



CITY OF BROCKTON

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Planning Board

Historical Commission

Conservation Commission

FOR OFFICE USE ONLY

Robert F. Sullivan
Mayor

Robert May, CEcD
Director

45 SCHOOL STREET, BROCKTON, MA 02301 | (508) 580-7113 | <https://brockton.ma.us>

Form A

The undersigned, believing that the accompanying plan of their 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**.

FOR APPROVAL NOT REQUIRED (MUST CHECK AT LEAST ONE OF THE FOLLOWING ITEMS FOR THE SUBMISSION TO BE CONSIDERED AN ANR)

- Every lot has the required frontage on and access to a street as identified by the Zoning Ordinance
- Land designated _____ shall not be used as separate building lot(s), but only together as with abutting lot(s) _____, which have the required area and frontage as shown.
- Lots having area or frontage less than currently required under zoning resulted from a taking for public purpose for _____ and have been recorded on _____ in Book ____, Page ____ in Plymouth County Registry of Deeds, have been in a separate ownership at the time of increase in requirements, and cannot be joined with abutting land of the same owner.
- Other (**Requires Planning Department approval**): _____

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.

PROJECT INFORMATION

PROJECT NAME:

PROJECT ADDRESS:

PARCEL ID(s):

ENGINEER/SURVEYOR:

EXISTING PROPERTY INFORMATION

ZONING DISTRICT:

LAND USE:

DEED OF PROPERTY:

Book _____, Page _____

SIZE OF PROPERTY:

_____ SQ. FT.

_____ ACRES

LOT DIMENSIONS:

_____ WIDTH _____ DEPTH

_____ FRONTAGE _____ AREA

PROPOSED REQUEST INFORMATION			
Project Narrative (Please include all proposed work below):			
CONTACT INFORMATION			
PROPERTY OWNER			
PROPERTY OWNER NAME:			
ADDRESS:	CITY:	STATE:	ZIPCODE:
TELEPHONE NUMBER:	EMAIL ADDRESS:		
APPLICANT (IF DIFFERENT THAN OWNER)			
APPLICANT NAME:			
ADDRESS:	CITY:	STATE:	ZIPCODE:
TELEPHONE NUMBER:	EMAIL ADDRESS:		
DESIGNATED AGENT			
APPLICANT NAME:			
ADDRESS:	CITY:	STATE:	ZIPCODE:
TELEPHONE NUMBER:	EMAIL ADDRESS:		

OWNER'S CONSENT*

I _____ (*Owner's Name as it appears on the recorded deed, see notes below if owned by a business), the fee simple owner of the property with the following legal description (as it appears on the warranty deed; attach separate sheet if necessary):

hereby petition to the City of Brockton for _____ (application type). I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. I consent to inspections, photographing and placement of signs on the subject property by City Staff for purposes of consideration of this application and/or presentation to the approving body. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Brockton, MA, and are not returnable.

SIGNATURE - OWNER

OWNER'S DESIGNATION OF AGENCY*

I _____ (*Owner's Name as it appears on the recorded deed, see notes below if owned by a business), the fee simple owner of the property with the following legal description (as it appears on the warranty deed; attach separate sheet if necessary):

hereby affirm that _____ (Agent's Name) is hereby designated to act as agent of my behalf to petition the City of Brockton for _____ (application type). I certify that I have examined the application and that all statements and diagrams submitted are true and accurate to the best of my knowledge. Further, I understand that this application, attachments and fees become part of the Official Records of the City of Brockton, MA, and are not returnable.

SIGNATURE - OWNER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____ (name of person acknowledging), who has produced _____ as identification and/or is personally known to me.

SIGNATURE - NOTARY PUBLIC

PRINT NAME - NOTARY PUBLIC

NOTARY SEAL OR STAMP

My Commission Expires: _____

***NOTE:** When an application is executed on behalf of a corporation or business entity, documentation must be provided which demonstrates that the corporation's representative is authorized to act on behalf of the corporation (**only complete the one that applies above**).

AGREEMENT FOR CONTINUANCE AND WAIVER

I, _____, hereby agree to waive the 21-day requirement for endorsement of an ANR plan for the project location of _____ to the Board's next regularly scheduled meeting on _____.

SIGNATURE – OWNER/APPLICANT

APPLICATION ACKNOWLEDGEMENTS

Please read the following and acknowledge below:

- All documentation submitted for this application is considered a public record.
- I have submitted **two (2) copies** of the Form A application, signed by all property owners, and **two (2) copies** of the full-sized plans, printed 24" by 36".
- I have provided **one (1) mylar copy** of the full-sized plans, at a scale of 1" equals 20', unless another suitable scale is approved by the Board, printed 24" by 36".
- I have submitted a copy of the recorded deed.
- I have submitted the **digital copy** of the submission to planning@cobma.us.
- I have provided the associated fee, payable to the City of Brockton, in the amount described in the fee schedule.
- I have included the following text on every page of the plan set ***"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 lot(s) created are in compliance with the zoning ordinances to the City of Brockton and/or is/are a buildable lot(s)."***
- When a final decision is made by the Board, if denied, a new application, including any required fees and documents, is required to be submitted for consideration of new and redesigned proposals or additions and changes to previously acted on proposals.

The aforementioned has been read and acknowledged by:

SIGNATURE - OWNER/APPLICANT

SIGNATURE - DESIGNATED AGENT

PRINT NAME - OWNER/APPLICANT

PRINT NAME - DESIGNATED AGENT