

**TOWN OF DRACUT  
BUILDING DEPARTMENT  
SMALL LOT SUBMISSION\***

1. A copy of the Plan of Land (the original plan or subdivision) highlighting the lot(s) in question. \_\_\_\_\_(init).
2. A copy of the plate and parcel map, showing not only the property in question, but the abutting (everything that touches the lot at other than a point), properties as well. Highlight the lot(s) in question. \_\_\_\_\_(init).
3. Copies of the deed(s) of the property in question from the present time to the last instrument of record (deed) prior to April 1946. Highlight who sells to whom, the lot(s) in question, the previous deed reference, and when the lot(s) were recorded. \_\_\_\_\_(init).
4. Copies of the deeds of the abutting properties from the present time to the last instrument of record (deed), prior to April 1946. Highlight who sells to whom, the lot(s) in question, the previous deed reference, and when the lot(s) were recorded. \_\_\_\_\_(init).
5. Any other pertinent documents that may be necessary. \_\_\_\_\_(init).
6. Make a cover sheet for the lot in question and each lot abutting the property, listing all owners past and present, the date, and their deed reference. \_\_\_\_\_(init).
7. A letter from an attorney, signed under the penalties of perjury, that the attorney has reviewed the required information, including the Middlesex County Registry of Deeds, and that in his/her professional opinion, the lot(s) are protected under G.L.C. 40A, 6 first or second sentence of the adjoining lots. A reasonably detailed and concise explanation must be provided substantiating the Attorney's opinion. \_\_\_\_\_(init).
8. If applicant is not the property owner, written consent of the property owner(s) must accompany the submission. \_\_\_\_\_(init).
9. **NOTE: ANY SMALL LOT SUBMITTED MUST CONTAIN (2) COMPLETE COPIES. SMALL LOTS SUBMITTED BECOME THE PROPERTY OF THE BUILDING DEPARTMENT REGARDLESS OF APPROVAL OR DENIAL.**
  - Applicant shall initial each line attesting to complete submission of all information. If the Building Inspector determines everything he needs is not present, then the package is returned incomplete.
  - In the event that Town Counsel and Building Inspector determine that a building permit should issue based on the small lot submissions, the lot owner hereby releases the Town of Dracut, the Dracut Building Inspector, and Dracut Town Counsel from any and all liability in the event that the lot is found not to be protected under Massachusetts General laws, Chapter 40A, S.6. The lot owner hereby acknowledges that he/she/it solely relying on his/her/its own attorney for a legal status of the lot.

\_\_\_\_\_ dated \_\_\_\_\_

# TABLE OF ZONING AMENDMENTS

DATE	ZONING AMENDMENTS Area and Frontage	GRANDFATHER
1946	Minimum area: 7,500 s.f. and 75 ft.	-
1958	All residential district minimum area: 15,000 s.f. and 100 ft.	Except as to motels, the lot area and lot width requirements shall not apply to any lot in any zoning district if such lot contains less area or is of less width than above required if such lot was lawfully laid out and duly recorded by plan or deed prior to the effective date of this by-law, and provided that the front yard, side yard and rear yard requirements, if any in effect on the date of recording of such plan or deed shall apply to each such lot. <u>VIII.4.E</u>
1966	Minimum area and frontage: 22,00s.f. and 125 ft.	Remains the same. <u>VIII.1</u>
May 1, 1968	Minimum area and frontage: 40,000 s.f. and 175 ft.	Remains the same.
September 23. 1969		For Single Residence and Farming districts only, the lot area and lot width requirements shall not apply to any lot in said Single Residence and Farming districts if such lot measurements at least fifty feet (50') in width and frontage and one hundred feet (100') depth if such lot was lawfully laid out and duly recorded by plan or deed prior to the effective date of this by-law and provided that the front yard, side yard and rear yard requirements shall comply with the existing <u>minimum, excepts as is otherwise provided by law.</u>
November, 1987 to present		2.16.11 Existing Lots-Any lot which complied with the minimum area, frontage and lot width requirements, if any, in effect at the time the boundaries of the lot were defined by recorded deed or plan, may be built upon or used for single family residential use, notwithstanding the adoption of new or increased lot area, frontage or lot width requirements, provided that: 1. At the time of the adoption of such new or increased requirements or while building on such lot was otherwise permitted, whichever occurs later, such lot was held, and has continued to be held, in ownership separate from that or adjoining land; and 2. The lot had at least 5,000 square feet or area and 50 feet of frontage at the time the boundaries of the lot were defined; and 3. Any proposed structure is situated on the lot so as to conform with the minimum yard requirements, if any, in effect at the time he boundaries of such lot were defined. In the case where no minimum yard requirements were in effect at the time the boundaries of such lot were defined, the minimum front yard shall be 20 feet and the minimum side and rear yards shall be 10 feet.