

CITY OF BROCKTON

Department of Planning and Economic Development

Planning Board

Conservation Commission

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE SUBDIVISION APPROVAL

Brockton, MA

Date: _____

TO THE PLANNING BOARD:

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

Contact Information:

Name of Applicant: _____

Address: _____

Phone Number: _____ Email: _____

Name of Engineer and/or Surveyor: _____

Phone Number(s): _____ Email(s): _____

Deed of Property Recorded in Plymouth Registry: Book _____ Page _____

Location of Property: _____

Description of Attached Plan:

Signature of Property Owner: _____

Print Name Clearly: _____

Date: _____

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Requirements for Plan Not Requiring Approval

The Approval Not Required (ANR) Plan **shall** be prepared by a **Registered Professional Civil Engineer or Land Surveyor registered in Massachusetts.**

The Applicant shall submit:

- a. *Two (2) copies of properly executed Form A Application, signed by all property owners*
- b. *One (1) full-sized plan, at a scale of 1" equals 20', unless another suitable scale is approved by the Board, printed on Mylar sized 24" X 36,"*
- c. *Three (3) paper copies of the plan, printed 24" X 36", completed in accordance to requirements of the signed Form A. application.*
- d. *One (1) digital copy of a PDF version of the Plan and Application.*
- e. *Fee, payable to the City of Brockton, in the amount described in the Fee Schedule.*

Each Plan shall include:

- a. *Title*
- b. *Name and Address of Owner of subject land*
- c. *Registration Book and Page of Deed and previously recorded plans*
- d. *Name and Address of Surveyor if drawn by a Surveyor*
- e. *Surveyor's Stamp or Seal if drawn by a Surveyor*
- f. *Name and Address of Civil Engineer if drawn by a Civil Engineer or if civil engineering work is submitted*
- g. *Civil Engineer's Stamp or Seal if drawn by a Civil Engineer or if civil engineering is submitted*
- h. *Planning Board Signature Block*
- i. *Recorder's Block*
- j. *North Point, Scale, Legend, Dates of Submission*
- k. *Zoning District and District lines if within or coterminous with parcel*
- l. *Names of Abutters' from Recent Tax List*
- m. *Dimensions and Lines of Existing Streets*
- n. *Current Buildings and Structures*
- o. *Labeled parcels stating "this parcel is not buildable without zoning approval".*

A determination that this plan as submitted does not require approval as a subdivision in no way is intended to indicate that a determination has also been made that the parcel(s) created are in compliance with the zoning ordinances of the City of Brockton and/or is/are a buildable lot(s). Contact the Building Department (508) 580-7150 for further information and inquiries.

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Massachusetts General Laws, Chapter 41, Section 81P

Section 81P: Approval of plans not subject to control law; procedure

Section 81P. Any person wishing to cause to be recorded a plan of land situated in a city or town in which the subdivision control law is in effect, who believes that his plan does not require approval under the subdivision control law, may submit his plan to the planning board of such city or town in the manner prescribed in section eighty-one T, and, if the board finds that the plan does not require such approval, it shall forthwith, without a public hearing, endorse thereon or cause to be endorsed thereon by a person authorized by it the words "approval under the subdivision control law not required" or words of similar import with appropriate name or names signed thereto, and such endorsement shall be conclusive on all persons. Such endorsement shall not be withheld unless such plan shows a subdivision.

If the board shall determine that in its opinion the plan requires approval, it shall within twenty-one days of such submittal, give written notice of its determination to the clerk of the city or town and the person submitting the plan, and such person may submit his plan for approval as provided by law and the rules and regulations of the board, or he may appeal from the determination of the board in the manner provided in section eighty-one BB. If the board fails to act upon a plan submitted under this section or fails to notify the clerk of the city or town and the person submitting the plan of its action within twenty-one days after its submission, it shall be deemed to have determined that approval under the subdivision control law is not required, and it shall forthwith make such endorsement on said plan, and on its failure to do so forthwith the city or town clerk shall issue a certificate to the same effect.

The plan bearing such endorsement or the plan and such certificate, as the case may be, shall be delivered by the planning board, or in case of the certificate, by the city or town clerk, to the person submitting such plan. The planning board of a city or town which has authorized any person, other than a majority of the board, to endorse on a plan the approval of the board or to make any other certificate under the subdivision control law, shall transmit a written statement to the register of deeds and the recorder of the land court, signed by a majority of the board, giving the name of the person so authorized.

The endorsement under this section may include a statement of the reason approval is not required.