

Definitive Subdivision Application Open Space Development

***Healy Corner
195 Tahattawan Road
Littleton, MA***

August 2019

**Submitted to:
Littleton Planning Board
37 Shattuck Street
Littleton, MA 01460**

**Submitted by:
Glavey Family Trust
PO Box 381
Littleton MA, 01460**

**Prepared by:
Goldsmith, Prest & Ringwall, Inc.
39 Main Street, Suite 301
Ayer, MA 01432**

**Project No:
171088**



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TOWN OF LITTLETON, MA



FORM C:

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

Date: August, 2019

File 3 completed forms with the Planning Board with 12 copies of the plans, plus original Mylar. File a copy of form and plan with the Town Clerk in accordance with the requirements of Chapter 249.

To the Planning Board:

The undersigned Applicant herewith submits the accompanying Definitive Plan of property located in the Town of Littleton for approval as a Subdivision as under the Subdivision Control Law and the Subdivision of Land Regulations of the Planning Board of the Town of Littleton.

1. Location of Property:

195 Tahattawan Road Littleton, MA

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

Glavey Family Trust (Paul Glavey Trustee)

PO Box 381

Littleton MA, 01460

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

Glavey Family Trust (Paul Glavey Trustee)

PO Box 381

Littleton MA, 01460

4. Name and Address of Engineer or Surveyor:

Goldsmith, Prest & Ringwall Inc.

39 Main Street, Suite 301

Ayer, MA 01432

5. Title of Plan: Definitive Subdivision Plan - Open Space Development - Healy Corner Littleton, MA

6. Date of Plan: August 2019

7. Owner's Title Reference: Deed of Glavey Family Irrevocable Trust dated August 9, 2017,
[recorded at Middlesex South Registry of Deeds in Book 69747, Page 302], [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 _____.


8. Zoning District: Residential

TOWN OF LITTLETON, MA

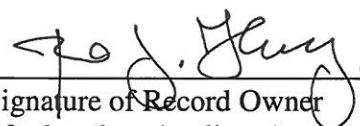
9. Assessor's Map and Parcel Number: R07-1-0

10. Number of Lots on the Plan: 17 (Open Space Development)

11. Said plan ☒ has or ☐ has not evolved from a preliminary plan submitted to the Board on _____.

 8-15-19
Signature of Applicant Date

Signature of Applicant Date

 Trustee 8-15-19
Signature of Record Owner Date
(if other than Applicant)

Signature of Record Owner Date
(if other than Applicant)

Filing Fee: (\$2,000 plus \$5.00 per linear foot of road.) _____.

Received by Town Clerk: _____ Date/Time: _____

Form Updated October 2011



LITTLETON PLANNING BOARD

Littleton Town Offices
37 Shattuck Street, Room 303
Littleton, MA 01460

- ☐ Filing Date: _____
Planning Board: _____
Town Clerk: _____
☐ Filing Fee: _____
☐ Abutters List Attached

SPECIAL PERMIT APPLICATION

Updated Oct 15, 2018

PART I. BASIC APPLICATION

Project Summary & Applicant Information

Project Name: Healy Corner

Location (Street Address): 195 Tahattawan Road, Littleton MA

Assessor's Map/Parcel (s): R07-1-0

Applicant: Glavey Family Trust (Paul Glavey Trustee)

Address: PO Box 381, Littleton MA, 01460

Telephone: 978-486-8001 Email: pglavey@verizon.net

Property Owner: Glavey Family Trust (Paul Glavey Trustee)

Address: PO Box 381, Littleton MA, 01460

Telephone: 978-486-8001 Email: pglavey@verizon.net

Registry: Middlesex South Book: 69747 Page: 302

Site Information

Total Area
(Acres): 44.29 Lot Frontage (Lin. Ft): 737.95

Zoning District(s):
☒ Residence
☐ Village Common
☐ Business
☐ Industrial-A
☐ Industrial-B

All or a portion of the Site is also located in one or more overlay districts:

<input checked="" type="checkbox"/> Wetlands	<input type="checkbox"/> Water Resource District
<input type="checkbox"/> Floodplains	<input type="checkbox"/> Littleton Village Overlay District
<input type="checkbox"/> Aquifer District	<input type="checkbox"/> West—Beaver Brook Area
<input type="checkbox"/> Registered Marijuana Dispensary Overlay District	

PART II. SPECIAL PERMIT REQUESTED

- ☐ Accessory Business Uses at Active Farms (§173-57)
- ☐ Adult Uses (§173-140 - §173-142)
- ☐ Aquifer and Water Resource District (§173-61 - §173-64); *Attach Form 1A.*
- ☐ Commercial Solar Photovoltaic Installations (§173-180 - §173-184); *Attach Form 1D.*
- ☐ Conversion of Municipal Building (§173-69)
- ☐ Inclusionary Housing (§ 173-196 - § 173-205); *Attach Form 1F.*
- ☐ Littleton Village Overlay District West-Beaver Brook Area (§173-167 - §173-179)
- ☐ Major Commercial or Industrial Use (§173-86 - §173-88)
- ☐ Master Planned Development (§173-89)
- ☐ Mixed Use in Village Common Business District (§173-165 - §173-166)
- ☒ Open Space Development (§173-93 - §173-118) **(Also requesting scenic road special permit)**
- ☐ Senior Residential Development (§173-145 - §173-152); *Attach Form 1E.*
- ☐ Shared Residential Driveways (§173-125 - §173-127)
- ☐ Vehicular Retail Sales (§173-26)
- ☐ Wireless Telecommunications Towers and Facilities (§173-128 - §173-133); *Attach Form 1B.*
- ☐ Registered Marijuana Dispensary (§ 173-85 – § 173-92) *Attach Form 1C.*
- ☐ Adult Use Marijuana Establishment (§ 173-194 – § 173-202) *Attach Form 1G*

PART III. APPLICANT AND OWNER CERTIFICATIONS

The undersigned hereby certifies that he/she has read and examined this Application, including all attachments hereto, and that the proposed project is accurately represented in the statements made in this Application. The undersigned also certifies that this application has been filed both with the Planning Board and Town Clerk, and that all submission requirements in the Planning Board's Rules and Regulations have been met.

Property Owner

I/we hereby acknowledge that the Applicant is authorized to act on my/our behalf and that any and all representations made by the Applicant will be binding on me/us as Owners of the property.


Signature: 
Print: PAUL J. GLAVEY

Date: 8-15-19

Signature: _____
Print: _____

Date: _____

Applicant

Signature: 
Print: PAUL J. GLAVEY

Date: 8-15-19

Signature: _____
Print: _____

Date: _____

Applicant is: ☒ Owner ☐ Agent/Attorney ☐ Purchaser



Goldsmith, Prest & Ringwall, Inc.

Memorandum

To: Maren Toohill, Town Planner

From: Bruce Ringwall

Date: August 15, 2019

Subject: Filing fees

Copy:

Definitive fee:

$\$2,000 + \$5.00 \text{ per linear foot of road (665 LF)} = \$5,325$

Less Preliminary fees = \$1,456

$\$3,869 + \text{Scenic Road SP fee } \$100 = \$\$3,969$

October 26, 2018

Subject: 195 Tahattawan Road Littleton MA, 01460
Tax Map R07, Parcel 1

To Whom It May Concern:

I hereby authorize Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA, 978.772.1590, to act as my agent in administrative and civil engineering matters pertaining to the proposed Subdivision Plans and Notice of Intent at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,



Paul Glavey (Glavey Family Trust)
PO Box 381
Littleton MA, 01460

Copy: Goldsmith, Prest & Ringwall, Inc.
File-171088

**Healy Corner
Definitive Subdivision – Open Space Development
195 Tahattawan Road, Littleton MA**

Narrative to accompany Definitive Plan Application:

Site Description

The proposed residential open space subdivision, Healy Corner, is located at 195 Tahattawan Road in south-central Littleton. The project area consists of one parcel containing a total of 44± acres, approximately 1 ¾ of a mile from Littleton Common. Primary site access is off Tahattawan Road, with parts of the parcel along Harwood Avenue. The property consists of wooded area, unmaintained meadow, wetlands, and an existing single-family dwelling with surrounding lawn area located along Tahattawan Road. The area around the existing dwelling is the general high point of the property at elevation 307± and then moderate to steep slopes towards the southwest to a wetland area with elevations ranging from 255± to 265±. The wetland resource area is located within the southwestern portion of the property, generally receiving surface runoff. Within the wetland resource area is a flagged intermittent stream channel along the southeast edge of the property. Located outside the parcel's limits to the northwest is a stream and associated river front area. A flagged potential vernal pool is located at the southern portion of the abutting property owned by Two Hundred Seventy-One Harwood Avenue Nom. Realty Trust which is outside the limits of the development.

Project Description

The proposed development consists of a 17 residential lot subdivision with 12 proposed dwellings along the proposed Dennis Circle roadway, 2 proposed dwellings at the end of proposed Alfred Trail private roadway/shared driveway, and 2 proposed dwellings and 1 existing dwelling having access off Tahattawan Road. The proposed roadway, Dennis Circle, will provide access to the entire development, continuing 665± linear feet to a "q" shaped cul-de-sac turnaround. Located off Dennis Circle is the proposed Alfred Trail private roadway/shared driveway, extending 660± linear feet from its intersection at Dennis Circle, providing access to the 2 proposed dwellings. To collect and treat stormwater runoff from Dennis Circle a closed drainage system is proposed. To collect and treat stormwater runoff from Alfred Trail an open drainage system is proposed (See Stormwater Management Report for more details). The construction of Dennis Circle, and Alfred Trail, and proposed dwellings will require removal of vegetation, site grading, excavation, and erosion controls. Along Alfred Trail is a proposed wetland crossing, which is why we have proposed a wetland replication area. (See attached "Definitive Subdivision Open Space Development Healy Corner" plan set for further descriptions and details)

Construction Sequencing:

- 1) Install erosion controls.
- 2) Prepare existing land for construction: limited clearing, stonewall and foundation removal, define temporary stockpile areas.
- 3) Prepare roadway materials and infrastructure.
- 4) Install roadway and infrastructure.
- 5) Prepare for lot development.
- 6) Develop lots.

Prior Approvals:

Prior to filing this Definitive Plan Application, the applicant filed a Preliminary Subdivision Plan, "Preliminary Subdivision Plan Healy Corner 195 Tahattawan Road Littleton, MA" prepared for Glavey Family Trust by GPR, Inc., with the Littleton Planning Board. This plan was approved by the Littleton Planning Board by means of 5-0 votes in favor of the project as an Open Space Development, on February 7, 2019. Along with this submission, we will also be submitting a Notice of Intent with the Littleton Conservation Commission.

Definitive Subdivision Open Space Development: Direct Impact Report

1) Environmental analysis:

The site, designated by the assessors as R07-1-0, is in the southern portion of the town of Littleton, MA. The site is composed of a variety of different soil types ranging from hydraulic soil group B to D. Located throughout the site are Bordering Vegetative Wetlands (BVW) and a stream flows outside the North Western property limit. Due to the various wetland fingers of BVW located on site, work is proposed to be done within the 100' Buffer, and one wetland crossing is proposed to reach an upland area of development. The work associated with this project will comply with the Wetlands Protection Act as well as the Town of Littleton Wetland Bylaw.

Vegetative coverage analysis

The site consists of a variety of landscapes including wetlands, mature trees, vegetative areas, and open fields. The existing house, 195 Tahattawan Road, will be retained. The intent is to maintain the existing house and associated out structures on a lot. The land to the south and east of the house is mostly meadow with the land sloping from the east to the west. Most of the property to the west and southwest of the house is wooded with a mix of deciduous and evergreen trees. The property has several ridges that run north south from Harwood Ave to the rear of the property.

Surface water and groundwater quality and level

The proposed development of single-family homes is subject to the Massachusetts Stormwater Management Standards. Best management practices proposed will include a combination of closed and open drainage in a de-centralized manner. The project will use catch basins, a sand filter, a sediment forebay, and an infiltration basin. The majority of roof run off will be collected within the above BMP's. Proposed lots 1 and 2 will use Stormtech Chambers to capture and infiltrate roof runoff. As outlined in the Stormwater best practices, runoff will be treated to remove eighty percent of the Total Suspended Solids (TSS) prior to infiltration or discharge. Domestic waste water will be treated through on-site shared septic system design, Perc-Rite drip system, in accordance with the Title 5 and the Littleton Board of Health regulations. The domestic wastewater will be collected via an E-One low pressure force main, and pumped to a common septic tank, and dosing chamber before being pumped to the leaching area.

Effects and priority and estimated habitat for rare and endangered species, outstanding botanical features and scenic or historic environs

The subject property is not within any Estimated Habitat for Rare or Endangered Species. This is based upon the most recent mapping on the MASS GIS layer for NHESP. There is a flagged potential vernal pool located just off the subject property to the northeast of the site. The homestead at 195 Tahattawan Road is one of the older dwellings in Littleton and the surrounding community having been built in the early 1700's. Because of the historical significance, the existing dwelling will remain.

Capability of soils, vegetative cover and proposed erosion-control efforts to support proposed development

Based upon the Natural Resources Conservation Service Web Soil Survey, the project site has a wide variety of soil groups. The site includes Canton, Carlton-Hollis-Rock outcrop complex, Paxton, Woodbridge, Ridgebury, Whitman and Freetown Muck soils. These soils will help direct the design of the septic systems and stormwater management based on their hydrologic group ratings and percolation rates. The type and classification of the soils will also have an impact on the type of best management practices used for the development.

Erosion controls will be used throughout the development during the construction process until the project has been completed and stabilized. These will include Construction entrance(s), siltation barriers, silt sacks and erosion mats. Using best management practices, the project will protect the resource areas from unintended impacts.

Relationship to the requirements of the Wetland Protection Act

The development of the project will require the filing of a Notice of Intent for a detailed approach to the work within the Wetland Protection and the Littleton Conservation Commission's jurisdiction. Stormwater management, the access to various dwellings and yard areas will require review and development in harmony with the State and local regulations.

2) Traffic Study (Moderate Project):

See traffic study prepared by Traffic Engineering Consultants, Inc.

3) Sanitary Sewer Study:

As mentioned previously the project will have on-site shared septic system, Perc-Rite drip system, designed in accordance with the Massachusetts Title 5 and the Littleton Board of Health regulations. The domestic wastewater will be collected via a E-One low pressure force main, and pumped to a common septic tank, and dosing chamber before being pumped to the leaching area. The proposed system will have no impact on existing sanitary systems.

4) Water Study:

Town water exists on both Tahattawan Road and Harwood Road. The project proposes to extend the use of the public water system into Dennis Circle. The proposed water mains, services, and hydrants have been designed in accordance with the Littleton Water Department.

5) Public Works Cost:

Based on discussion with the Littleton Planning Board, once the final Definitive Subdivision Plan is approved, the town will conduct a cost estimate for the development of the site.

6) Municipal Service Costs:

The proposed 16 dwellings and 1 existing dwelling are to be single family dwellings. Based on the Town of Littleton's average municipal service costs, we can assume that same average can be applied to the 16 proposed dwellings and 1 existing dwelling.

Waiver Request List:

Reference to the "Code of the Town of Littleton, Massachusetts - Chapter 249 - Subdivision of Land Regulations" as adopted on 2012.

Section 249-32A(1)(a)(ix) - Application Procedure

Required: Depict roadway cross-sections.

Requested: Waive the requirement to depict roadway cross-sections.

Section 249-32D(2) - Site Plans and Profiles

Required: ...Cross-sections cut at 50-ft or closer station intervals and at all critical locations shall be provided with the Site Plans...

Requested: Waive the requirement to depict cross-sections at 50-ft or closer station intervals.

Section 249-32F(1) - Typical Street Cross Section

Required: Typical street cross section for each class of street within the subdivision, drawn at one inch equals 4 ft...

Requested: Provide a typical street cross section for each class of street within the subdivision, drawn not to scale.

Section 249-43E(3) - Landscaping and Aesthetics

Required: ...Trees shall be planted on both sides of the street and shall be spaced at intervals of 40 ft...

Requested: (11) Street trees are provided for the site, locating outside of the right of way at various intervals due to the location of proposed driveways and preservation of existing treelines.

Section 249-43E(9) - Landscaping and Aesthetics

Required: The minimum size of street trees shall be three inches in caliper, measured four feet from the ground level...

Requested: Street trees shall be 2.5" in caliper with a minimum height of 10 ft.

Section 249-51(H) - Stormwater Management

Required: ...The pipe inlets discharging into the basin shall be at or above the 25-year storm event ponding elevation...

Requested: Pipe inlets discharging into the basin is lower than the 25-year storm event ponding elevation.

Section 249-51(H) - Stormwater Management

Required: ... A minimum 30-ft setback as measured from the top of the inside slope to all property lines shall be required.

Requested: Waive requirement for a minimum setback from property lines to stormwater basins.

Section 249-59(C) - Utility Providers Written Approvals

Required: ...The developer to submit written certification of approval of the design by all utilities which are to provide services within the subdivision.

Requested: Waive the requirement of the written certification of approval, to be provided prior to construction.

Section 249-73 - Curbs

Required: All curbing shall be MassDOT Granite Curb Type VA-4 or as approved by the Board and shall be installed on both sides of the street and for the total length of the street...

Requested: Sloped granite curb Type SA to be provided for the entire subdivision.

Section 249-81(A) - Sidewalks

Required: There shall be sidewalks 5 ft in width on both sides of all collector streets and on one side of all minor streets.

Requested: Waive the requirement to provide sidewalks along Dennis Circle.
Two trail head parking areas are to be provided for three cars each. One along Harwood Ave. for access to "Nelly's Path" and one along Dennis Circle with a path/trail to "John's Way".

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 4/16/2018 1:16:38 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
127240	DEED		69747/302	08/09/2017	100.00
Property-Street Address and/or Description					
195 TAHATTAWAN RD					
Grantors					
GLAVEY ALFRED F					
Grantees					
GLAVEY PAUL J TR, GLAVEY FAMILY IRREVOCABLE TRUST					
References-Book/Pg Description Recorded Year					
69747/306 HOME 2017					
Registered Land Certificate(s)-Cert# Book/Pg					

Middlesex South Registry of Deeds
Electronically Recorded Document

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

Recording Information

Document Number	: 127240
Document Type	: DEED
Recorded Date	: August 09, 2017
Recorded Time	: 12:12:49 PM
Recorded Book and Page	: 69747 / 302
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2115015
Recording Fee (including excise)	: \$125.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/09/2017 12:12 PM
Ctrl# Doc# 00127240
Fee: \$.00 Cons: \$100.00

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

QUITCLAIM DEED

I, **ALFRED F. GLAVEY**, surviving tenant, of Littleton, Middlesex County, Massachusetts,

for consideration paid and in full consideration of **LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS**

grant to **PAUL J. GLAVEY**, Trustee of the **GLAVEY FAMILY IRREVOCABLE TRUST**, under Declaration of Trust dated February 6, 2017, a Certificate of which is recorded herewith, with an address of 195 Tahattawan Road, Littleton, Middlesex County, Massachusetts 01460,

with Quitclaim Covenants

The land in said Littleton, being more particularly described in the following deeds, to wit:

Joseph Stevens of Chelmsford to Dennis A. Haley of Littleton, dated March 31, 1885 and recorded with Middlesex South District Deeds, Book 1703, Page 414; George A. Sanderson of Littleton to D. A. Haley of Littleton, dated April 19, 1889 and recorded with said Deeds, Book 1906, Page 582; Daniel Darling to Joseph Alfred Haley, dated December 16, 1873, and recorded with said Deeds, Book 1906, Page 579; Carrie W. Johnson to Dennis A. Haley, dated April 20, 1889, and recorded with said Deeds, Book 1906, Page 585; Charles F. Flagg to Dennis A. Haley, dated April 21, 1893, and recorded with said Deeds, Book 2923, Page 396; Timothy Sullivan to Dennis A. Haley, dated November 29, 1909, and recorded with said Deeds, Book 3486, Page 343; Walter H. Titcomb to Dennis A. Haley, dated September 5, 1916, and recorded with said Deeds, Book 4080, page 333; Alfred F. Conant et al to D. Alfred Haley, dated March 29, 1907 and recorded with said Deeds, Book 3294, Page 57; Excepting from the above a certain parcel of land conveyed by Ellen H. Glavey to Thomas W. McNiff et ux by a deed dated May 12, 1953, and recorded with said Deeds, Book 8075, Page 37.

Excepting therefrom, Lot 1 as described on Plan No. 545 of 2015 conveyed by Deed dated July 17, 2015 and recorded with the Middlesex South District Registry of Deeds in Book 65753, Page 375.

Meaning and intending to convey all of the "Remaining Land of Alfred F. and Estelle M. Glavey" so-called, on Tahattawan Road and Harwood Avenue as depicted on said plan.

Property Address: 195 Tahattawan Road, Littleton, Massachusetts 01460

Containing 43.500 acres of land more or less.

The undersigned hereby releases any and all Rights of Homestead which have been declared in the property or have been granted as a matter of law and further states under the pains and penalties of perjury that there are no other persons entitled to protection under the Homestead Act.

Being a portion of the premises conveyed to Alfred F. Glavey and Estelle M. Glavey, by Deed dated August 29, 1955 and recorded with the Middlesex South District Registry of Deeds in Book 8552, Page 386. See Death Certificate of Estelle M. Glavey recorded herewith.

Executed as a sealed instrument this 6th day of February, 2017.

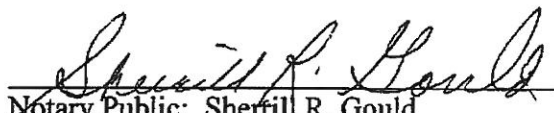

ALFRED F. GLAVEY

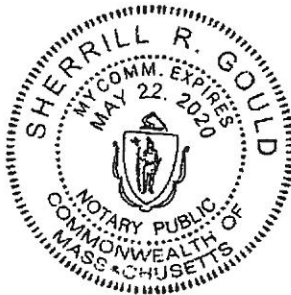
COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

February 6, 2017

On this day, before me, the undersigned Notary Public, personally appeared the above-named **ALFRED F. GLAVEY**, who proved to me through satisfactory evidence of identification, which was the presentation of a driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.


Notary Public: Sherfill R. Gould
My Commission Expires: 5/22/20



Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 4/16/2018 2:05:13 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
8552221	DEED		08552/386	08/30/1955	1.00
Property-Street Address and/or Description					
SEE RECORD					
Grantors					
GLAVEY ALFRED F					
Grantees					
GLAVEY ALFRED F, GLAVEY ESTELLE M					
References-Book/Pg Description Recorded Year					
69747/294 DEATH 2017, 69747/297 AFF 2017					
Registered Land Certificate(s)-Cert# Book/Pg					

AUG 30 1955 64 REC. 9 B36MA M \$5.00

I, Alfred F. Glavey
 of Littleton, Middlesex County, Massachusetts,
 being ~~un~~married, for consideration paid, grant to myself, Alfred F. Glavey and
 my wife, Estelle M. Glavey, as joint tenants and not as tenants in
 common,
 of Littleton, Middlesex County, Massachusetts with quitclaim covenants

the land in said Littleton, being more particularly described in the
 following deeds, to wit: Joseph Stevens of Chelmsford to Dennis A.
 Haley of Littleton, dated ~~March 22, 1888~~ and recorded with Middlesex
 South District Deeds, Book 1703, Page 414; George A. Sanderson of
 Littleton to M. A. Haley of Littleton, dated April 19, 1889 and recorded
 with said Deeds, Book 1906, Page 582; Daniel Darling to Joseph Alfred
 Haley, dated December 16, 1873, and recorded with said Deeds, Book
 1906, Page 579; Carrie W. Johnson to Dennis A. Haley, dated April 20,
 1889, and recorded with said Deeds, Book 1906, Page 585; Charles F.
 Flagg to Dennis A. Haley, dated April 21, 1893, and recorded with said
 Deeds, Book 2923, Page 396; Timothy Sullivan to Dennis A. Haley,
 dated November 29, 1909, and recorded with said Deeds, Book 3486,
 Page 343; Walter H. Titcomb to Dennis A. Haley, dated September 5, 1916,
 and recorded with said Deeds, Book 4080, page 333; Alfred F. Conant
 et al to D. Alfred Haley, dated March 29, 1907 and recorded with said
 Deeds, Book 3294, Page 57; Excepting from the above a certain parcel
 of land conveyed by Ellen H. Glavey to Thomas W. McNiff et ux by a
 deed dated May 12, 1953, and recorded with said Deeds, Book 8075,
 Page 37.

By this deed the said Grantor means to convey, and does hereby
 convey to the said Grantees, all of the real estate described in a deed,
 Alfred F. Glavey and Mary G. McNiff, Administrators of the Estate of
 Ellen Healy Glavey to Alfred F. Glavey, recorded with Middlesex South
 District Deeds, Book _____, Page _____ hereunto,

xxxxxx
 xxxxxx

xxxxxx
 xxxxxx
 xxxxxx
 xxxxxx

Witness my hand and seal this 29th day of August 1955.

The consideration for this
 conveyance is less
 than one hundred dollars.

Alfred F. Glavey

The Commonwealth of Massachusetts

Middlesex

ss.

19 55

Then personally appeared the above named

Alfred F. Glavey

and acknowledged the foregoing instrument to be his free act and deed, before me

Lawrence E. Small
 Notary Public - Justice of the Peace
 My commission expires Sept. 20, 1960



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

Date: May 28, 2019

Re: **Certified List of Abutters for Planning Board (300 feet - public hearings, special permits)**

Applicant: Jamie Dancause Name of Firm: GPR
Mailing Address 39 Ayer Rd, Ste 301, Ayer, MA 01432

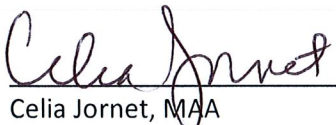
Subject Parcel Location 195 Tahattawan Rd
Subject Owner: Glavey Family Irrevocable Trust
Subject Parcel ID: R07-1-0

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. **"Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town.** The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the **names and addresses of parties in interest and such certification shall be conclusive for all purposes.** The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s) 36 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:


Celia Jornet, MAA
Assistant Assessor

PARCEL ID	LOCATION	OWNER	CO-OWNER	MAILING ADDRESS	CITY	STATE	ZIP
R07 1 0	195 TAHATTAWAN RD	GLAVEY FAMILY IRREVOCABLE TR	GLAVEY PAUL J - TRUSTEE	PO BOX 381	LITTLETON	MA	01460
R05-21-0	559 NEWTOWN RD	LITTLETON TOWN OF	CONSERVATION COMM	P.O. BOX 1305	LITTLETON	MA	01460
R06-1-0	65 GRIMES LN	PEEKE DOUGLAS E	PEEKE MARTHA JANE	65 GRIMES LN	LITTLETON	MA	01460
R07-1-1	269 HARWOOD AV	OBORSKI CHRISTINE E	OBORSKI JUSTIN A	269 HARWOOD AVE	LITTLETON	MA	01460
R07-1-2	307 HARWOOD AV	HOMELIT REALTY TRUST	GALLAGHER MARK P - TRUSTEE	307 HARWOOD AV	LITTLETON	MA	01460
R07-2-0	275 HARWOOD AV	CHERNEFF GREGORY	LARRABEE MARTHA E	275 HARWOOD AV	LITTLETON	MA	01460
R07-2-1	273 HARWOOD AV	OSMOND ROGER		273 HARWOOD AV	LITTLETON	MA	01460
R07-2-2	271 HARWOOD AV	271 HARWOOD AV NOMINEE RT	BEAM BRIAN & MARIE TRUSTEES	271 HARWOOD AV	LITTLETON	MA	01460
R07-3-0	HARWOOD AV	LITTLETON TOWN OF	TOWN FOREST	PO BOX 1305	LITTLETON	MA	01460
R07-4-0	OFF HARWOOD AV	LITTLETON TOWN OF	TOWN FOREST	PO BOX 1305	LITTLETON	MA	01460
R07-9-0	OFF HARWOOD AV	LITTLETON TOWN OF	TOWN FOREST	PO BOX 1305	LITTLETON	MA	01460
U31-10-0	TAHATTAWAN RD	LITTLETON CONSERVATION TRUST		P O BOX 594	LITTLETON	MA	01460
U31-11-0	315 HARWOOD AV	WEITEKAMP AARON M	WEITEKAMP JULIE E	315 HARWOOD AVE	LITTLETON	MA	01460
U31-7-0	237 TAHATTAWAN RD	FITZGERALD RICHARD	FITZGERALD COLLEEN	237 TAHATTAWAN RD	LITTLETON	MA	01460
U31-7-1	TAHATTAWAN RD	LITTLETON CONSERVATION TRUST		P O BOX 594	LITTLETON	MA	01460
U31-9-0	219 TAHATTAWAN RD	MUELLER FRANK E L/E	MUELLER LOIS A L/E	219 TAHATTAWAN RD	LITTLETON	MA	01460
U32-1-0	181 TAHATTAWAN RD	JOYCE STEVEN E	JOYCE DIANE W	181 TAHATTAWAN RD	LITTLETON	MA	01460
U32-17-0	184 TAHATTAWAN RD	COONEY JOHN P	COONEY LAURIE K	184 TAHATTAWAN ROAD	LITTLETON	MA	01460
U32-18-0	186 TAHATTAWAN RD	SHAW SUSAN E	SHAW DALE M	4 LAUREL LN	GROTON	MA	01450-2219
U32-19-0	192 TAHATTAWAN RD	ANDEXLER LEONARD E	ANDEXLER SANDRA L	192 TAHATTAWAN RD	LITTLETON	MA	01460
U32-2-0	177 TAHATTAWAN RD	BORGES RONALD J	LIU NINA S	177 TAHATTAWAN RD	LITTLETON	MA	01460
U32-20-0	300 HARWOOD AV	DONOVAN MARY LEE		300 HARWOOD AVENUE	LITTLETON	MA	01460
U32-21-0	304 HARWOOD AV	MARVIN CAROLINE W		304 HARWOOD AV	LITTLETON	MA	01460
U32-22-0	308 HARWOOD AV	LYNCH PETER	VANSLETTE ROXANNE	308 HARWOOD AVE	LITTLETON	MA	01460
U32-24-0	320 HARWOOD AV	VASCONCELOS POLIANA	LIN ALEX L	320 HARWOOD AV	LITTLETON	MA	01460
U32-26-0	20 CONCORD DR	KENNY CHRISTOPHER J	KENNY TARA J	20 CONCORD DRIVE	LITTLETON	MA	01460
U32-28-0	1 WORCESTER RD	KNOWLAND GRAHAM	CARLISLE SARA B	1 WORCESTER RD	LITTLETON	MA	01460
U32-28-1	LEXINGTON PL	LITTLETON TOWN OF		PO BOX 1305	LITTLETON	MA	01460
U32-2A-1	270 HARWOOD AV	BABERS JOHN	BABERS DARCY	270 HARWOOD AVE	LITTLETON	MA	01460

U32-2A-2	272 HARWOOD AV	RASSIAS MICHAEL	RASSIAS TIMALYN	272 HARWOOD AVE	LITTLETON	MA	01460
U32-2-B	268 HARWOOD AV	BERGER KARL E	BERGER BERNADETTE DELOURDES	268 HARWOOD AVE	LITTLETON	MA	01460
U32-3-0	173 TAHATTAWAN RD	SZYNDLAR JACOB	VIGEANT TARYN	173 TAHATTAWAN RD	LITTLETON	MA	01460
U32-4-0	169 TAHATTAWAN RD	ECKLEY SEAN T	ECKLEY KARI K	169 TAHATTAWAN RD	LITTLETON	MA	01460
U32-5-0	TAHATTAWAN RD	ECKLEY SEAN T	ECKLEY KARI K	169 TAHATTAWAN RD	LITTLETON	MA	01460
U32-6-0	165 TAHATTAWAN RD	REEVES NICHOLLE D	DAUPHINAIS BRIAN K	165 TAHATTAWAN RD	LITTLETON	MA	01460
U33-2-0	119 TAHATTAWAN RD	BROWN ROBBINS TRUST	BROWN RICHARD T - TRUSTEE	3425 SW 12TH AV	PORTLAND	OR	97239
U33-34-A	146 TAHATTAWAN RD	CATALANOTTO LOUIS	CATALANOTTO MARY	146 TAHATTAWAN RD	LITTLETON	MA	01460
REQUESTOR:		JAMIE DANCAUSE	GPR	39 MAIN ST STE 301	AYER	MA	01460

