



**Town of East Longmeadow
Planning Board
60 Center Square
East Longmeadow, Massachusetts 01028
(413) 525-5400 - ext. 1700
Bethany.Yeo@eastlongmeadowma.gov**

NOTICE OF DECISION

**Endorsement of a Plan Not Requiring Approval (ANR)
December 21, 2021**

The Planning Board for the Town of East Longmeadow, at a public meeting held on December 21, 2021 voted to **ENDORSE** a Plan of Land in East Longmeadow, MA owned by Michael Carabetta, dated November 30, 2021, prepared by Smith Associates Surveyors, 46 B Baldwin Street, East Longmeadow, MA 01028 as being one Not Requiring Approval under the Subdivision Control Law.

It was determined that the dividing of the land shown on the presented plan is not a subdivision and the existing property at 115 La Salle Street (Assessor's Parcel ID 24-30-0) is owned by Michael Carabetta. [Hampden County Registry of Deeds 24257/317].

DESCRIPTION OF PARCEL and REQUEST

The purpose of the plan is to divide the existing parcel known as 115 La Salle Street (Assessor's Parcel ID 24-30-0) into two (2) new parcels: Parcel A (23,493.58 +/-sq. ft.) and Parcel B (20,129.68 +/-sq. ft.) all located in the Residence C zoning district. Endorsement by the Planning Board does not necessarily constitute a building lot.

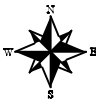
1. This endorsement is not a determination of conformance with zoning regulations;
2. No Determination of compliance with zoning requirements has been made or intended;
3. Planning Board endorsement under the Subdivision Control Law should not be construed as either an endorsement or an approval of Zoning Lot Area Requirements.

This Endorsement will not be effective until said plan has been recorded in the Hampden County Registry of Deeds and the recording information is provided to the East Longmeadow Planning and Community Development department. This Endorsement shall expire in six (6) months from the date of endorsement if not so recorded.

For the Board,

Bethany Yeo
Planning and Community Development Director

Cc: Board of Assessors
Department of Public Works
Building Inspector
Town Clerk
IT/GIS Mapping



NOTES:

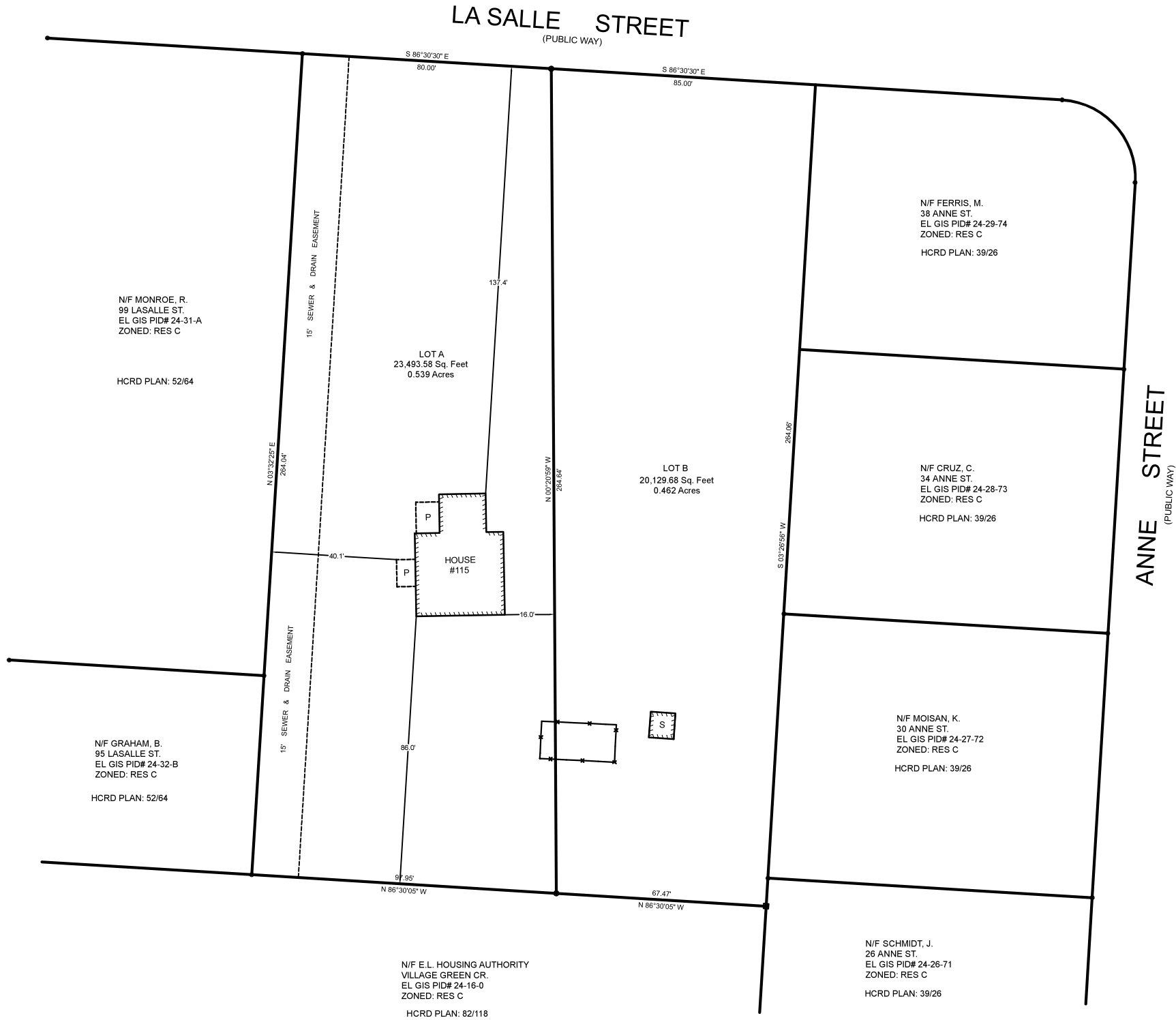
- 1) LOCUS DEED REFERENCE = 24257/317
- 2) LOCUS PLAN REFERENCE = 52/64, 39/26, 82/118
- 3) PROPERTY LOCATED IN THE RESIDENCE C ZONE PER THE EAST LONGMEADOW GIS.
- 4) THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING PARCEL KNOWN AS 115 LA SALLE STREET INTO 2 NEW PARCELS SHOWN AS PARCEL A & B HEREON.
- 5) ENDORSEMENT BY THE BOARD DOES NOT NECESSARILY CONSTITUTE A BUILDING LOT.

PLANNING BOARD ENDORSEMENT UNDER THE SUBDIVISION CONTROL LAW SHOULD NOT BE CONSTRUED AS EITHER AN ENDORSEMENT OR AN APPROVAL OF ZONING LOT AREA REQUIREMENTS.

WE HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN PREPARING THIS PLAN.

MICHAEL D. SMITH - SMITH ASSOCIATES SURVEYORS, INC.

APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW NOT REQUIRED
EAST LONGMEADOW
PLANNING BOARD



PLAN OF LAND

115 LA SALLE STREET
EAST LONGMEADOW, MA
OWNED BY

MICHAEL CARABETTA

DATE: 11/30/2021

SCALE: 1" = 20'

SMITH ASSOCIATES
SURVEYORS, INC.

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