

Town of Concord
Department of Planning
and Land Management

141 Keyes Road
Concord, MA 01742
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www.concordma.gov
Rev. Sep 2025

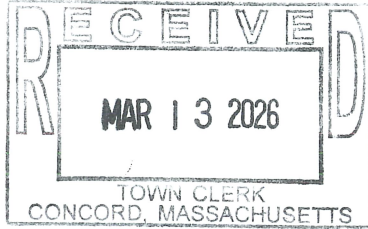


Approval Not Required under the Subdivision Control Law Form A

Town Use Only

Received by Town Clerk:

Received by Planning Board:



RECEIVED

MAR 13 2026

PLANNING & LAND MGT
TOWN OF CONCORD, MA

Application Number: _____

1 Property Location

49

Willard Common

1743

8G

No.

Street

Parcel

Map

2a Property Owner(s)

The undersigned hereby certifies that they have read and examined this application and that the proposed project is accurately represented in the statements made in this application and on the plan(s).

Please note that the original signature(s) of the property owner(s) is required.

Property Owner Name:

Address: _____

Phone: _____

E-Mail: _____

Signature: _____

Date: 3/10/26

Trustee

Property Owner Name:

Address: _____

Phone: _____

E-Mail: _____

Signature: _____

Date: _____

Property Owner Name:

Address: _____

Phone: _____

E-Mail: _____

Signature: _____

Date: _____

Property Owner Name:

Address: _____

Phone: _____

E-Mail: _____

Signature: _____

Date: _____

2b Applicant(s)

Applicant Name: (if different from owner)

Address: _____

Phone: _____ E-Mail: _____

Signature: _____ Date: _____

Applicant is: Owner Tenant Agent/Attorney Purchaser

Applicant Name: (if different from owner)

Address: _____

Phone: _____ E-Mail: _____

Signature: _____ Date: _____

Applicant is: Owner Tenant Agent/Attorney Purchaser

3 Zoning Information

Zoning District(s): Residence A Total Site Area (acres or sq. ft.): 3.4089 acres

Lot area for each parcel (sq. ft.):	<u>Lot 3A-1 51,774 s.f.</u>	<u>Lot 3A-2 43,881 s.f.</u>
	<u>Lot 3A-3 52,832 s.f.</u>	_____

Lot frontage for each parcel (ft.):	<u>Lot 3A-1 150'</u>	<u>Lot 3A-2 235.80'</u>
	<u>Lot 3A-3 226.81'</u>	_____

Wetlands Conservancy District? Yes No Flood Plan Conservancy District? Yes No

Area within Conservancy District for each parcel (sq. ft.): _____

Upland area for each parcel (sq. ft.): _____

Reasons for Determination

The undersigned Applicant wishes to record the accompanying plan and requests a determination and endorsement by the Board that approval by it under the Subdivision Control Law is not required. The Applicant believes that approval is not required for the following reasons (check each box of applicable paragraph(s) and fill in any blanks in such paragraph(s)):

1. The accompanying plan is not a "subdivision" because the plan does not show a division of land.
2. The division of the land shown on the accompanying plan is not a "subdivision" because every lot shown on the plan has at least 150' feet of frontage as required by the Concord Zoning Bylaw; and every lot shown on the plan has such frontage on:

- a. a public way or way which the Town Clerk certifies is maintained and used as a public way, namely:

Willard Common and Nashawtuc Road

(name of street)

or

- b. a way shown on a plan previously approved and endorsed in accordance with the Subdivision Control Law namely:

(name of way)

or

- c. a private way in existence on February 28, 1938, the date when the Subdivision Control Law became effective in the Town of Concord, which 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 the way and for the installation of municipal services to serve the lot(s) and the building(s) erected or to be erected thereon, namely:

(name of private way)

3. The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance which changes the size and/or shape of the lot(s) in such a manner that frontage is not affected.
4. The division of the tract of land shown on the accompanying plan is not a "subdivision" because two or more buildings were standing on the land prior to February 28, 1938, the date when the Subdivision Control Law went into effect in the Town of Concord, and one of such buildings remains standing on each of the lots as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the Subdivision Control Law is submitted as follows:
(attach documentation and list items included in that documentation)

4 Reasons for Determination (continued)

5. Other reasons or comments: (See M.G.L., Chapter 41, Section 81-L)

The owner's title to the land is derived under deed from Francis & Mary Yans,
dated January 2, 2002, and recorded in the Middlesex South Registry of Deeds,
Book 34512, Page 512, or registered in Middlesex South Land Registry as Document
No. _____, and noted on certificate of title No. _____, in Registration Book _____,
Page _____.

5 Determination of Frontage

The application shall be filled out completely and in accordance with the Planning Board Procedures for Approval under Subdivision Control Law Not Required, the ANR Checklist, and Concord Subdivision Rules and Regulations so that there will be no ambiguity or uncertainty as to the applicant's intent in seeking approval of this application. Applicant is advised to consult with the Town Planner prior to filing an application and prior to appearing before the Board at a public hearing.

In the case of Approval not Required, the following points, based on Section 3.3 of the Concord Subdivision Rules and Regulations, shall be identified and factually supported on the plan and/or at the hearing and considered by the Planning Board:

1. In determining whether each and every lot shown on the plan has adequate frontage, the Board will determine first, whether the lot directly abuts a public or private way and second, whether the lot has direct, practical access from the abutting way.
2. In determining whether an existing private way is adequate, the Board shall consider the following:
 - a. Is the right of way at least forty (40) feet wide and a reasonable horizontal alignment?
 - b. Does the existing horizontal and vertical alignment of the traveled way provide safe visibility?
 - c. Is the traveled way constructed at least eighteen (18) feet wide, with at least eight (8) inches depth of gravel, and adequate provisions for drainage?
 - d. If the road could ever service more than five (5) dwellings, is it bituminous surfaced or have provisions been made for such surfacing without cost to the Town?
 - e. Have provisions been made for public utilities without cost to the Town?

6 Certification

The undersigned hereby certifies that they have read and examined this application and that the proposed project is accurately represented in the statements made in this application and on the plans(s).

Property owners(s):

Name: Molly-Marie Bennett Signature: Molly-Marie Bennett Date: 3/10/20

Name: Mary C. Yans Signature: Mary C. Yans Date: 3/10/20

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____

Applicant(s):

Name: _____ Signature: _____ Date: _____

Name: _____ Signature: _____ Date: _____

7 Planning Board Determination

Plan shows a subdivision and requires approval under the Subdivision Control Law for the following reasons:

Signed: _____
For the Concord Planning Board

Date: _____

Plan does not require approval under the Subdivision Control Law.

Signed: _____
For the Concord Planning Board

Date: _____