

Michele A. Hunton
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June 2, 2022

By Hand Delivery

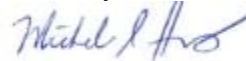
Amy Akell, Ipswich Town Clerk
25 Green Street
Ipswich, MA 01938

RE: 8 Hemlock Drive, Form A Application for Approval Not Required Division of Land

Dear Ms. Akell:

On behalf of Anne Burkhardt, please find enclosed one (1) completed Form A Approval Not Required application for the 8 Helmcock Drive property and one (1) copy of the Plan of Land, prepared for Joseph Salah by Gateway Consultants, Inc., dated January 11, 2022, and as more particularly described in a deed recorded with the Essex County Registry of Deeds in Book 20336, Page 498.

Sincerely,



Michele A. Hunton

Enclosures

cc: Ipswich Planning Board
Megan Breaker, Esq., Counsel for Joseph Salah and Nancy Salah (by email and first class mail)
Glenn A. Wood, Esq. (by email)
Anne Burkhardt (by email)
Jason Kamps, Jason Kamps Builders, LLC (by email)
John Judd, P.E., Gateway Consultants, Inc. (by email)

FORM A APPLICATION
For Approval Not Required (ANR) Division of Land

Date: June 2, 2022

One copy of this form and a plan must be filed with the Town Clerk before submittal to Planning.

To the Planning Board:

The undersigned, believing that the accompanying plan of property in the Town of Ipswich, Massachusetts, does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that the Planning Board approval under the Subdivision Control Law is not required.

1. Name of Applicant: Anne Burkhardt
2. Address of Applicant (if different from subject address):
189 County Road, Ipswich, MA 01938
3. Phone Number: 617-429-5009 Email Address: annelburkhardt@gmail.com
4. Address and Description of Property: 8 Hemlock Drive, Ipswich

Beginning at the northwesterly corner at land of Alphonse T. Brown and bounded

NORTHERLY	by land of said Brown, a distance of 630.17 feet;
EASTERLY	by Corliss Brothers, a distance of 200.20 feet and 200.95 feet;
EASTERLY	by Corliss Brothers, a distance of 386.89 feet;
SOUTHERLY	by Lewis S. and Laura K. Clement, a distance of 326.22 feet;
SOUTHERLY	by land now and formerly of Bennett, a distance of 268.94 feet;
WESTERLY	by land of Harold E. and E. N. Esperson, a distance of 342.15 feet;
SOUTHERLY	by land of said Esperson, a distance of 93.50 feet;
SOUTHERLY	by land of said Esperson, a distance of 93.50 feet;
WESTERLY	by land of said Esperson, a distance of 65.15 feet;
SOUTHWESTERLY	by land of said Esperson, a distance of 57.19 feet;
NORTHWESTERLY	by land of Elizabeth R. Bennett, a distance of 80.00 feet and 222.53 feet;
WESTERLY	by land of said Bennett, a distance of 225.00 feet to a point of beginning.

Containing 11.873 acres, more or less.

5. Assessor's Map(s): 54C and Lot(s) 13
6. Deed Reference: Book 20336, Page 498 or Certificate of Title
7. Name of Surveyor: John Judd, Gateway Consultants, Inc.
8. Surveyor's Address: P.O. Box 6085, Gloucester, MA 01930
9. Phone Number: 978-281-6824 Email Address: juddjp@verizon.net

Please indicate the reason (either A, B, C or D, not a combination) that you believe your plan is not a subdivision requiring Planning Board approval under the Subdivision Control Law.

A. Each lot on the plan meets one of the following criteria (choose one) by having frontage, lot area and lot width required under the Protective Zoning Bylaw on:

_____a. a public way, or

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

_____c. a way shown on a plan approved and endorsed by the Planning Board under the Subdivision Control Law, recorded in Plan Book_____, Plan_____, or

X_____d. a way in existence before the adoption of the Subdivision Control Law by the Town and which the Board finds adequate for the way's proposed use, or

_____e. a way shown on a plan of a subdivision recorded at the Registry of Deeds or the Land Court prior to the adoption of the Subdivision Control Law.

B. Each lot has been clearly marked on the plan to be either:

_____a. joined to and made part of an adjacent lot, or

_____b. labeled "Not a Building Lot".

C. Each lot on the plan contains a building which existed prior to the adoption of the Subdivision Control Law.

D. The plan shows an existing parcel with no new lot division(s) and has frontage on a way described above.

Is the property or any portion of it enrolled in the State's Chapter 61 program?

() yes (X) no

If yes, is the intent to keep it in Chapter 61 or to change the use? Please note that if the use changes, e.g., the lot is sold for a residential building lot(s), there are notification requirements and the possibility of Chapter 61 rollback taxes being due. Check with the Planning and Development Department for further information.

Description of the Plan (e.g. is it a lot line adjustment? are lots being created? please describe):

The Plan of Land, prepared for Mr. Joseph Salah by Gateway Consultants, Inc., dated January 11, 2022, and as more particularly described in a deed recorded with the Essex County Registry of Deeds in Book 20336, Page 498, divides the 8 Hemlock Drive property into two separate lots, Lot A, and Lot B.

Signature of Owner(s): Joseph Salah Nancy Salah

Signed under power of attorney
by attorney-in-fact

