wetlands protection regulations as well as the Massachusetts Wetlands Protection Act, M.G.L. Ch. 131, Section 40 and its implementing regulations, 310 CMR 10.00. for all lots affected.

CLICK BELOW TO SUBMIT THIS FORM TO THE PLANNING BOARD

To be completed by the Framingham Town Engineer:

I **do** recommend endorsement of this application as a PLAN BELIEVED NOT TO REQUIRE APPROVAL.

I **do not** recommend endorsement of this application as a PLAN BELIEVED NOT TO REQUIRE APPROVAL for the following reasons:

TOWN ENGINEER

DATE OF SIGNATURE