TOWN OF WEBSTER
350 MAIN STREET
WEBSTER, MASSACHUSETTS 01570
(508) 949-3800 ext 1002
planning@webster-ma.gov
www.webster-ma.gov

PLANNING BOARD

FORM A

APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL (ANR)

DATE. _____

1. **OWNER OF RECORD:** John J Czernicki Estate
   FULL ADDRESS 52 Hillside Ave, Webster, MA 01570
   TELEPHONE _____ EMAIL _____
   Deed recorded in the Worcester District Registry of Deeds: Book 17077 & 44820 Page 318 & 238
   ASSESSOR'S MAP(S) 26 A LOT #(S) 18 & 19

2. **NAME OF APPLICANT:** Deborah Eddy
   FULL ADDRESS 50 Hillside Ave, Webster, MA 01570
   TELEPHONE _____ EMAIL _____

3. **ENGINEER / LAND SURVEYOR:** Andrews Survey & Engineering, Inc.
   FULL ADDRESS 104 Mendon St, Uxbridge, MA 01569
   TELEPHONE 508-278-3897 EMAIL bandrews@andrews-engineering.com

4. **NAME OF AGENT / CONTACT PERSON:** Byron Andrews, P.L.S.
   FULL ADDRESS 104 Mendon St, Uxbridge, MA 01569
   TELEPHONE 508-278-3897 EMAIL bandrews@andrews-engineering.com

5. **LOCATION OF LAND**: on the west (N/S/E/W) side of Hillside Avenue (Street where Property has Frontage)
   480 (# of feet) feet west (N/S/E/W) of Thompson Road (Nearest Adjacent Street)

   Total Acreage 1.03 Zoning District(s) (including overlay zones) 1-SFR

6. Has the Zoning Board of Appeals, Planning Board or Board of Selectmen granted any variance, exception, or special permit concerning this property? Yes_____ No X

   If yes, please explain / list including dates: _____

7. **FRONTAGE**: The division of land shown on the accompanying plan is not a subdivision. Every lot shown on said plan has the required amount of frontage in accordance with the Town of Subdivision Rules & Regulation and is on public/private way, namely, Hillside Avenue which qualifies a lot for frontage under the Subdivision Control Law.

   If lots do not have required frontage and area, please explain:

   _____

   _____

8. Affidavit by Engineer / Land Surveyor who stamped/signed the plan that all items required are shown (attached attested document).

10: **REQUIRED SIGNATURES**

The undersigned, being the **APPLICANT** AND **OWNER(S)** named above, hereby applies for approval of an ANR Plan by the Planning Board and certifies that, to the best of the APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Subdivision Rules & Regulations of the Town of Webster,

Note: Both Applicant and at least one Property Owner signature must be submitted.

Applicant's Signature Deborah Eddy Date: 3/15/18

Property Owner's Signature (if not Applicant) [signature] Date: 3/15/18

To be completed by the **Board of Assessors:** The Office of the Board of Assessors verifies that the Applicant and/or their agent received the necessary documentation to work with the Tax Collector to verify tax status.

[signature]	MD	3-28-18
Assessor's Office – Name (Please Print)	Initial	Date

To be completed by the **Tax Collector:** The Office of the Tax Collector verifies that there are no outstanding taxes due by the Property Owner to the Town of Webster, MA.

Note: Delinquent bills must be paid in full before your application can be processed. Please make arrangements to pay all outstanding bills at the Tax Collector's Office.

Kelly Caskowski	K	3-28-18
Tax Collector's Office – Name (Please Print)	Initial	Date

Robert T. Crader	March 20, 2018	4:00 Pm
Town Clerk Signature	Date Received	Time Received

Affidavit
ANR Plan Submittal

I, Byron Andrews, P.L.S.
(Name of Surveyor/Engineer – Please Print)

hereby attest that all above information, required by the Webster Subdivision Rules and Regulations, is accurately and completely shown on the plan of land

dated February 2, 2018,

regarding MAP(s) 26 A LOT #(S) 19 - 0

on 52 Hillside Ave in the Town of Webster.
(property address)

Signature: Byron J Andrews

Address 104 Mendon Street

City / Town Uxbridge

State MA ZIP 01569

Phone: 508-278-3897

Email: bandrews@andrews-engineering.com

Key: 2938

Town of WEBSTER - Fiscal Year 2019 Preliminary

3/28/2018 11:09 am SEQ # 1

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CZERNICKI, JOHN J 52 HILLSIDE AVE WEBSTER, MA 01570	26-A-19-0	52 HILLSIDE AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CZERNICKI, JOHN J	09/09/2009	A	100	44820-238
CZERNICKI, ANTHONY J. L/E	08/14/2001	A	100	24624-132
CZERNICKI, ANTHONY J.		X		03547-0511

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		98	CYCLICAL		12/16/2015	RJM	100	100
2013-225	08/13/2013	2	ADDITIONS	3,500	02/07/2014	RJM	100	100
851	10/14/1992	4	OUTBUIDINGS	500	08/02/1993	SL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,034	7 1.00	A 1.00	A 1.00	70,875	1.27	A 1.00	179 1.05			62,070

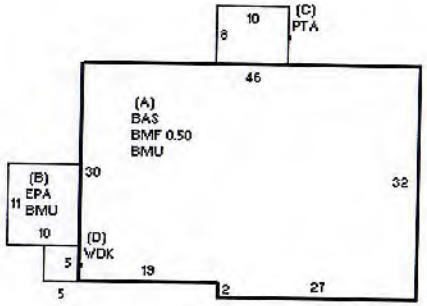
TOTAL	30,034 SF	ZONING	SFR	FRNT	0
Nbhd	SI 167-184	NOTE			
Infl1	AVERAGE				
Infl2	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	62,100	62,100
BUILDING	115,800	115,800
DETACHED	1,100	1,100
OTHER	0	0
TOTAL	**179,000**	**179,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	10X12		120	12.70	1,100

PHOTO 12/17/2015



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.20	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/16/2015	RJM
LIST	12/16/2015	EST
REVIEW	12/28/2015	ER

BLDG COMMENTS
ABOVE GRADE BASEMENT IN REAR/HP RAMP=NV

YEAR BLT	1956	SIZE ADJ	1.000
NET AREA	1,434	DETAIL ADJ	1.220
$NLA(RCN)	$130	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$2,938
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	4	ASPHALT TILE	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,544		16.14	24,919
A	BMF	N	BSMT FINISH-ADD	717		12.40	8,891
A	BAS	L	BASE AREA	1,434	1956	101.22	145,156
B	EPA	N	ENCLOSED PORCH	110		36.00	3,960
C	PTA	N	PATIO	80		6.00	480
D	WDK	N	WOOD DECK	25		15.32	383

TOTAL RCN	186,727

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1956 / 60		
COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	38	% GD	62
RCNLD	$115,800		

Key: 2937

Town of WEBSTER - Fiscal Year 2019 Preliminary

3/28/2018 11:10 am SEQ # 1

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MILAS, ESTHER C LIFE EST HENRIQUES, DEBORAH 50 HILLSIDE AVE WEBSTER, MA 01570	26-A-18-0	50 HILLSIDE AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MILAS, ESTHER C LIFE ES	06/02/1995	A	100	17077-318

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		98	CYCLICAL		12/16/2015	RJM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	Infl2	ADJ BASE	SAF	Infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,006	7 1.00	A 1.00	A 1.00	70,875	2.14	A 1.00	179 1.05			52,290

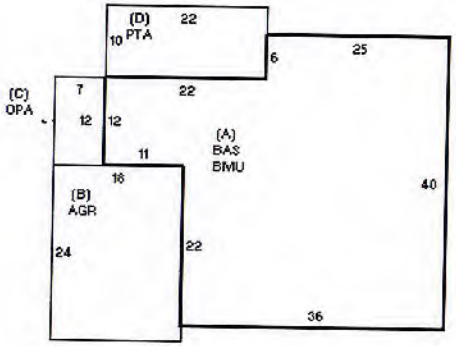
TOTAL	15,006 SF	ZONING	SFR	FRNT	0
Nbhd	SI 167-184	NOTE			
Infl1	AVERAGE				
Infl2	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	52,300	52,300
BUILDING	129,200	129,200
DETACHED	0	0
OTHER	0	0
TOTAL	181,500	181,500

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/17/2015



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	1.20	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/16/2015	RJM
LIST	12/16/2015	RJM
REVIEW	12/28/2015	ER

YEAR BLT	1960	SIZE ADJ	1.000
NET AREA	1,506	DETAIL ADJ	1.260
$NLA(RCN)	$136	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
# 1/2 BATHS	0	1.00
TOT FIXTURES	3	$3,024
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HW/COOL AIR	1.05
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,506		16.21	24,408
A	BAS	L	BASE AREA	1,506	1960	104.20	156,928
B	AGR	N	ATT GARAGE	432		34.26	14,800
C	OPA	N	OPEN PORCH	84		20.80	1,747
D	PTA	N	PATIO	220		6.00	1,320
	F11	O	FPL 1S 1OP	1		2,907.00	2,907

TOTAL RCN	205,134

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	O

EFF.YR/AGE	1957 / 59	
COND	35	35 %
FUNC	0	
ECON	0	
DEPR	37	% GD 63
RCNLD	$129,200	