

General Information

What authority does the Board of Appeals have?

The Board of Appeals obtains its authority under the Massachusetts General Laws Chapter 40A, §14 and the Town of Littleton's Zoning By-law 173-6 to hear and decide *appeals*, to hear and decide applications for *Chapter 40A special permits*, and to hear and decide petitions for *variances*. The Board of Appeals also hears and decides applications for *special permits for low and moderate income housing* under Massachusetts General Laws Chapter 40B Sections 20, 21, 22, and 23.

What is an Appeal?

Pursuant to Massachusetts General Laws Chapter 40A §8 and Littleton Zoning By-law 173-6 B(3) and 173-6 B(5) the Board of Appeals hears and decides appeals by any person aggrieved by any written order or decision of the Zoning Enforcement Officer or other administrative official in violation of any provision of Massachusetts General Laws Chapter 40A or the Littleton Zoning By-laws. Building permits withheld by the Building Commissioner acting under MGL C. 41, §81Y as a means of enforcing the Subdivision Control Law may also be issued by the Board of Appeals. Action taken by the Building Commissioner acting under the Code of Littleton Chapter 152 will also be heard by the Board of Appeals. If the Zoning Enforcing Officer or other administrative official does not issue a written order or decision, the Board of Appeals will not hear the appeal. Appeals from the written decisions of the Zoning Enforcement Officer or other administrative official must be filed with the Office of the Town Clerk pursuant to Massachusetts General Laws Chapter 40A Section 15 within thirty (30) days from the date of the written order or decision which is being appealed. Failure to file a timely appeal is fatal.

What is a Chapter 40A Special Permit?

Certain uses of property are permitted as a matter of right. However, the Littleton Zoning By-laws provide that other uses are not allowed in certain zoning districts, and that specific types of uses shall only be permitted in specified zoning districts upon the issuance of a Special Permit from the Board of Appeals pursuant to Massachusetts General Laws Chapter 40A § 9, 9A, and 9B. Special Permits may be issued only for uses which are in harmony with the general purpose and intent of the By-law, and may be subject to general or specific provisions set forth therein, and such permits may also impose conditions, safeguards and limitations on time or use. A Special Permit, unlike a Variance, may be conditioned by limiting its duration to the term of ownership or use by the Applicant. When a Special Permit application is accompanied by plans or specifications detailing the work to be undertaken, the plans and specifications become conditions of the issuance of the permit. Therefore, once a Special Permit is granted, modification of the plans or specifications require as a prerequisite, modification of the Special Permit through the filing of a successive Special Permit application. No building permit may be issued by the Building Commissioner for a use or structure that requires a Special Permit until 1) a Special Permit has been granted by the Board of Appeals, 2) the expiration of the twenty (20) day appeal period pursuant to Massachusetts General Laws Chapter 40A Section 11, and 3) the Special Permit has been recorded at the Middlesex South District Registry of Deeds. The Building Commissioner shall require proof of recording at the Registry of Deeds from the Town Clerk prior to issuance of a building permit. No party is entitled "as a matter of right" to a Special Permit. The Board of Appeals, in the proper exercise of its discretion, is free to deny a Special Permit even if the facts show that such a permit could be lawfully granted. Special Permits 40A shall lapse 24 months following the granting unless substantial use or construction has commenced.

What is a Chapter 40B Special Permit?

Chapter 40B is a state statute, which enables local Boards of Appeals to approve affordable housing developments under flexible rules if at least 25% of the units have long-term affordability restrictions. Also known as the Comprehensive Permit Law, Chapter 40B was enacted in 1969 to help address the shortage of affordable housing statewide by reducing unnecessary barriers created by local approval processes, local zoning, and other restrictions. Its goal is to encourage the production of affordable housing in all communities throughout the Commonwealth. Special Permits 40B shall lapse 3 years from the date the permit becomes final unless construction authorized by a comprehensive permit has begun, or unless specifically noted otherwise in the permit by the Board of Appeals.

What is a Variance?

A Variance is a waiver of the zoning rules adopted by the Citizens of Littleton at Town Meeting. A Variance may be granted pursuant to the Littleton Zoning By-laws and Massachusetts General Laws Chapter 40A Section 10. Accordingly, it is only in rare instances and under exceptional circumstances that relaxation of the general restrictions established by the Zoning By-laws are permitted. A Variance is distinguished from a Special Permit. The Variance is used to authorize an otherwise prohibited use or to loosen dimensional requirements otherwise applicable to a structure. No person has a right to a Variance. Variance of "use" is almost never granted by the Board of Appeals. Variance of "dimensional" requirements is granted in rare occasions. The Board of Appeals has no discretion to grant a Variance unless the petitioner provides evidence, and that the Board of Appeals determines that, owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law. Even if the Board of Appeals find that such hardship exists, it may exercise its discretion and not grant a Variance. No building permit may be issued by the Building Commissioner for a use or structure that requires a Variance until 1) a Variance has been granted by the Board of Appeals, 2) the expiration of the twenty (20) day appeal period pursuant to Massachusetts General Laws Chapter 40A Section 11, and 3) the Variance has been recorded at the Middlesex South District Registry of Deeds. The Building Commissioner shall require proof of recording at the Registry of Deeds from the Town Clerk prior to issuance of a building permit. Rights authorized by a Variance must be exercised within 1 year of granting, or said variance shall lapse.

Page 4

ZBA Case No.: 25-980 Address 87 Talhaffarwan Rd.



APPLICATION FOR PUBLIC HEARING

Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning Bylaws

TOWN USE ONLY
Received by the Town Clerk Office

RECEIVED
9/15/2025 - 1:30 PM
AS

The filing is not official until stamped by the Town Clerk
Filing Fee paid: _____ Check # _____

Pursuant to the provisions of Chapter 40, §57 of the Massachusetts General Laws as adopted by Town Meeting 2003, this document must be signed by the Tax Collector verifying payment of taxes.

Dobie Healy
Signature of Tax Collector

The undersigned hereby submits this petition for the following action (check all that apply):

- Appeal of Decision of Building Inspector or other administrative official (see page 2)
- Special Permit (40A) (see page 2)
- Variance (see page 3)
- Comprehensive Permit (40B) Complete additional application (see page 2)

PETITIONER: Signature Carolyne Carolyne (Aug 27, 2023 18:50:21 EDT)
Habitat for Humanity North Central Massachusetts, Inc.
Print Name 3 Park Street, Suite 203
Address Leominster, MA 01453
Town, State, Zip _____
Date: 08/27/2025
Phone # 978-348-2749
Email Address carolyne@nchabitat.org
Deed Reference: Bk 84504 Page 509

PROPERTY OWNER: include authorization of Owner for Petitioner to represent Owner, if unsigned

Signature	Date	
Same as Petitioner	Phone #	
Print Name (if different from petitioner)	Email	
Address (if different from petitioner)	Book _____	Page _____

ASSESSOR MAP & PARCEL NUMBER

U33-2-A

ZONING DISTRICT **VC** **B** **IA** **IB** (Circle all that apply)

Check box if applicable

- AQUIFER DISTRICT**
- WATER RESOURCE DISTRICT**

FEES
Residential Property \$200 filing + \$105 recording fee + \$25 abutter list + \$176.53 public hearing notice = \$ 506.53
Commercial Property \$350 filing + \$105 recording fee + \$25 abutter list + \$176.53 public hearing notice = \$ 656.53
Comprehensive Permit \$1000 + \$100/unit over 10 units

Please make check payable to Town of Littleton

Revised May 25, 2022

Appeal

Under MGL c. 40A §. 8

The undersigned hereby appeals a written order or decision of the Building Commissioner / Zoning Officer or other administrative official alleged to be in violation of the provisions of MGL c. 40A or the Zoning By-laws to the Board of Appeals for the Town of Littleton.

1. From what Town Official or Board is the appeal being sought?

Mandatory: Attach copies of written order or decision under appeal

Administrative Official _____

Date of order / decision _____

2. Which statute or Zoning Bylaw do you rely for your appeal?

MGL c.40A § _____ Zoning Bylaw § _____ Code of Littleton § _____
You may also consider whether you qualify for relief under any other authority of the Board to grant a Special Permit or Variance.

3. I hereby certify that I have read the Board of Appeals Instructions for Appellants and that the statements within my appeal and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

Print name _____

Special Permit 40A

Under MGL c. 40A §. 9

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to grant a Special Permit for the reasons hereinafter set forth and in accordance with the applicable provisions of the Zoning By-law.

1. Special Permits are expressly permitted in the Zoning Bylaws. Which Zoning Bylaw section do you rely for your appeal?

Zoning Bylaw § _____

2. Why are you applying for a Special Permit? Attach a written statement that specifically describes existing conditions and your objectives, along with necessary exhibits as listed in the filing instructions. *You may also consider whether you qualify for relief under any other authority of the Board to grant a variance.*

3. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

Print Name _____

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the Issuance of a Comprehensive Permit under

Special Permit 40B

Under MGL c. 40B

M.G.L.c40B

Variance

Under MGL c. 40A §. 10

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to vary, in the manner and for the reasons hereinafter set forth, the applicable provisions of the Zoning By-law.

1. Specifically, from what Zoning bylaw section are you seeking relief? 173-26 (A)

2. Why are you seeking relief from a literal enforcement of this Zoning Bylaw?

Attach a written statement that specifically describes existing conditions and your objectives, along with plans, specifications, certified plot plan and any documentation necessary to support your request.

3. Show evidence that you meet the minimum requirements of a variance under section 173-6 B (2) of the Littleton Zoning Bylaws.

Attach a written statement which specifically includes why, owing to conditions (soil, shape, or topography) especially affecting the premises, but not affecting generally the zoning district in which it is located, a literal enforcement of the Zoning By-law would result in a substantial hardship to you. Applicant must clearly demonstrate the lack of alternative remedies.

4. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

08/27/2025

Print name _____

Filing Instructions

1. IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLICATION. He will assist you with the proper zoning sections and application request(s). His review may save time by preventing delays in the hearing process.

2. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing with the Town Clerk.

Necessary Exhibits— provide 3 copies and an electronic copy of the following with the completed application:

1. A copy of the most recently recorded plan of land or where no such plan exists, a copy of a plot plan endorsed by a registered engineer or land surveyor. The plan should show:
 - A) metes and bounds of the subject land
 - B) adjacent streets and other names and readily identifiable landmarks and fixed objects
 - C) dimensional layout of all buildings
 - D) distances and setbacks from the various boundaries
 - E) exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
 - F) direction of North
 - G) the name of each abutting property owner
2. Copy of the latest recorded deed
3. A written statement which details the basis for your petition
4. Pictures, plans, maps, drawings and models are always helpful in explaining the problem
5. In cases pertaining to signs, a scale print of the sign lettering and colors
6. In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor
7. In cases pertaining to Accessory dwellings evidence that the Board of Health has approved the septic system
8. The date of the building construction and the history of ownership are useful in finding facts about the case

Completed applications filed with the Town Clerk by the third Thursday of the month will be considered at the next regularly scheduled Zoning Board of Appeals meeting, held on the third Thursday of the following month. The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules

zoning_application_revised_5-25-2022

Final Audit Report

2025-08-27

Created:	2025-08-27
By:	John Plifka (jplifka@mccartydb.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAOtfrEMO-boYXw6ROtQvFSOdgcMEPOdkI

"zoning_application_revised_5-25-2022" History

-  Document created by John Plifka (jplifka@mccartydb.com)
2025-08-27 - 8:07:39 PM GMT
-  Document emailed to Carolyn Read (carolyn@ncmhabitat.org) for signature
2025-08-27 - 8:07:46 PM GMT
-  Email viewed by Carolyn Read (carolyn@ncmhabitat.org)
2025-08-27 - 8:13:48 PM GMT
-  Document e-signed by Carolyn Read (carolyn@ncmhabitat.org)
Signature Date: 2025-08-27 - 8:50:21 PM GMT - Time Source: server
-  Agreement completed.
2025-08-27 - 8:50:21 PM GMT



Adobe Acrobat Sign



Civil Engineers

August 27, 2025

Sherill Gould, Chair
Town of Littleton Zoning Board of Appeals
37 Shattuck Street
1st Floor, B100
Littleton, MA 01460

RE: Variance Application
Habitat for Humanity North Central Massachusetts
87 Tahattawan Road
Littleton, Massachusetts

Dear Ms. Gould,

On behalf of Habitat for Humanity North Central Massachusetts, McCarty Engineering Inc. (MEI) is submitting this Variance Application for 87 Tahattawan Road, Parcel ID U33-2-A. The project includes the construction of a two-family residence with associated site improvements.

The subject parcel is approximately 1.58 acres located within the R Zoning District. The proposed development will be serviced by municipal water and a private onsite sewage disposal system.

Per the Town of Littleton Zoning Bylaws and the principal table of uses, Two-family dwellings are not a by right allowed used within the R Zoning District. However, the parcel on Tahattawan Road was purchased by the Town of Littleton for both conservation and affordable housing purposes with the 1.58 acre portion purchased with Affordable Housing Trust funds and restricted to use as affordable housing. The Trust completed perc testing on the lot and opened a Request for Proposals for a duplex to be built on the property, Habitat for Humanity NCM responded to the request on June 5, 2024, and the land was awarded to Habitat for Humanity NCM on July 17, 2024. A Land Disposition Agreement, including the requirement for two housing units, was signed on April 9, 2025. The duplex requirement was based on the urgent need for additional affordable housing units as well as the need for accessible units in Massachusetts as stated in the Littleton Affordable Housing Trust 5 Year Action Plan accepted on January 9, 2024.

The Town of Littleton is actively trying to meet or exceed the required amount of affordable housing, the subject site was explicitly selected to aid in meeting this requirement. Construction of a duplex was included in the Request for Proposal provided by the Littleton Affordable Housing Trust and this request for a variance is to fulfill the provisions of the said proposal.

We look forward to working with the Board in the review of the proposed project. Should you require additional information or additional copies of the information submitted please feel free to contact me.

Respectfully,



Brian Marchetti, PE
Vice President, Engineering



John Plifka
Project Engineer



TOWN OF LITTLETON

37 SHATTUCK ST, P. O. BOX 1305
LITTLETON, MASSACHUSETTS 01460

BUILDING COMMISSIONER
ZONING OFFICER
978-540-2424

September 9, 2025

Ms. Carolyn Read
Executive Director
Habitat for Humanity North Central Massachusetts, Inc.
416 Great Road
Acton, MA 01720
(978) 348-2749 – Habitat for Humanity

RE: 87 TAHATTAWAN ROAD – USE REGULATION SCHEDULE - VARIANCE

Dear Ms. Read,

From the information that has been provided to this Department; A certified plot plan from Tauper Land Survey, Inc. dated August 18, 2025, a proposed septic system plan from McCarty Engineering Inc., dated August 28, 2025, a Notice of Intent plan from McCarty Engineering Inc., dated July 23, 2025, and building plans from Habitat for Humanity

Your submittal requires approval from the following board before a building permit can be issued.

Zoning Board of Appeals
(1) Variance – 173-26 Use Regulation Schedule

The applicant proposes to construct a two (2) family dwelling in the Residence district. Pursuant to 173-26 Table of Use Regulation Schedule, two (2) family dwellings are prohibited in the Residence district, therefore a Variance is required from the Zoning Board of Appeals.

Contact the Town of Littleton Zoning Board of Appeal at (978) 540-2431 for information regarding the Zoning Board of Appeal process.

Respectfully,

Henry Fontaine CBO

Henry Fontaine CBO
Building Commissioner
Zoning Enforcement Officer
ADA Coordinator

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	:	98802
Document Type	:	DEED
Recorded Date	:	August 18, 2025
Recorded Time	:	12:23:27 PM
Recorded Book and Page	:	84504 / 509
Number of Pages(including cover sheet)	:	5
Receipt Number	:	3112774
Recording Fee (including excise)	:	\$155.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/18/2025 12:23 PM
Ctrl# Doc# 00098802
Fee: \$0.00 Cons: \$0.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

The Town of Littleton, acting by and through its Affordable Housing Trust, a municipal affordable housing trust created pursuant to Chapter 44, Section 55C of the Massachusetts General Laws, its successors and assigns ("Grantor"), with a principal place of business at 37 Shattuck Street, Littleton, MA 01460 ("Grantor"), for affordable housing purposes,

For good and valuable consideration, the receipt of which is hereby acknowledged, grants to Habitat for Humanity North Central Massachusetts, Inc., a non-profit corporation with a principal place of business at 3 Park Street, Suite 203, Leominster, MA, 01453 ("Grantee"), with quitclaim covenants and subject to the reservations and exceptions hereinafter made:

A certain tract of land in the Town of Littleton bounded and described as follows:

Beginning at drill hole on the westerly sideline of Tahattawan Road and running southeasterly along said road in a curved line S27°39'18"E 58.38 feet, S31°43'03"E 63.06 feet, S37°09'07"E 42.45 feet, S51°32'56"E 51.91 feet, S53°28'05"E 49.18 feet to a point, thence;

Running S54°38'18"W 369.55 feet alongside Lot B and remaining land to a point, thence;

Running N2°54'18"E 67.75 feet to a point, thence;

Running N4°20'16"E 220.57 feet alongside land now or formerly of Matthew and Mary-Ellen Lyons, thence;

Running N0°43'32"W 140.7 feet alongside land of Lyons to a point, thence;

Running S83°19'42"E 117.78 feet to the place of the beginning.

Said parcel contains 68,257 sq. feet and is shown as Lot A on a plan entitled "Plan of Land in Littleton, Mass., Prepared for Town of Littleton," dated May, 2021, and recorded with the Middlesex South Registry of Deeds in Plan Book 2021, Page 709.

Being a portion of the premises conveyed to the Grantor in Book 76578, Page 145.

Said land is conveyed subject to and with the benefit of all rights, restrictions, reservations, easements and agreements of record, to the extent the same are now in force and applicable.

The above conveyance is subject to a Right of Reverter, vesting title in the Grantor for the following reason:

- (a) Failure of Grantee to commence making improvements to the property within two years of the date hereof.

Grantor hereby reserves a right of first refusal, *Recorded herewith*, which is incorporated herein by reference and hereby made a part of this deed.

For Grantor's title see deed of Derek M. Brown, Stephen H. Brown, and Richard T. Brown, dated December 26, 2020, and recorded with the Middlesex South Registry of Deeds in Book 76578, Page 145; and Article 33 of the June 12, 2021, Town of Littleton Annual Town Meeting, a certified copy of which is recorded herewith.

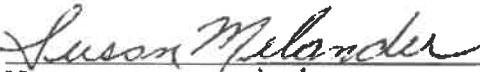
WITNESS our hands and seals this 22nd day of July, 2025.

Town of Littleton Affordable Housing Trust,

Name:



Name: Matthew Nordhaus



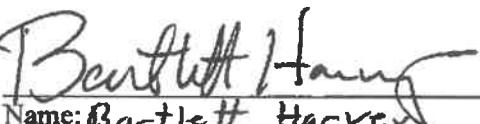
Name: Susan Melander



Name: Marianne Heer



Name: Mark Rambacher



Name: Bartlett Harvey



Name: Angus Michaels

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 22nd day of July, 2025, before me the undersigned Notary Public, personally appeared Matthew Nordhaus, Susan Melander, Marianne Heer, Mark Rambacher, Bartlett Harvey, Angus Michaels, and _____, as they are members of the Town of Littleton Affordable Housing Trust, proved to me through satisfactory identification, being,

Person at Knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Diane Crory

Notary Public Diane Crory

My Commission Expires: May 22, 2031



DIANE CORY

Notary Public

Commonwealth of Massachusetts

My Commission Expires

May 22, 2031



ZONING BOARD OF APPEALS

P.O. Box 1305
Littleton, Massachusetts 01460

Received: AS
Date/Time: 9/29/25 – 3:40 PM
Revised:
Date/Time:

LEGAL NOTICE NOTICE OF HEARING

The Littleton Board of Appeals will conduct a Public Hearing on Thursday, October 16, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103, to consider the following petition:

7:10 P.M:

Case #25-980, 87 Tahattawan Road. The Petitioner, Habitat for Humanity, seeks a Variance pursuant to 173-26, to construct a two family dwelling, and such other business as may properly come before the board.

LITTLETON BOARD OF APPEALS

Lowell Sun Dates: October 2, and October 9, 2025

THANK YOU for your ad submission!

Your ad has been submitted for publication. Below is a confirmation of your ad placement. You will also receive an email confirmation.

ORDER DETAILS**NY0157294****Order Status:**

Submitted

Classification:

General Legal Notices & Bids

Package:

Legals MA

Site:

ma-legals

Final Cost:

\$176.54

Payment Type:

Account Billed

User ID:

W0015497

Username:

1381917

PREVIEW FOR AD NUMBER NY01572940

**LEGAL NOTICE
NOTICE OF HEARING**
The Littleton Board of Appeals will conduct a Public Hearing on Thursday, October 16, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103 to consider:

7:10 PM: Case #25-980, 87 Tahattawan Road. Petition of Habitat for Humanity for a Variance to construct a two family dwelling.
10/2/2025 and 10/9/2025
#NY0157294

[<< Click here to print a printer friendly version >>](#)

ACCOUNT INFORMATION

LITTLETON BOARD OF APPEALS MA legals
PO BOX 1305
Littleton, MA 01460
(978)540-2420
lpacitti@littletonma.org

TRANSACTION REPORT**Date**

September 29, 2025 10:42:48 AM EDT

Amount:

\$176.54

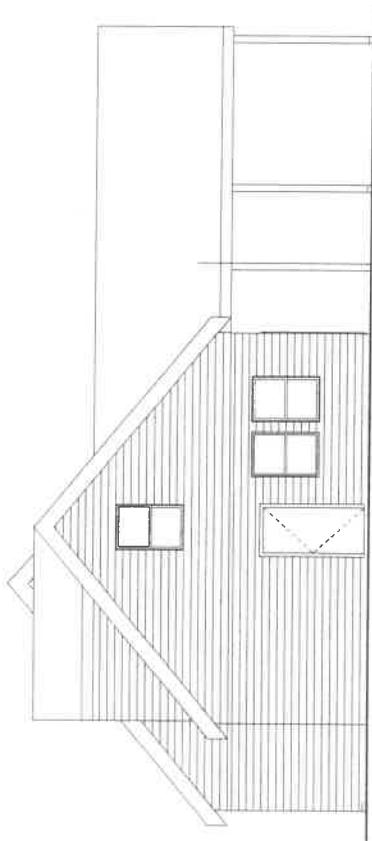
SCHEDULE FOR AD NUMBER NY01572940

October 2, 2025

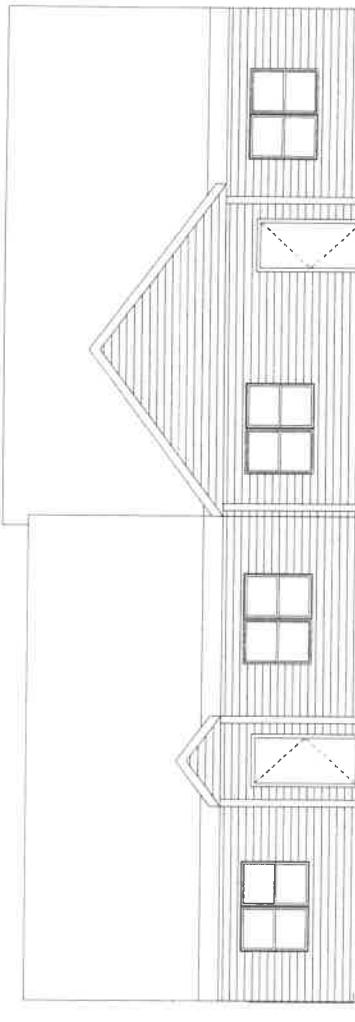
The Lowell Sun Legals

October 9, 2025

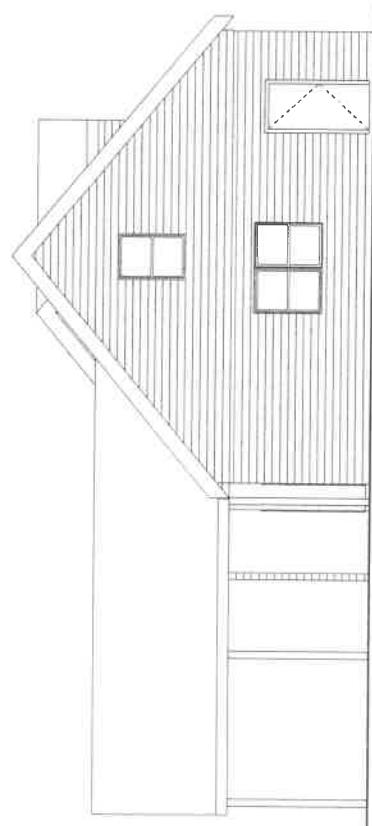
The Lowell Sun Legals



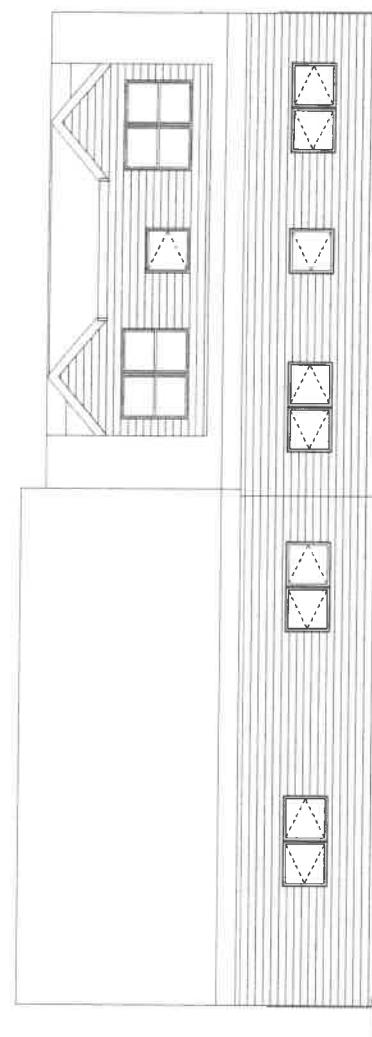
1 LEFT ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
 $1/4"$ = 1'-0"

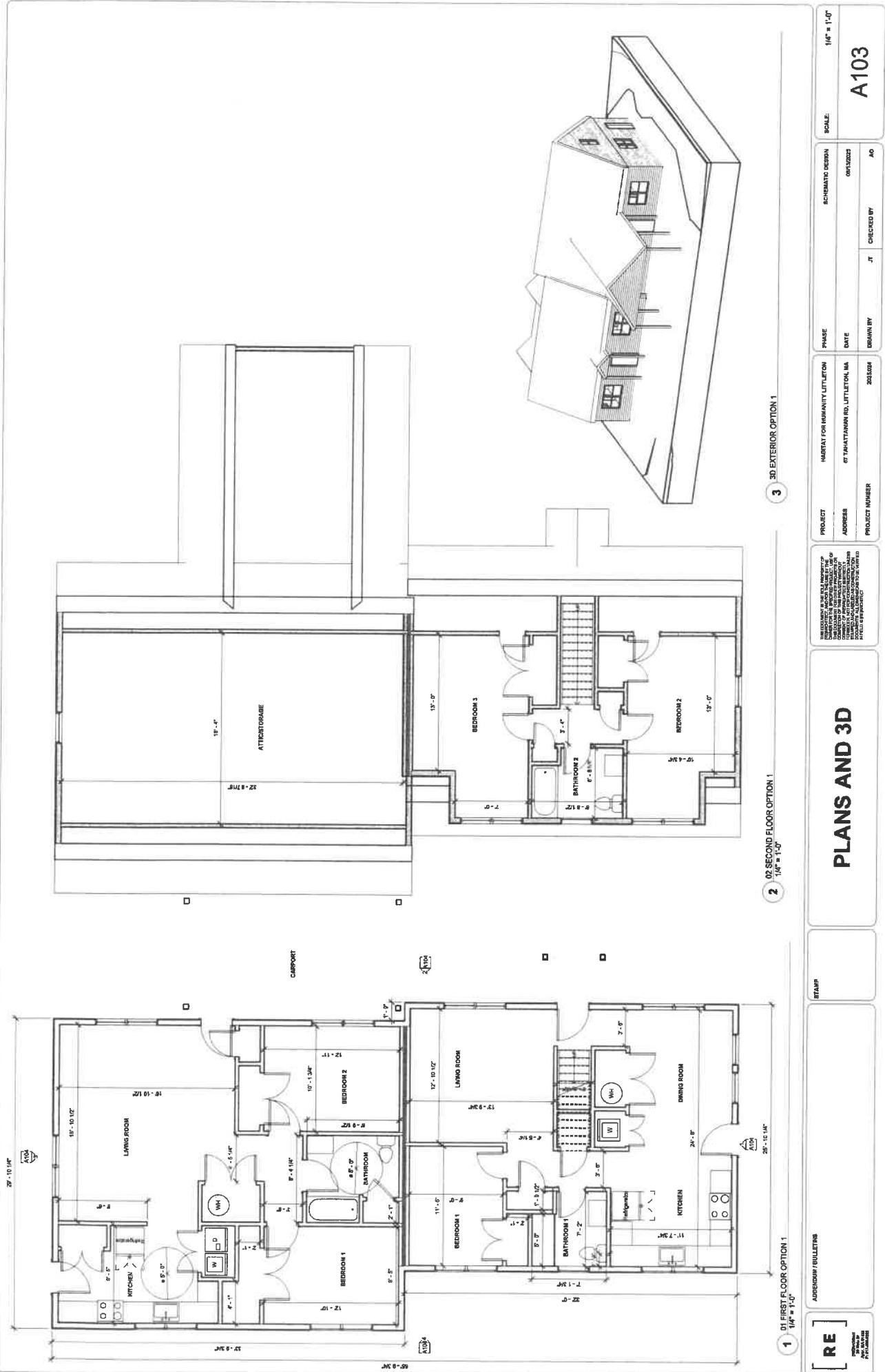


RIGHT ELEVATION
3 1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"
4

ELEVATIONS	
STAMP	RE
ACROSSHIP / BULLLETPROOF	
<div style="border: 1px solid black; padding: 5px; text-align: center;">  </div>	
PROJECT	HABITAT FOR HUMANITY LITTLETON
ADDRESS	67 FARATTI AVENUE, RD. LITTLETON, MA
DATE	2015-04-01
PROJECT NUMBER	2015-004
PHASE	SCHEMATIC DESIGN
DRAWN BY	JT
CHECKED BY	AC
SCALE:	1/4" = 1'-0"
A104	



TAUPER LAND SURVEY, INC. PROPOSED PLOT PLAN

Professional Land Surveyors

710 MAIN STREET
Oxford, MA 01537
PHONE: (508) 987-9266
TAUPERLANDSURVEY.COM
REGISTRY: WORCESTER SOUTH

NAME: TOWN OF LITTLETON

ADDRESS: 87 TAHATTAWAN ROAD

CITY/TOWN: LITTLETON, MASSACHUSETTS

SCALE: 1" = 60' DATE: AUGUST 18, 2025

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND SIZE OF THE PROPOSED BUILDING AS SHOWN.

ZONING DISTRICT: (R)
RESIDENTIAL

MINIMUM AREA: 40,000 Sq.Ft.

MINIMUM FRONTAGE: 150'

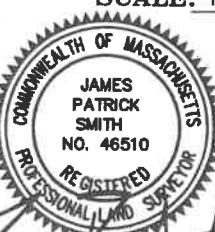
MINIMUM SET BACK:

FRONT: 30'

SIDE: 15'

REAR: 15'

IRON
ROD
FOUND



DEED BOOK/PAGE: Bk. 76578 Pg. 145

PLAN BOOK/PLAN: PI.709 OF 2021

ASSESSORS ID: U33-2-A

THIS PLAN IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES, ERECTION OF FENCES AND/OR LANDSCAPING.



NOW OR FORMERLY
MATT & MARY ELLEN
LYONS, TRUSTEES
Bk. 28955 Pg. 261
ASSESSORS ID: U33-3-B

NOW OR FORMERLY
THE TOWN OF
LITTLETON
Bk. 76578 Pg. 145
ASSESSORS ID:
U33-2-A

TAHATTAWAN
ROAD

PUBLIC - VARIABLE WIDTH

LOT A
68,257 Sq. Ft. ±
1.57 Acres ±

IRON
ROD
FOUND

SCALE: 1" = 60'
0 30 60
FEET

File: 25-158 87 TAHATTAWAN RD LITTLETON MA MCCARTY PROPOSED CPP 8-18-2025

WF-19
WF-18
WF-17
WF-16
WF-15
WF-14
WF-13
WF-12
WF-11
WF-10
WF-9
WF-8
WF-7
WF-6

NOW OR FORMERLY
THE TOWN OF LITTLETON
Bk. 76578 Pg. 145
ASSESSORS ID: U33-2-0



**TOWN OF LITTLETON
BOARD OF ASSESSORS**
P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410
FAX: (978) 952-2321

Date: July 21, 2025

Re: Certified List of Abutters

Applicant:	<u>Carolyn Read</u>
Name of Firm:	<u>Habitat for Humanity</u>
Mailing Address:	<u>416 Great Road Acton MA 01720</u>
Subject Parcel Location:	<u>Multiple</u>
Subject Parcel No.:	<u>16 thru 192 Tahattawan Rd</u>
Subject Owner Name:	<u>NA</u>

Please see the attached list of direct abutters along Tahattawan Road from #16 through #192 inclusively

I hereby certify the attached list of abutter (s) as stated in the M.G.L. Chapter 131, Section 40.

Number of Abutter(s) 53

Certified by:


Name: Kim Prehl

Title: Office Assistant / Field Lister

181 TAHATTAWAN RD	U32 1 0	145 TAHATTAWAN RD	U33 1 0	55 TAHATTAWAN RD	U34 1 B
	LUC: 101		LUC: 101		LUC: 101
JOYCE STEVEN E		SHEA STANLEY A		LANE EOIN	
JOYCE DIANE W		SHEA SUSAN M		KELLY SUSAN CARMEL	
181 TAHATTAWAN RD		145 TAHATTAWAN RD		PO BOX 1400	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460-4400	
149 TAHATTAWAN RD	U32 10 0	119 TAHATTAWAN RD	U33 2 0	41 TAHATTAWAN RD	U34 2 0
	LUC: 101		LUC: 932		LUC: 101
BIRSE NICHOLAS A		TOWN OF LITTLETON		ONEIL MARK S.	
BIRSE SARAH E		CONSERVATION COMMISSION		ONEIL MELISSA A.	
149 TAHATTAWAN RD		119 TAHATTAWAN RD		16 PARTRIDGE HILL RD	
LITTLETON, MA 01460		LITTLETON, MA 01460		HARVARD, MA 01451	
177 TAHATTAWAN RD	U32 2 0	87 TAHATTAWAN RD	U33 2 A	5 SUGARLOAF LN	U34 2 5
	LUC: 101		LUC: 930		LUC: 101
BORGES RONALD J		TOWN OF LITTLETON		CORDINGLEY JAMES J	
LIU NINA S		119 TAHATTAWAN RD		CORDINGLEY PATRICIA L	
177 TAHATTAWAN RD		LITTLETON, MA 01460		5 SUGARLOAF LN	
LITTLETON, MA 01460				LITTLETON, MA 01460	
173 TAHATTAWAN RD	U32 3 0	77 TAHATTAWAN RD	U33 3 0	10 SUGARLOAF LN	U34 2 6
	LUC: 101		LUC: 101		LUC: 101
GLADSTEIN JACLYN L		RAVANIS MARIA I		LORD CHAD H	
DANIELS JESSE		77 TAHATTAWAN RD		LORD JULIE A	
173 TAHATTAWAN RD		LITTLETON, MA 01460		10 SUGARLOAF LANE	
LITTLETON, MA 01460				LITTLETON, MA 01460	
169 TAHATTAWAN RD	U32 4 0	81 TAHATTAWAN RD	U33 3 1	37 TAHATTAWAN RD	U34 2 A
	LUC: 101		LUC: 101		LUC: 101
LALIBERTE KATHLEEN T		THE HILBERT ROACH LIVING TRUST		SHERIDAN TIMOTHY J	
ERN ELLIOT M		ROACH STEPHEN P		SHERIDAN CYNTHIA	
169 TAHATTAWAN RD		81 TAHATTAWAN ROAD		37 TAHATTAWAN ROAD	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
TAHATTAWAN RD	U32 5 0	79 TAHATTAWAN RD	U33 3 B	25 TAHATTAWAN RD	U34 3 0
	LUC: 132		LUC: 101		LUC: 101
LALIBERTE KATHLEEN T		MATT & MARY-ELLEN LYONS LIV TR		SHERIDAN TIMOTHY JR	
ERN ELLIOT M		TRUSTEE LYONS MATTHEW		SHERIDAN HANNAH	
169 TAHATTAWAN RD		79 TAHATTAWAN RD		25 TAHATTAWAN RD	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
165 TAHATTAWAN RD	U32 6 0	71 TAHATTAWAN RD	U33 4 0	17 TAHATTAWAN RD	U34 4 0
	LUC: 101		LUC: 101		LUC: 104
LUCAS DEBORAH		GRYCEL JACOB		SEBBEN JR DOMENIC J, TRUSTEE	
165 TAHATTAWAN RD		ROBAZEK ALLISON		SEBBEN REALTY TRUST	
LITTLETON, MA 01460		71 TAHATTAWAN RD		PO BOX 1212	
		LITTLETON, MA 01460		LITTLETON, MA 01460	
161 TAHATTAWAN RD	U32 7 0	TAHATTAWAN RD	U33 5 0	FOSTER ST	U34 6 0
	LUC: 101		LUC: 132		LUC: 132
ESSMAN ALEXANDRA		ALLEN JULYANN W		PRIEST CHARLOTTE C RUSSELL	
161TAHATTAWAN RD		ALLEN DAVID GRAYSON III		KEARNEY MICHAEL A	
LITTLETON, MA 01460		PO BOX 380		73 FOSTER ST	
		CONCORD, MA 01742		LITTLETON, MA 01460	
157 TAHATTAWAN RD	U32 8 0	59 TAHATTAWAN RD	U34 1 0		
	LUC: 101		LUC: 101		
ESSMAN STEPHEN C		VELEZ CARLOS W			
ESSMAN ANN H		RODRIGUEZ SHIRLEY			
157 TAHATTAWAN RD		59 TAHATTAWAN RD			
LITTLETON, MA 01460		LITTLETON, MA 01460			
153 TAHATTAWAN RD	U32 9 0	TAHATTAWAN RD	U34 1 A		
	LUC: 101		LUC: 132		
TIERNEY PETER W JR		VELEZ CARLOS W			
TIERNEY JULIE R		RODRIGUEZ SHIRLEY			
153 TAHATTAWAN RD		59 TAHATTAWAN RD			
LITTLETON, MA 01460		LITTLETON, MA 01460			

120 TAHATTAWAN RD	U22 6 0	80 TAHATTAWAN RD	U33 24 0	36 TAHATTAWAN RD	U34 27 0
HORACE MANN EDUCATIONAL ASSOC	LUC: 959	GOULD SHERRILL R	LUC: 101	MONTANARI MARK	LUC: 101
8 FORGE PARK		80 TAHATTAWAN RD		P.O. BOX 957	
FRANKLIN, MA 02038		LITTLETON, MA 01460		LITTLETON, MA 01460	
152 TAHATTAWAN RD	U32 11 0	78 TAHATTAWAN RD	U33 33 0	30 TAHATTAWAN RD	U34 27 1
COCHRAN STEPHEN J	LUC: 101	MITRANO KEN	LUC: 101	ADAMS MARK S	LUC: 101
152 TAHATTAWAN RD		MITRANO MARY FRAN		WALKER JENNIFER D	
LITTLETON, MA 01460		78 TAHATTAWAN RD		30 TAHATTAWAN RD.	
		LITTLETON, MA 01460		LITTLETON, MA 01460	
160 TAHATTAWAN RD	U32 12 0	146 TAHATTAWAN RD	U33 34 A	44 TAHATTAWAN RD	U34 28 0
NELSON MATTHEW	LUC: 101	CATALANOTTO LOUIS	LUC: 101	HOLLINGER MARK T	LUC: 101
160 TAHATTAWAN RD		CATALANOTTO MARY		HOLLINGER CHERYL C	
LITTLETON, MA 01460		146 TAHATTAWAN RD		44 TAHATTAWAN ROAD	
		LITTLETON, MA 01460		LITTLETON, MA 01460	
168 TAHATTAWAN RD	U32 13 0	70 TAHATTAWAN RD	U33 6 0	50 TAHATTAWAN RD	U34 28 A
FORBES DEBORAH	LUC: 101	ALLEN JULYANN W	LUC: 101	P&L WARREN TRUST	LUC: 101
168 TAHATTAWAN RD		P.O. BOX 380		TRUSTEE WARREN PHILLIP C	
LITTLETON, MA 01460		CONCORD, MA 01742		50 TAHATTAWAN RD	
				LITTLETON, MA 01460	
178 TAHATTAWAN RD	U32 15 0	TAHATTAWAN RD	U33 8 0	46 TAHATTAWAN RD	U34 28 B
TIRONE-RICHARD P+ TIRONE D TRS	LUC: 101	GOULD SHERRILL R	LUC: 106	VAN DER KUIJP LEONARD	LUC: 101
MARGARET-ELLEN TIRONE IRRV TR		80 TAHATTAWAN RD		TIEN NING	
178 TAHATTAWAN RD		LITTLETON, MA 01460		46 TAHATTAWAN RD	
LITTLETON, MA 01460				LITTLETON, MA 01460	
184 TAHATTAWAN RD	U32 17 0	76 TAHATTAWAN RD	U33 8 A		
COONEY JOHN P	LUC: 101	PECORADO MATTHEW JOSEPH	LUC: 101		
COONEY LAURIE K		DOWNS MARY ELLEN			
184 TAHATTAWAN ROAD		76 TAHATTAWAN RD			
LITTLETON, MA 01460		LITTLETON, MA 01460			
186 TAHATTAWAN RD	U32 18 0	16 TAHATTAWAN RD	U34 24 0		
BELANGER MICHAEL STEPHEN	LUC: 101	ADAMS RICHARD K	LUC: 101		
MACDONALD DANIELLE ALICE		16 TAHATTAWAN RD			
186 TAHATTAWAN RD		LITTLETON, MA 01460			
LITTLETON, MA 01460					
192 TAHATTAWAN RD	U32 19 0	18 TAHATTAWAN RD	U34 24 1		
MIGHTY SMALL TRUST	LUC: 101	ADAMS RICHARD K	LUC: 130		
MANN KYLE		16 TAHATTAWAN RD			
13 WINGED COVE RD		LITTLETON, MA 01460			
LITTLETON, MA 01460					
TAHATTAWAN RD	U33 17 0	20 TAHATTAWAN RD	U34 25 0		
BROWN DEREK M & STEPHEN H	LUC: 130	LAROCHE JAMES J	LUC: 101		
BROWN ROBBINS TR/BROWN R TRS		LAROCHE JUDITH C			
1360 PINETREE DR		20 TAHATTAWAN RD			
ALAMO, CA 94507		LITTLETON, MA 01460			
84 TAHATTAWAN RD	U33 23 0	26 TAHATTAWAN RD	U34 26 0		
GOULD SHERRILL R	LUC: 101	LOOBY THOMAS	LUC: 101		
84 TAHATTAWAN RD		O'NEAL KATELYN			
LITTLETON, MA 01460		26 TAHATTAWAN RD			
		LITTLETON, MA 01460			



ZONING BOARD OF APPEALS

P.O. Box 1305
Littleton, Massachusetts 01460

Received: AS
Date/Time: 9/29/25 – 3:40 PM
Revised:
Date/Time:

LEGAL NOTICE NOTICE OF HEARING

The Littleton Board of Appeals will conduct a Public Hearing on Thursday, October 16, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103, to consider the following petition:

7:10 P.M:

Case #25-980, 87 Tahattawan Road. The Petitioner, Habitat for Humanity, seeks a Variance pursuant to 173-26, to construct a two family dwelling, and such other business as may properly come before the board.

LITTLETON BOARD OF APPEALS

Lowell Sun Dates: October 2, and October 9, 2025

Town of Littleton

DATE:

9/15/2025

176 - Appeals

Schedule of Departmental Payments to the Treasurer

TOTAL Turnover

\$481.53

Credit	\$
Cash	\$
Checks	\$ \$481.53
TOTAL	\$481.53

Must equal total above

The above listed receipts, collected by the Committee/Department have been turned over to the Treasurer.

Lewis Boeth
Committee/Department Signature

9/18/25

Committee/Department Signature

Treasurer's Office Signature

Date

1

11721

Habitat for Humanity North Central Massachusetts

3 Park St, Ste 203
Leominster, MA 01453
978-348-2749

All One Credit Union
Leominster, MA 01453

53-8373/2113

9/16/25

PAY TO THE
ORDER OF

Town of Littleton

Four hundred, eighty-one and

\$ 481.53

53
—
100

DOLLARS

MEMO ZBA Application - 87 Tahattawan

Deeley M Reed

AUTHORIZED SIGNATURE

MP

Habitat for Humanity North Central Massachusetts

11721



1 LEFT ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



3 RIGHT ELEVATION
1/4" = 1'-0"



4 REAR ELEVATION
1/4" = 1'-0"



ADDENDUM / BULLETINS

STAMP

ELEVATIONS

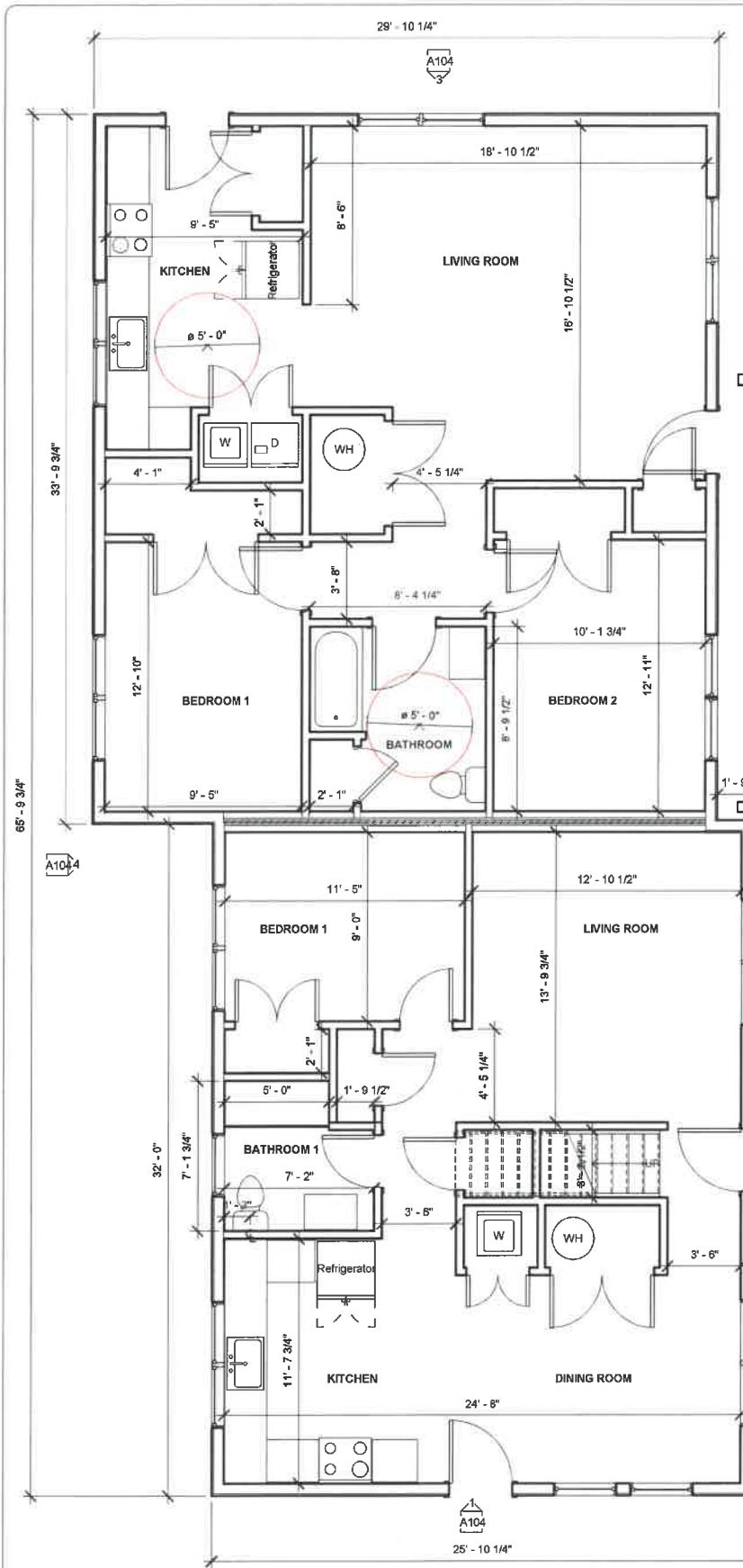
REARCHITECT
30 Main St
Ayer, MA 01432
P: 617-468-8252

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PROJECT: HABITAT FOR HUMANITY LITTLETON
ADDRESS: 87 TAHTAWAN RD, LITTLETON, MA
PROJECT NUMBER: 2025.024

PHASE: SCHEMATIC DESIGN
DATE: 08/13/2025
DRAWN BY: JT | CHECKED BY: AO

SCALE: 1/4" = 1'-0"
A104



1 01 FIRST FLOOR OPTION 1
1/4" = 1'-0"



ADDENDUM / BULLETINS

STAMP

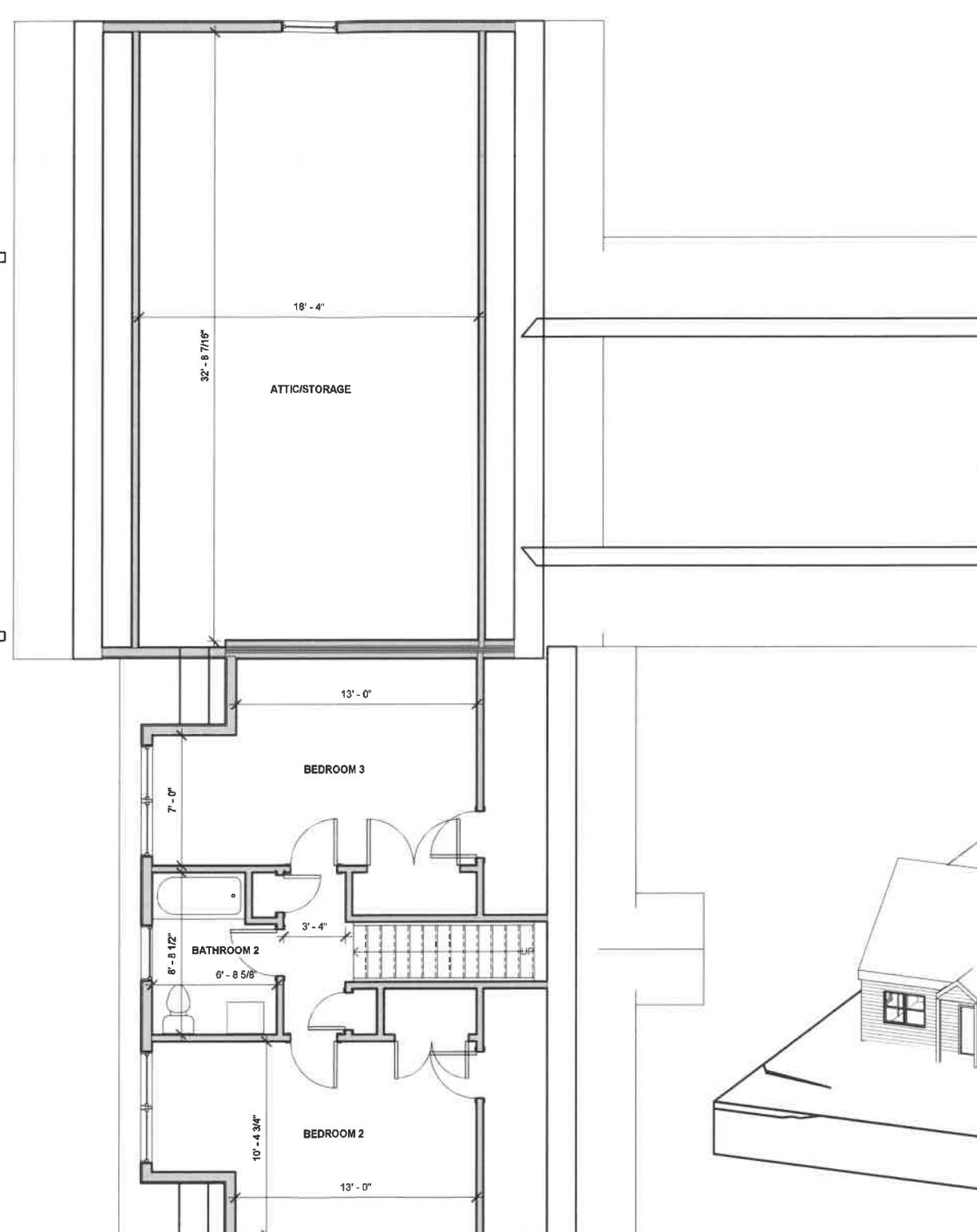
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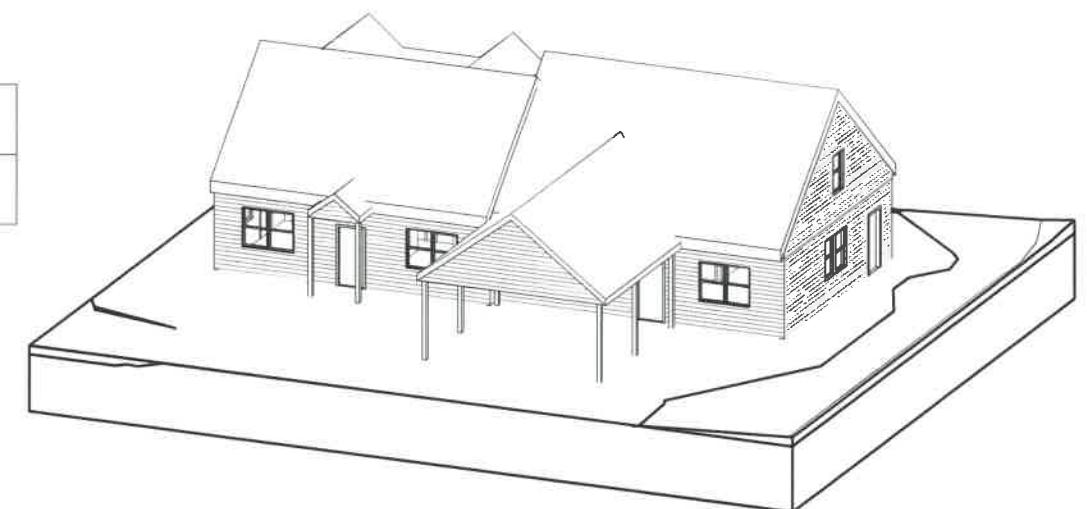
PROJECT: HABITAT FOR HUMANITY LITTLETON
ADDRESS: 87 TAHTAWAN RD, LITTLETON, MA
PROJECT NUMBER: 2025.024

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DRAWN BY: JT
CHECKED BY: AO

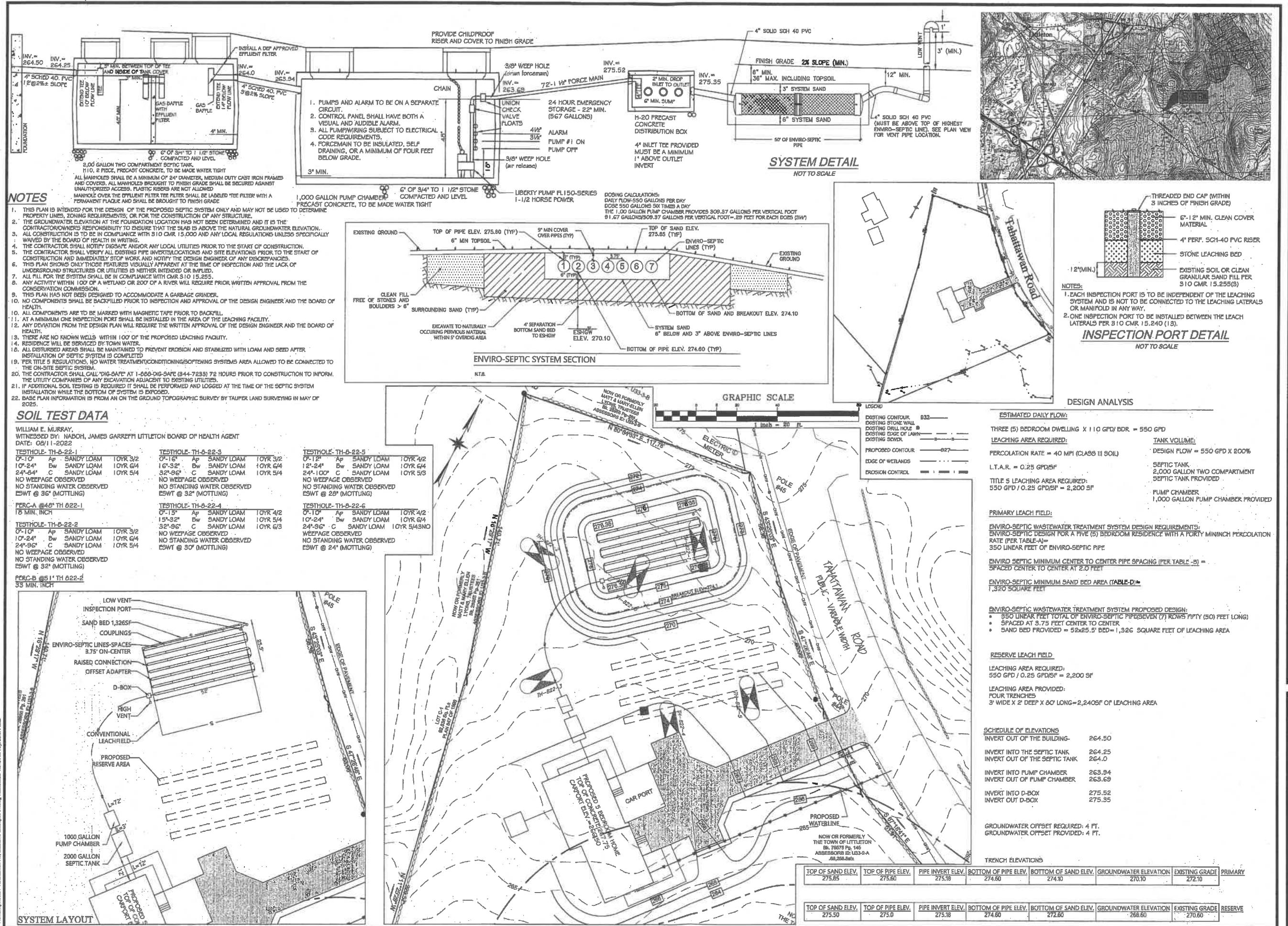
SCALE: 1/4" = 1'-0"
A103



2 02 SECOND FLOOR OPTION 1
1/4" = 1'-0"



3 3D EXTERIOR OPTION 1



McCart Engineering, Inc.
Civil Engineers
42 Tuskegee Drive, Loomis, MA 01453
Phone: (978) 334-1318 Fax: (978) 840-6907
www.mccartengineering.com

Project Name
Habitat for Humanity
87 Tahattawan Road
Littleton, MA

Sheet Title
Proposed
Septic System
Plan
Job No: 460.01
File Name: 460.01 Septic 01
Date: August 28, 2025
Scale: 1"=20'

