

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): Brian Murphy

Address: 293R Washington St., Norwell, MA 02061

Telephone: 781-659-2255

E-mail Address: brianmurphy@unicornrealty.com

2. Name of Owner(s): Jonathan Robin & Caitlin M. Murphy

Address: 342 Summer Street, Norwell, MA 02061

Telephone: _____

E-mail Address: _____

3. Name of Engineer: Bradley C. McKenzie, P.E, McKenzie Eng.

Address: 150 Longwater Dr., Norwell, MA 02061

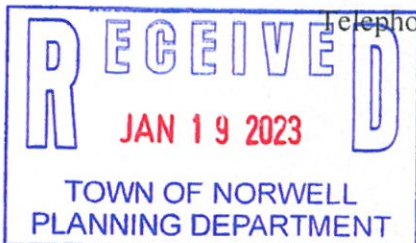
Telephone: 781-792-3900

E-mail Address: bmckenzie@mckeng.com

4. Name of Surveyor: Richard J. Hood, P.L.S., McKenzie Eng.

Address: 150 Longwater Dr., Norwell, MA 02061

Telephone: 781-792-3900



E-mail Address: rhoad@mckeng.com

5. Location of Property
(Street Address): 342 Summer Street, Norwell, MA 02061

6. Zoning District: Residence A

7. Assessing Information: Assessor's Parcel No. 10-002, Norwell
Assessor's Parcel No. 23-1-38B, Scituate

8. Size of Property
(Both in Square Feet
and Acreage): 112,251 s.f. (2.58 acres)

9. Registry References: Deed Book 57259, Page 200
(Book/Page; Date) Plan Book 20, Page 334
(Plan Book, etc.) Plymouth County Registry of Deeds

The undersigned Applicant(s) wish(es) to record the accompanying Plan, submitted herewith, which is entitled: Plan of Land, 342 Summer Street, Norwell and Scituate, MA and was prepared by McKenzie Engineering Group, Inc. and is dated December 20, 2022 (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.

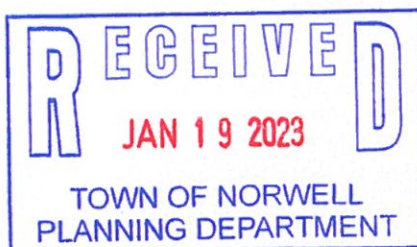
The undersigned assert(s) that approval of the Plan under the Subdivision Control Law is not required for the following specific reasons: (Circle reasons below as appropriate.)

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):
Summer Street, 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.

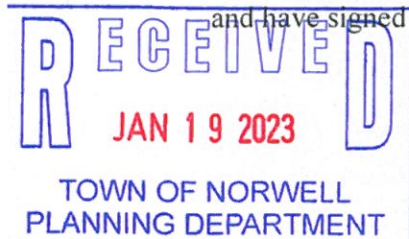
Or

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 12
DAY OF January, 2023.

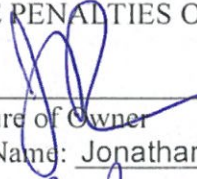


Signature of Applicant
(Print Name: Brian Murphy)

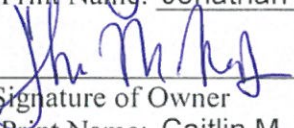
Signature of Applicant
(Print Name: _____)

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.

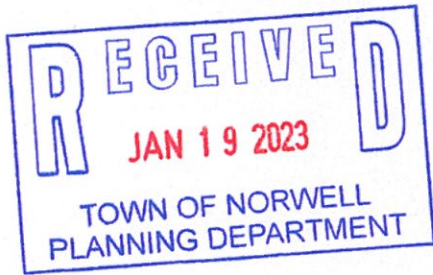
SIGNED UNDER OATH AND SUBJECT TO THE PENALTIES OF PERJURY THIS 12
DAY OF January, 2023.



Signature of Owner
(Print Name: Jonathan Robin)



Signature of Owner
(Print Name: Caitlin M. Murphy)

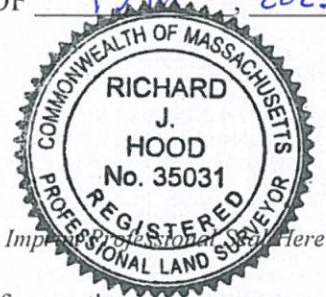


ENGINEER'S/SURVEYOR'S CERTIFICATE

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)): October 2022 by McKenzie Engineer Group, Inc., 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 _____ DAY OF 12th, 2023.



Richard J. Hood
Signature of Engineer or Surveyor
(Print Name: Richard J. Hood, P.L.S.)

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.

