

Received at the Office of the City Clerk

Date: JAN 15 2021  
Time: 1:30 PM  
Received by: Deborah M. Federicini  
Fee: \$ 7500

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.

January 14, 20 21

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 Matthew R Meranti  
Address 436 Houghton St. Clarksburg MA 01247
2. Name of owner (if not applicant) David Risch  
Address 401 Reservoir Rd. North Adams MA 01247
3. Name of surveyor Hilltown Land Surveys  
Address 26 Main St. Cunnington MA 01026
4. Deed of property recorded in Berkshire County Registry of Deeds, Book 852 Page 777
5. Location and description of property (including way on which frontage is claimed)  
35+ acres on Reservoir Rd. adjacent to 401 Reservoir Rd. with 219.91' of frontage on Reservoir Rd.  
We are subdividing 1.782 acres of lot 29 and adding it to lot 29C for a total on lot 29C of 36.218 acres.
6. Proposed use of land if other than a single-family residential \_\_\_\_\_
7. Number of lots shown on plan 2 lots being reconfigured into 2 lots
8. Lot area and frontage of lots Lot 29 C is 36.218 acres with 291.91' of frontage  
lot 29 is 2.305 acres with 205.09' of frontage
9. Land located in R1 zoning district; frontage required 125 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.

David F. Rich  
Signature of owner  
401 Brewster Rd.  
Address

Matthew Pender  
Signature of applicant  
436 Houghton St. Clarkburg MA 01247  
Address

Finding of the Planning Board: \_\_\_\_\_

Plan endorsed by: \_\_\_\_\_

for the Planning Board on \_\_\_\_\_, \_\_\_\_\_

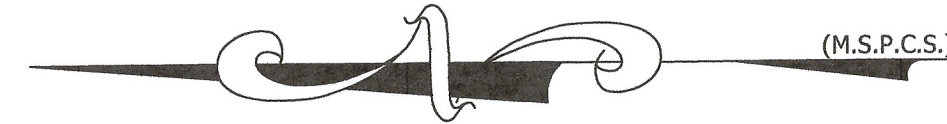
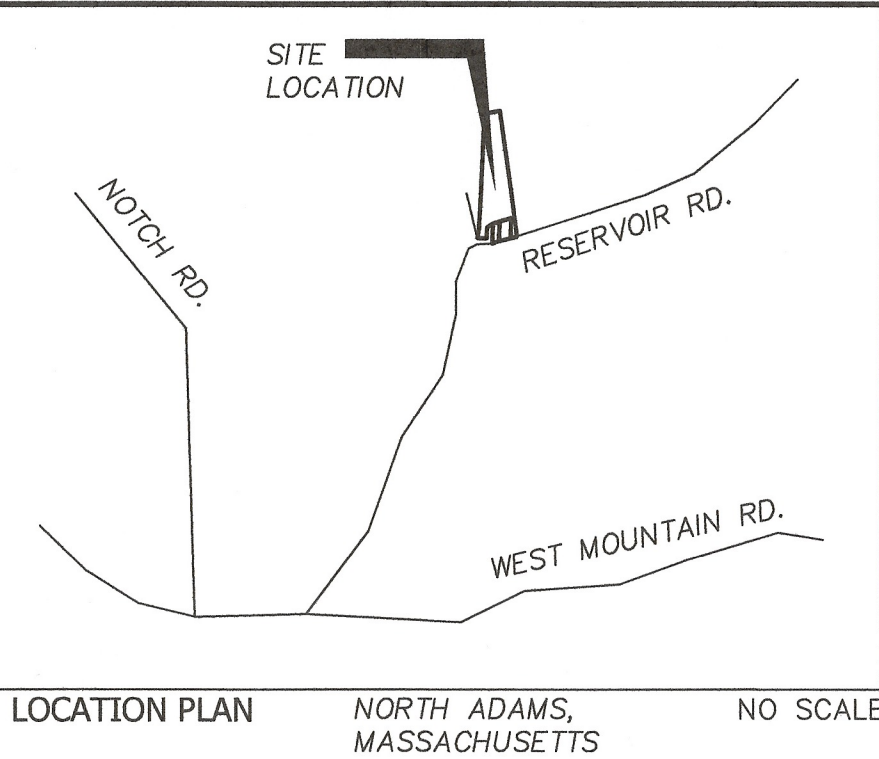
Notice of action sent to the City Clerk on \_\_\_\_\_, \_\_\_\_\_

OR

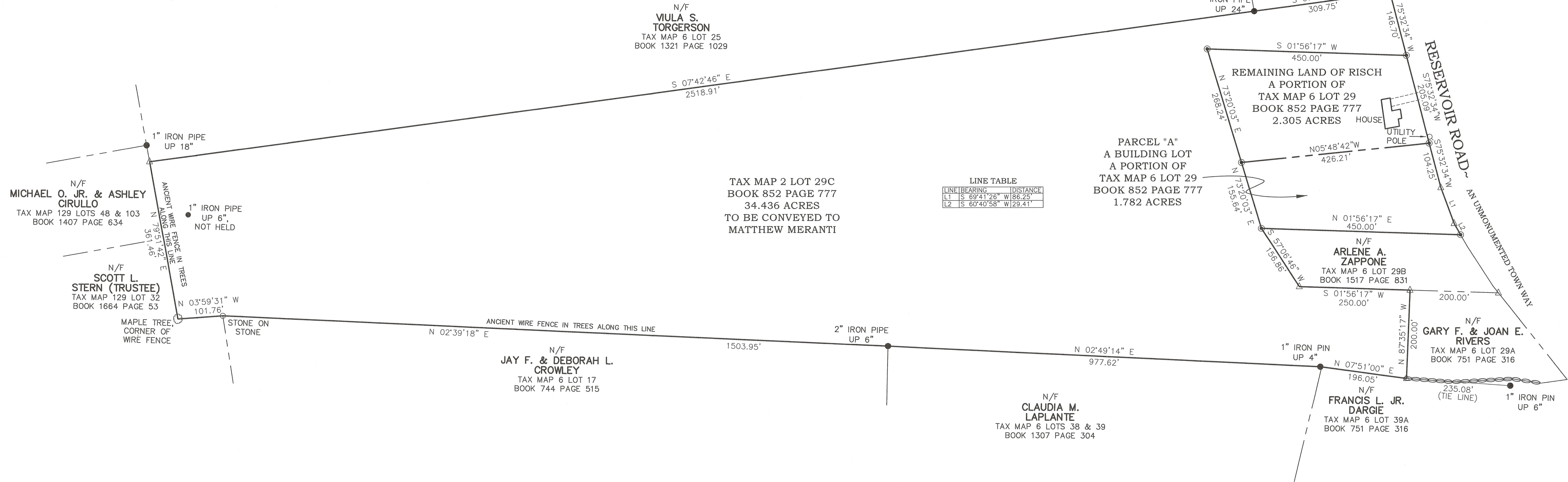
Plan found to require approval as a subdivision. Notice of finding mailed to applicant and City Clerk on \_\_\_\_\_

\_\_\_\_\_  
Chairman, North Adams Planning Board





FOR REGISTRY USE ONLY



#### MAP REFERENCES

- "PLAN OF PROPERTY OF CARMINE MANGANO IN NORTH ADAMS, MASS." BY W.N. TULLER, CE. DATED 10/29/1937, AND RECORDED IN DRAWER 6 PAGE 10 AT THE BERKSHIRE COUNTY NORTHERN DISTRICT REGISTRY OF DEEDS.
- "PLAN OF PROPERTY IN NORTH ADAMS MASS. TO BE CONVEYED TO DULLIO DAMI." BY E.L. CADIGON, DATED 11/12/1953, AND RECORDED IN PLAN BOOK 240C PAGE 269 AT THE BERKSHIRE COUNTY NORTHERN DISTRICT REGISTRY OF DEEDS.
- SKETCH OF LAND IN DEED BOOK 669 PAGE 1098.

#### NOTES

- THIS PLAN IS BASED ON A SURVEY PERFORMED DURING THE MONTH OF NOVEMBER, 2020, AND IS MADE TO THE STANDARD CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS. (M.G.L.250 CMR 6:00)
- THE BEARINGS ON THIS PLAN ARE REFERENCED TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM (M.S.P.C.S.)
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS THAT AN UP-TO-DATE TITLE REPORT MIGHT REVEAL.
- RESERVOIR ROAD LAID OUT 1.5 RODS (24.75') FROM THE CENTERLINE OF THE TRAVELED WAY.

#### CERTIFICATION

APPROVAL BY THE PLANNING BOARD UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

NORTH ADAMS PLANNING BOARD

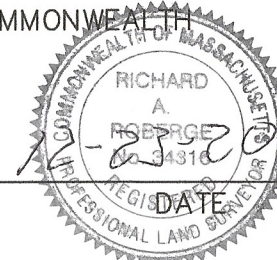
DATE:

SIGNED:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

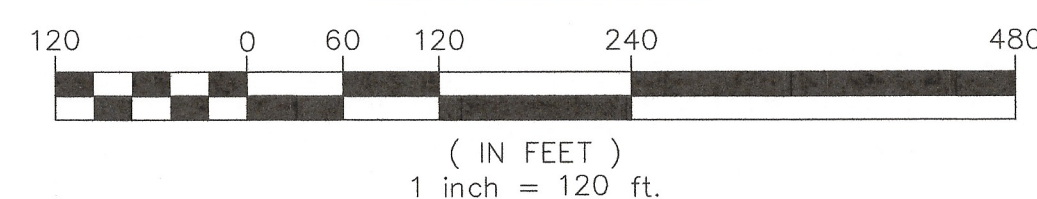
RICHARD A. ROBERGE, P.L.S.



#### LEGEND

- PROPERTY LINE  
- - - PROPOSED PROPERTY LINE  
- - - ABUTTER LINE  
△ UNMARKED POINT  
● CAPPED REBAR, SET

#### GRAPHIC SCALE



LOCUS IS LAND OF  
DAVID K. RISCH  
BOOK 852 PAGE 777  
TAX MAP 6 LOTS 29 & 29C  
TOTAL AREA = 38.523 ACRES

PLAN OF LAND IN  
NORTH ADAMS (BERKSHIRE CO.  
NORTHERN DISTRICT), MA  
PREPARED FOR  
MATTHEW MERANTI

HILLTOWN LAND SURVEYS  
26 MAIN STREET  
CUMMINGTON, MA 01026  
(413) 634-0244

C 2020

DATE 12/21/20 SCALE 1"=120' PROJ. MERANTI SHEET 1 OF 1