

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

To the Planning Board of the Town of Lynnfield:

Date: 02/22/2024

A. The undersigned wishes to record the accompanying plan, identified as PLAN OF LAND 932A LYNNFIELD STREET LYNNFIELD, MA and requests a determination by said Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons: (Strike non applicable alternative)

Either: The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon qualifies for endorsement by reason of frontage on a way pursuant to M.G.L. Chapter 41 section 81L.

OR: The division of land shown on the accompanying plan is not a subdivision for the following reason(s):

ALLOWED BY STATUTE M.G.L. CH. 41, SEC. 81L. SEE EXHIBIT A ATTACHED HERETO

B. The owner's title is recorded in the Essex South Registry of Deeds as follows:
(If multiple titles attach supplement.)

Grantor(s) MICHAEL TOURKISTAS, TRUSTEE
HEIDI TOURKISTAS, TRUSTEE Land Court:
Date of Deed 06/23/2022 Book _____ Certificate _____
Book 41044, Page 227 Document No. _____

Lynnfield's Assessors':

Tax Map(s) No. 0053, Parcel No. (s) 2571

AFFIDAVIT OF OWNERSHIP

The undersigned hereby certifies under the pains and penalties of perjury that I/we am/are all the owner(s) of the record title of the land shown on the plan which is the subject matter of this application for an "Approval Not Required" endorsement.

Signature [Signature]
Print Name MICHAEL TOURKISTAS, TRUSTEE
Signature [Signature]
Print Name HEIDI TOURKISTAS, TRUSTEE

Address 383 SUMMER STREET
MANCHESTER, MA 01944
Address 383 SUMMER STREET
MANCHESTER, MA 01944

Applicant's Signature [Signature]
Applicant's Address 26 MAIN ST
LYNNFIELD, MA 01940

Received by Town Clerk
Date _____
Time _____
Signature: _____

EXHIBIT A

"Subdivision" shall mean the division of a tract of land into two or more lots and shall include resubdivision, and, when appropriate to the context, shall relate to the process of subdivision or the land or territory subdivided; provided, however, that the division of a tract of land into two or more lots shall not be deemed to constitute a subdivision within the meaning of the subdivision control law if, at the time when it is made, every lot within the tract so divided has frontage on (a) a public way or a way which the clerk of the city or town certifies is maintained and used as a public way, or (b) a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, or (c) a way in existence when the subdivision control law became effective in the city or town in which the land lies, 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. Such frontage shall be of at least such distance as is then required by zoning or other ordinance or by-law, if any, of said city or town for erection of a building on such lot, and if no distance is so required, such frontage shall be of at least twenty feet. **Conveyances or other instruments adding to, taking away from, or changing the size and shape of, lots in such a manner as not to leave any lot so affected without the frontage above set forth, or the division of a tract of land on which two or more buildings were standing when the subdivision control law went into effect in the city or town in which the land lies into separate lots on each of which one of such buildings remains standing, shall not constitute a subdivision.**