

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

NOTICE OF DECISION
Endorsement of a Plan Not Requiring Approval (ANR)
May 22, 2020

The Planning Board for the Town of East Longmeadow, at a regularly scheduled meeting held on May 19, 2020 voted to **ENDORSE** a Plan of Land in East Longmeadow, MA owned by Timothy & Kathryn Ball, dated 5-12-2020, 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 division of the land shown on the presented plan is not a subdivision and the existing property at 55 Newbury Avenue is owned by Timothy & Kathryn Ball (Hampden County Registry of Deeds Book 14376/Page 432) and the existing property at 1 Neptune Avenue is owned by Timothy & Kathryn Ball (Hampden County Registry of Deeds Book 14376/Page 432).

DESCRIPTION OF PARCEL and REQUEST
The purpose of the plan is to combine Parcels 15B-4-230 and 15B-9-253 both owned by Timothy & Kathryn Ball to create a combined Parcel, consisting of 0.43 +/- acres total. Endorsement by the Planning Board does not necessarily constitute a building lot.

1. This endorsement is not a determination of compliance 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. **NOTE: The above timeframe is suspended and extended pursuant to Section 17 of Chapter 93 of the Acts of 2020.**

For the Board,

Bethany Yee,
Acting Planning and Community Development Director

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

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.

FOR REGISTRY USE

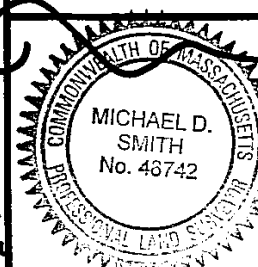
Hampden County Registry of Deeds
Rec'd 6-29-20 at 9:13 A.M.
Recorded in Book
of Plans 389 Page 11
Attest:

Ch. A. Coakley-Rivera, Esq.
Register

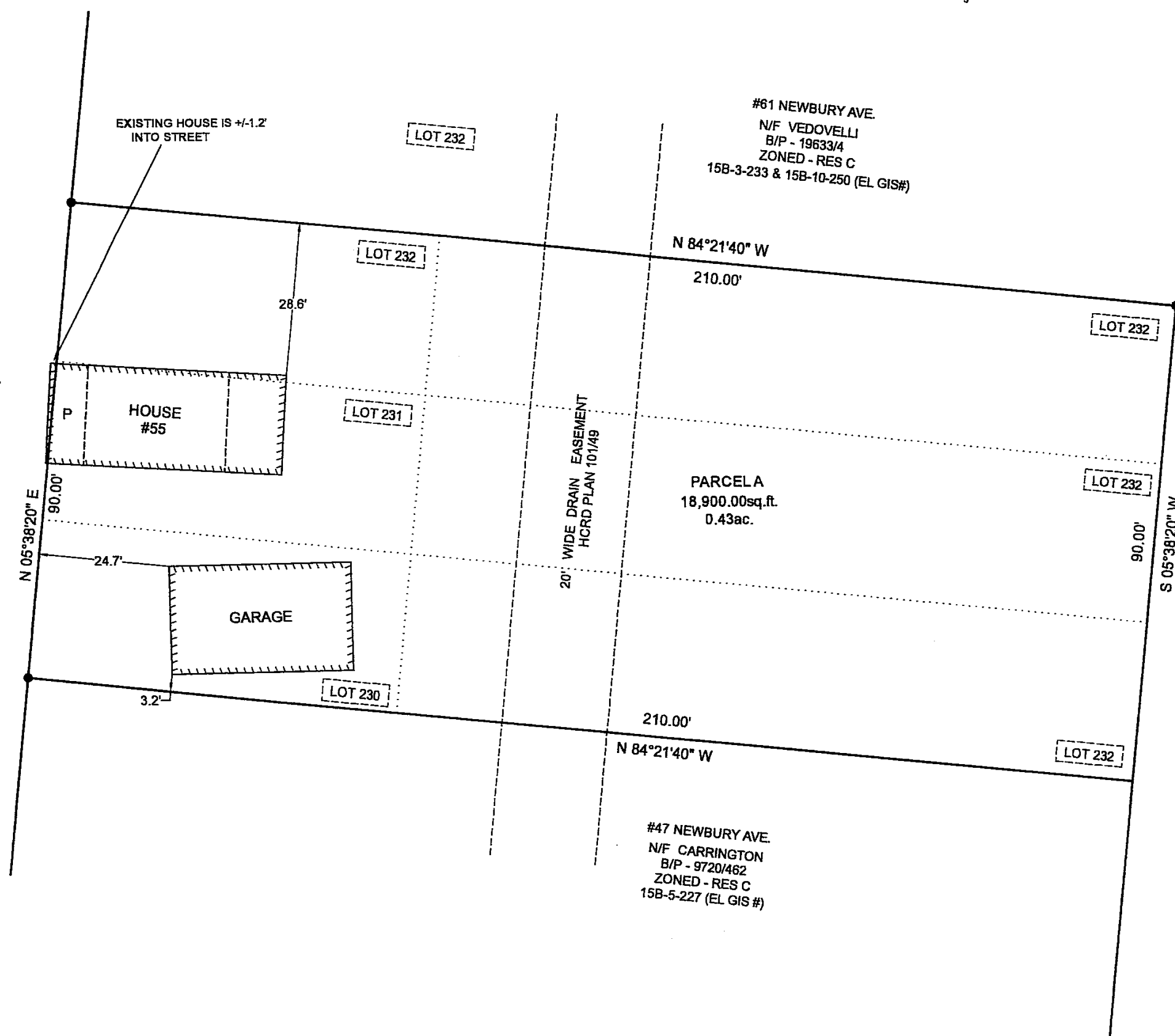
APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW NOT REQUIRED
EAST LONGMEADOW
PLANNING BOARD

TIDE RICHARDS

RUSSELL DENVER
DENVER
DENVER



NEWBURY AVENUE
(40' WIDE - PRIVATE WAY)



● = IRON PIN FOUND

NOTES:

- 1) LOCUS DEED REFERENCE = 14376/432 EL GIS # - 15B-4-230 & 15B-9-253
- 2) LOCUS PLAN REFERENCE = FILE 148 (LOTS 230-232 & 253-255)
- 3) DRAIN EASEMENT INFORMATION TAKEN FROM HCRD PLAN 101/49. NO EASEMENT REFERENCED IN THE DEED OF RECORD AND THE STATUS OF THE EASEMENT IS UNKNOWN.
- 4) NO TITLE SEARCH WAS PROVIDED FOR THIS SURVEY AND THE LOCUS PROPERTY IS SUBJECT TO ANY/ALL EASEMENTS OR RESTRICTIONS RECORDED OR OTHERWISE.
- 5) PLANNING BOARD ENDORSEMENT DOES NOT REFLECT COMPLIANCE WITH APPLICABLE TOWN OF EAST LONGMEADOW ZONING REGULATIONS.
- 6) ENDORSEMENT BY THE TOWN OF EAST LONGMEADOW PLANNING BOARD DOES NOT NECESSARILY CONSTITUTE A BUILDING LOT.
- 7) THE PURPOSE OF THIS PLAN IS TO COMBINE 6 PARCELS IN THE DEED INTO ONE CONTIGUOUS PARCEL SHOWN AS PARCELA HEREON.
- 8) THE SUBJECT PROPERTY IS LOCATED IN THE RESIDENCE C ZONE PER THE EAST LONGMEADOW GIS.



PLAN OF LAND

55 NEWBURY AVENUE
EAST LONGMEADOW, MA
OWNED BY

TIMOTHY & KATHRYN BALL

DATE: 5/12/2020

SCALE: 1" = 20'

SMITH ASSOCIATES
SURVEYORS, INC.

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