

ZONING REQUEST FORM

Town _____ Street _____ Assessor's Map/Lot# or Parcel ID _____

Reason for zoning review _____

Name of person requesting _____

Mailing address _____

Phone _____ Email _____

"GRANDFATHERED LOTS"

In order to determine whether a lot qualifies for the "separate lot protection" found in MGL Chapter 40A, Section 6, for a one or two-family dwelling, the following information must be established:

1. It is required that it conformed to the zoning bylaws which were in existence when it was first identified on a deed as a separate parcel.
2. The most recent instrument of record prior to the effective date of the zoning change from which the exemption is sought must show that the lot was separately owned, and not owned in common with any adjoining lots or other land.
3. The lot must have at least 5,000 sq. ft. of area and 50 ft. of frontage, either on a public way or a way shown on a plan endorsed or approved by the Planning Board. It must have maintained its vacant status since its creation, with no structures ever built upon it.
4. Common Lot Exemption for one and two-family Use - Up to 3 lots held in common ownership may be built upon within 5 years of the zoning change. Each lot must have at least 7,500 sq. ft. of area and 75 ft. of frontage. After the 5-year period, the lots not built upon must merge.
5. If conveyed after the zoning change, has the lot retained its separate identity by continually being described as a separate and distinct lot?
6. The lot must have been a separate lot and not available for use in connection with adjoining land on the effective date of any zoning requirement which made the lot substandard or more substandard.

Requirements: In order to perform a zoning review, the following **must be provided**:

- a. A copy of the first (oldest) deed that identifies the lot as a separate parcel - with the Book, Page and Date of recording in the Registry of Deeds - and all subsequent deeds to the present.
- b. A plot plan that indicates all lot lines, dimensions and area, all abutting properties, and shows the frontage along all adjacent public ways.
- c. A history of **all** abutters (same side of street) with copies of their deeds with Book, Page, and Date of recording in the Registry of Deeds.
- d. Has there ever been a structure on the property in question?
- e. Do you have access to your property via the frontage? What will be the width and slope of your access?
- f. A check, in the amount of \$100.00, made payable to FRCOG.

NOTE: In addition to zoning, the building feasibility of your property may also depend on other local bylaws or regulations. You may wish to consult your local officials for a more complete determination, such as the Conservation Commission, Board of Health, and Highway Superintendent.