



## PLANNING BOARD

P.O. Box 1305  
Littleton, Massachusetts 01460

### MARY SHEPHERD ROAD CERTIFICATE OF VOTE

March 11, 2011

RE: MARY SHEPHERD ROAD  
Definitive Subdivision Roadway  
Vote to Petition Selectmen to Accept Mary Shepherd Road

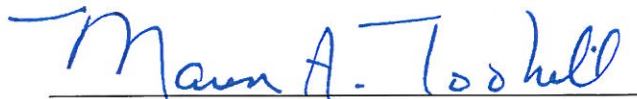
This certifies that at the Planning Board meeting of *Thursday, March 10, 2011*, the Planning Board voted 4 to 0 in favor of Petitioning the Board of Selectmen to proceed with the Acceptance of Mary Shepherd Road.

This subdivision, a 17-lot Open Space subdivision has been completed; the As-Built Plans have been submitted and approved by the Planning Board, Highway Superintendent, and Water Department.

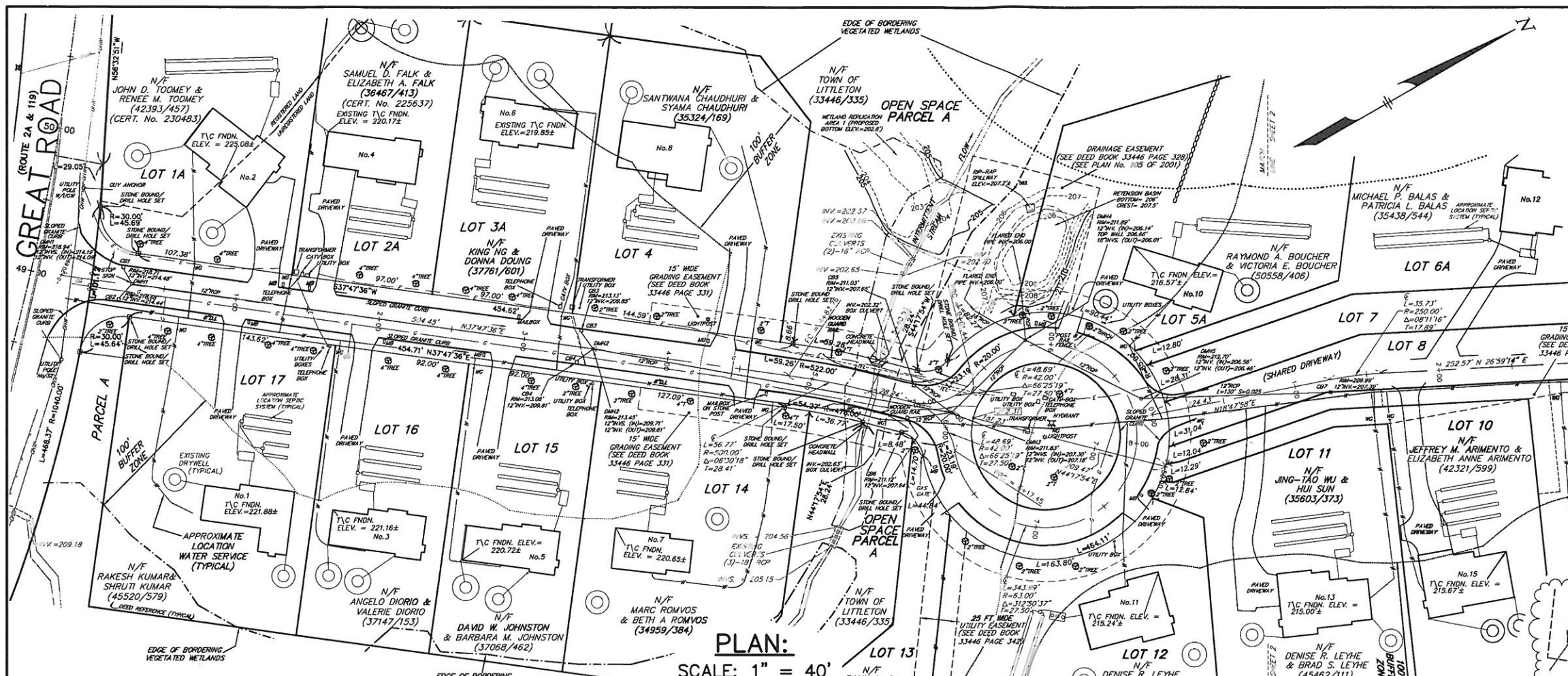
The Planning Board, by court action, took the bond and completed the subdivision work, necessary repairs, and payment of bills associated with the project, following refusal of the developer to complete the work.

The Planning Board hereby petitions the Board of Selectmen to request acceptance of Richard Way at the May 2011 Annual Town Meeting.

Signed:

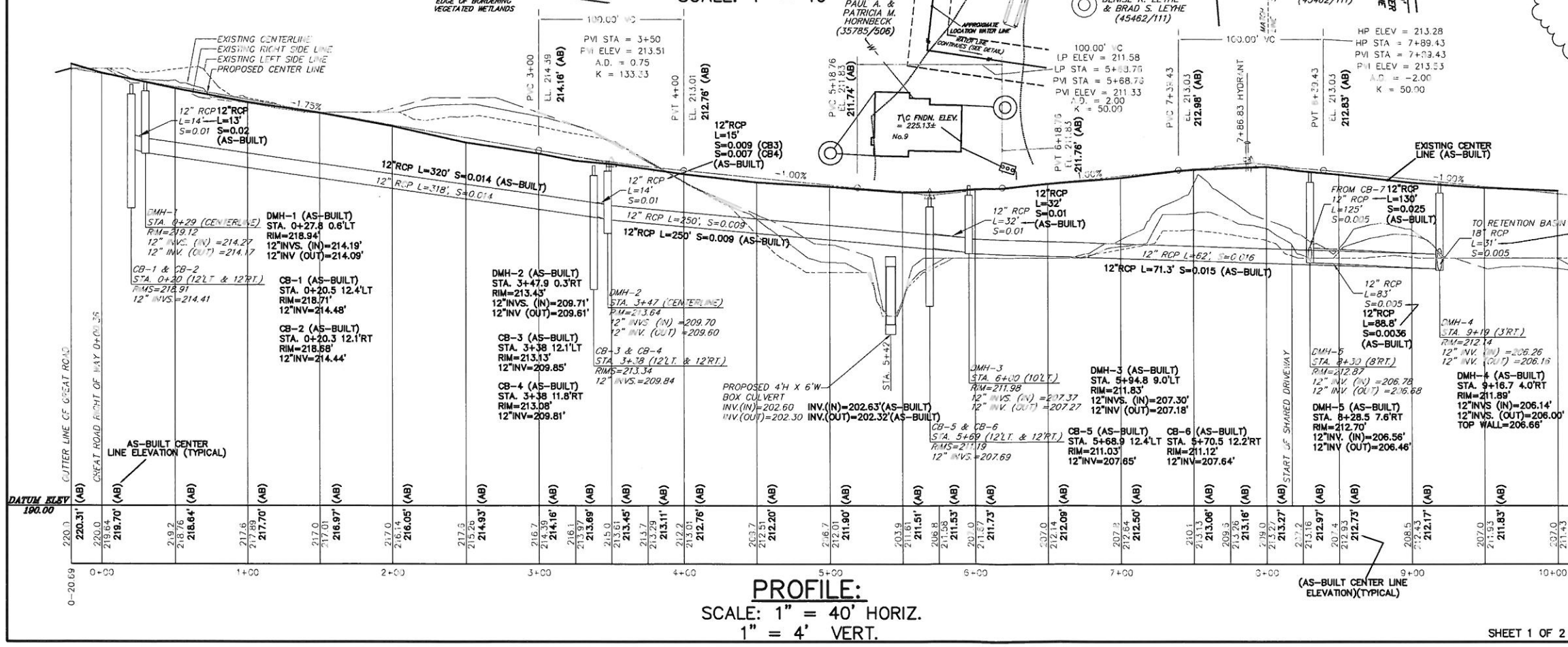
  
Maren A. Toohill

Attachments: As-Built Plan (5 copies)  
Definitive Subdivision Plan recorded at the Registry of Deeds  
Metes and Bounds Description of roadway



**UTILITY NOTE:**

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370., ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELE. NO. 1-888-344-7233.



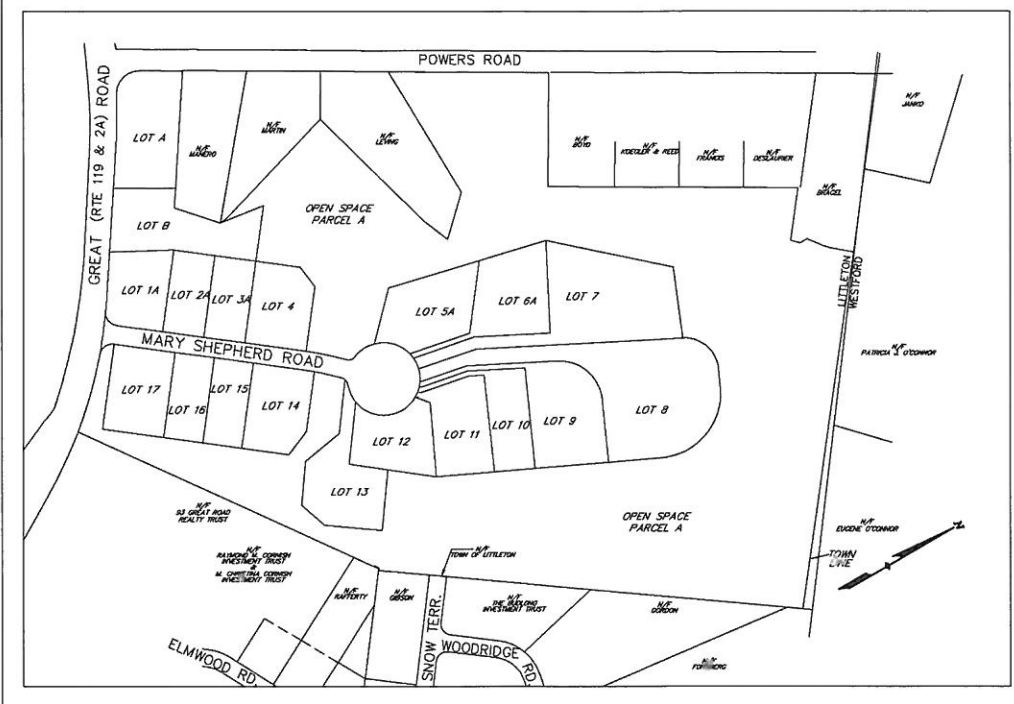
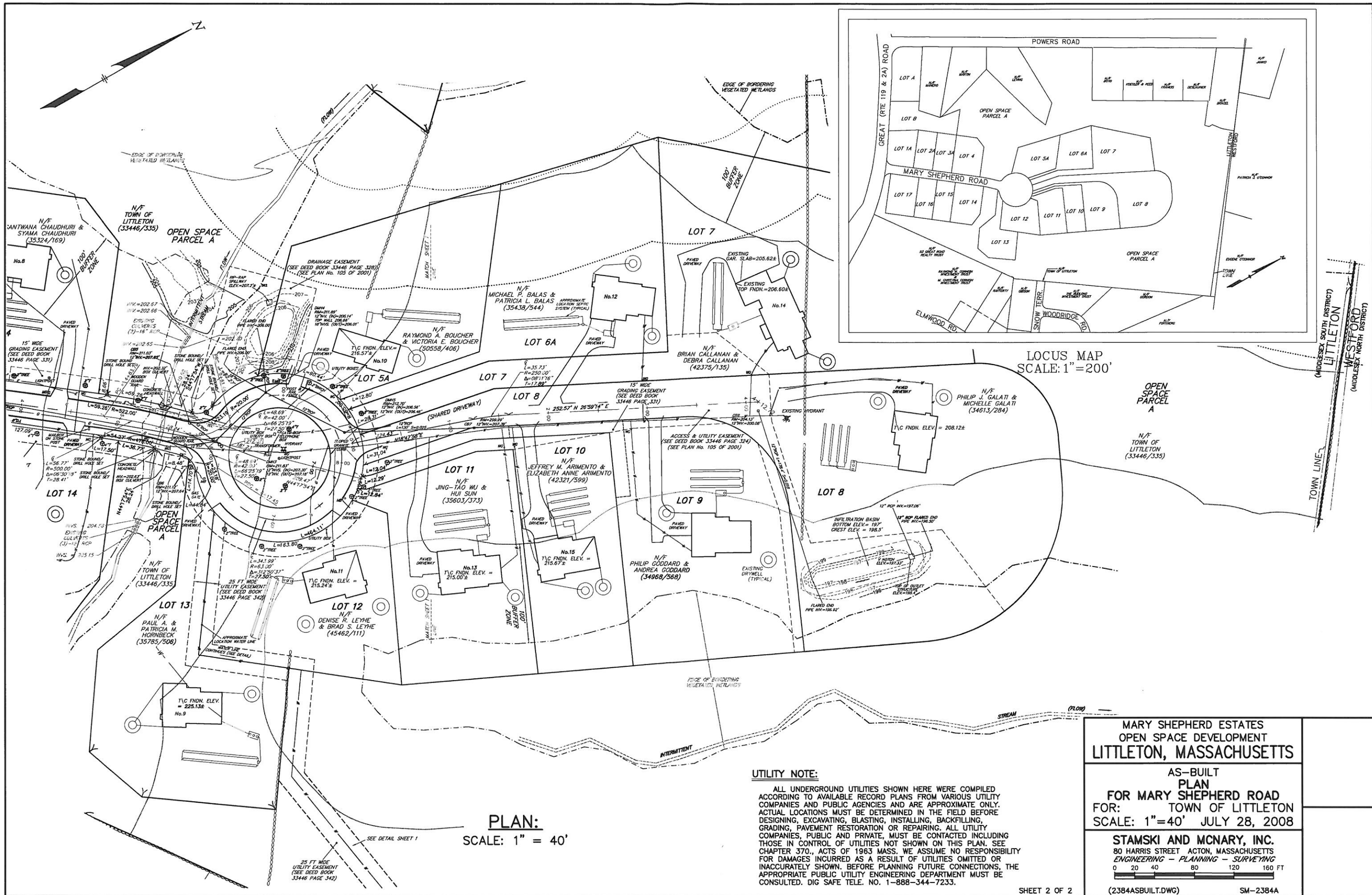
- LEGEND:**
- CB CATCH BASIN
  - DMH DRAIN MANHOLE
  - DS SUB-SURFACE DRAINAGE
  - EH HOLE
  - E ELECTRIC SERVICE (BURIED)
  - ELV ELEVATION
  - FG FOUND
  - GS GAS GATE
  - GS GAS SERVICE (BURIED)
  - GW GUY WIRE ANCHOR
  - MB MAILBOX
  - MANH MANHOLE
  - N/F NOW OR FORMERLY
  - OC OVERHEAD WIRE
  - PCP REINFORCED CONCRETE PIPE
  - SDH SENEH MANHOLE
  - SW STONE WALL
  - TC TOP OF CONCRETE
  - TS TELEPHONE SERVICE (BURIED)
  - UW TYPICAL UNDERGROUND WIRE
  - UP UTILITY POLE
  - WG WATER GATE
  - WS WATER SERVICE (BURIED)

**MARY SHEPHERD ESTATES  
OPEN SPACE DEVELOPMENT  
LITTLETON, MASSACHUSETTS**

**AS-BUILT  
PLAN AND PROFILE  
FOR MARY SHEPHERD ROAD  
FOR: TOWN OF LITTLETON  
SCALE: 1"=40' JULY 28, 2008**

**STAMSKI AND McNARY, INC.**  
80 HARRIS STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
(2384ASBUILT.DWG) SM-2384A





LOCUS MAP  
SCALE: 1"=200'

PLAN:  
SCALE: 1" = 40'

**UTILITY NOTE:**  
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MARY SHEPHERD ESTATES  
OPEN SPACE DEVELOPMENT  
LITTLETON, MASSACHUSETTS

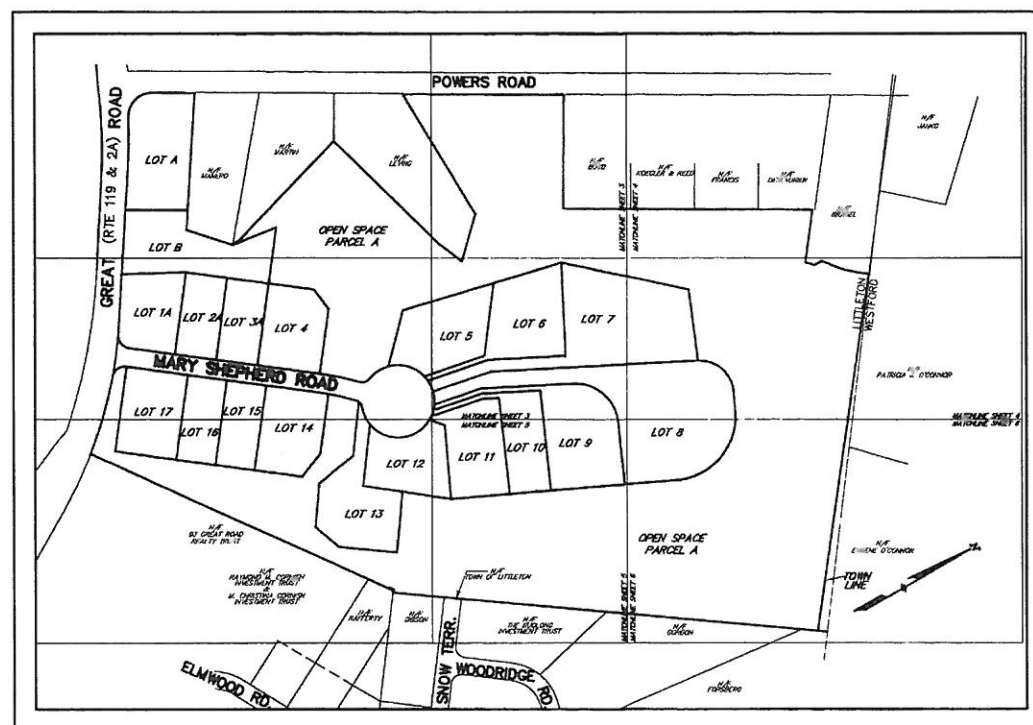
AS-BUILT  
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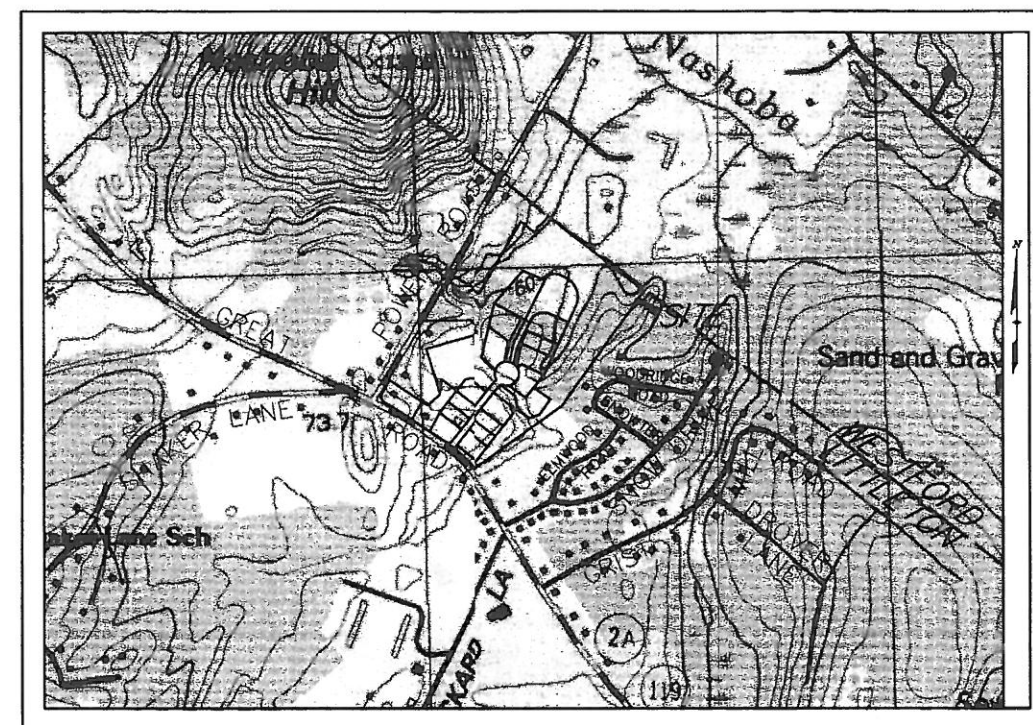
# MARY SHEPHERD ESTATES

## OPEN SPACE DEVELOPMENT

### LITTLETON, MASSACHUSETTS



INDEX PLAN  
SCALE: 1"=200'



LOCUS PLAN  
SCALE: 1"=600'

**APPLICANT:**  
NEW ENGLAND PROPERTIES REALTY TRUST  
P.O. BOX 736  
ACTON, MASSACHUSETTS 01720

**RECORD OWNER:**  
EUGENE & ELEANOR O'CONNOR  
c/o ELEANOR LONG  
45 DONALD ROAD  
BURLINGTON, MA. 01803

**ZONING DISTRICTS:**  
RESIDENTIAL  
WETLAND

**REFERENCE:**  
MIDDLESEX REGISTRY OF DEEDS  
SOUTH DISTRICT  
DEED BOOK 11593 PAGE 568  
DEED BOOK 11593 PAGE 569  
DEED BOOK 12234 PAGE 238  
DEED BOOK 26703 PAGE 90  
DEED BOOK 27025 PAGE 199  
PLAN NO. 426 OF 1968  
CERT. 131310 (BOOK 786 PAGE 160)  
CERT. 131121 (BOOK 785 PAGE 171)  
L.C.C. No. 20855  
L.C.C. No. 22584  
TOWN OF LITTLETON, MA.  
PROPERTY MAPS  
MAP U-3 PARCELS 1, 2 & 2A  
MAP U-4 PARCELS 15 & 18

#### PLAN INDEX:

SHEET 1 OF 14  
SHEET 2 OF 14  
SHEETS 3-6 OF 14  
SHEETS 7-10 OF 14  
SHEET 11 OF 14  
SHEET 12 OF 14  
SHEETS 13-14 OF 14

TITLE SHEET  
EXISTING CONDITIONS PLAN  
LOT LAYOUT PLANS  
GRADING, EROSION AND SEDIMENTATION CONTROL PLANS  
PLAN AND PROFILE FOR MARY SHEPHERD ROAD  
PLAN AND PROFILE FOR PADDOCK WAY  
DETAIL SHEETS

DATE: JULY 11, 2000  
REVISED: OCTOBER 16, 2000  
REVISED: DECEMBER 6, 2000  
REVISED: DECEMBER 14, 2000

BY  
**STAMSKI & McNARY, INC.**  
80 HARRIS STREET  
ACTON, MA 01720



I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS  
HEREBY CERTIFY THE NOTICE OF THE APPROVAL OF  
THIS PLAN BY THE LITTLETON PLANNING BOARD HAS  
BEEN RECEIVED AND RECORDED AT THIS OFFICE  
AND NO APPEAL WAS RECEIVED DURING THE TWENTY  
DAYS NEXT AFTER SUCH RECEIPT AND RECORDING  
OF SAID NOTICE.

DATE: Jan. 25, 2001

TOWN CLERK

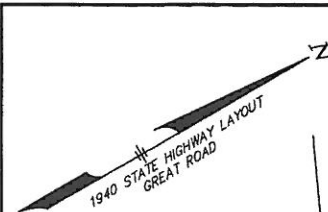
APPROVED  
BY:  
LITTLETON PLANNING BOARD

*James J. DeVigne*  
*Walter W. W.*  
*Michael A. Shan*  
*John J. Meek*

25 JAN. 2001  
DATE

105-1





**RECORD OWNER:**

EUGENE & ELEANOR O'CONNOR  
c/o ELEANOR LONG  
45 DONALD ROAD  
BURLINGTON, MA. 01803

**ZONING DISTRICTS:**

RESIDENTIAL  
WETLAND

**REFERENCE:**

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L.C.C. No. 20955  
L.C.C. No. 22584

TOWN OF LITTLETON, MA.  
PROPERTY MAPS  
MAP U-3 PARCELS 1, 2 & 2A  
MAP U-4 PARCELS 15 & 18

MATCHLINE SHEET 3

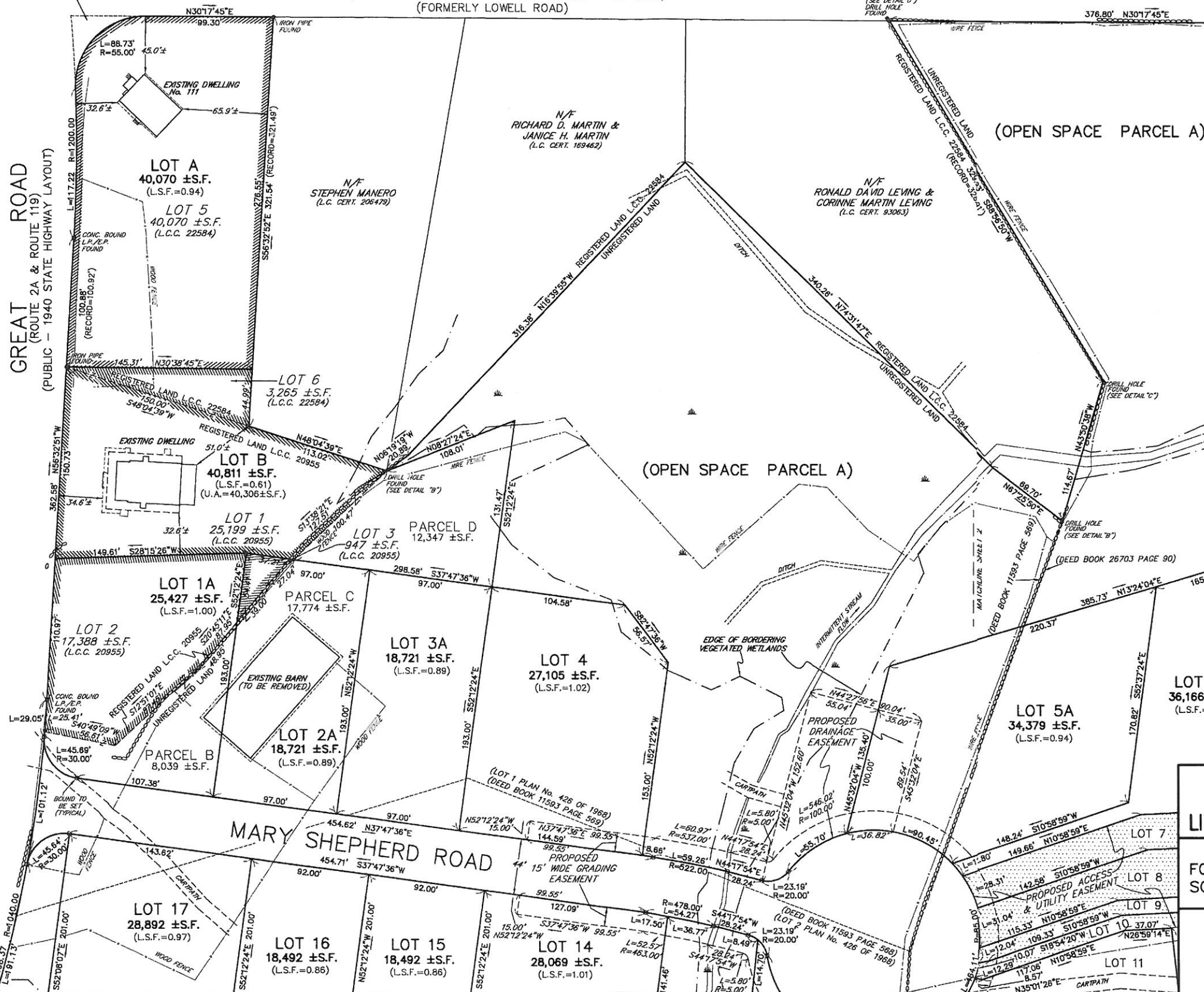
APPROVED BY:  
LITTLETON PLANNING BOARD

*Janet C. Vigore*  
*Neil Mack*  
*Mark A. Sullivan*  
*John J. Whelan*

25 JAN. 2001  
DATE

PLAN NO. 105-2 OF 20  
RECORDED BOOK 22315 PAGE 203

(SEE 1997 STATE HIGHWAY  
LAYOUT No. 7359 &  
DEED BOOK 27025 PAGE 199)



I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS  
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OF SAID NOTICE.

Jan 25, 2001  
DATE

*Man Cong*  
TOWN CLERK

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED  
IN CONFORMITY WITH THE RULES AND REGULATIONS  
OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH  
OF MASSACHUSETTS.

14 DEC 00  
DATE

*W. J. ...*  
REGISTERED PROFESSIONAL LAND SURVEYOR

**NOTES:**

- 1.) WETLAND RESOURCE AREAS DELINEATED BY ENSR  
AND APPROVED BY THE LITTLETON CONSERVATION  
COMMISSION.
- 2.) LOT 1A INCLUDES PARCEL B & LOT 2 (L.C.C. 20955).
- 3.) LOT 2A INCLUDES PARCEL C & LOT 3 (L.C.C. 20955).
- 4.) LOT B INCLUDES PARCEL D & LOT 1 (L.C.C. 20955) &  
LOT 6 (L.C.C. 22584).

**LEGEND:**

—B— BOUND TO BE SET  
—C— CONCRETE  
—C.B. CONCRETE BOUND  
—D.H. DRILLHOLE  
—E.P. ESCUTCHEON PIN  
—L.P. LEAD PLUG  
—L.S.F. LOT SHAPE FACTOR  
—M.R.D.N.D. MIDDLESEX REGISTRY OF DEEDS  
—NORTH DISTRICT  
—N/F NOW / FORMERLY  
—S.B./D.H. STONE BOUND / DRILLHOLE  
—STONEWALL  
—U.A. UPLAND AREA

FOR WESTFORD LAND ONLY: MATCHLINE SHEET 3  
I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY  
LINES THAT ARE THE LINES OF EXISTING OWNERSHIP,  
AND THE LINES OF STREETS AND WAYS SHOWN ARE  
THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS  
ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR  
DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE  
SHOWN; AND THAT THIS PLAN HAS BEEN PREPARED  
IN CONFORMITY WITH THE RULES AND REGULATIONS  
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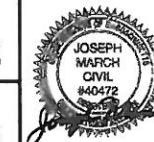
14 DEC 00  
DATE

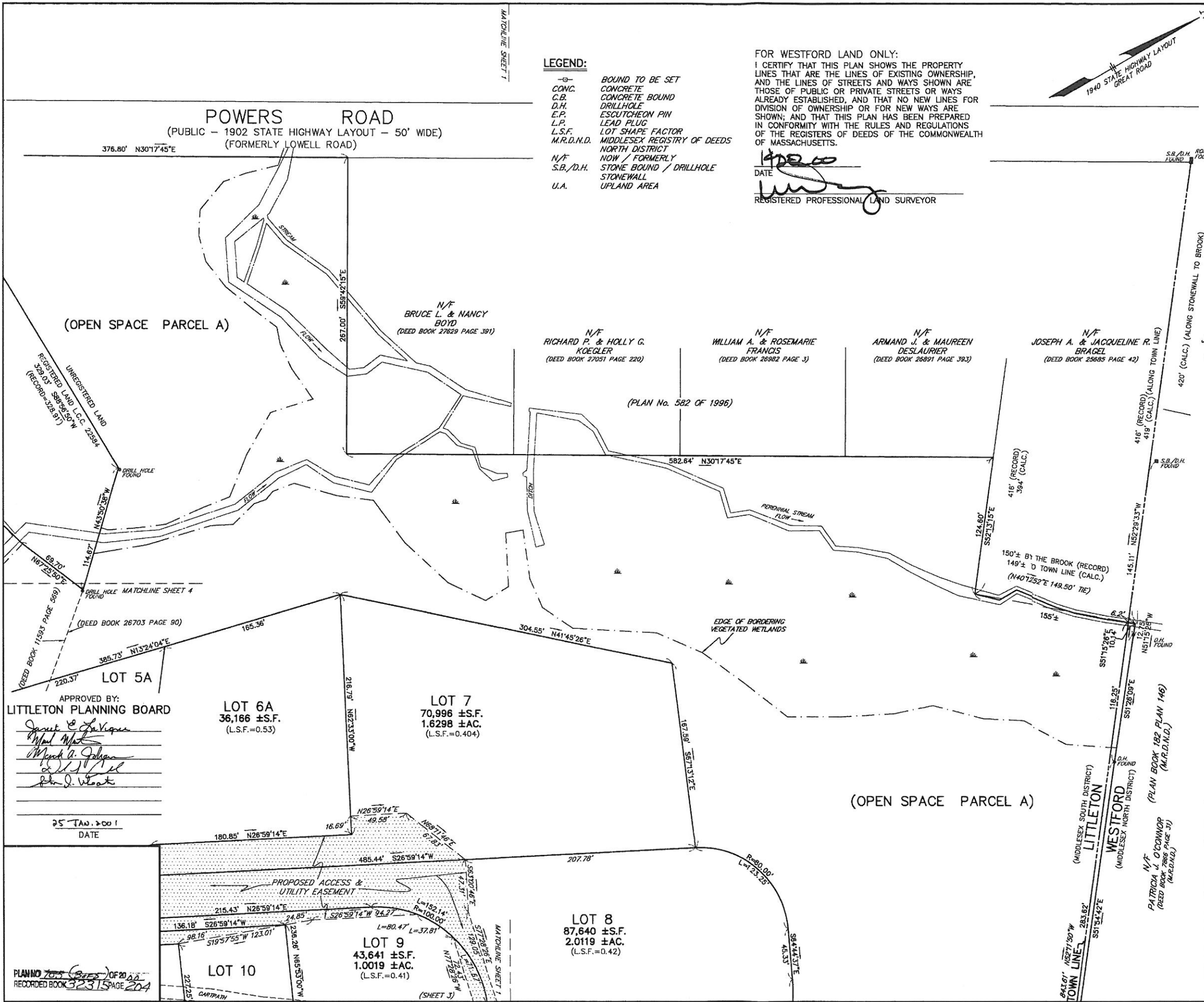
*W. J. ...*  
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE	REVISION
12/14/00	PLANNING BOARD
12/6/00	PLANNING BOARD
10/16/00	CONS. COMM.

MARY SHEPHERD ESTATES  
OPEN SPACE DEVELOPMENT  
LITTLETON, MASSACHUSETTS  
LOT LAYOUT PLAN  
FOR: NEW ENGLAND PROPERTIES  
SCALE: 1"=40' JULY 11, 2000

STAMSKI AND McNARY, INC.  
80 HARRIS STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
(2384LL1.DWG) SHEET 3 OF 14 SM-2384





**LEGEND:**

- BOUND TO BE SET
- CONC. CONCRETE
- C.B. CONCRETE BOUND
- D.H. DRILLHOLE
- E.P. ESCUTCHEON PIN
- L.P. LEAD PLUG
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- M.R.D.N.D. MIDDLESEX REGISTRY OF DEEDS
- N/F NORTH DISTRICT
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DATE 1/25/00  
REGISTERED PROFESSIONAL LAND SURVEYOR

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE LITTLETON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

DATE Jan 25, 2001

TOWN CLERK

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

DATE 1/25/00

REGISTERED PROFESSIONAL LAND SURVEYOR

N/F  
JEFFREY S. & LESLIE A.  
MURPHY  
(DEED BOOK 7189 PAGE 319)  
(M.R.D.N.D.)

**RECORD OWNER:**

EUGENE & ELEANOR O'CONNOR  
c/o ELEANOR LONG  
45 DONALD ROAD  
BURLINGTON, MA. 01803

**ZONING DISTRICTS:**

RESIDENTIAL  
WETLAND

**REFERENCE:**

MIDDLESEX REGISTRY OF DEEDS  
SOUTH DISTRICT  
DEED BOOK 11593 PAGE 568  
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CERT. 131310 (BOOK 786 PAGE 160)  
CERT. 131121 (BOOK 785 PAGE 171)  
L.C.C. No. 20955  
L.C.C. No. 22584

TOWN OF LITTLETON, MA. - PROPERTY MAPS  
MAP U-3 PARCELS 1, 2 & 2A  
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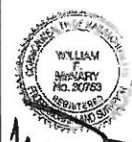
**NOTES:**

- 1.) WETLAND RESOURCE AREAS DELINEATED BY ENSR AND APPROVED BY THE LITTLETON CONSERVATION COMMISSION.
- 2.) LOT 1A INCLUDES PARCEL B & LOT 2 (L.C.C. 20955).
- 3.) LOT 2A INCLUDES PARCEL C & LOT 3 (L.C.C. 20955).
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DATE	REVISION
12/14/00	PLANNING BOARD
12/6/00	PLANNING BOARD
10/16/00	CONS. COMM.

MARY SHEPHERD ESTATES  
OPEN SPACE DEVELOPMENT  
LITTLETON, MASSACHUSETTS  
LOT LAYOUT PLAN  
FOR: NEW ENGLAND PROPERTIES  
SCALE: 1"=40' JULY 11, 2000

STAMSKI AND McNARY, INC.  
80 HARRIS STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING  
0 20 40 80 120 160 FT  
(2384LL2.DWG) SHEET 4 OF 14 SM-2384





# RECORD OWNER:

EUGENE & ELEANOR O'CONNOR  
c/o ELEANOR LONG  
45 DONALD ROAD  
BURLINGTON, MA. 01803

## ZONING DISTRICTS:

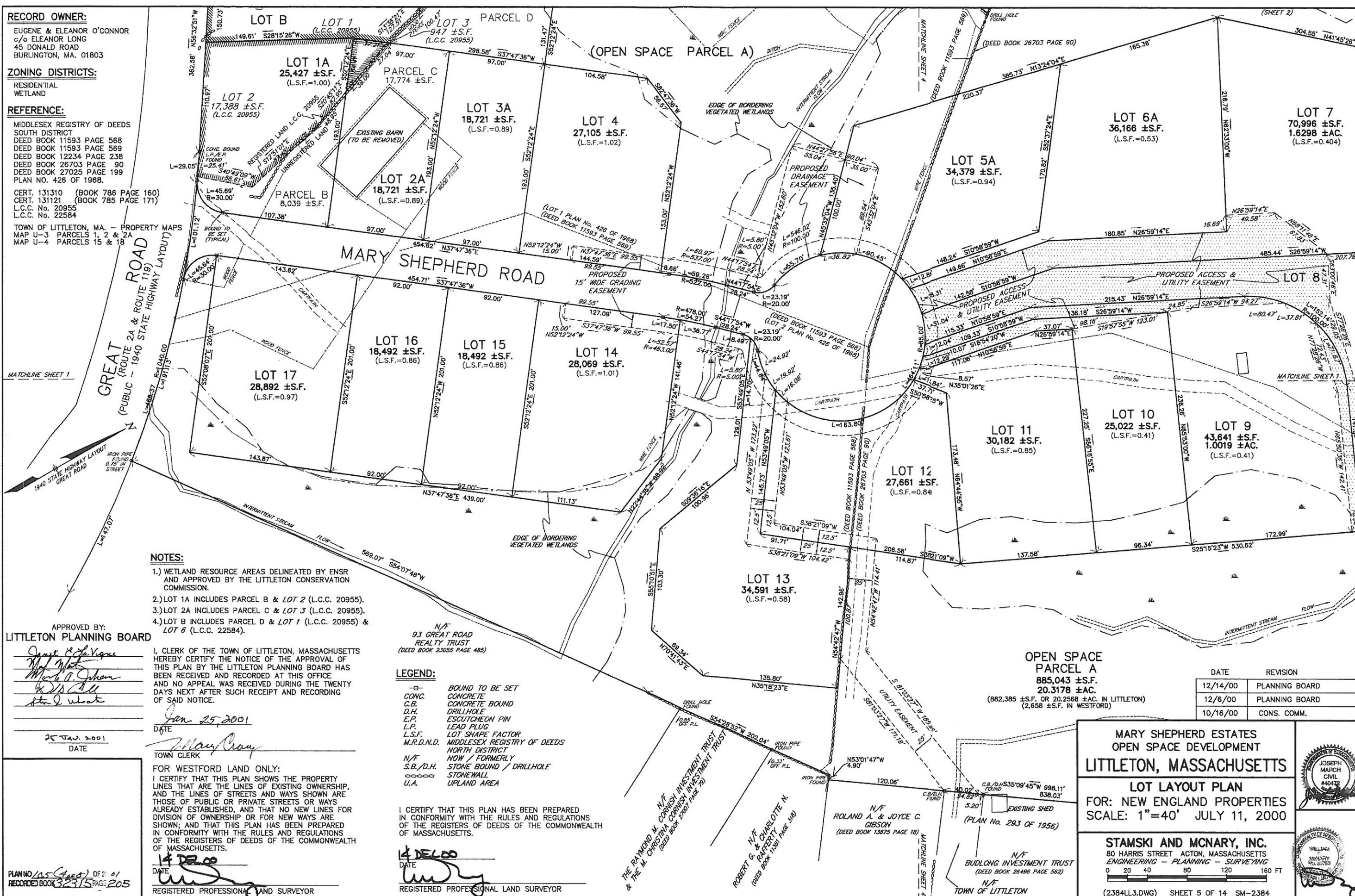
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## NOTES:

- 1.) WETLAND RESOURCE AREAS DELINEATED BY ENSR AND APPROVED BY THE LITTLETON CONSERVATION COMMISSION.
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APPROVED BY:

LITTLETON PLANNING BOARD

*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS HEREBY CERTIFY THE NOTICE OF THE APPROVAL OF THIS PLAN BY THE LITTLETON PLANNING BOARD HAS BEEN RECEIVED AND RECORDED AT THIS OFFICE AND NO APPEAL WAS RECEIVED DURING THE TWENTY DAYS NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

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TOWN CLERK

FOR WESTFORD LAND ONLY:

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DATE Jan 25, 2001  
REGISTERED PROFESSIONAL LAND SURVEYOR

## LEGEND:

- CONC. BOUND TO BE SET
- C.B. CONCRETE BOUND
- D.H. DRILLHOLE
- E.P. ESCUTCHEON PIN
- L.P. LEAD PLUG
- L.S.F. LOT SHAPE FACTOR
- M.R.D.N.D. MIDDLESEX REGISTRY OF DEEDS
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## OPEN SPACE PARCEL A

885,043 ±S.F.  
20.3178 ±A.C.

(882,385 ±S.F. OR 20.2568 ±A.C. IN LITTLETON)  
(2,658 ±S.F. IN WESTFORD)

DATE REVISION

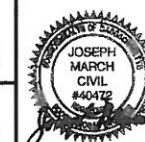
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MARY SHEPHERD ESTATES  
OPEN SPACE DEVELOPMENT  
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LOT LAYOUT PLAN  
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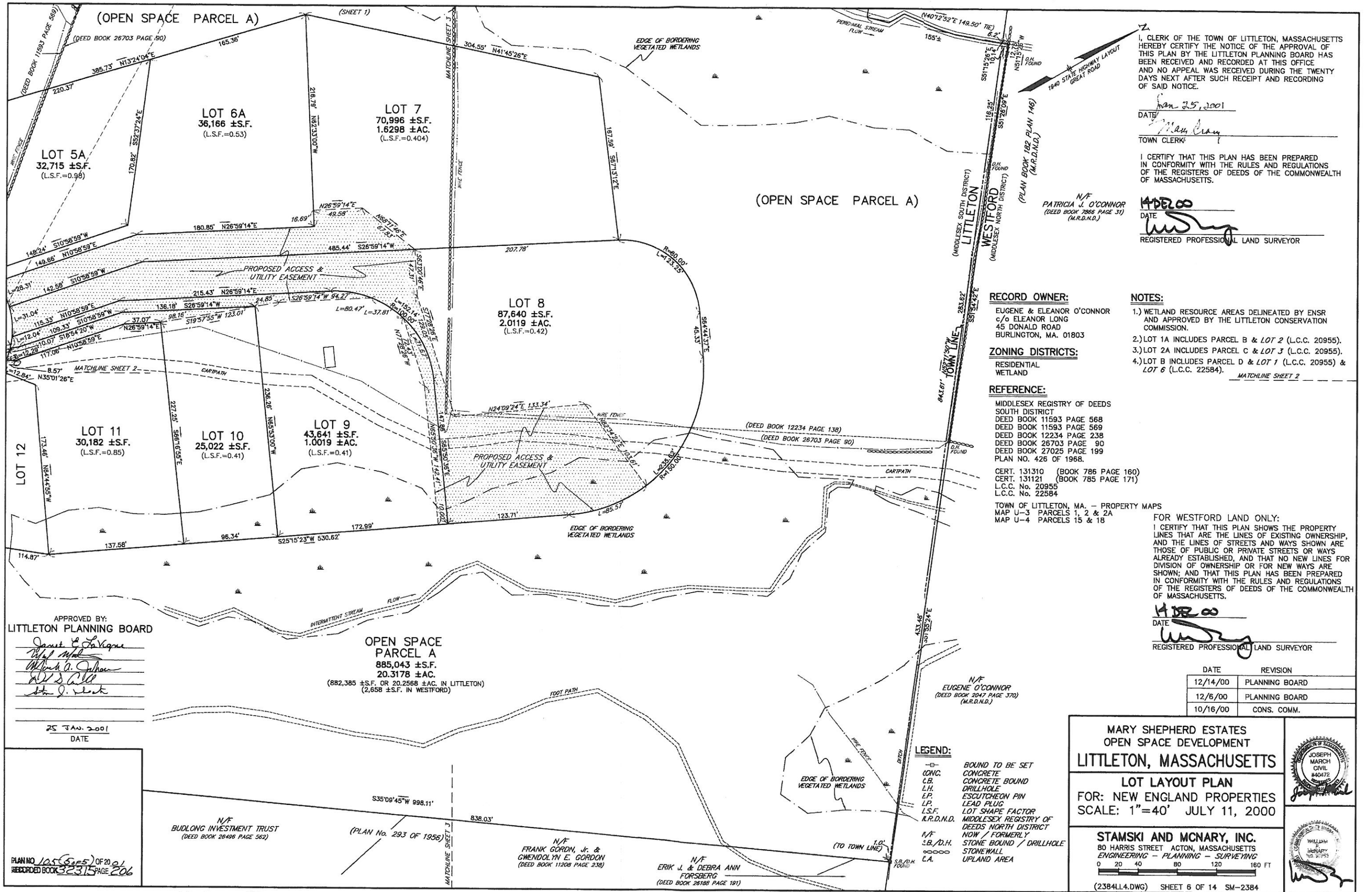
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80 HARRIS STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT  
(2384LL3.DWG) SHEET 5 OF 14 SM-2384



PLAN NO. 115 (426) OF 201  
RECORDED BOOK 32315 PAGE 205

105-4



I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS  
HEREBY CERTIFY THE NOTICE OF THE APPROVAL OF  
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DATE: Jan 25, 2001

TOWN CLERK: Mary Cray

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED  
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OF MASSACHUSETTS.

DATE: 14 DEC 00

REGISTERED PROFESSIONAL LAND SURVEYOR

**RECORD OWNER:**

EUGENE & ELEANOR O'CONNOR  
c/o ELEANOR LONG  
45 DONALD ROAD  
BURLINGTON, MA. 01803

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RESIDENTIAL  
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MATCHLINE SHEET 2

**FOR WESTFORD LAND ONLY:**

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REGISTERED PROFESSIONAL LAND SURVEYOR

DATE	REVISION
12/14/00	PLANNING BOARD
12/6/00	PLANNING BOARD
10/16/00	CONS. COMM.

MARY SHEPHERD ESTATES  
OPEN SPACE DEVELOPMENT  
LITTLETON, MASSACHUSETTS

LOT LAYOUT PLAN  
FOR: NEW ENGLAND PROPERTIES  
SCALE: 1"=40' JULY 11, 2000

STAMSKI AND McNARY, INC.

80 HARRIS STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

0 20 40 80 120 160 FT

(2384LL4.DWG) SHEET 6 OF 14 SM-2384





## Legal Description

Mary Shepherd Estates  
Littleton, Massachusetts

Mary Shepherd Road

Beginning at a point on the northerly sideline of Great Road ( a Public Way), same point being approximately 508.85 feet along the northerly sideline of Great Road from the easterly sideline of Powers Road (a Public Way).

Thence: By a curved line to the left, the radius of which is thirty (30.00) feet, a distance of forty-five and sixty-nine hundredths (45.69) feet;

Thence: N37°-47'-36"E a distance of four hundred-fifty-four and sixty-two hundredths (454.62) feet;

Thence: By a curved line to the right, the radius of which is five hundred-twenty-two (522.00) feet, a distance of fifty-nine and twenty-six hundredths (59.26) feet;

Thence: N44°-17'-54"E a distance of twenty-eight and twenty-four hundredths (28.24) feet;

Thence: By a curved line to the left, the radius of which is twenty (20.00) feet, a distance of twenty-three and nineteen hundredths (23.19) feet;

Thence: By a curved line to the right, the radius of which is eighty-five (85.00) feet, a distance of four hundred-sixty-four and eleven hundredths (464.11) feet;

Thence: By a curved line to the left, the radius of which is twenty (20.00) feet, a distance of twenty-three and nineteen hundredths (23.19) feet;

Thence: S44°-17'-54"W a distance of twenty-eight and twenty-four hundredths (28.24) feet;

- Thence: By a curved line to the left, the radius of which is four hundred-seventy-eight (478.00) feet, a distance of fifty-four and twenty-seven hundredths (54.27) feet;
- Thence: S37°-47'-36"W a distance of four hundred-fifty-four and seventy-one hundredths (454.71) feet;
- Thence: By a curved line to the left, the radius of which is thirty (30.00) feet, a distance of forty-five and sixty-four hundredths (45.64) feet to the northerly sideline of Great Road:
- Thence: Along the northerly sideline of Great Road by a curved line to the left, the radius of which is one thousand-forty (1,040.00) feet, a distance of one hundred-one and twelve hundredths (101.12) feet to the point of beginning.