



TOWN OF LITTLETON
APPLICATION FOR ENDORSEMENT OF PLAN
BELIEVED NOT TO REQUIRE APPROVAL UNDER
THE SUBDIVISION CONTROL LAW (Ch. 41)
FORM A
ADOPTED 2008

Littleton Town Offices
37 Shattuck Street
Room 303
Littleton, MA 01460
(978) 540-2425

Date: 11/12/2025

File completed form with the Planning Board with 3 copies of the plans, plus original Mylar. File a copy of form and plan with the Town Clerk in accordance with the requirements of Section 81P. Email 1 PDF copy of the application and plan to the Planning Department.

To the Planning Board:

The undersigned Applicant, believing that the accompanying plan of property located in the Town of Littleton does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits such plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Location of Property:

64 Beaver Brook Road, Littleton MA 01460

2. Name(s) and Address(es) of Applicant:

Michael & Hannah Gruar

64 Beaver Brook Road, Littleton MA 01460

3. Name(s) and Address(es) of Record Owner(s):

Michael & Hannah Gruar

64 Beaver Brook Road, Littleton MA 01460

4. Name and Address of Engineer or Surveyor:

(Stan Dillis) Dillis & Roy Civil Design Group, Inc.

1 Main Street, Suite 1

Lunenburg, MA

5. Title of Plan: Plan of Land in Littleton, Massachusetts

6. Date of Plan: October 21, 2025

7. Owner's Title Reference: Deed of Sale dated September 14th, 2020
[recorded at Middlesex South Registry of Deeds in Book 75736, Page 281], [filed
at the Middlesex South Registry District of the Land Court as Document No.]
and noted on Certificate of Title no. , in Registration Book ,
Page . ****Refer to attached Deed**

8. Zoning District: Residential

9. Assessor's Map and Parcel Number: Map: 19 Parcel: 18

10. The Applicant believes that the division of land shown on this plan is not a subdivision for the following reason(s):

The undersigned wishes to record the accompanying plan and requests a determination by the Littleton Planning Board that approval by it under the Subdivision Control Law is not required. The undersigned believes that such approval is not required for the following reasons. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage and area required by the Town of Littleton zoning By-law and is on a public way, namely, Beaver Brook Road.

<u>Hannah Gruar</u> Signature of Applicant	11-12-2025 Date
<u>Michael Gruar</u> Signature of Applicant	11-12-2025 Date
 Signature of Record Owner (if other than Applicant)	11-13-2025 Date
 Signature of Record Owner (if other than Applicant)	11/13/2025 Date

All evidence to show that the plan does not require approval under the Subdivision Control Law must be filed with this application.

Filing Fee: (\$100 plus \$100 per lot or parcel created or revised) _____.
(For all revisions to lots and parcels as well as new ones created.)

THE PLANNING BOARD'S ENDORSEMENT ON THIS PLAN, THAT APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED, SHALL NOT BE CONSTRUED AS THE PLANNING BOARD FINDING THAT THE LOTS CREATED BY THIS PLAN CONFORM TO THE REQUIREMENTS OF THE LITTLETON ZONING BYLAWS EXCEPT AS TO AREA AND FRONTAGE.

Received by Town Clerk:

Date/Time:



November 18 2025
10:10 AM

Form Updated August 2008