

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 Tabaffawun 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

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.

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 [Signature] Date: 08/27/2025
Habitat for Humanity North Central Massachusetts, Inc. 978-348-2749
Print Name 3 Park Street, Suite 203 Phone #
Address Leominster, MA 01453 carolyn@ncmhabitat.org
Town, State, Zip Email Address
Deed Reference: Bk 84504 Page 509

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

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

ASSESSOR MAP & PARCEL NUMBER U33-2-A

ZONING DISTRICT (R) 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

Page 1

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

Page 2

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.

Gabe M

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

Page 3

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-boYXw6ROtQvFSOdcgMEPOdki

"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



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 use 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
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: \$.00 Cons: \$.00

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

87 Tahattawan Road, Littleton, MA

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°19'42E 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: _____

Matthew Nordhaus

Name: Matthew Nordhaus

Susan Melander

Name: Susan Melander

Marianne Heer

Name: Marianne Heer

Mark Rambacher

Name: Mark Rambacher

Bartlett Harvey

Name: Bartlett Harvey

Angus Michaels

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,

Persa 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 CRORY
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**Order Number:****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



ADDENDUM / BULLETINS

RE

Produced by
30 Maple St
Ayer, MA 01432
Tel: 978-898-2333

STAMP

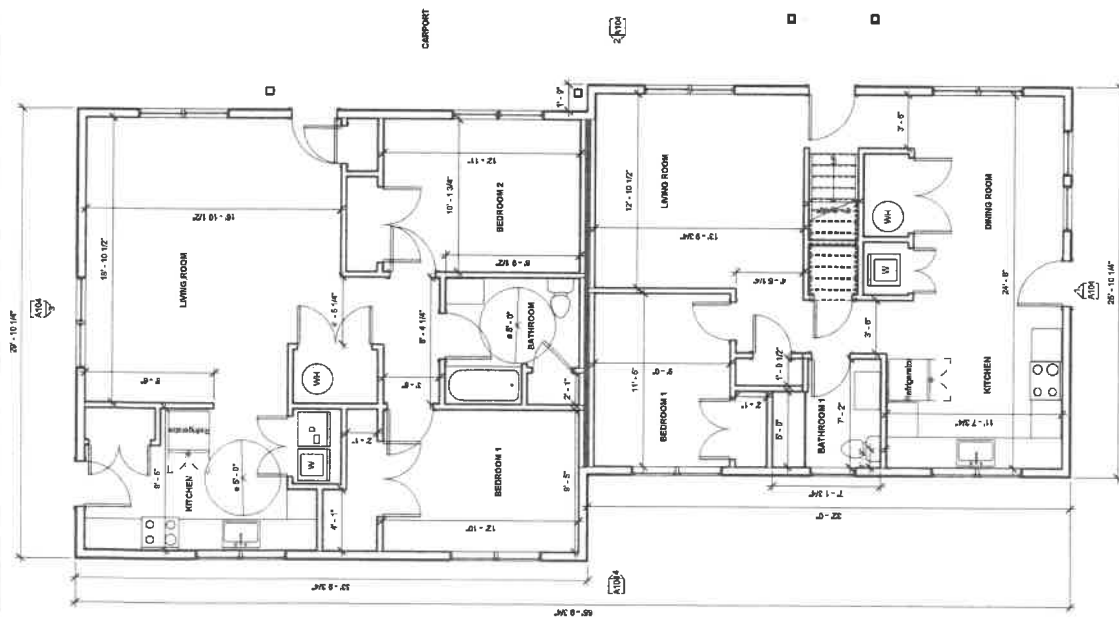
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EXCEPT BY THE PATENT OFFICE
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WITH THE PATENT OFFICE

PROJECT	HABITAT FOR HUMANITY LITTLETON
ADDRESS	87 FAHATTAWAN RD. LITTLETON, MA
PROJECT NUMBER	2035024

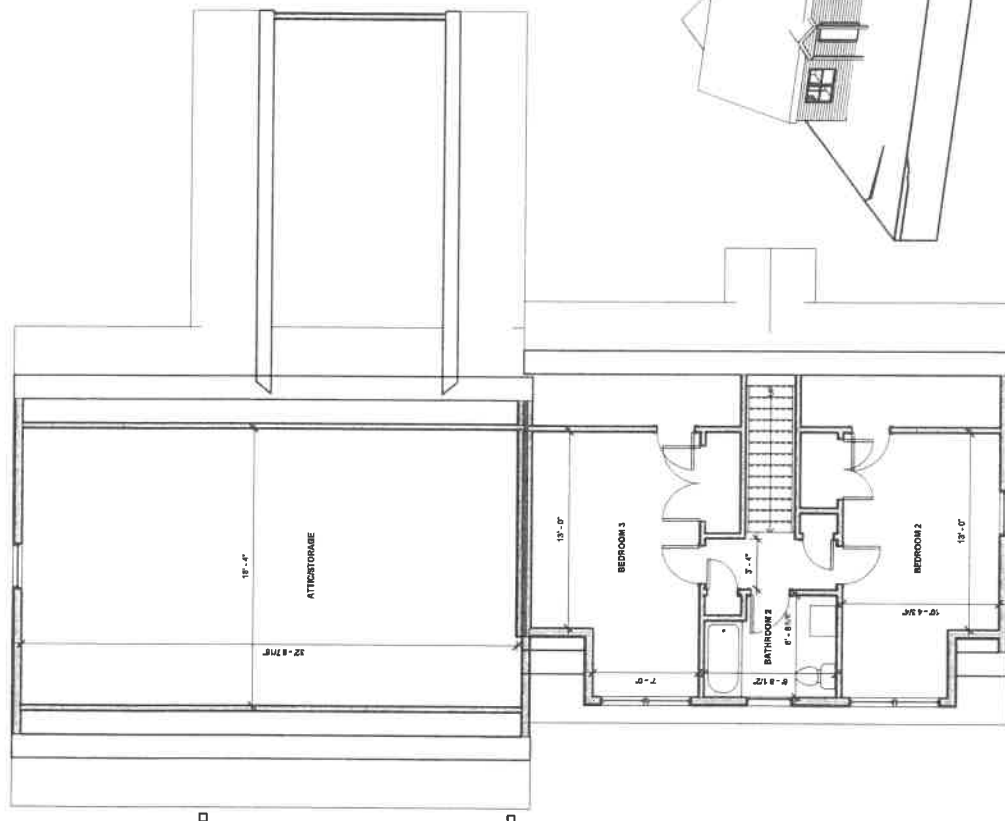
PHASE	SCHEMATIC DESIGN		
DATE	08/13/2015		
DRAWN BY	JT	CHECKED BY	AC

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

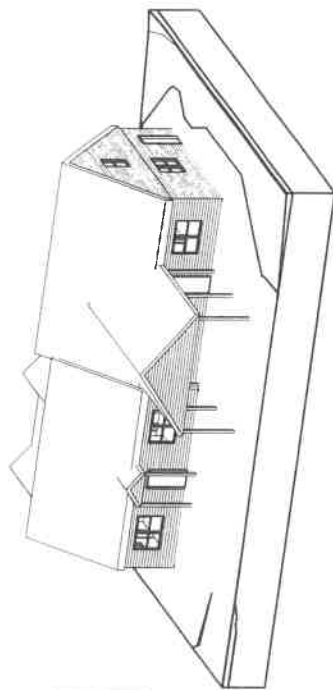
A104



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



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



3 3D EXTERIOR OPTION 1

RE

ADDENDUM / BULLETIN

STAMP

PLANS AND 3D

THIS DOCUMENT IS THE SOLE PROPERTY OF
FREMONT-PRIEST, AND NOT THE PROPERTY OF
OWNER FOR THE PROJECT. USE OF
THIS DOCUMENT FOR OTHER PROJECTS OR
CONSTRUCTION OF THIS PROJECT WITHOUT
CONSENT OF FREMONT-PRIEST IS STRICTLY
FORBIDDEN. NOT FOR CONSTRUCTION UNLESS
STAMPED AND SIGNED AS A CONSTRUCTION
DOCUMENT. ALL DIMENSIONS TO BE VERIFYED.

PROJECT	ADDRESS	PROJECT NUMBER
---------	---------	----------------

HABITAT FOR HUMANITY LITTLETON
657 TAHATTAWAN RD, LITTLETON, MA

SCHEMATIC DESIGN

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

A103

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

DEED BOOK/PAGE: Bk. 76578 Pg. 145

PLAN BOOK/PLAN: PL.709 OF 2021

ASSESSORS ID: U33-2-A

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:

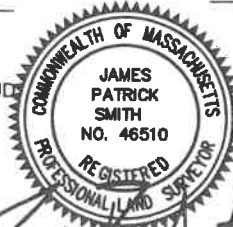
FRONT: 30'

SIDE: 15'

REAR: 15'

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

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



IRON
ROD
FOUND

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

TAHATTAWAN
PUBLIC - VARIABLE WIDTH
ROAD

LOT A
68,257 Sq. Ft. ±
1.57 Acres ±

IRON
ROD
FOUND

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

PROPOSED
BUILDING

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

SCALE: 1" = 60'
0 30 60
FEET

File: 85-158 87 TAHATTAWAN RD LITTLETON MA MCCARTY PROPOSED CPP 8-18-2025

DESIGN ANALYSIS

ESTIMATED DAILY FLOW:

THREE (3) BEDROOM DWELLING X 110 GPM/DW = 330 GPD

[illegible]

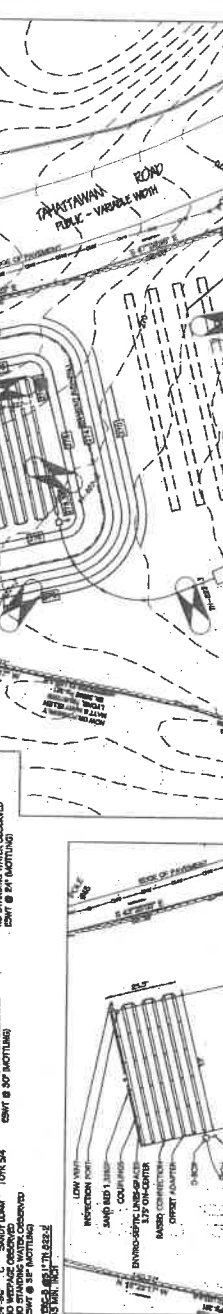
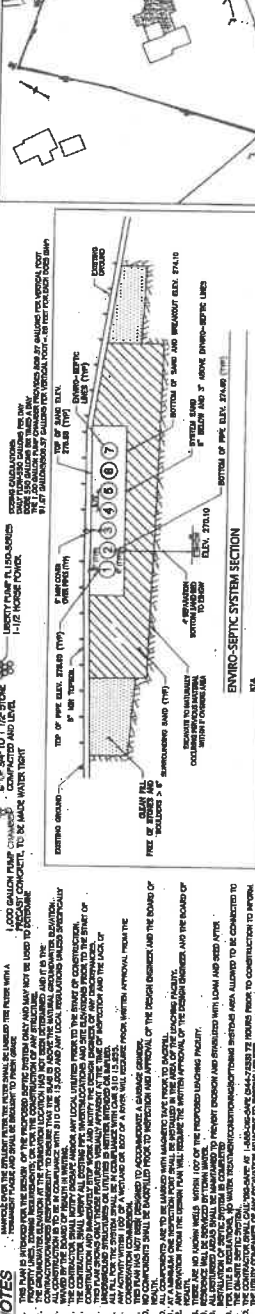
8" WIDE X 2" DEEP X 80" LONG=2,400SF OF LEACHING AREA	
<u>SCHEDULE OF ELEVATIONS</u>	
<u>INVERT OUT OF THE BUILDING-</u>	264.90

INVERT INTO FLUID CHAMBER	253.84
INVERT OUT OF FLUID CHAMBER	253.69
INVERT INTO D-BOX	275.52
INVERT OUT D-BOX	275.95

TRENCH ELEVATIONS

STATION	TOP OF PIPE (FT.)	INVERT (FT.)	DEPTH (FT.)
1+00	1.50	1.00	0.50
2+00	1.50	1.00	0.50
3+00	1.50	1.00	0.50
4+00	1.50	1.00	0.50
5+00	1.50	1.00	0.50
6+00	1.50	1.00	0.50
7+00	1.50	1.00	0.50
8+00	1.50	1.00	0.50
9+00	1.50	1.00	0.50
10+00	1.50	1.00	0.50
11+00	1.50	1.00	0.50
12+00	1.50	1.00	0.50
13+00	1.50	1.00	0.50
14+00	1.50	1.00	0.50
15+00	1.50	1.00	0.50
16+00	1.50	1.00	0.50
17+00	1.50	1.00	0.50
18+00	1.50	1.00	0.50
19+00	1.50	1.00	0.50
20+00	1.50	1.00	0.50
21+00	1.50	1.00	0.50
22+00	1.50	1.00	0.50
23+00	1.50	1.00	0.50
24+00	1.50	1.00	0.50
25+00	1.50	1.00	0.50
26+00	1.50	1.00	0.50
27+00	1.50	1.00	0.50
28+00	1.50	1.00	0.50
29+00	1.50	1.00	0.50
30+00	1.50	1.00	0.50
31+00	1.50	1.00	0.50
32+00	1.50	1.00	0.50
33+00	1.50	1.00	0.50
34+00	1.50	1.00	0.50
35+00	1.50	1.00	0.50
36+00	1.50	1.00	0.50
37+00	1.50	1.00	0.50
38+00	1.50	1.00	0.50
39+00	1.50	1.00	0.50
40+00	1.50	1.00	0.50
41+00	1.50	1.00	0.50
42+00	1.50	1.00	0.50
43+00	1.50	1.00	0.50
44+00	1.50	1.00	0.50
45+00	1.50	1.00	0.50
46+00	1.50	1.00	0.50
47+00	1.50	1.00	0.50
48+00	1.50	1.00	0.50
49+00	1.50	1.00	0.50
50+00	1.50	1.00	0.50
51+00	1.50	1.00	0.50
52+00	1.50	1.00	0.50
53+00	1.50	1.00	0.50
54+00	1.50	1.00	0.50
55+00	1.50	1.00	0.50
56+00	1.50	1.00	0.50
57+00	1.50	1.00	0.50
58+00	1.50	1.00	0.50
59+00	1.50	1.00	0.50
60+00	1.50	1.00	0.50
61+00	1.50	1.00	0.50
62+00	1.50	1.00	0.50
63+00	1.50	1.00	0.50
64+00	1.50	1.00	0.50
65+00	1.50	1.00	0.50
66+00	1.50	1.00	0.50
67+00	1.50	1.00	0.50
68+00	1.50	1.00	0.50
69+00	1.50	1.00	0.50
70+00	1.50	1.00	0.50
71+00	1.50	1.00	0.50
72+00	1.50	1.00	0.50
73+00	1.50	1.00	0.50
74+00	1.50	1.00	0.50
75+00	1.50	1.00	0.50
76+00	1.50	1.00	0.50
77+00	1.50	1.00	0.50
78+00	1.50	1.00	0.50
79+00	1.50	1.00	0.50
80+00	1.50	1.00	0.50
81+00	1.50	1.00	0.50
82+00	1.50	1.00	0.50
83+00	1.50	1.00	0.50
84+00	1.50	1.00	0.50
85+00	1.50	1.00	0.50
86+00	1.50	1.00	0.50
87+00	1.50	1.00	0.50
88+00	1.50	1.00	0.50
89+00	1.50	1.00	0.50
90+00	1.50	1.00	0.50
91+00	1.50	1.00	0.50
92+00	1.50	1.00	0.50
93+00	1.50	1.00	0.50
94+00	1.50	1.00	0.50
95+00	1.50	1.00	0.50
96+00	1.50	1.00	0.50
97+00	1.50	1.00	0.50
98+00	1.50	1.00	0.50
99+00	1.50		

OF PIPE ELAV.	BOTTOM OF LAGO PILE	GROUNDWATER ELEVATION	EASTERS GRADE	RESERVE
400	377.83	288.85	291.65	

[illegible]

SYSTEM



**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: Carolyn Read
Name of Firm: Habitat for Humanity
Mailing Address: 416 Great Road Acton MA 01720

Subject Parcel Location: Multiple
Subject Parcel No.: 16 thru 192 Tahattawan Rd
Subject Owner Name: NA

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
JOYCE STEVEN E	LUC: 101
JOYCE DIANE W	
181 TAHATTAWAN RD	
LITTLETON, MA 01460	
149 TAHATTAWAN RD	U32 10 0
BIRSE NICHOLAS A	LUC: 101
BIRSE SARAH E	
149 TAHATTAWAN RD	
LITTLETON, MA 01460	
177 TAHATTAWAN RD	U32 2 0
BORGES RONALD J	LUC: 101
LIU NINA S	
177 TAHATTAWAN RD	
LITTLETON, MA 01460	
173 TAHATTAWAN RD	U32 3 0
GLADSTEIN JACLYN L	LUC: 101
DANIELS JESSE	
173 TAHATTAWAN RD	
LITTLETON, MA 01460	
169 TAHATTAWAN RD	U32 4 0
LALIBERTE KATHLEEN T	LUC: 101
ERN ELLIOT M	
169 TAHATTAWAN RD	
LITTLETON, MA 01460	
TAHATTAWAN RD	U32 5 0
LALIBERTE KATHLEEN T	LUC: 132
ERN ELLIOT M	
169 TAHATTAWAN RD	
LITTLETON, MA 01460	
165 TAHATTAWAN RD	U32 6 0
LUCAS DEBORAH	LUC: 101
165 TAHATTAWAN RD	
LITTLETON, MA 01460	
161 TAHATTAWAN RD	U32 7 0
ESSMAN ALEXANDRA	LUC: 101
161TAHATTAWAN RD	
LITTLETON, MA 01460	
157 TAHATTAWAN RD	U32 8 0
ESSMAN STEPHEN C	LUC: 101
ESSMAN ANN H	
157 TAHATTAWAN RD	
LITTLETON, MA 01460	
153 TAHATTAWAN RD	U32 9 0
TIERNEY PETER W JR	LUC: 101
TIERNEY JULIE R	
153 TAHATTAWAN RD	
LITTLETON, MA 01460	

145 TAHATTAWAN RD	U33 1 0
SHEA STANLEY A	LUC: 101
SHEA SUSAN M	
145 TAHATTAWAN RD	
LITTLETON, MA 01460	
119 TAHATTAWAN RD	U33 2 0
TOWN OF LITTLETON	LUC: 932
CONSERVATION COMMISSION	
119 TAHATTAWAN RD	
LITTLETON, MA 01460	
87 TAHATTAWAN RD	U33 2 A
TOWN OF LITTLETON	LUC: 930
119 TAHATTAWAN RD	
LITTLETON, MA 01460	
77 TAHATTAWAN RD	U33 3 0
RAVANIS MARIA I	LUC: 101
77 TAHATTAWAN RD	
LITTLETON, MA 01460	
81 TAHATTAWAN RD	U33 3 1
THE HILBERT ROACH LIVING TRUST	LUC: 101
ROACH STEPHEN P	
81 TAHATTAWAN ROAD	
LITTLETON, MA 01460	
79 TAHATTAWAN RD	U33 3 B
MATT & MARY-ELLEN LYONS LIV TR	LUC: 101
TRUSTEE LYONS MATTHEW	
79 TAHATTAWAN RD	
LITTLETON, MA 01460	
71 TAHATTAWAN RD	U33 4 0
GRYCEL JACOB	LUC: 101
ROBAZEK ALLISON	
71 TAHATTAWAN RD	
LITTLETON, MA 01460	
TAHATTAWAN RD	U33 5 0
ALLEN JULYANN W	LUC: 132
ALLEN DAVID GRAYSON III	
PO BOX 380	
CONCORD, MA 01742	
59 TAHATTAWAN RD	U34 1 0
VELEZ CARLOS W	LUC: 101
RODRIGUEZ SHIRLEY	
59 TAHATTAWAN RD	
LITTLETON, MA 01460	
TAHATTAWAN RD	U34 1 A
VELEZ CARLOS W	LUC: 132
RODRIGUEZ SHIRLEY	
59 TAHATTAWAN RD	
LITTLETON, MA 01460	

55 TAHATTAWAN RD	U34 1 B
LANE EOIN	LUC: 101
KELLY SUSAN CARMEL	
PO BOX 1400	
LITTLETON, MA 01460-4400	
41 TAHATTAWAN RD	U34 2 0
ONEIL MARK S.	LUC: 101
ONEIL MELISSA A.	
16 PARTRIDGE HILL RD	
HARVARD, MA 01451	
5 SUGARLOAF LN	U34 2 5
CORDINGLEY JAMES J	LUC: 101
CORDINGLEY PATRICIA L	
5 SUGARLOAF LN	
LITTLETON, MA 01460	
10 SUGARLOAF LN	U34 2 6
LORD CHAD H	LUC: 101
LORD JULIE A	
10 SUGARLOAF LANE	
LITTLETON, MA 01460	
37 TAHATTAWAN RD	U34 2 A
SHERIDAN TIMOTHY J	LUC: 101
SHERIDAN CYNTHIA	
37 TAHATTAWAN ROAD	
LITTLETON, MA 01460	
25 TAHATTAWAN RD	U34 3 0
SHERIDAN TIMOTHY JR	LUC: 101
SHERIDAN HANNAH	
25 TAHATTAWAN RD	
LITTLETON, MA 01460	
17 TAHATTAWAN RD	U34 4 0
SEBBEN JR DOMENIC J, TRUSTEE	LUC: 104
SEBBEN REALTY TRUST	
PO BOX 1212	
LITTLETON, MA 01460	
FOSTER ST	U34 6 0
PRIEST CHARLOTTE C RUSSELL	LUC: 132
KEARNEY MICHAEL A	
73 FOSTER ST	
LITTLETON, MA 01460	

120 TAHATTAWAN RD	U22 6 0	80 TAHATTAWAN RD	U33 24 0	36 TAHATTAWAN RD	U34 27 0
LUC: 959		LUC: 101		LUC: 101	
HORACE MANN EDUCATIONAL ASSOC		GOULD SHERRILL R		MONTANARI MARK	
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
LUC: 101		LUC: 101		LUC: 101	
COCHRAN STEPHEN J		MITRANO KEN		ADAMS MARK S	
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
LUC: 101		LUC: 101		LUC: 101	
NELSON MATTHEW		CATALANOTTO LOUIS		HOLLINGER MARK T	
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
LUC: 101		LUC: 101		LUC: 101	
FORBES DEBORAH		ALLEN JULYANN W		P&L WARREN TRUST	
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
LUC: 101		LUC: 106		LUC: 101	
TIRONE-RICHARD P+ TIRONE D TRS		GOULD SHERRILL R		VAN DER KUIJP LEONARD	
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		
LUC: 101		LUC: 101			
COONEY JOHN P		PECORADO MATTHEW JOSEPH			
COONEY LAURIE K		DOWNES 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		
LUC: 101		LUC: 101			
BELANGER MICHAEL STEPHEN		ADAMS RICHARD K			
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		
LUC: 101		LUC: 130			
MIGHTY SMALL TRUST		ADAMS RICHARD K			
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		
LUC: 130		LUC: 101			
BROWN DEREK M & STEPHEN H		LAROCHE JAMES J			
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		
LUC: 101		LUC: 101			
GOULD SHERRILL R		LOOBY THOMAS			
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

Source/From Whom	Account Name	Account Number	Amount
Address - 87 Tahattawan	-- Board Receipts	01176420-432000	ZBAFEE \$200.00
Name - Habitat for Humanity	-- Registry of Deeds	-- 8900-258161	REGFEE \$105.00
Case # 25-980	-- Abutters List	-- 01141420-432000	BOA FEE
	Adertising	20605200-538210	ZBAADS \$176.53
	--	--	\$
	--	--	\$
	--	--	\$
	--	--	\$
	--	--	\$
	--	--	\$

TOTAL Turnover

\$481.53

Credit \$

Cash \$

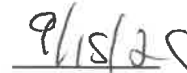
Checks \$ **\$481.53**

TOTAL \$481.53

Must equal total above

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


Committee/Department Signature


Date

Received from the Committee/Department the total as listed above.


Treasurer's Office Signature


Date

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

11721

PAY TO THE
ORDER OF

Town of Littleton

Four hundred, eighty-one and

\$ 481.53

53
100

DOLLARS

MEMO

ZBA Application - 87 Takahawon

Carolyn M. Read

AUTHORIZED SIGNATURE

Habitat for Humanity North Central Massachusetts

11721



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



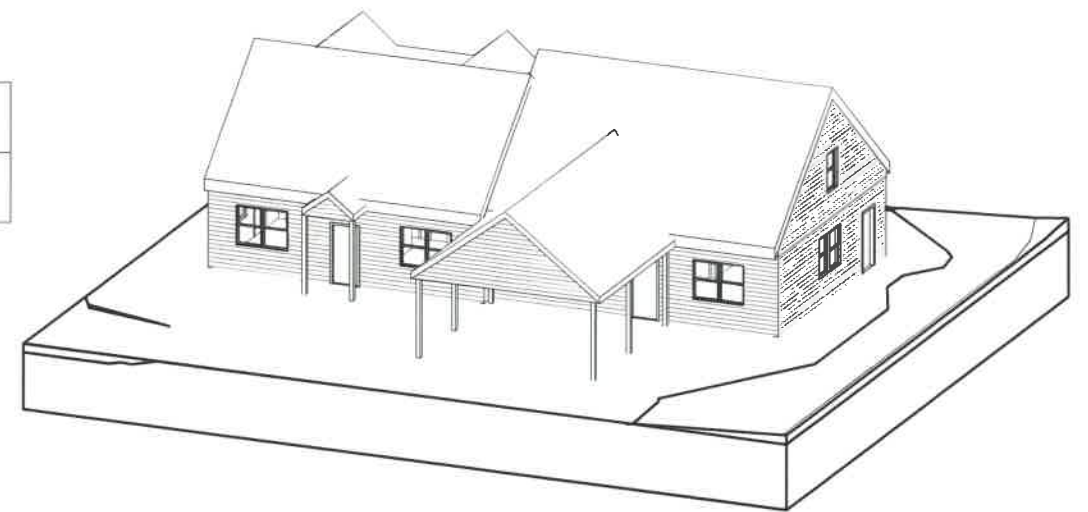
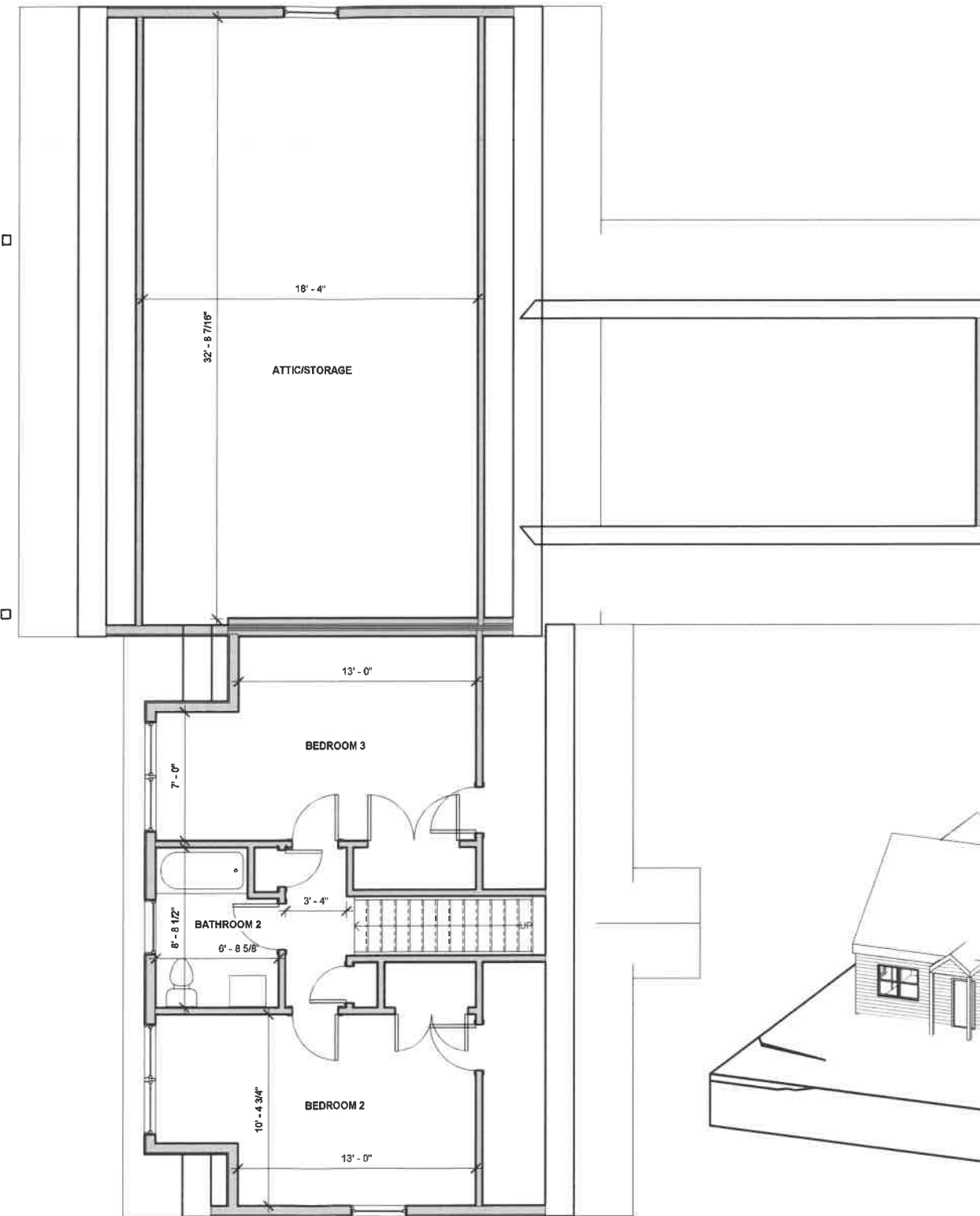
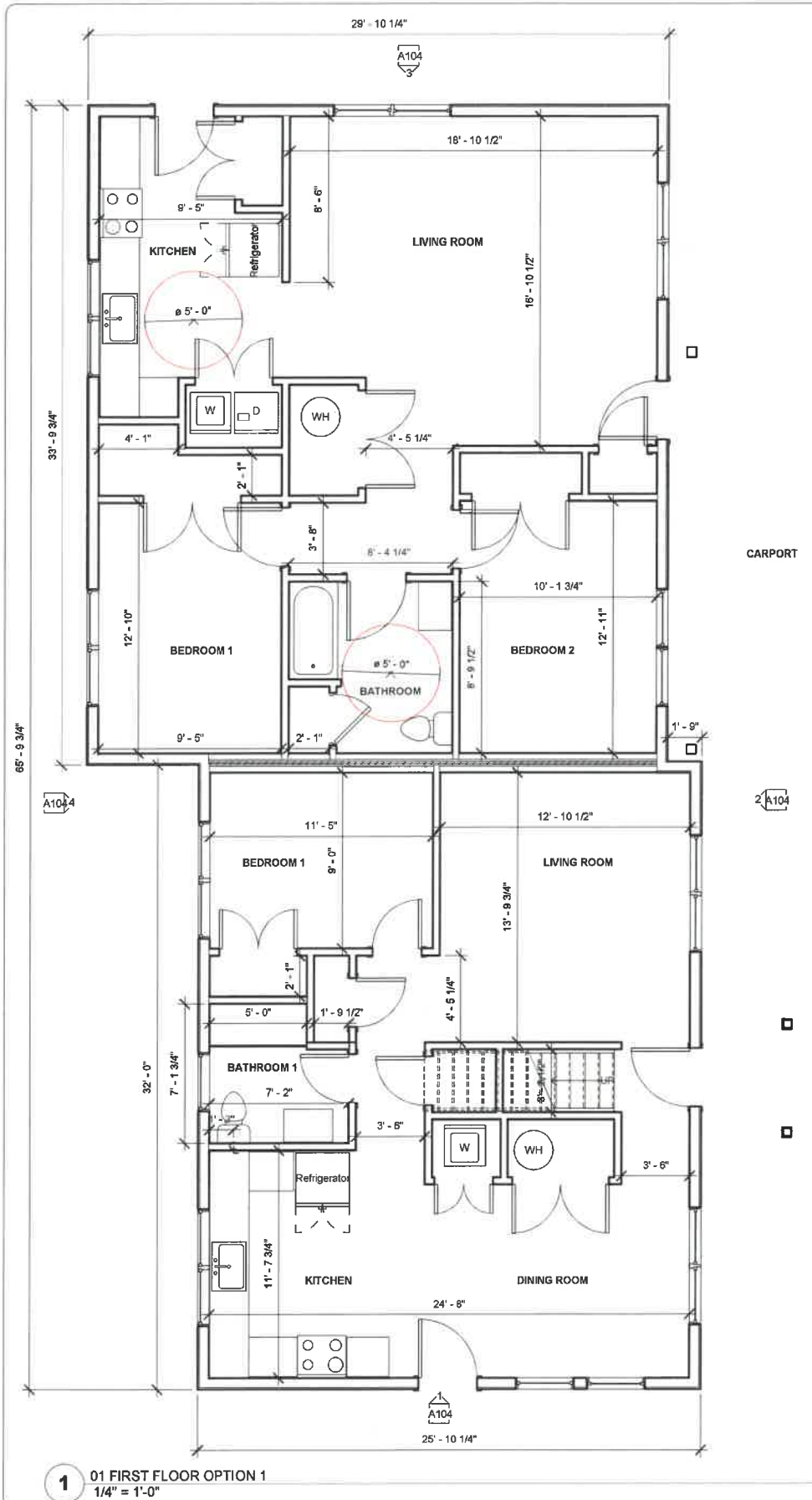
2 FRONT ELEVATION
1/4" = 1'-0"



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



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



RE

PRE/Architect
30 Main St
Ayer, MA 01432
P: 917-486-9252

ADDENDUM / BULLETINS

STAMP

PLANS AND 3D

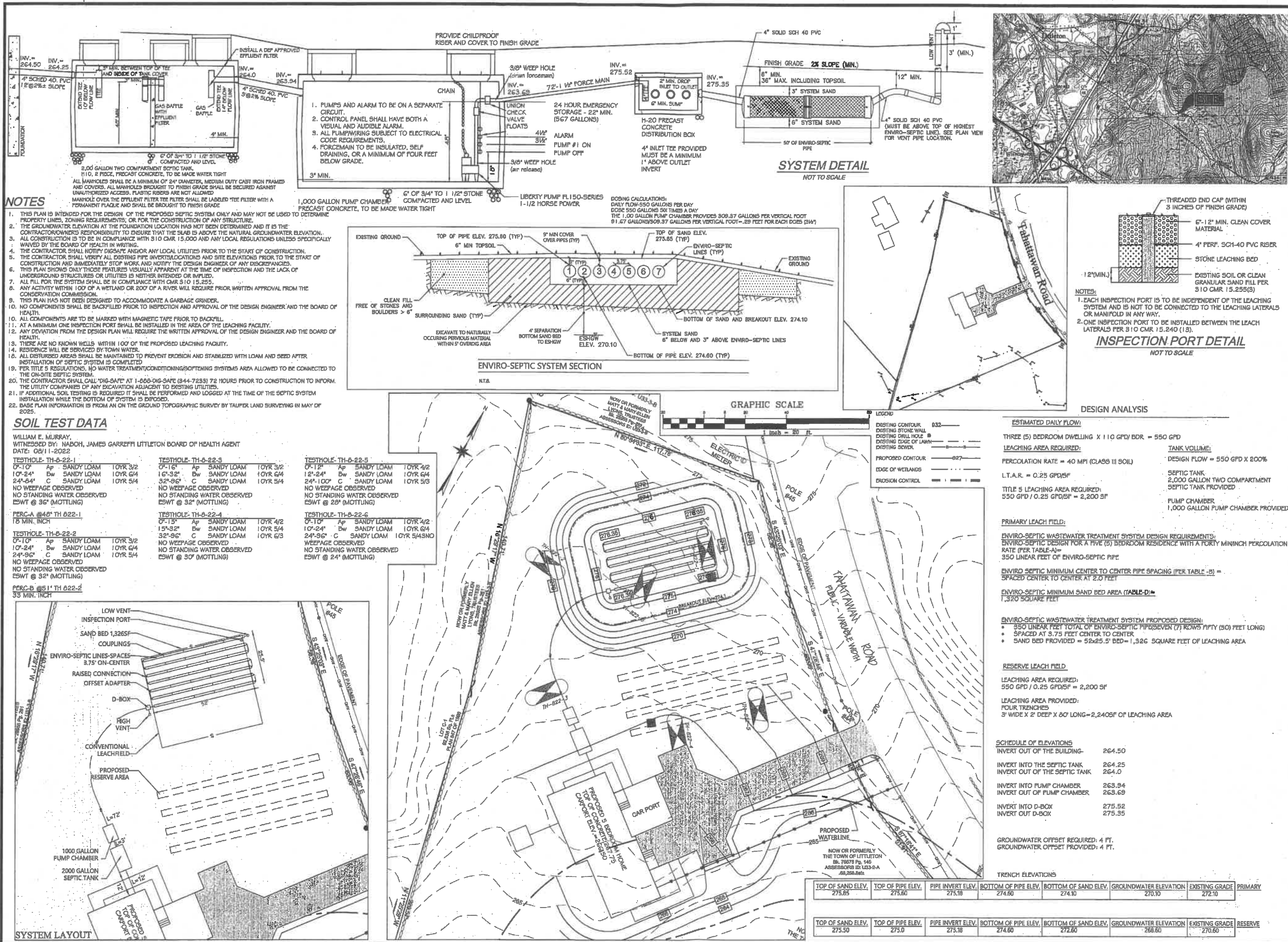
THIS DOCUMENT IS THE SOLE PROPERTY OF PRE/ARCHITECT AND FOR THE USE BY THE OWNER FOR THE SPECIFIED PROJECT. USE OF THIS DOCUMENT FOR OTHER PROJECTS OR COMPLETION OF THIS PROJECT WITHOUT CONSENT OF PRE/ARCHITECT IS STRICTLY FORBIDDEN. NOT FOR CONSTRUCTION UNLESS STAMPED AND LABELED AS CONSTRUCTION DOCUMENTS. ALL DIMENSIONS TO BE VERIFIED IN FIELD. © PRE/ARCHITECT

PROJECT	HABITAT FOR HUMANITY LITTLETON
ADDRESS	87 TAHATTAWAN 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"

A103



NOT FOR CONSTRUCTION
THESE PLANS WERE PREPARED FOR THE PURPOSE OF OBTAINING STATE AND LOCAL PERMITS AND ARE NOT INTENDED TO BE USED AS CONSTRUCTION DOCUMENTS.

- NOTES**
1. THIS PLAN IS INTENDED FOR THE DESIGN OF THE PROPOSED SEPTIC SYSTEM ONLY AND MAY NOT BE USED TO DETERMINE PROPERTY LINES, ZONING REQUIREMENTS, OR FOR THE CONSTRUCTION OF ANY STRUCTURE.
 2. THE GROUNDWATER ELEVATION AT THE FOUNDATION LOCATION HAS NOT BEEN DETERMINED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE SLAB IS ABOVE THE NATURAL GROUNDWATER ELEVATION.
 3. ALL CONSTRUCTION IS TO BE IN COMPLIANCE WITH 810 CMR 15.000 AND ANY LOCAL REGULATIONS UNLESS SPECIFICALLY WAIVED BY THE BOARD OF HEALTH IN WRITING.
 4. THE CONTRACTOR SHALL NOTIFY DISSEASE AND/OR ANY LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 5. THE CONTRACTOR SHALL VERIFY ALL EXISTING PIPE INVERTS/LOCATIONS AND SITE ELEVATIONS PRIOR TO THE START OF CONSTRUCTION AND IMMEDIATELY STOP WORK AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
 6. THIS PLAN SHOWS ONLY THOSE FEATURES VISUALLY APPARENT AT THE TIME OF INSPECTION AND THE LACK OF UNDERGROUND STRUCTURES OR UTILITIES IS NEITHER INTENDED OR IMPLIED.
 7. ALL FILL FOR THE SYSTEM SHALL BE IN COMPLIANCE WITH 810 CMR 15.255.
 8. ANY ACTIVITY WITHIN 100' OF A WETLAND OR 200' OF A RIVER WILL REQUIRE PRIOR WRITTEN APPROVAL FROM THE CONSERVATION COMMISSION.
 9. THIS PLAN HAS NOT BEEN DESIGNED TO ACCOMMODATE A GARAGE GRINDER.
 10. NO COMPONENTS SHALL BE BACKFILLED PRIOR TO INSPECTION AND APPROVAL OF THE DESIGN ENGINEER AND THE BOARD OF HEALTH.
 11. ALL COMPONENTS ARE TO BE MARKED WITH MAGNETIC TAPE PRIOR TO BACKFILL.
 12. AT A MINIMUM ONE INSPECTION PORT SHALL BE INSTALLED IN THE AREA OF THE LEACHING FACILITY.
 13. ANY DEVIATION FROM THE DESIGN PLAN WILL REQUIRE THE WRITTEN APPROVAL OF THE DESIGN ENGINEER AND THE BOARD OF HEALTH.
 14. THERE ARE NO KNOWN WELLS WITHIN 100' OF THE PROPOSED LEACHING FACILITY.
 15. RESIDENCE WILL BE SERVICED BY TOWN WATER.
 16. ALL DISTURBED AREAS SHALL BE MAINTAINED TO PREVENT EROSION AND STABILIZED WITH LOAM AND SEED AFTER INSTALLATION OF SEPTIC SYSTEM IS COMPLETED.
 17. PER TITLE 8 REGULATIONS, NO WATER TREATMENT/CONDITIONING/SOFTENING SYSTEMS ARE ALLOWED TO BE CONNECTED TO THE ON-SITE SEPTIC SYSTEM.
 18. THE CONTRACTOR SHALL CALL "DIG-SAFE" AT 1-800-DIG-SAFE (344-7233) 72 HOURS PRIOR TO CONSTRUCTION TO INFORM THE UTILITY COMPANIES OF ANY EXCAVATION ADJACENT TO EXISTING UTILITIES.
 19. IF ADDITIONAL SOIL TESTING IS REQUIRED IT SHALL BE PERFORMED AND LOGGED AT THE TIME OF THE SEPTIC SYSTEM INSTALLATION WHILE THE BOTTOM OF SYSTEM IS EXPOSED.
 20. BASE PLAN INFORMATION IS FROM AN ON THE GROUND TOPOGRAPHIC SURVEY BY TAUPER LAND SURVEYING IN MAY OF 2025.

SOIL TEST DATA

WILLIAM E. MURRAY,
WITNESSED BY: NABOH, JAMES GARRETT LITTLETON BOARD OF HEALTH AGENT
DATE: 08/11/2022

TESTHOLE TH-6-22-1
0'-10" Ap SANDY LOAM 10YR 3/2
10'-24" Bw SANDY LOAM 10YR G/4
24'-34" C SANDY LOAM 10YR 5/4
NO WEPPAGE OBSERVED
NO STANDING WATER OBSERVED
ESWT @ 36" (MOTTUNG)

PERC-A @ 48" TH 622-1
18 MIN. INCH

TESTHOLE TH-6-22-2
0'-10" Ap SANDY LOAM 10YR 3/2
10'-24" Bw SANDY LOAM 10YR G/4
24'-34" C SANDY LOAM 10YR 5/4
NO WEPPAGE OBSERVED
NO STANDING WATER OBSERVED
ESWT @ 32" (MOTTUNG)

PERC-B @ 51" TH 622-2
33 MIN. INCH

TESTHOLE TH-8-22-3
0'-16" Ap SANDY LOAM 10YR 3/2
16'-32" Bw SANDY LOAM 10YR G/4
32'-96" C SANDY LOAM 10YR 5/4
NO WEPPAGE OBSERVED
NO STANDING WATER OBSERVED
ESWT @ 32" (MOTTUNG)

TESTHOLE TH-8-22-4
0'-15" Ap SANDY LOAM 10YR 4/2
15'-32" Bw SANDY LOAM 10YR 5/4
32'-96" C SANDY LOAM 10YR G/3
NO WEPPAGE OBSERVED
NO STANDING WATER OBSERVED
ESWT @ 30" (MOTTUNG)

TESTHOLE TH-8-22-5
0'-12" Ap SANDY LOAM 10YR 4/2
12'-24" Bw SANDY LOAM 10YR G/4
24'-100" C SANDY LOAM 10YR 5/3
NO WEPPAGE OBSERVED
NO STANDING WATER OBSERVED
ESWT @ 28" (MOTTUNG)

TESTHOLE TH-8-22-6
0'-10" Ap SANDY LOAM 10YR 4/2
10'-24" Bw SANDY LOAM 10YR G/4
24'-96" C SANDY LOAM 10YR 5/4
NO WEPPAGE OBSERVED
NO STANDING WATER OBSERVED
ESWT @ 24" (MOTTUNG)

SYSTEM DETAIL
NOT TO SCALE

INSPECTION PORT DETAIL
NOT TO SCALE

DESIGN ANALYSIS

ESTIMATED DAILY FLOW:
THREE (5) BEDROOM DWELLING X 110 GPD/BDR = 550 GPD

LEACHING AREA REQUIRED:
PERCOLATION RATE = 40 MP (CLASS III SOIL)
L.T.A.R. = 0.25 GPD/SF
TITLE 5 LEACHING AREA REQUIRED:
550 GPD / 0.25 GPD/SF = 2,200 SF

TANK VOLUME:
DESIGN FLOW = 550 GPD X 200%
2,000 GALLON TWO COMPARTMENT SEPTIC TANK PROVIDED

PRIMARY LEACH FIELD:
ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEM DESIGN REQUIREMENTS:
ENVIRO-SEPTIC DESIGN FOR A FIVE (5) BEDROOM RESIDENCE WITH A FORTY MINUTE PERCOLATION RATE (PER TABLE-A) = 350 LINEAR FEET OF ENVIRO-SEPTIC PIPE
ENVIRO-SEPTIC MINIMUM CENTER TO CENTER PIPE SPACING (PER TABLE-B) = SPACED CENTER TO CENTER AT 2.0 FEET
ENVIRO-SEPTIC MINIMUM SAND BED AREA (TABLE-D) = 1,320 SQUARE FEET

ENVIRO-SEPTIC WASTEWATER TREATMENT SYSTEM PROPOSED DESIGN:
• 350 LINEAR FEET TOTAL OF ENVIRO-SEPTIC PIPE (SEVEN (7) ROWS FIFTY (50) FEET LONG)
• SPACED AT 3.75 FEET CENTER TO CENTER
• SAND BED PROVIDED = 52x25.5' BED = 1,320 SQUARE FEET OF LEACHING AREA

RESERVE LEACH FIELD

LEACHING AREA REQUIRED:
550 GPD / 0.25 GPD/SF = 2,200 SF

LEACHING AREA PROVIDED:
FOUR TRENCHES
3' WIDE X 2' DEEP X 80' LONG = 2,400 SF OF LEACHING AREA

SCHEDULE OF ELEVATIONS

INVERT OUT OF THE BUILDING	264.50
INVERT INTO THE SEPTIC TANK	264.25
INVERT OUT OF THE SEPTIC TANK	264.0
INVERT INTO PUMP CHAMBER	263.94
INVERT OUT OF PUMP CHAMBER	263.69
INVERT INTO D-BOX	275.52
INVERT OUT D-BOX	275.35

TRENCH ELEVATIONS

TOP OF SAND ELEV.	TOP OF PIPE ELEV.	PIPE INVERT ELEV.	BOTTOM OF PIPE ELEV.	BOTTOM OF SAND ELEV.	GROUNDWATER ELEVATION	EXISTING GRADE	PRIMARY
275.25	275.60	275.18	274.60	274.10	270.10	272.10	
TOP OF SAND ELEV.	TOP OF PIPE ELEV.	PIPE INVERT ELEV.	BOTTOM OF PIPE ELEV.	BOTTOM OF SAND ELEV.	GROUNDWATER ELEVATION	EXISTING GRADE	RESERVE
275.50	275.0	275.18	274.60	272.60	266.60	270.60	

McCarty Engineering, Inc.
Civil Engineers
42 Tucker Drive, Leominster, MA 01453
phone: (978) 534-1318 fax: (978) 840-6907
www.mccartyengineering.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'

Sheet No.
1

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

DEED BOOK/PAGE: Bk. 76578 Pg. 145

PLAN BOOK/PLAN: Pl. 709 OF 2021

ASSESSORS ID: U33-2-A

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'

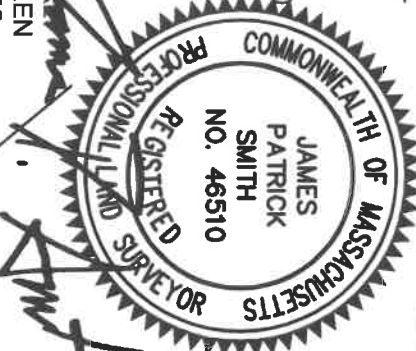
MINIMUM SET BACK:

FRONT: 30'

SIDE: 15'

REAR: 15'

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

IRON
ROD
FOUND
N 80°54'33" E 117.78'

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

TAHATTAWAN
PUBLIC - VARIABLE WIDTH
ROAD



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

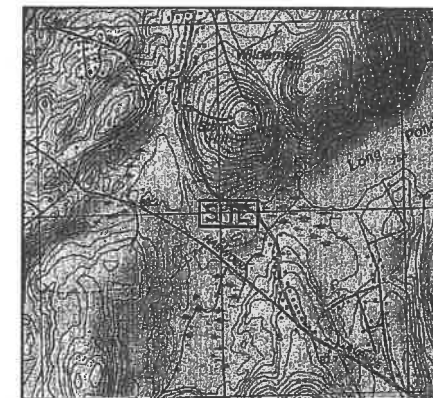
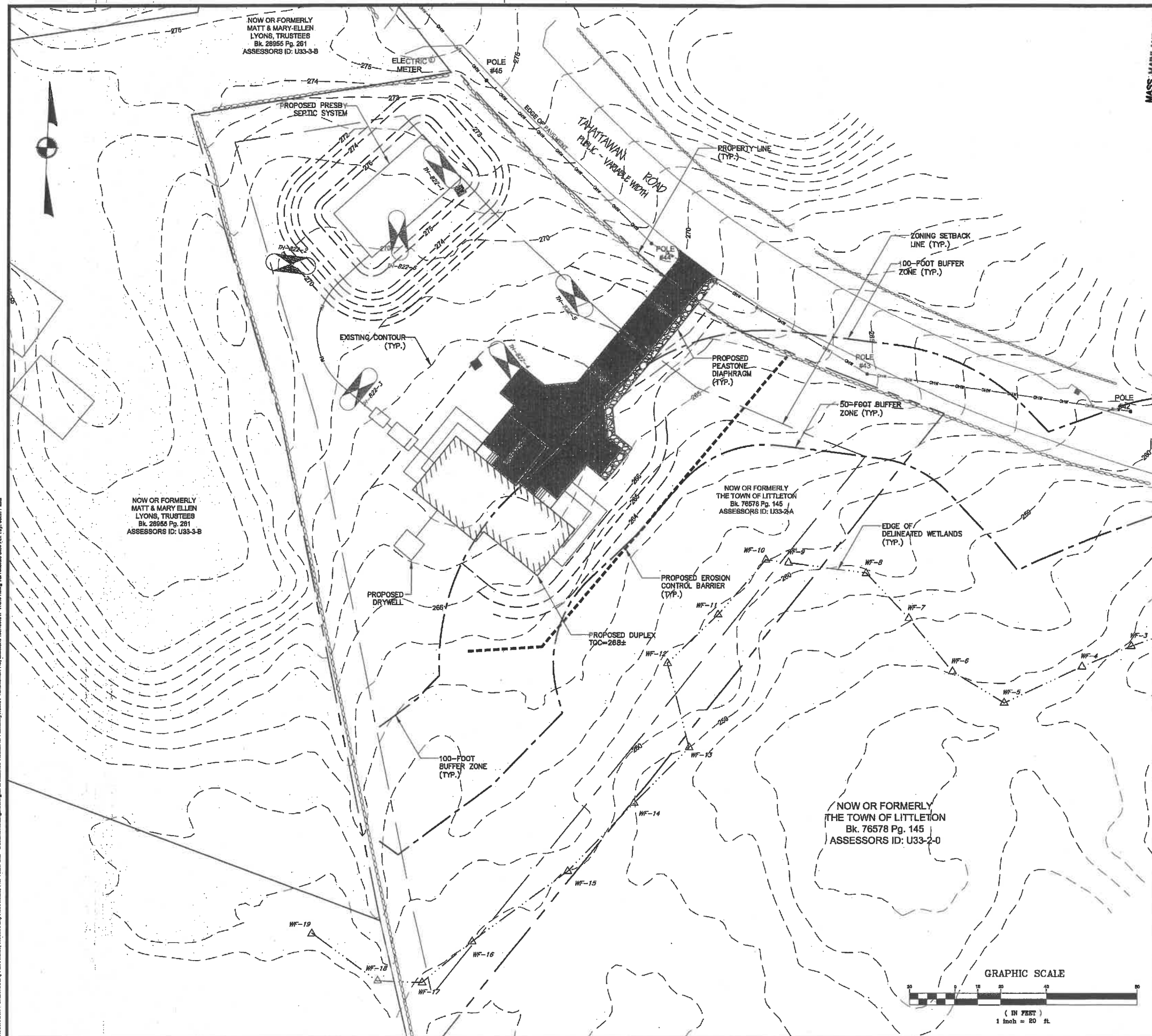
PROPOSED
BUILDING

LOT A
68,257 Sq. Ft. ±
1.57 Acres ±

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

SCALE: 1" = 60'
0 30 60
FEET

File: 26-168 87 TAHATTAWAN RD LITTLETON MA MCCARTY PROPOSED CPP 8-18-2025



Job No: 460.01
File Name: 460.01P-NOI01
Date: July 23, 2025
Scale: 1"=20'

Sheet No.
1