



# Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

## FORM A

### APPLICATION FOR DETERMINATION THAT PLAN DOES NOT REQUIRE APPROVAL (ANR)

To the Planning Board of the Town of Truro, MA

Date FEBRUARY 17, 2023

The undersigned owners of all the land described herein submitted the accompanying plan entitled: PLAN OF LAND IN TRURO, AS SURVEYED FOR HENRY YUREK & JOSEPHINE YATSK and dated JANUARY 31, 2023, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: 29 SYLVAN Lane & G NELSON DRIVE Map(s) and Parcel(s): 43/98 & 121

Number of Lots Created: ONE Total Land Area: LOT 3 = 58,063 ± SQ. FT. = 1.333 ± acres  
JULIANNE BELT

The owner's title to said land is derived under deed from ROBERT M. NELSON, dated JUNE 14, 2022 and recorded in the Barnstable Registry of Deeds Book and Page 35191/45 & 14561/41 or Land Court Certificate of Title No. N.A. registered in Barnstable County.

The undersigned believes that such approval is not required for the following reasons: (check as appropriate)

- The accompanying plan is not a subdivision because the plan does not show a division of land.
- 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 the Truro Zoning Bylaw under Section 50.1(A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
  - a public way or way which the Town Clerk certifies is maintained and used as a public way, namely \_\_\_\_\_, or
  - a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely \_\_\_\_\_ on \_\_\_\_\_ and subject to the following conditions \_\_\_\_\_; or
  - a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro 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 installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely \_\_\_\_\_.
- The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely REMOVING AN INTERIOR LOT LINE COMBINING INTO LOT 3 which adds to/takes away from/changes the size and shape of, lots in such a manner that no lot affected is left without frontage as required by the Truro Zoning Bylaw under Section 50.1(A), which requires 150 feet.

The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically \_\_\_\_\_ buildings were standing on the property prior to December 8, 1955, the date when the subdivision control law went into effect in the Town of Truro and one of such buildings remains standing on each of the lots/said buildings 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 as follows:

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

Other reasons or comments: (See M.G. L., c. 41, §81-L)

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

All other information as required in the Rules and Regulations Governing Subdivisions of Land shall be submitted as part of the application.

\* JOSEPHINE YUREK  
(Printed Name of Owner)

\* *Josephine Yurek*  
(Signature)

\_\_\_\_\_  
(Printed Name of Owner)

\_\_\_\_\_  
(Signature)

41 BROADFIELD ROAD,  
NEW ROCHELLE, N.Y. 10804  
(Address of Owner(s))

\_\_\_\_\_  
(Address of Owner(s))

WILLIAM N. ROGERS JR  
(Printed Name of Agent)

*William N. Rogers Jr*  
(Signature)

41 OFF CEMETERY ROAD, P.O. Box 631, Truro Town, MA 02657  
(Address of Agent)

**File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Town Planner at [planner1@truro-ma.gov](mailto:planner1@truro-ma.gov)**

## 2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: <u>29 SYLVAN LANE &amp; G NELSON DRIVE</u> Applicant Name: <u>WILLIAM N. ROGERS II</u> Date: <u>FEBRUARY 17, 2023</u>				
No.	Requirement	Included	Not Included	Explanation, if needed
<b><u>2.2.2 Submission Requirements</u></b>				
Any person may submit a plan seeking endorsement that the plan does not require approval under the Subdivision Control Law by providing the Board with the following:				
a.	A properly executed application for Approval Not Required Endorsement (Form A).	✓		
b.	Ten (10) paper prints of the plan. Said plan shall be prepared in such a manner as to meet the Registry of Deeds and/or Land Court requirements for recording and shall contain the following information:	✓		
b.1	The boundaries, area, frontage and dimensions of the lot or lots for which ANR endorsement is sought.	✓		
b.2	The date of the plan, scale, north arrow and assessor's map and parcel number of all land shown on the plan and directly abutting the land shown on the plan.	✓		
b.3	The name(s) of the owner(s) of record of the lots shown on the plan and of the applicant, together with the name, address seal and signature of the land surveyor who prepared the plan.	✓		
b.4	Relevant zoning classification data.			
b.5	A locus plan containing sufficient information to locate the land and showing streets bounding or providing access to the property.	✓		
b.6	The name(s) of the way(s) on which the lots front, information as to ownership of the way(s) and the physical condition of the way(s) including actual width, surface type and condition.	✓		
b.7	The location and dimension of any natural features which might affect the use of the frontage for access.	✓		
b.8	The location, including setbacks to all lot lines, of all buildings and other structures on the proposed ANR lots shown on the plan.	✓		
b.9	The location of any wetland on the land shown on the plan or within one hundred (100) feet of its boundaries.	N.A.		
b.10	The location of all bounds and easements on the proposed ANR lots shown on the plan.	✓		

**2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant**

**Address:** 29 SYLVAN Lane & GNELOW DRIVE    **Applicant Name:** William N. ROGERS II    **Date:** FEBRUAR 7, 2023

No.	Requirement	Included	Not Included	Explanation, if needed
b.11	The statement "Approval under the Subdivision Control Law Not Required", and sufficient space for the date of the application submittal and the date of endorsement, docket number and the signatures of all Board members.	✓		
b.12	The statement "Planning Board endorsement of this plan indicates only that the plan is not a subdivision under MGL, Chapter 41, Section 81-L and does not indicate that a lot is buildable or that it meets Zoning, Health or General Bylaw requirements."	✓		

## Billy Rogers

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**From:** Billy Rogers <billsier@verizon.net>  
**Sent:** Friday, October 07, 2022 11:51 AM  
**To:** 'esturdy@truro-ma.gov'  
**Subject:** Re: Sylvan Lane, Truro - Subdivision Plan A.N. R.

Ms. Anne Greenbaum, Chairman  
Truro Planning Board  
Town Hall  
Truro, Massachusetts

Re: Sylvan Lane  
Truro, Massachusetts

Dear Ms. Greenbaum:

Pursuant to your recent request regarding the Status of Condition of the Travelled Surface on Sylvan Lane, I have performed a visual inspection this date and am presenting my findings forthwith:

Please be advised of the following:

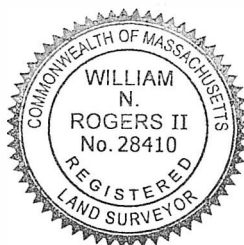
1. The "Sylvia Epstein" Subdivision Plan was Approved by the Truro Planning Board on May 24, 1966.
2. The existing Traveled Surface is Pavement in front of 33 Sylvan Lane.
3. Sylvan Lane is a long Subdivision Road. It exists of a dense graded crushed stone / gravel & hardening surface from entrance at Whitmanville Road to our Locus.
4. There did not appear to be any Drainage Structures in-place.

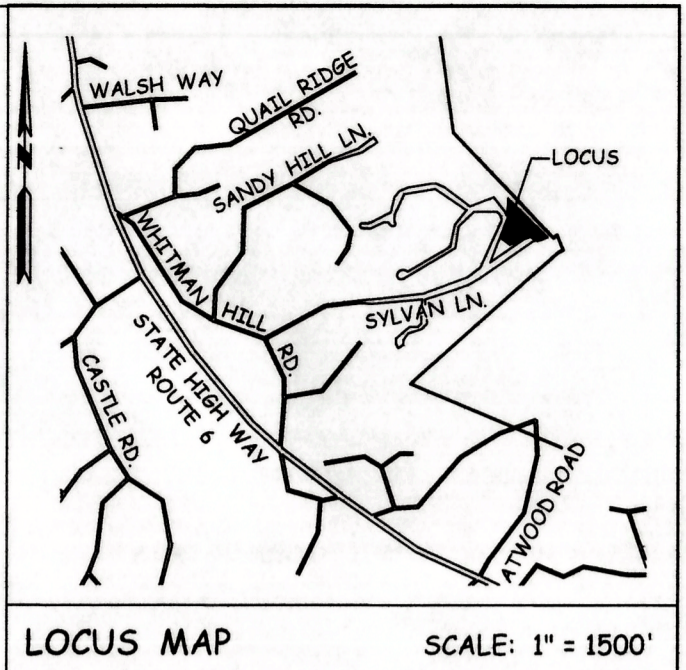
If I can be of any further assistance to you on this matter, please do not hesitate to contact me.

Respectfully submitted,

*William N. Rogers II, PE, PLS*  
William N. Rogers II, PE, PLS

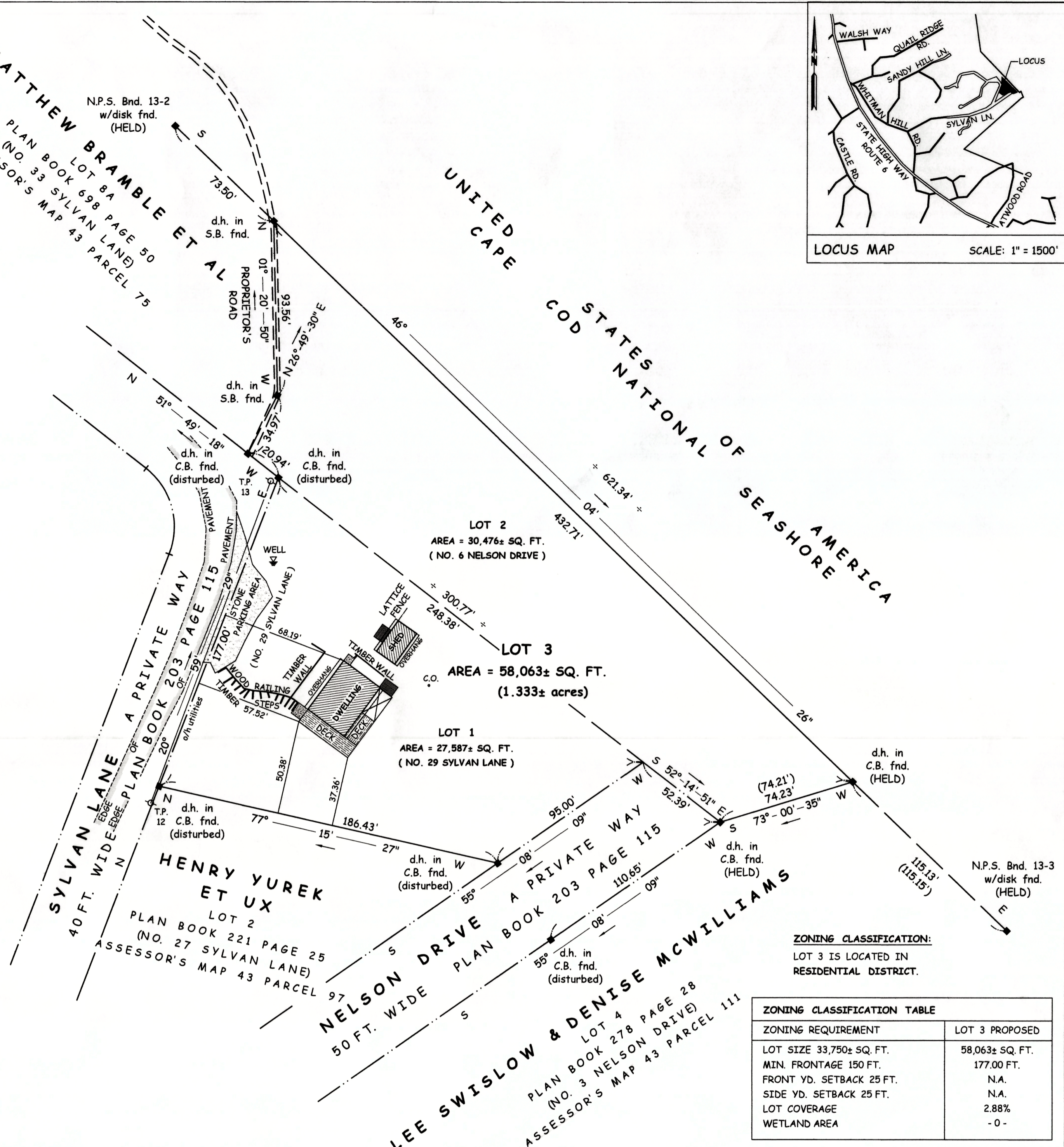
*FEBRUARY 17, 2023*





PLAN BOOK 213 PAGE 115

MATTHEW BRAMBLE ET AL  
 LOT 8A PAGE 50  
 PLAN BOOK 698 (NO. 33 SYLVAN LANE)  
 ASSESSOR'S MAP 43 PARCEL 75



**ZONING CLASSIFICATION:**  
 LOT 3 IS LOCATED IN  
 RESIDENTIAL DISTRICT.

ZONING CLASSIFICATION TABLE	
ZONING REQUIREMENT	LOT 3 PROPOSED
LOT SIZE 33,750± SQ. FT.	58,063± SQ. FT.
MIN. FRONTAGE 150 FT.	177.00 FT.
FRONT YD. SETBACK 25 FT.	N.A.
SIDE YD. SETBACK 25 FT.	N.A.
LOT COVERAGE	2.88%
WETLAND AREA	- 0 -

**NOTE:** PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER MGL, CHAPTER 41, SECTION 81-L AND DOES NOT INDICATE THAT A LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH OR GENERAL BYLAW REQUIREMENTS.

**NOTE:** \* 29 SYLVAN LANE ASSESSOR'S MAP 43 PARCEL 98  
 \* 6 NELSON DRIVE ASSESSOR'S MAP 43 PARCEL 181

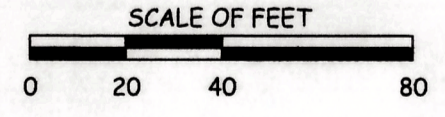
**NOTE:** ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

**NOTE:** ( ) DENOTES RECORD INFORMATION.

**REFERENCE:** PLAN BOOK 478 PAGE 22  
 PLAN BOOK 221 PAGE 25  
 PLAN BOOK 203 PAGE 115  
 DEED BOOK 35191 PAGE 45  
 DEED BOOK 14561 PAGE 41

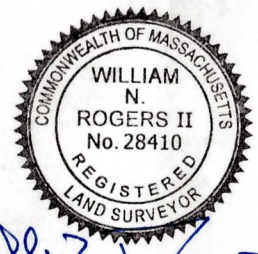
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

**NOTE:** LOT 1 & LOT 2 ARE TO BE COMBINED TO FORM LOT 3.



January 31, 2023 William N. Rogers II, P.E., P.L.S.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.  
 REF. CHAP. 41 SEC. 81-P, G.L.:



January 31, 2023

TRURO PLANNING BOARD:  
 DATE: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**LEGEND:**

- D.M.H. = DRAINAGE MANHOLE
- M.H. = MANHOLE
- S.M.H. = SEWER MANHOLE
- ⊙ = WATER GATE
- T.P. = UTILITY POLE
- U/G = UNDERGROUND
- L.P. = LIQUID PROPANE

PLAN OF LAND  
 IN  
 TRURO  
 AS SURVEYED FOR  
 HENRY YUREK &  
 JOSEPHINE YUREK

SCALE: 1 IN. = 40 FT. JANUARY, 2023

WILLIAM N. ROGERS  
 PROFESSIONAL  
 CIVIL ENGINEERS & LAND SURVEYORS  
 41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.  
 508.487.1565 / 508.487.5809 FAX