

**3B.2 ANR Plan Requirements.** An ANR plan shall satisfy all of the requirements set forth below.

**3B.2.1 Preparation.** An ANR plan shall be of a minimum dimension of nine and one-half inches by fourteen inches (9 1/2" x 14") but shall not exceed a dimension of twenty-four inches by thirty six inches (24" x 36"), and shall be drawn at a minimum of one (1) inch equals eighty feet and a maximum scale of one inch equals forty feet (1" = 40'). Requirement met? ☐

**3B.2.2 Contents.** An ANR plan shall contain, but shall not necessarily be limited to, the following information and shall be based upon an on the ground survey:

Check whether each requirement is met. Indicate not applicable with "N/A".

- ☐ 1. Name, address, telephone number, and e-mail address of the Applicant and each owner or record for the land to be divided under the ANR plan.
- ☐ 2. North point.
- ☐ 3. Date of ground survey performed and seal and signature of the registered professional who prepared said plan.
- ☐ 4. Name, address, and seal of the Professional Land Surveyor who prepared, signed and stamped said plan.
- ☐ 5. Names and addresses of all abutters from the most recent Town tax list.
- ☐ 6. The Assessor's Map reference for the land proposed to be divided.
- ☐ 7. Existing and proposed boundary lines, dimensions, and areas of each of the parcels and lots shown on said plan. If the division is within 500 feet of a highway or road which has been laid out by the Town of Plympton, Plymouth County Commissioners, or the Massachusetts Department of Public Works, the division shall also be tied into two or more permanent points or bounds of the existing highway or road by bearing and distance. If the division is more than 500 feet from such a way, then, at the Planning Board's discretion, at least two property corners shall reference the corresponding Massachusetts grid coordinates.
- ☐ 8. Existing and proposed lines of streets, ways, carpaths, common driveway, and easements and whether each is a public or private way.
- ☐ 9. Zoning classification and location of any zoning district boundaries that may lie within the locus.
- ☐ 10. Any present or proposed public areas within the property.
- ☐ 11. Location of all existing buildings or structures, if any, including setback and side and rear yard designations of any existing structures on any remaining adjoining land owned by the Applicant and dimensions of yards relating to such structures. A note shall be placed on the plan as follows:  
Endorsement of this plan shall not be deemed to be a verification of the location of the structures shown or setback indicated.
- ☐ 12. Proposed or existing permanent monuments. At least two such monuments must be shown on the land being divided.
- ☐ 13. The limits of all wetlands or a notation that there are no wetlands,

if none exist. Wetland delineations must be either

A. performed by a Professional Wetland Scientist or Wetlands Professional in Training certified by the Society of Wetland Scientists, or hold a related certification (Soil Scientist, Naturalist, or Geologist) from another state or organization or

B. confirmed by an Order of Resource Area Delineation. A claim that no wetlands exist must also be confirmed as above or by a Determination of Applicability.

- ☐ 14. A locus map at a minimum scale of 1" = 1000' extending a minimum of one-half mile beyond the property limits.
- ☐ 15. Remaining adjoining land in the ownership of the Applicant, if any.  
  
If applicable, the Applicant shall furnish evidence on the plan indicating that the adjoining land has adequate frontage for later development.
- ☐ 16. Location of any easement, public or private, across the land, with a designation as to the use of the same.
- ☐ 17. A signature block shall be placed on the plan that provides sufficient space for the date of endorsement and the signatures of the members of the Planning Board.
- ☐ 18. In any instance in which ANR endorsement of a plan is sought based upon the assertion that the plan show a division of a tract of land on which two or more buildings were standing when the subdivision control law went into effect into separate lots on each of which one of such buildings remains standing, under G.L.c.41, §81L, ¶13, the Applicant shall provide information to satisfy the Planning Board that:
  - A. The buildings are presently substantial in nature.
  - B. The buildings were substantial in nature and in existence on or before the date Subdivision Control was adopted.
  - C. The buildings were on the same tract of land on or before the date Subdivision Control was adopted
  - D. Each of the new parcels to be created for each of the buildings will qualify as a "lot" within the meaning of G.L. c.41, §81L.

In the event that the Planning Board votes to endorse such an ANR Plan, a note shall be placed on each of the new parcels created as follows:

This parcel was created as a separate parcel under G.L. c.41, §81L, ¶31 and zoning compliance requirements shall be followed prior to conveyance of the parcel as a separate lot with a building that may be occupied either by: (1) obtaining a special permit that a lawfully pre-existing, nonconforming lot may be extended, changed or altered so as to allow the proposed division and conveyance; or (2) obtaining a variance to address all nonconformities.

- ☐ 19. A note shall be placed on every ANR plan as follows: "Approval Under the Subdivision Control Law Not Required".
- ☐ 20. A note shall be placed on every ANR plan as follows: "Endorsement of this plan shall not be an indication, express or implied, that the parcels or structures shown on this plan conform to applicable zoning requirements."

- 21. If a parcel is shown on the plan that does not have frontage as required by the Zoning Bylaw, each such parcel shall contain the following notation: "Not a building lot without further zoning relief".

Amended June 21, 2004