

PLANNING DEPARTMENT

FORM A

APPLICATION FOR ENDORSEMENT OF A PLAN BELIEVED NOT TO REQUIRE APPROVAL



Assessor Parcel ID	6439	Norfolk County Registry of Deeds	Book/Page or Certificate # 40247/286
Parcel Address	31 Wilmarth Road		

Applicant	ACL 31 Wilmarth Road LLC		
Address	15 Lincoln St, Ste 325		
Address2	Wakefield, MA 01880		
Phone	(781) 248-3077	Email	homes@ac-land.com

Surveyor/Engineer	CHESS Engineering LLC		
Address	126 John St, Ste 11		
Address2	Lowell, MA 01851		
Phone	(617) 982-3250	Email	info@chessengineeringne.com

If property owner is not the applicant, separate authorization from the owner is required

Property Owner	ACL 31 Wilmarth Road LLC		
Address	15 Lincoln St, Ste 325		
Address2	Wakefield, MA 01880		
Phone	(781) 248-3077	Email	homes@ac-land.com

PURPOSE OF PLAN
Explanation, purpose of plan and change to/from
The purpose of this plan is to divide existing parcel 6439 into two parcels of land.
Parcel A '35 Wilmarth' is a non-buildable lot as shown.
Parcel B '31 Wilmarth' is a buildable lot as shown.

Specify the reason why the Plan of Land is not a subdivision requiring approval by the Planning Board under the Subdivision Control Law (Select A, B, C or D - **choose only ONE**):

A

A. Each lot on the plan meets one of the following criteria (choose one) by having frontage and lot area required under the Zoning Ordinances for the district in which it is located:

- ☒ 1. A public way, or
☐ 2. A way which the Town Clerk certifies is maintained and used as a public way, or
☐ 3. A way shown on a plan approved and endorsed by the Planning Board under the Subdivision Control Law, recorded in Plan Book _____, Plan _____, or
☐ 4. A way in existence before the adoption of the Subdivision Control Law by the Town and which the Applicant believes is adequate for the way's proposed use, or
☐ 5. A way shown on a plan of a subdivision recorded at the Registry of Deeds or the Land Court prior to the adoption of the Subdivision Control Law: Plan Book _____, Plan _____.

B. Each lot has been clearly marked on the plan to be either:

- ☐ 1. Joined to and made part of an adjacent lot, or
☐ 2. Labeled "Not a Buildable Lot".

C. Each lot on the plan contains a building which existed prior to the adoption of the Subdivision Control Law.

D. The plan shows an existing parcel with no new lot division(s) and has frontage on a way described above.

The undersigned, believing that the accompanying plan of property in the Town of Randolph does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

Mark Mahan
Applicant **MARTINE MEMORA**
ALL 31 WILMINGTON ROAD LLC

01/23/2024
Date

PLANNING BOARD USE ONLY

Items Received: ☐ 5 print copies ☐ 1 Electronic File ☐ Owner Authorization

Date Received:

Fee Received: Amount _____ Check# _____ Date: _____

Reviewed by Engineering: _____ Date: _____

Reviewed by Assessor: _____ Date: _____

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DATE Nov. 23, 2024

51-1415/211

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Max Melman



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