



LOCUS MAP - SCALE: 1" = 800'±

SOUTH BEND LANE
(VARIABLE WIDTH ~ PUBLIC)

EXISTING BUILDINGS
TO BE RAZED
(TYPICAL)

LAND N/F
MICHAEL FRANK DESIGN LLC
LOT 2

ANR LOT 3
32,559 sq. ft.

LAND OF
ESTATE OF RONALD I. GOLDSTEIN MARLENE
GOLDSTEIN, EXECUTRIX
REMAINING LAND 31.0 ACRES +/-
ADEQUATE FRONTAGE AND AREA REMAINS TO
SATISFY PRESENT ZONING REQUIREMENTS

SYMBOL LEGEND

- IRON PIPE TO BE SET
- CONCRETE BOUND TO BE SET

PLANNING BOARD ENDORSEMENT DOES NOT REFLECT
COMPLIANCE WITH APPLICABLE TOWN OF EAST
LONGMEADOW ZONING REGULATIONS. ENDORSEMENT
BY THE BOARD DOES NOT NECESSARILY CONSTITUTE
A BUILDING LOT.

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

NOTES

THE PURPOSE OF THIS ANR PLAN IS TO CREATE ONE LOT FOR A
NEW SINGLE FAMILY HOME.

LOCUS DEED REFERENCE BOOK 23627 PAGE 447

ZONED: RES-A

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

PLAN OF LAND
34-43 South Bend Lane
East Longmeadow, MA.
Owned By
Marlene Goldstein

40 0 20 40 80
SCALE: 1" = 40'

DATE: 02-09-2022

SCALE: 1" = 40'

**SMITH ASSOCIATES
SURVEYORS, INC.**

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

NOTICE OF DECISION

**Endorsement of a Plan Not Requiring Approval (ANR)
March 2, 2022**

The Planning Board for the Town of East Longmeadow, at a public meeting held on March 1, 2022 voted to ENDORSE a Plan of Land in East Longmeadow, MA owned by Marlene Goldstein, dated February 9, 2022, 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 creation of one (1) new parcel shown on the presented plan is not a subdivision and the existing property at 43 South Bend Lane (Assessor's Parcel ID 54-6-0) is owned by Marlene Goldstein. [Hampden County Registry of Deeds 23617/447].

DESCRIPTION OF PARCEL and REQUEST

The purpose of the plan is to create one (1) new parcel known as ANR Lot 3, a 32,559 SF lot, and remaining land. The subject property located at 43 South Bend Lane consists of one parcel as designated with Parcel ID 54-6-0 in the Town of East Longmeadow Assessor's Database. This parcel is located in the Residence A 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,

Nina Fazio
Planning and Community Development Administrative Assistant

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