

Section 4. Plan Believed Not to Require Approval (ANR)

Plans to be recorded in the Registry of Deeds or the Land Court for which Approval is Not Required (ANR) under the Subdivision Control Law may be submitted to the Planning Board for an Approval Not Required endorsement in accordance with this section. The applicant shall submit to the Planning Board by filing at a Planning Board meeting or, by delivery or certified mail, with the Town Clerk.

Said ANR submittal shall include

1. A 24" by 36" Mylar and six prints of the survey plans which shall show
 - a. All buildings owned by subject landowner(s) within 100' of any newly created property lines
 - b. A notice on the plans that states that Planning Board endorsement of the plan does not indicate that the lot is buildable under wetlands, zoning, or other town bylaws.
 - c. Any evidence to show that the plan does not require approval.
 - d. If more than one plan is used, an index of the different plan sheets
 - e. A locus plan showing where the site is within the Town of Tyringham
2. Two copies of a completed Approval-Not-Required Application
3. The appropriate fee (see Administration and Fees)
4. Electronic copies of said plan which meet the current version of the "MassGIS Standard for Digital Plan Submission to Municipalities" meeting the requirements for Level I submission standards. Electronic copies must be submitted on a CD-ROM and must be accompanied by the completed checklist required in the MassGIS standard.

If the Planning Board determines that the plan does not require approval, it shall without a public hearing endorses on the plan the words "Approval under the Subdivision Control Law not required". The Planning Board may add to such endorsement a statement of the reason why approval is not required.

If the Planning Board determines that the plan does require approval under the Subdivision Control Law, it will so inform the applicant and return the plan. The Planning Board will also notify the Town Clerk of its action.

If the Planning Board fails to act upon a plan submitted under this section within the statutory deadline, it shall be deemed to have determined that approval under the Subdivision Control Law is not required.

Section 5. Preliminary Plan

Before preparation of a preliminary (or definitive) plan, it is strongly recommended that the subdivider submit a sketch plan of the proposed subdivision to the Planning Board and consult with the Board informally regarding procedures, design standards and required improvements in order to save time and avoid costly mistakes.

A Preliminary Plan of a subdivision may be submitted by the subdivider to the Planning Board, the Board of Health and the Conservation Commission for discussion and approval, modification or disapproval by each board. The submission of such a Preliminary Plan will enable the subdivider, the Planning Board, the Board of Health, the Conservation Commission, other