
DATE:

03/07/2023

TO:

Norwell Planning Board
345 Main Street
Norwell, MA 02061

PROJECT:

20 Common Street,
Leonard Lane

#:

21-292

Dear Planning Board,

If you have any further questions or concerns, please feel free to contact the office at 781-826-9200

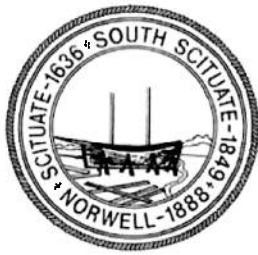
Thank you,

COPIES	DESCRIPTION	LAST MODIFIED
1	Original Form A Application	03/07/2023
1	Copy Form A Application	03/07/2023
1	Form A-4	03/01/2023
1	ANR Plan – mylar	01/27/2023
6	ANR Plan – paper copies	01/27/2023
1	Filing Fee - \$700.00	03/07/2023

SIGNATURE:



Deborah W Keller, P.E.,
dkeller@merrillinc.com



TOWN OF NORWELL
Planning Department
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
(781) 659-8021

*Office of the Town Planner
& Planning Board*

FORM A

**APPLICATION FOR ENDORSEMENT OF A PLAN BELIEVED
NOT TO REQUIRE APPROVAL UNDER THE SUBDIVISION CONTROL LAW**

To the Norwell Planning Board:

1. Name of Applicant(s): Paul Gratta

Address: 20 Common Street, Norwell MA 02061

Telephone: 617-799-4598

E-mail Address: pgratta@atiantichvacr.net

2. Name of Owner(s): Same as above

Address:

Telephone:

E-mail Address:

3. Name of Engineer: Merrill Engineers & Land Surveyors

Address: 427 Columbia Road, Hanover, MA 02339

Telephone: 781-826-9200

E-mail Address: dkeller@merrillinc.com

4. Name of Surveyor: Merrill Engineers & Land Surveyors

Address: 427 Columbia Road, Hanover, MA 02339

Telephone: 781-826-9200

E-mail Address: blemont@merrillinc.com

5. Location of Property
(Street Address): Leonard Lane, 20 Common Street

6. Zoning District: Residence A

7. Assessing Information: 74-044, 70-030

8. Size of Property
(Both in Square Feet
and Acreage): 70-030 (Lot 1) = 77,985± SF , 1.79 ± AC
70-044 (Lot 2) = 137,910 ± SF , 3.17 ± AC

9. Registry References:
(Book/Page; Date)
(Plan Book, etc.) PARCEL 74-044 BOOK 13181, PAGE 256
PARCEL 74-030 BOOK 13181, PAGE 256

The undersigned Applicant(s) wish(es) to record the accompanying Plan, submitted herewith, which is entitled: Plan of Land 20 Common Street, Norwell, Massachusetts 02061 and was prepared by Merrill Engineers & Land Surveyors and is dated 1/27/23 (the "Plan"); and, based upon the information submitted with this Application and representations made below, hereby requests a determination by and the endorsement of the Norwell Planning Board that approval of the Plan under the Subdivision Control Law is not required under MGL c.41, §81L and §81P.

The undersigned assert(s) that approval of the Plan under the Subdivision Control Law is not required for the following specific reasons: (Circle reasons below as appropriate.)

1. The Plan does not require approval under the Subdivision Control Law because it does not show a division of a tract of land into two or more lots or a resubdivision.
2. The Plan does not require approval under the Subdivision Control Law because:
 - A. Every lot shown on the Plan has frontage of at least such distance as is presently required under Norwell Zoning Bylaw §2431 which requires a minimum of eighty (80) feet of frontage for erection of a building in the zoning district in which the property is located.

And

- B. Each lot shown on the Plan has the minimum required frontage on one of the following types of ways (Circle as appropriate):
 - i) A public way or a way (insert name of the way):
Leonard Ln / Common St, which the Norwell Town Clerk has certified is maintained and used as a public way. (Attach the Norwell Town Clerk's certificate that the way is public as an exhibit to this Application.)

Or

ii) A way (insert name of the way): _____, which is shown on a Plan previously approved and endorsed in accordance with the Subdivision Control Law and either has been built or is properly secured under MGL c.41, §81U, ¶7. The definitive subdivision is entitled: _____ and was approved by the Planning Board on _____ and endorsed on: _____. The Applicant shall also submit the applicable Certificate of Action and Covenant to prove that the subdivision in question is not subject to a lot limitation or any other such limit on development.

Or

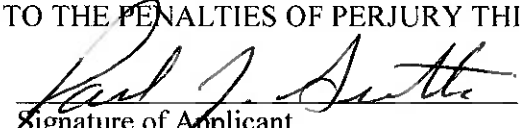
iii) A private way (insert name of the way): _____, which was in existence prior to February 9, 1953, the date when the Subdivision Control Law took effect in the Town of Norwell; and that, in the opinion of the Norwell Planning Board, has sufficient width, suitable grades and adequate construction to 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. (Attach the evidence upon which the Applicant will rely to establish that the private way was in existence prior to February 9, 1953 as an exhibit to this Application.)


3. The Plan does not require approval under the Subdivision Control Law because the division shown on the Plan merely shows a proposed conveyance or other instrument which would merely add to, take away from or change the size and shape of the lots shown in such a manner as not to leave any lot so affected without the minimum required frontage.
4. The Plan does not require approval under the Subdivision Control Law because the land shown on the Plan has two or more buildings located on it that were standing on February 9, 1953 (i.e., when the Subdivision Control Law went into effect in the Town of Norwell) and the proposed division of land would create separate lots on each of which one of such buildings would remain standing. (Attach the evidence upon which the Applicant will rely to establish that each such building was standing prior to February 9, 1953 as an exhibit to this Application.)

(NOTE: The division of land under the above subsection (4) may not conform to current zoning requirements and may require further zoning relief before a lawful conveyance under the Plan may occur.)

I/We hereby certify that the facts asserted above are true and accurate to the best of my/our knowledge after having made a good faith investigation of the facts. I/We hereby further certify that all of the owners of record of the land shown on the Plan have assented to this Application and have signed the Application below.

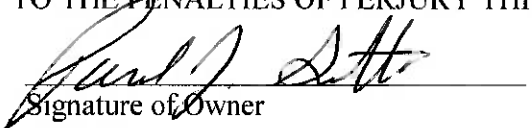
SIGNED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS _____
DAY OF _____, _____.

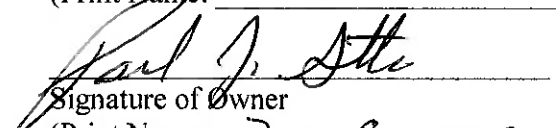

Signature of Applicant
(Print Name: _____) Same


Signature of Applicant
(Print Name: PAUL GRATTA)

I/We hereby certify that I/we are the record Owners of the subject property shown on the Plan and that I/We hereby assent to this Application.

SIGNED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS _____
DAY OF _____, _____.


Signature of Owner
(Print Name: _____)

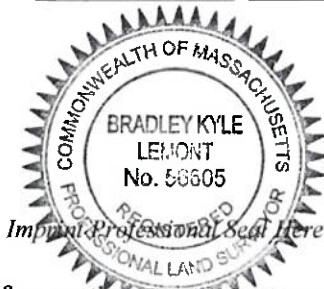

Signature of Owner
(Print Name: PAUL GRATTA)


ENGINEER'S/SURVEYOR'S CERTIFICATE

I hereby certify that I prepared the Plan, that I have reviewed the Norwell Planning Board's applicable Subdivision and Land Development Rules & Regulations, that the Plan was prepared based upon a ground survey performed on (insert date(s)): 2022 and 2023 by Merrill Engineers & Land Surveyors, and that, to the best of my knowledge and belief, the Plan conforms to all of the requirements of §5 of the Norwell Planning Board's Subdivision and Land Development Rules & Regulations, regarding ANR Plan submissions.

(NOTE: In the event that the Plan does not conform to all requirements, the engineer or surveyor shall submit a letter indicating each way in which the Plan does not conform and why.)

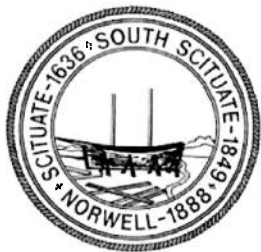
SIGNED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS 2nd
DAY OF MARCH, 2023.





Signature of Engineer or Surveyor
(Print Name: BRADLEY LEMONT)

Note: If more than one person prepared the Plan, then each such person shall sign a certificate with the language set forth above and indicate which part or parts of the Plan was prepared by him or her, otherwise the sole signatory shall take responsibility for the entire contents of the Plan.



TOWN OF NORWELL
Planning Department
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
(781) 659-8021

Office of the Town Planner
& Planning Board

FORM A-4

ASSESSOR'S APPROVED LIST OF ABUTTERS - ANR

To the Town Assessor:

The undersigned is an Applicant seeking endorsement of an Approval not Required (ANR) Plan and hereby submits the attached ANR Plan (Exhibit A), which shows the subject land, and the names and addresses of all the owners of land abutting the property as required under the Subdivision and Land Development Rules & Regulations §5.1.2 and §5.2.2.5, including owners separated from the subject land by a way, based upon the most recent tax list.

Location of Property: Block: 74 Lot: 30, 44 Map: _____

The undersigned hereby requests an approval from the Town Assessor that the owners indicated on Exhibit A are accurate and shows all of the owners of land abutting the property as required under the Subdivision and Land Development Rules & Regulations §5.1.2 and §5.2.2.5, including owners separated from the subject land by a way, based upon the most recent tax list.

WITNESS OUR HAND(S) AND SEAL(S) ON THIS _____ DAY OF _____, _____.

 Same
Signature of Applicant

Signature of Owner(s)

Printed Name of Applicant

PAUL GATTO
Printed Name of Owner(s)

To the Town Planner:

This is to indicate that, based upon the most recent tax list, the names and address indicated on Exhibit A which I have initialed represents the names and addresses of all of the owners of land abutting the property as required under the Subdivision and Land Development Rules & Regulations §5.1.2 and §5.2.2.5, including owners separated from the subject land by a way.

Town Assessor

(This Application is NOT complete without the required attached ANR Plan (Exhibit A) and this executed form with the signature of the Town Assessor or Board of Assessors).



**TOWN OF NORWELL
BOARD OF ASSESSORS
345 MAIN STREET
NORWELL, MA 02061
(781) 659-8012**

REQUEST FOR A CERTIFIED LIST OF ABUTTERS

REQUIRED BY DEPARTMENT:

BOARD OF SELECTMEN BOARD OF HEALTH HIGHWAY / TREE & GROUNDS
 BOARD OF APPEALS PLANNING BOARD TOWN CLERK
 BUILDING DEPARTMENT CONSERVATION COMMISSION

REQUESTED BY: Thomas Tremblay

EMAIL: ttremblay@merrillinc.com

TELEPHONE: 781-887-3227 **FAX:** _____

PROPERTY LOCATION: MAP(S): 74 **BLOCK(S):** _____ **LOT(S):** 30, 44

PROPERTY ADDRESS: (20 Common Street, Norwell, MA) , (Leonard Lane, Norwell, MA)

OWNER OF RECORD: Paul Gratta

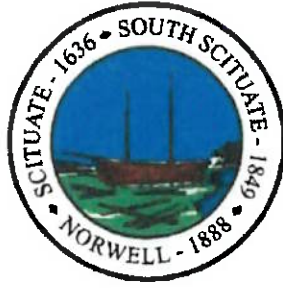
PURPOSE OF LIST: ANR Plan
(Example: Liquor License, Class II Auto, Junk Dealer, Special Permit, Subdivision, OSRD, Scenic Road, etc.)

REQUIREMENT: 100-FT. RADIUS _____ 300-FT. RADIUS _____ 500-FT. RADIUS _____

DIRECT ADJOINING _____ STREET APPROVAL _____

Meredith Rajki
BOARD OF ASSESSOR'S OFFICE

March 1, 2023
DATE




**TOWN OF NORWELL
BOARD OF ASSESSORS
CERTIFIED ABUTTERS LIST**

DATE: March 1, 2023

SUBJECT PROPERTY INFORMATION

ASSESSOR'S PARCEL ID: 74-30 & 74-44
PARCEL ADDRESS: 20 Common St & 0 Leonard Lane
BOARD / COMMITTEE: Planning
DISTANCE USED: 300'
OWNER'S NAME: Paul J. & Lauren M Gratta
MAILING ADDRESS: 1047 Washington St.
Weymouth, MA 02189

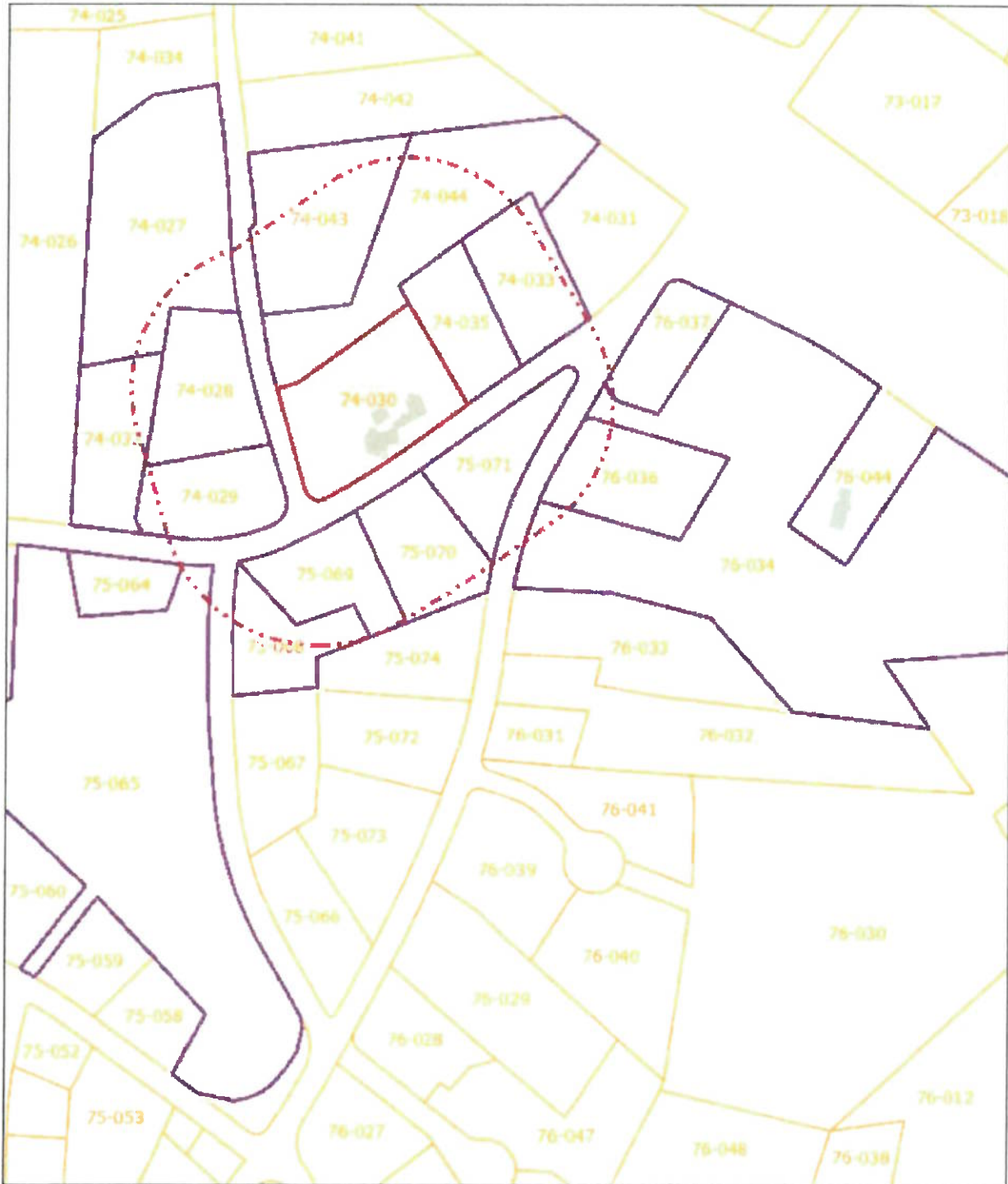
THIS LIST HAS BEEN VERIFIED BY AND IS CERTIFIED BY THE OFFICE OF THE BOARD OF ASSESSORS FOR THE OWNERSHIP OF THE ATTACHED LIST OF ABUTTING PROPERTIES TO THE SUBJECT PROPERTY LISTED ABOVE. THIS LIST IS CERTIFIED FOR OWNERSHIP AS OF JANUARY 1, 2023* OR THE OFFICE'S MOST RECENTLY RECEIVED OWNERSHIP INFORMATION FROM THE PLYMOUTH COUNTY REGISTRY OF DEEDS.






REPRESENTATIVE OF THE BOARD OF ASSESSOR'S OFFICE

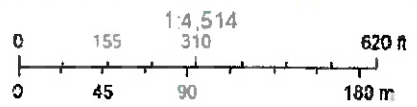
* PROPERTIES SOLD/SUB-DIVIDED AFTER 1-1-2022 MAY NOT BE INCLUDED IN THIS LIST DUE TO TIMING AND STATE LAW REQUIREMENTS OF THE ASSESSOR'S OFFICE.

20 COMMON ST - MAP 74- LOT30



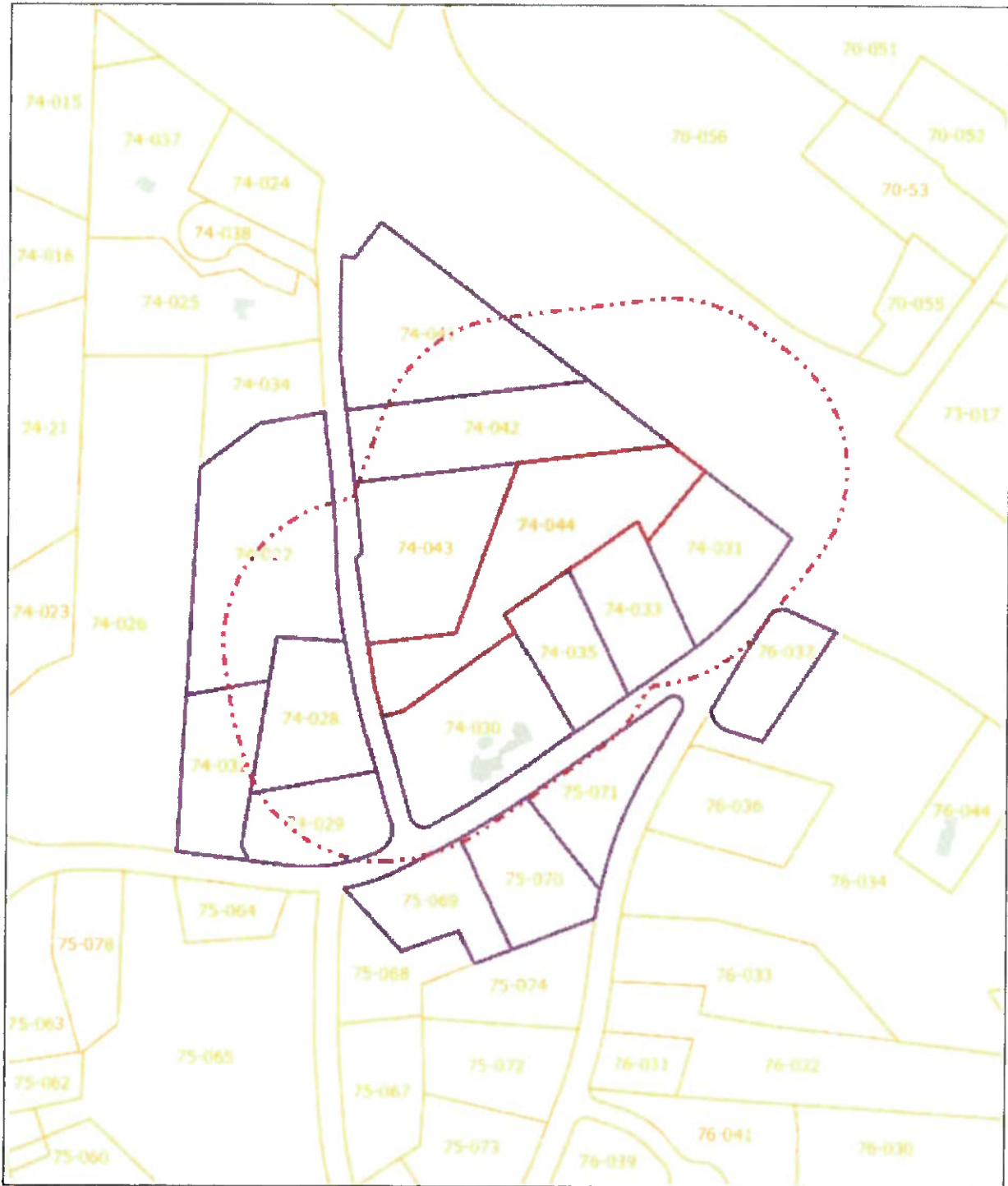
March 1, 2023

-  Parcel Boundaries
-  Buildings
-  Municipal Boundary






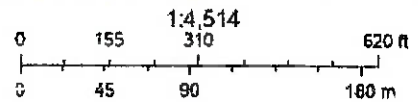
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLD, OS, NMA, Geodataspyellen, Rijkswaterstaat, GOA, Geoland, EMA, Intermap and the GIS user community.

LEONARD LANE - MAP 74- LOT44



March 1, 2023

-  Parcel Boundaries
-  Buildings
-  Municipal Boundary



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAD, NLS, OS, NMA, Geodanymy, Ephen, Sijuwah'erzax, GSA, Geodan, FEMA, Nizmas and the G.S user community.

74/ / 27/ / - 33 LEONARD LN
DEMPSEY ROBERT F TRUSTEE
33 LEONARD LN
NORWELL, MA 02061

74/ / 28/ / - 11 LEONARD LN
11 LEONARD LANE REALTY TRUST
11 LEONARD LN
NORWELL, MA 02061

74/ / 29/ / - 3 LEONARD LN
RIVKIND RALPH J & BEVERLY F
3 LEONARD LANE
NORWELL, MA 02061

74/ / 32/ / - 50 COMMON ST
TILLES BARRY & SHOEMAKER SARAH
50 COMMON STREET
NORWELL, MA 02061

74/ / 33/ / - 4 COMMON ST
MCDONALD PETER M & MARY K T/E
4 COMMON ST
NORWELL, MA 02061

74/ / 35/ / - 10 COMMON ST
CALZARETTA LEXIA M & GONZALES
DAVID J
10 COMMON ST
NORWELL, MA 02061

75/ / 64/ / - COMMON ST
LAIT MARGARET EST OF
24 CALVERT AVENUE
W EDISON, NJ 08817

75/ / 65/ / - 23 COMMON AV
CHURCH HILL CEMETERY CORP
23 COMMON AV
NORWELL, MA 02061

75/ / 68/ / - 34 COMMON AV
CEPLIKAS JEFFREY A & DIANNELL
34 COMMON AV
NORWELL, MA 02061

75/ / 69/ / - 33 COMMON ST
33 COMMON ST NOMINEE REALTY
TRUST
33 COMMON ST
NORWELL, MA 02061

75/ / 70/ / - 21 COMMON ST
ROGER ROBITAILLE
21 COMMON STREET
NORWELL, MA 02061

75/ / 71/ / - 11 COMMON ST
COYLE JOHN V JR & KAREN E
11 COMMON ST
NORWELL, MA 02061

76/ / 34/ / - STETSON RD
GILMOUR DONNA R
565 RIVER STREET
NORWELL, MA 02061

76/ / 36/ / - 565 RIVER ST
GILMOUR WILLIAM H & DONNA R
565 RIVER STREET
NORWELL, MA 02061

76/ / 37/ / - 553 RIVER ST
WALKER IAN A & CHRISTINE L
553 RIVER ST
NORWELL, MA 02061

74/ / 43/ / - 30 LEONARD LN
BROWN NATHAN R & JILL K
30 LEONARD LN
NORWELL, MA 02061

74/ / 31/ / - 550 RIVER ST
RICE JOHN K & MELISSA T
550 RIVER ST
NORWELL, MA 02061

74/ / 42/ / - 38 LEONARD LN
CURTIN TIMOTHY J & CATHERINE A
38 LEONARD LN
NORWELL, MA 02061

74/ / 41/ / - 46 LEONARD LN
URBAN JOSEPH
46 LEONARD LN
NORWELL, MA 02061

-

-

-

-

-

-

-

-

-

-

-