

4/11/22

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2022 APR -4 P 3:50

TOWN CLERK
BILLERICA

Form A
APPLICATION FOR ENDORSEMENT OF A PLAN BELIEVED
NOT TO REQUIRE APPROVAL


BillERICA, MA March 31, 2022

The undersigned believing that the accompanying plan of his/her property in the Town of BillERICA does not constitute a subdivision within the meaning of the Subdivision Control Law, every lot within the tract so divided having frontage on: (Check one)

- (A.) A public way, or
- (B.) A way shown on a plan theretofore approved in accordance with the Subdivision control law, or
- (C.) A way in existence when the subdivision control law became effective in the Town of BillERICA, having in the opinion of the Planning Board, 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 thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon.

Herewith submits said plan and the necessary evidence to support this belief for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: FB BillERICA Realty Investors, LLC
Address: 810 Seventh Avenue, 10th Floor, New York, NY 10019 Phone# 212-265-6600 x 254
2. Name of Engineer or Surveyor: Allen & Major Associates, Inc.
Address: 100 Commerce Way, Woburn MA Phone # 781-935-6889
3. Deed of Property recorded in: Middlesex (Northern) Registry of Deeds
Registry Book: 17365 Page: 257
Certificate of Title 37318
4. Location and Description of Property: 480-496 Boston Road, Shopping Center
Assessors Map 61, Lots 205-1 & 153-1

Signature of Owner: 
Address: 810 Seventh Avenue, 10th Floor
New York, NY 10019

APPROVALS NOT REQUIRED
ANR FORM A CHECKLIST

- Original in India Ink - Mylar Copy
- ANR Form A Application (Original & 3 copies)
- 6 prints- accompanied by the necessary evidence to show that the plan does not require approval
- A plan of the entire parcel of land from which the subdivision is being made.
- The ANR fee of \$75/ per lot to the Town of Billerica.
- Identification of the Plan by name of owner of record; location of land in question and if different, the name of the applicant.
- A letter from the Town Clerk stating (A) if the street is an accepted street of the town; (B) a way in existence when the subdivision control law became effective in the town; a letter from the Planning Board showing a way on a plan approved in accordance with the subdivision control law.
- The zoning classification of the land, that contains property. If applicable, the location of any zoning boundary lines that lie in the area.
- ~~N/A~~ Written notice of any decision by the Board of Appeal including but not limited to variance and special permits regarding the land or any building thereon, and a copy of plans for above decision.
- Distance to nearest public or private intersection, or to any other monuments within that dimension.
- Location of existing buildings on the lot and their distance to the nearest property line unless specifically waived by the board.
- ~~N/A~~ After the Land Court Plan if filed. The Planning Board shall be notified in writing of the Land Court registration within (30) days.
- Plans that create or change existing lines of ownership and which show existing structures on the property, shall depict on the plan a minimum of two land survey physical monuments set in a manner providing a degree of permanency consistent with the terrain and physical features.
- All abandoned roads, easements, and rights-of-way including the Middlesex Canal, whether previously of public record or not, shall be shown.
- Locus Plan



SHIRLEY E. SCHULT, CMC, CMMC
Town Clerk
Certified Municipal Clerk

OFFICE OF THE TOWN CLERK

Town Hall - Room #101

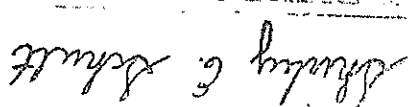
365 BOSTON ROAD

BILLERICA, MASSACHUSETTS 01821 - 1885

Area Code 978-671-0924

Fax 978-663-6510

SHIRLEY E. SCHULT
TOWN CLERK
ATTEST:
A TRUE COPY



ARTICLE 33, APRIL 7, 1981

Moved and seconded to accept TOWER FARM ROAD from a point 150 feet west of the westerly line of Poe Road to beyond Pratt Street, where the street has been previously accepted a distance of 1,610 feet more or less in accordance with a plan on file with the Town Clerk, a way 50 feet wide and approximately 1, 610 feet long.

Motion carried.

ARTICLE 24, OCTOBER 4, 1994

Moved that the town accept TOWER FARM ROAD, from Poe Road to Boston Road in accordance with the plan on file with the Town Clerk, a way 50 feet wide and 900 feet, more or less, long.

Motion as presented carried unanimously

SHIRLEY E SCHULT
TOWN CLERK CMC, CMMC



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A TRUE COPY
ATTEST:

Shirley E. Schult

SHIRLEY E. SCHULT
CMC CMMC TOWN CLERK

SHIRLEY E. SCHULT, CMC, CMMC
Town Clerk

Certified Municipal Clerk

VOL. 12, page 70, Dec. 30, 1893

BOSTON ROAD

COMMONWEALTH OF MASSACHUSETTS

Middlesex s.s. At a meeting of the County Commissioners for the County of Middlesex, holden at Lowell witin and for said County on the first Tuesday of September in the year of our Lord one thousand eight hundred and ninety three.

The Inhabitants of Billerica in said County, by their petition to said Commissioners -- among others matters - pray for the relocatinn of the main highway in said Town known at the "GREAT ROAD" from the dividing line between said Town of Billerica and the town of Chelmsford to the dividing line between said town of Billerica and the town of Burlington as will fully appear, reference being had to the petition filed of record in the case. The petition was presented to the County Commissioners at their meeting holden at Cambridge within and for said County on the first Tuesday of January A.D. 1893, when and where said Commissioners caused notice to be given to all persons and corporations interested therein of the time and place when and where they would meet for the purpose of viewing the premises and hearing the parties as by their order of notice on file and of record in the case will more fully appear, and thence said petition was continued to this time. And now the said Commissioners make return of their proceedings in the premises as follows: The County Commissioners for said County, jhaving given notice as the law directs, met as the Court House in Lowell in said County on the tenth day of July in the year eighteen hundred and ninety three when and where the parties appeared, to wit, the petitioner by A. O. Dane and no person appeared to object. And the premises having been examined and all parties fully heard said Commissioners proceeded to lay out said road in Billerica as prayed for in said petition and the following description is a true description of said road as hereby laid out and ordered. Beginning at a stone bound on the Westerly side of said Street on the land of George Suttle in the town of Chelmsford, said bound being distant about fifty-five (55') feet southerly of the property line between said George Suttle and R. Wilson Dix thence on a curve of four hundred seventy seven (477.0) feet radius bearing to the right two hundred sixty four and sixty three hundredths (264.63) feet to a stone bound, thence S. 40° 33° W. one hundred ten and five tenths (110.5) feet to a stone bound, thence on a curve

(cont'd)

OACBER 7, 2021

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of six hundred sixty one and seventy seven hundredths (661.77) feet radius, leaving to the left two hundred six and twelve hundredths (206.12) feet to a stone bound, thence S. 22° 42° W. four hundred ninety eight and five hundredths (498.05) feet to a stone bound, thence on a curve of five hundred six and ninety one hundredths (506.91) feet ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ radius bearing to the left, two hundred eight and eight tenths (208.8) feet to a stone bound, thence S. 0° 55° E. twenty five hundred eighty one and five tenths 2581.5 feet to a stone bound, thence S. 4° 48° E. three hundred and eighty four hundredths (300.84) feet to a stone bound. The Easterly line is parallel to and fifty (50) feet distant from the above described westerly line. The above courses are reckoned from the magnetic meridian, and the description is intended to conform to a plan made by Chas. Mills dated 1893.

And the said Commissioners determine and order, that the inhabitants of the said Town of Billerica shall on or before the first day of January which will be in the year 1895 lay open, construct, and complete said highway, so that twenty five feet in width thereof throughout the whole exclusive of gutters on the sides, shall be safe and convenient for the passage of teams of every description, with customary loads. The centre of the travelled part shall be the centre of the location. The form and manner of construction shall be as follows: All abstractions shall be removed from every part of the same to the width aforesaid and so shaped that the centre shall be twelve inches higher than the sides by a circular curved surface; all small inequalities shall be reduced to a level or a regularly inclined plane, and greater rises and hills, to an angle not exceeding three degrees with the horizon; deains, cluices and bridges constructed of stone, and of sufficient capacity shall be made at all places necessary for conducting away the water; swampy and soft bottoms shall be raised at least three feet and ten inches on the surface of the whole part to be travelled upon shall consist of gravel or other material which shall be permanently hard; and permanent stone monuments shall be placed at each end and at each angle in said described line.

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Where excavations are necessary, the banks of the sides shall not make a greater angle than forty five degrees with the horizon; railings shall be erected at all steep and dangerous places; and all walls and fences removed to a new lines of street; and the whole shall be done in a workmanlike manner to the acceptance of said commissioners.

And the proprietors or occupants of the land over which highway is thus laid out are allowed until the first day of May next to remove therefrom any wood, timber or trees. And said Commissioners having heard the proprietors of said lands, by themselves or their agents on the subject of damages by them sustained by reason of laying out said highway have estimated the same as follows to wit:--

Prentiss Webster	Seventy-five dollars	\$75.00
James R. Adams	Twenty "	20.00
William Gott	Five "	5.00

And the said Commissioners further order and determine that the sum of Five hundred dollars is a fair and just proportion of the expenses of said alterations to be paid by the County; and said sum shall be paid out of the County Treasury into the Town Treasury of Billerica whenever the Selectmen of said town shall present ~~to~~ a certificate certifying that all claims by reason of said alterations have been settled and said street shall be completed to the acceptance of said Commissioners.

And the said Commissioners further determine and order that the said Town of Billerica shall pay all damages, costs and expenses (if any) not included in the above award that any party may be legal process obtain in consequence of said alterations throughout the whole of said way as hereby widened, straightened, altered and established.

And the said Commissioners further order that the highway described in said return be and the same is hereby established, as and for a public highway and that the same be recorded to the end that the same may hereafter be known as such.

And the said Commissioners further order that that the said several sums of money estimated as damages to the persons by reason of the premises be paid to them respectively out of the Town Treasury of Billerica when they shall present to the Town Treasurer of

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of Billerica a certificate signed by the Selectmen of the Town in which the land lies, that the land over which said highway is located has been centered upon and possession taken for the purpose of constructing said highway.

In Witness whereof we the said County Commissioners have hereunto set our hands this thirtieth day of December in the year of our Lord one thousand eight hundred and ninety three.

J. Henry Read

Samuel O. Upham

Francis Bigelow

A true copy of record

William C. Dillingham,
Asst. clerk

VOL. 12, page 117, March 18, 1895

ARTICLE 30. To see what sum of money the Town will raise and appropriate for straightening and widening the Boston Road from the Chelmsford line to Sprague's Bridge as ordered by the County Commissioners or do anything in relation to the same.

Page 125 - ARTICLE 30. VOTED to raise and appropriate \$800. for the purpose of straightening and widening the Boston Road from Chelmsford line to Sprague's Bridge.

VOL. 12, page 312, March 27, 1899

ARTICLE 8. (Report of Committee on Naming Streets - accepted.)
BOSTON ROAD, from Chelmsford line running south to Burlington line. THIS ACCEPTED NAME OF STREET ONLY!
