



Received at the Office of the City Clerk

Date:

DEC 10 2020

Time:

4:30 PM

Received by:

Deborah M. Pedercini

Fee:

75.00

CK # 46229

CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

File one completed form with the Planning Board and one copy with the City Clerk in accordance with the requirements of Section 4.2 of these regulations.

December 9, 20 20

To the Planning Board:

The undersigned, believing that the accompanying plan of land in the City of North Adams 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 Subdivision Control Law is not required.

1. Name of applicant John Duquette (10 Harmony Street LLC)
Address 10 Harmony Street, Adams, MA
2. Name of owner (if not applicant) A. Shapiro Realty Corporation
Address PO Box 1064 North Adams, MA 01247
3. Name of surveyor Hill-Engineers, Architects, Planners
Address 50 Depot Street, Dalton, MA 01220
4. Deed of property recorded in Berkshire County Registry of Deeds, Book 565/255 Page 416/333
5. Location and description of property (including way on which frontage is claimed)
445 Ashland Street, North Adams, MA
6. Proposed use of land if other than a single-family residential industrial
7. Number of lots shown on plan 2
8. Lot area and frontage of lots Lot 1: 219.64' frontage, 23,377 SF
Lot 2: 214.39' frontage, 35,164 SF
9. Land located in IA zoning district; frontage required 70 feet.

If all lots meet one of the following criteria, the plan is not a subdivision and approval under the subdivision control law is not required, but rather requires only a simple endorsement that it is not a subdivision (either A, B, or C).

A. Each lot on the plan or altered by it meets one of these criteria:

1. Has all the frontage required under zoning on

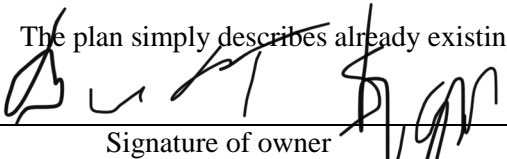
- a.* A public way, or
- b.* A way shown on a plan approved earlier by the Planning Board under this law, or
- c.* A way preexisting the effective date of regulations, and which the Board finds adequate for its planned use.

2. Has been clearly marked on the plan to be either

- a.* Joined to and made a part of an adjacent lot, or
- b.* Not a building lot

B. Each lot on the plan contains a building which existed prior to the effective date of the North Adams Zoning Ordinances.

C. The plan simply describes already existing parcels with no new lot divisions.



Signature of owner

Address



Signature of applicant

Address

Finding of the Planning Board: _____

Plan endorsed by:

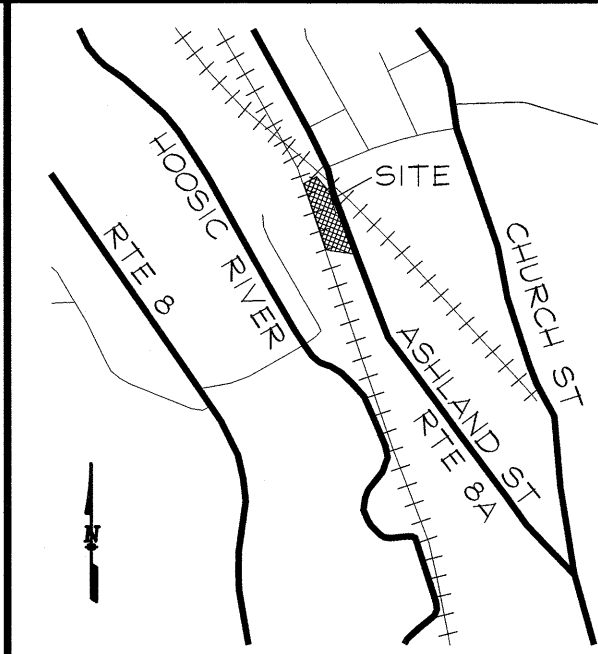
for the Planning Board on _____, _____

Notice of action sent to the City Clerk on _____, _____

OR

Plan found to require approval as a subdivision. Notice of finding mailed to applicant and City Clerk on

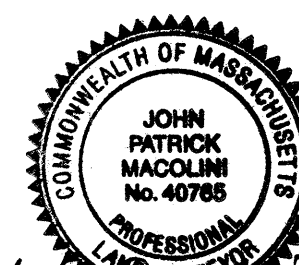
Chairman, North Adams Planning Board



hill
engineers
architects
planners

50 Depot Street
Dalton, MA 01226
(413) 684-0925

44 Spring Street
Adams, MA 01220
(413) 743-0013
www.hillengineers.com



12-10-20

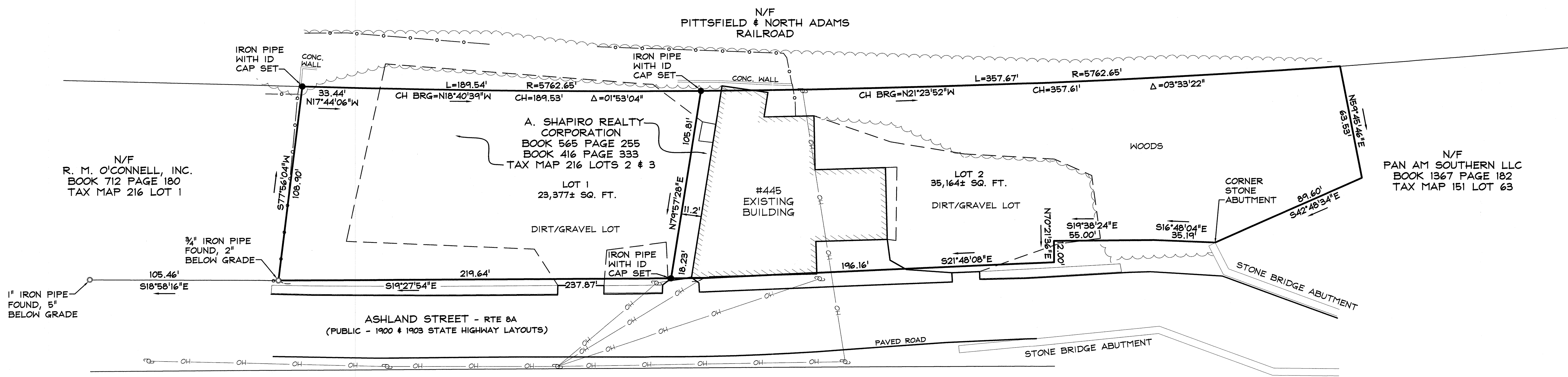
REV.	DESCRIPTION	DATE	DRN CK'D
A	ISSUED FOR REVIEW AND COMMENT	9/29/20	JPM
B	ADJUSTED LOT LINE	10/6/20	JPM
C	ADJUSTED LOT LINE	11/3/20	JPM
D	FINAL	12/9/20	JPM

A COPY OF THE DATA IN THIS DRAWING FILE IS MAINTAINED AT THE OFFICES OF HILL ENGINEERS ARCHITECTS PLANNERS AND REVISION OF THIS DATA IS THE SOLE RESPONSIBILITY OF THE USER.

10 HARMONY STREET, LLC & A. SHAPIRO & SONS, INC. 445 ASHLAND STREET NORTH ADAMS, MA	PLAN OF LAND NORTH ADAMS, MA
PROJECT DESCRIPTION	APPROVAL NOT REQUIRED

DRAWN BY	JPM
DATE DRAWN	12/9/20
SCALE	1" = 30'
APV'D BY	
CAD CODE:	SRV-2229-CS.DWG
GRAPHIC SCALE:	0 30 60
PROJECT NUMBER:	SRV-2229-001
DRAWING NUMBER	VV101
REV.	D

MASSACHUSETTS STATE PLANE NAD83



- NOTES:
- LOCUS TITLE REFERENCE: A. SHAPIRO REALTY CORPORATION. BERKSHIRE NORTH REGISTRY OF DEEDS, BOOK 565 PAGE 255 & BOOK 416 PAGE 333.
 - ASHLAND STREET IS A PUBLIC WAY. SEE 1900 & 1903 STATE HIGHWAY LAYOUTS.
 - THE HORIZONTAL DATUM IS BASED ON MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NAD83, WHICH WAS OBTAINED BY GPS OBSERVATION.
 - THE PROPOSED LOTS SHOWN ARE IN I-1 ZONE, AND CONFORM WITH INTENSITY REGULATIONS.

- PLAN REFERENCES:
- PLAN BOOK 240D PAGE 115
 - DRAWER 6 PAGE 134
 - DRAWER 4 PAGE 31
 - 1900 & 1903 STATE HIGHWAY LAYOUTS OF ASHLAND STREET
 - 1847 PITTSFIELD & NORTH ADAMS RAILROAD LAYOUT

LEGEND

- IRON PIPE W/I.D. CAP SET
- IRON PIPE FOUND
- UTILITY POLE
- EDGE OF PAVEMENT
- - - EDGE OF GRAVEL
- - - CHAINLINK FENCE
- - - OVERHEAD WIRES
- - - TREE LINE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

John P. Macolini 12-10-20
PROFESSIONAL LAND SURVEYOR DATE

APPROVAL OF THE NORTH ADAMS PLANNING BOARD NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

DATE: _____

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY THAT THE LOTS OR PARCELS SHOWN HEREON ARE BUILDING LOTS, NOR THAT THEY COMPLY WITH ZONING BYLAWS, WETLANDS REGULATIONS, TITLE 5 OR OTHER LOCAL, STATE OR FEDERAL REGULATIONS.