

**RULES AND REGULATIONS
GOVERNING THE SUBDIVISION OF LAND
PLANNING BOARD – TOWN OF HOLBROOK**

Form B (1 of 3)

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN

(Optional if residential subdivision;
mandated if nonresidential subdivision)

1. Date filed _____ Applicant's phone _____

2a. Applicant's name _____

2b. Applicant's address _____

(#'s 3a, 3b, and 3c to be completed if applicant and owner are not the same person)

3a. Owner's name _____

3b. Owner's address _____

3c. The owner hereby appoints _____

(name of applicant)

to act as his/her/its agent for purposes of submitting and processing this application.

3d. Owner's phone number _____

4. The owner's title to the land which is derived under deed from _____ dated _____

_____, and recorded in the _____ Registry of

Deeds, Book _____, Page _____, or Land Court Certificate of

Title No. _____ registered in _____ District

Book _____, Page _____.

5. The land is shown on Assessor's record as Lot _____, on Map _____ and has an address of or is located at _____

_____.

6. The land is zoned _____; the frontage required is _____ feet.

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7. A plan is attached to this application which has been prepared by a registered land surveyor, namely, _____, license # _____
8. Approval under the Subdivision Control Law is not required to divide the land shown on the accompanying plan for the following reasons. (Check all sections which apply)
- _____ a. The accompanying plan does not show a subdivision because there is no division of land into two (2) or more lots.
- _____ b. The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by zoning; and every lot shown on the plan has frontage located on one of the following ways;
- (1) A public way or ways which the Town Clerk certifies is maintained and used as a public way, namely _____ (attach Town Clerk certification if the way is not a public way)
- (2) A way shown on a plan previously approved and endorsed in accordance with the Subdivision Control Law, namely _____ approval endorsed on _____, and recorded at the _____ Registry of Deeds as plan # _____; or
- (3) A private way in existence when the Subdivision Control Law became effective in the Town having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.
- _____ c. The division of the tract of land shown on the accompanying plan is not a subdivision because it shows a proposed conveyance/other instrument, which adds to/takes away from/changes the size and shape of, lots in such a manner so that no lot affected is left without the frontage required by zoning (cross out the words which do not apply)
- _____ d. The division of the tract of land shown on the accompanying plan is not a subdivision because two (2) or more substantial buildings were standing on the land prior to the date when the Subdivision Control Law went into effect in the Town and one such building remains standing on each of the lots as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law is submitted as follows:

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NO ENDORSEMENT OF A PLAN THAT APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED SHOULD BE CONTRUED AS COMPLIANCE WITH ZONING.

Received by Town Clerk

Applicant's Signature:

Signature of Town Clerk

Owner's Signature:
(if different from Applicant)

Application fee received from Applicant in the amount of \$ _____.

Signature of recipient