

## 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.

## TOWN OF LITTLETON BOARD OF APPEALS

37 Shattuck Street  
P.O. Box 1305  
Littleton, MA 01460  
Tel: 978-540-2420



## APPLICATION FOR PUBLIC HEARING

Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning By-laws

**TOWN USE ONLY**  
Received by the Town Clerk Office

*received*  
11/15/22 11:50am  
Deborah Richards

The filing is not official until stamped by the Town Clerk  
Filing Fee paid: \$ 506.53 Check # 140

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.

*Deborah Richards*  
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 JP

Date: 11-1-2022

Print Name Joseph Pereira

Phone # 978 804 3124

Address 19 White Pine Drive

Email Address J.Pereira520@yahoo.com

Town, State, Zip Littleton MA 01460

Deed Reference: Bk 78878 Page 425

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

JP Date 11-1-2022

Phone # 978 804 3124

Print Name (if different from petitioner) Joseph Pereira

Email J.Pereira520@yahoo.com

Address (if different from petitioner) 19 White Pine Drive Littleton MA 01460

ASSESSOR MAP & PARCEL NUMBER U39 350

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 \$3350 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

## Appeal

Under MGL c. 40A §. 8

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

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

*Mandatory: Attach copies of written order or decision under appeal*

Administrative Official \_\_\_\_\_

Date of order / decision \_\_\_\_\_

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

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

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

Signature \_\_\_\_\_

Print name \_\_\_\_\_

## Special Permit 40A

Under MGL c. 40A §. 9

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

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

Zoning Bylaw § \_\_\_\_\_

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

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

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

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

## Special Permit 40B

Under MGL c. 40B

M.G.L.c40B

## Variance

Under MGL c. 40A §. 10

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

**1. Specifically, from what Zoning bylaw section are you seeking relief? 173 - 31**

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

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

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

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

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

Signature J. P. Jr.

Print name Joseph Pereira

## 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

## **Town of Littleton**

**DATE:**

11/15/2022

## 176 - Appeals

## **Schedule of Departmental Payments to the Treasurer**

### TOTAL Turnover

**\$506.53**

Credit	\$
Cash	\$
Checks	\$ <b>\$506.53</b>
<b>TOTAL</b>	<b>\$506.53</b>

Must equal total above

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

Spicer Smith  
Committee/Department Signature

11/15/22  
Date

Committee/Department Signature

D. Richards  
Treasurer's Office Signature

11-15-22

zBA  
19 White Pine Dr.

140  
53-91872/13  
32

11 - 13 - 88  
Gift

JOSEPH PEREIRA  
19 WHITE PINE DR 978-804-3124  
LITTLETON, MA 01460-1501

Pay to the  
order of  
Town of Littleton  
Five hundred and six dollars and 53/100  
\$ 506.53

Phone  
Safe  
Deposit  
Box on back

**DCU** Digital Federal  
Credit Union  
[www.dcu.org](http://www.dcu.org)

12113918251: 4097702711 0140  
For  
IP



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

Date: November 15, 2022

Re: **Certified List of Abutters for Board of Appeals (300 feet - public hearings, special permits  
And/or for Variances)**

Applicant Lucia Pacitti  
Mailing Address Town Hall, Littleton, MA 01460

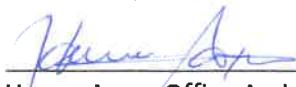
Subject Parcel Location: 19 White Pine Dr  
Subject Owner Joseph Pereira  
Subject Map & Parcel No: U39 35 0

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:

  
\_\_\_\_\_  
Hanna Axon, Office Assistant

LAKE WARREN DR	U39 13 0	19 WHITE PINE DR	U39 35 0	16 VALLEY DR	U39 45 0
LITTLETON TOWN OF	LUC: 936	PEREIRA JOSEPH N	LUC: 101	SEWELL JR JOHN J TRUSTEE	LUC: 101
CLEAN LAKES COMMITTEE		PEREIRA STEPHANIE		MEYERS ARTICLE 6 CREDSHELTR TR	
P.O. BOX 1305		19 WHITE PINE DRIVE		C/O F. MEYERS	
LITTLETON, MA 01460		LITTLETON, MA 01460		16 VALLEY DR	
LAKE WARREN DR	U39 14 0	15 WHITE PINE DR	U39 36 0	2 WHITE PINE DR	U39 52 0
LUC: 132			LUC: 101		LUC: 101
TREMBLAY WILLIAM P		BLANZ JEFFREY A		MUBAREK ELIZABETH	
HAYWOOD JOYCE, TREMBLAY ET ALS		FLANNERY IRENE		BAKER NICHOLAS M	
11 KIMBALL HEIGHTS		105 FIELDING FARM DR		2 WHITE PINE DR	
GREENVILLE, NH 03048		CARLISLE, MA 01741		LITTLETON, MA 01460	
32 LAKE WARREN DR	U39 15 0	11 WHITE PINE DR	U39 37 0	14 WHITE PINE DR	U39 53 0
LUC: 101			LUC: 101		LUC: 101
HARVEY BARTLETT		WINNER LAURA A		ZOLLER WARNER W	
HARVEY SUSAN MCGREGOR		WINNER CASEY B		ZOLLER MARGARET E	
32 LAKE WARREN DR		11 WHITE PINE DR		14 WHITE PINE DR	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
PLEASANT ST	U39 25 0	106 HARWOOD AV	U39 38 0	18 WHITE PINE DR	U39 54 0
LUC: 936			LUC: 101		LUC: 101
LITTLETON TOWN OF		DWV REALTY TRUST		KANNIARD MICHAEL R	
P.O. BOX 1305		VASEL DEVON W, TRUSTEE		18 WHITE PINE DR	
LITTLETON, MA 01460		106 HARWOOD AV		LITTLETON, MA 01460	
LITTLETON, MA 01460		LITTLETON, MA 01460			
11 GREEN ST	U39 29 0	110 HARWOOD AV	U39 39 0	22 WHITE PINE DR	U39 55 0
LUC: 101			LUC: 101		LUC: 101
L'HEUREUX STEVEN		BATTEN MARIE A		PROULX LINDSEY	
L'HEUREUX DIVA		A/K/A ALLEN MARIE		22 WHITE PINE DR	
11 GREEN ST		PO BOX 761		LITTLETON, MA 01460	
LITTLETON, MA 01460		ACTON, MA 01720			
7 GREEN ST	U39 30 0	114 HARWOOD AV	U39 40 0	LAKE WARREN DR	U39 56 0
LUC: 101			LUC: 101		LUC: 936
ALLISON COPP FAMILY TRUST		WOOD INVESTMENT TRUST		LITTLETON TOWN OF	
TRUSTEE COPP ALLISON L		TRUSTEE WOOD DOUGLAS E		P.O. BOX 1305	
7 GREEN ST		114 HARWOOD AV		LITTLETON, MA 01460	
LITTLETON, MA 01460		LITTLETON, MA 01460			
3 GREEN ST	U39 31 0	118 HARWOOD AV	U39 41 0	26 WHITE PINE DR	U39 57 0
LUC: 101			LUC: 101		LUC: 101
URBACEWSKI ELISABETH A		LAPORTE SHIZUKO S		MCCARTHY STEPHEN B	
MCKEEMAN DANIEL L		118 HARWOOD AV		MCCARTHY SHARON M	
3 GREEN ST		LITTLETON, MA 01460		26 WHITE PINE DR	
LITTLETON, MA 01460			LITTLETON, MA 01460		
31 WHITE PINE DR	U39 32 0	4 VALLEY DR	U39 42 0	30 WHITE PINE DR	U39 58 0
LUC: 101			LUC: 101		LUC: 101
ALLYN BRUCE H		ROBIN GABRIELA T		BELTRAMI DONALD A	
31 WHITE PINE DR		4 VALLEY DR		BELTRAMI LAURA	
LITTLETON, MA 01460		LITTLETON, MA 01460		30 WHITE PINE DR	
LITTLETON, MA 01460			LITTLETON, MA 01460		
25 WHITE PINE DR	U39 33 0	8 VALLEY DR	U39 43 0	34 WHITE PINE DR	U39 59 0
LUC: 101			LUC: 101		LUC: 101
SCHNEPPER FAMILY TRUST		GRANVILLE ROBERT A		MOHAMMED HANIFF	
SCHNEPPER FREDERICK P TRUSTEE		ROSSETTI JAYNE E		MOHAMMED SHARIFFA	
25 WHITE PINE DR		8 VALLEY DR		34 WHITE PINE DRIVE	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
23 WHITE PINE DR	U39 34 0	12 VALLEY DR	U39 44 0	41 LAKE WARREN DR	U39 62 0
LUC: 101			LUC: 101		LUC: 101
GREENWOOD MARY ANN		GARDNER JANET		MAHONEY RYAN J	
23 WHITE PINE DR		12 VALLEY DR		41 LAKE WARREN DR	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	

37 LAKE WARREN DR	U39 63 0
	LUC: 101
GARVEY PETER C	
GARVEY JOAN M	
37 LAKE WARREN DRIVE	
LITTLETON, MA 01460	
33 LAKE WARREN DR	U39 64 0
	LUC: 101
KOROMHAS WILLIAM	
KOROMHAS FRANCINEIDE	
33 LAKE WARREN DR	
LITTLETON, MA 01460	
27 LAKE WARREN DR	U39 65 0
	LUC: 101
MAY GABRIEL	
VAN ARNAM KRISTYN	
27 LAKE WARREN DR	
LITTLETON, MA 01460	
25 LAKE WARREN DR	U39 66 0
	LUC: 101
PECK MATTHEW K	
SALEMME KIMBERLY G	
25 LAKE WARREN DR	
LITTLETON, MA 01460	
21 LAKE WARREN DR	U39 67 0
	LUC: 101
MacISAAC JOHN	
MacISAAC WHITNEY	
21 LAKE WARREN DR	
LITTLETON, MA 01460	
7 LAKE WARREN DR	U39 68 0
	LUC: 101
WELZ JAY	
WELZ JENNIFER	
7 LAKE WARREN DR	
LITTLETON, MA 01460	

November 14, 2022

Zoning Board of Appeals  
Town of Littleton  
37 Shattuck Street  
Littleton, MA 01460

Re: Variance Request  
Joseph & Stephanie Pereira  
19 White Pine Drive  
Littleton, MA 01460

Dear Board Members,

We are writing to request a variance from zoning bylaw section 173-31 (Intensity of Use Requirement) for our property at 19 White Pine drive. We are seeking a 3ft side setback reduction from the required 15ft to 12ft for the construction of an addition that will be 12.3ft from the side property line abutting 23 White Pine Drive (Lot 34, Mary Ann Greenwood).

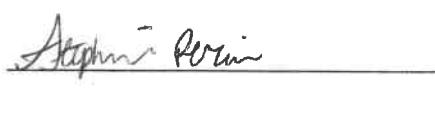
The lot is a 10,000sqft (100'x100') pre-existing non-conforming lot. The current structure built in 1955, is a small 897 square foot, 3 bed, 1 bath home with no dining room and a small dine in kitchen that can only fit a 3 person drop leaf table. We need to construct an addition to add much needed living space to better suit our growing family. Due to the size and shape of the lot we do not have many options for expansion. Going up with a 2<sup>nd</sup> floor would not be economical as the whole first floor would then have to be reconfigured. Adding to the backside would interfere with the septic system. The only feasible and economical option is to construct an addition on the easterly side of the current structure as shown in the attached plans. The addition will include a living room, half bath, single car garage (12.5'x23'), and a mudroom. The plans also include a renovation of the current kitchen. It will bring the total living space to 1,406sqft and will conform to lot coverage requirements. This addition will allow us to make our current living room into a suitable dining room. The garage will give us additional vehicle parking and much needed storage as there is also a lack of storage space in the current home.

The design of the proposed addition is consistent and complementary to the neighborhood and in 2016 the Board of Appeals granted a similar variance from the side yard setback for the property located at 18 White Pine Drive (see attached decision). The proposed addition also requires a variance from the BOH for the septic setback, which has already been approved by the BOH (See attached meeting minutes).

Thank you in advance for hearing our request, and if you have any questions prior to the meeting please feel free to reach out to us.

Best Regards,

Joseph & Stephanie Pereira  
978-804-3124

**PEREIRA RESIDENCE  
19 WHITE PINE DRIVE  
LITTLETON MASSACHUSETTS**

Robert W. Dennis Jr.  
Registered Structural Engineer  
P.O. Box 534  
East Bridgewater, MA 02333  
508-328-2464  
[rwdennisjr@comcast.net](mailto:rwdennisjr@comcast.net)

Plan Review  
Pereira Residence  
19 White Pine Dr. Littleton, Ma.  
December 10, 2021

To Whom it May Concern:

I have reviewed plans titled "Pereira Residence 19 White Pine Dr. Littleton, Ma." dated 12/10/2021 drawn by Colonial Home Design and find the structural design, size and spacing of members to be satisfactory and in accordance with applicable building codes.

Bob Dennis  
PE



**SHEET LIST**

- A 1 FIRST FLOOR PLAN, SCHEDULES
- A 2 ROOF PLAN
- A 3 FRONT & REAR ELEVATIONS
- A 4 LEFT & RIGHT SIDE ELEVATIONS
- A 5 CROSS SECTION A
- A 6 CROSS SECTION B
- A 7 CROSS SECTION C
- A 8 CROSS SECTION D
- A 9 CROSS SECTION E
- A10 KITCHEN PLAN
- A11 KITCHEN ELEVATIONS
  
- S 0 FOUNDATION PLAN
- S 1 FIRST FLOOR FRAMING
- S 2 ATTIC FLOOR FRAMING
- S 3 ROOF FRAMING

E&FP ELECTRICAL & FIRE PROTECTION PLAN

FRONT & REAR RENDERINGS

DATE:  
12/10/2021

SHEET:  
COVER

COLONIAL HOME DESIGN  
1 DUTCHMAN LANE, WESTFORD, MA  
978-692-0006  
[www.ColdwellBankHomeBuilder.com](http://www.ColdwellBankHomeBuilder.com)



**PEREIRA RESIDENCE  
19 WHITE PINE DRIVE  
LITTLETON MA**

FRONT & REAR ELEVATIONS

DATE:  
12/9/2021

SCALE:  
1/4" = 1'

HEET:

**A 3**



**FRONT & REAR ELEVATIONS**

**COLONIAL HOME DESIGN**  
1 DUTCHMAN LANE, WESTFORD, MA  
978-692-0006  
[www.ChanellHarranDesign.com](http://www.ChanellHarranDesign.com)

CHANELL HARRAN DESIGN  
RENTAL HOME

DATE

COLONIAL HOME DESIGN  
SQUARE FEET  
1 DUTCHMAN LANE, WESTFORD, MA  
978-692-0006  
[www.ChamberHomeDesign.com](http://www.ChamberHomeDesign.com)

PEREIRA RESIDENCE  
19 WHITE PINE DRIVE  
LITTLETON MA

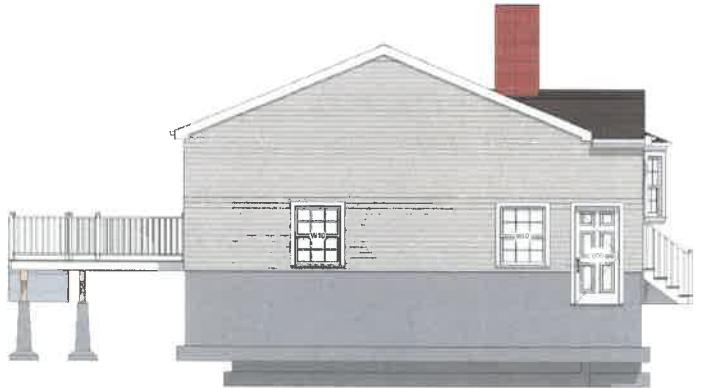
LEFT & RIGHT SIDE ELEVATIONS

DATE:  
12/9/2021

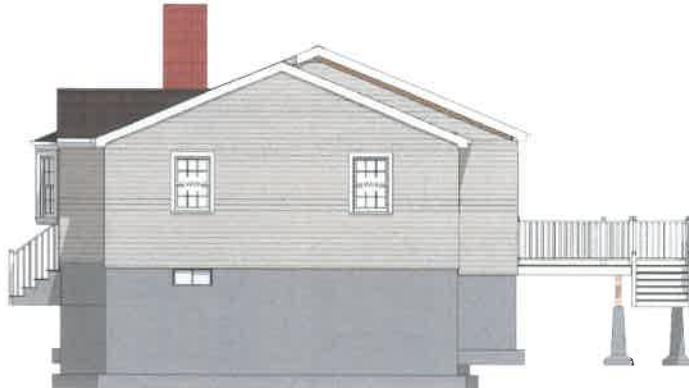
SCALE:  
1/4" = 1'

SHEET:

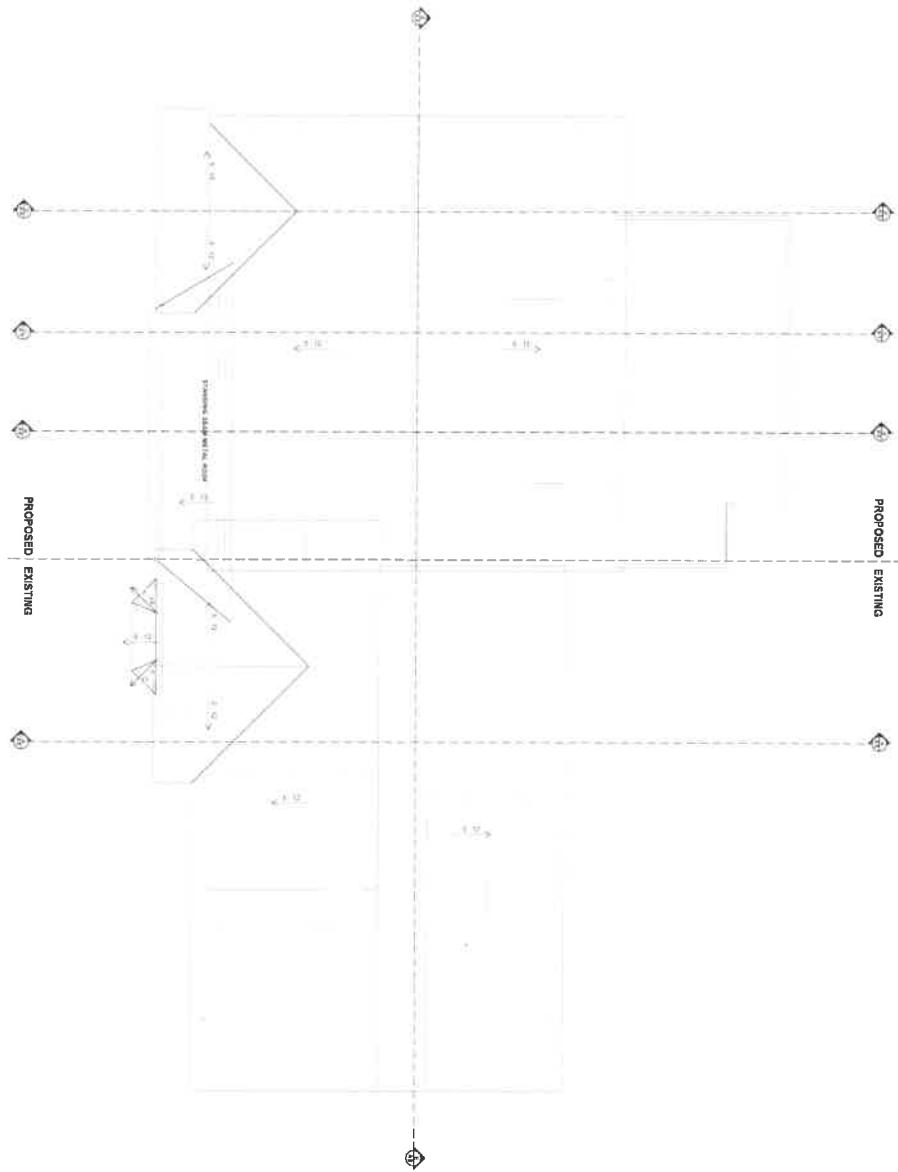
A 4



LEFT & RIGHT SIDE ELEVATIONS



# ROOF PLAN



## ROOF PLAN

DATE: 12/9/2021

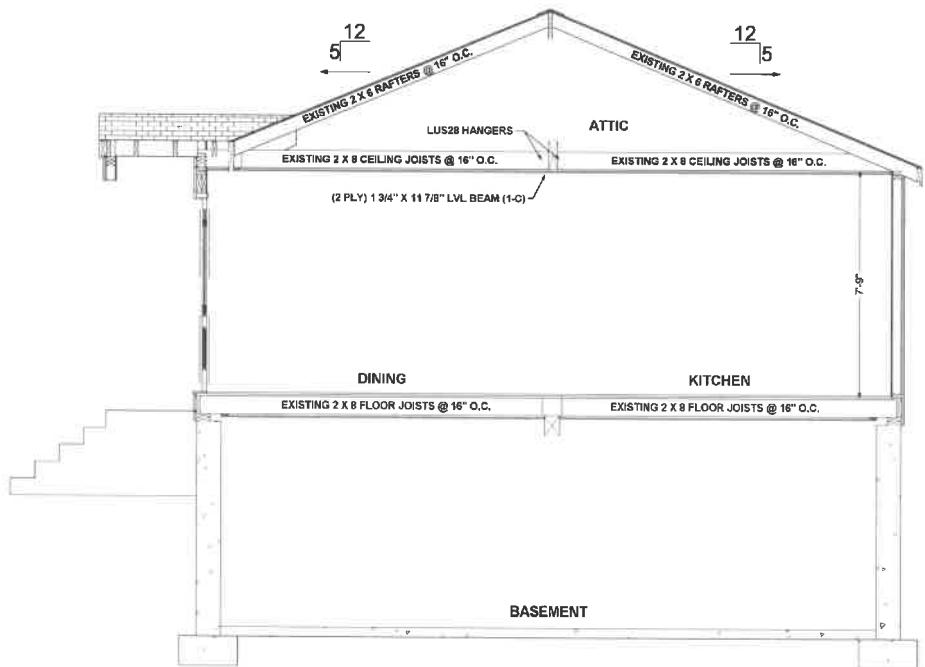
SCALE: 1/4" = 1'

SHEET: A 2

PEREIRA RESIDENCE  
19 WHITE PINE DRIVE  
LITTLETON MA

DRAWINGS: ED SUCANDHAM  
REVISIONS: BY: DATE:

COLONIAL HOME DESIGN  
1 DUTCHMAN LANE, WESTFORD, MA  
978-692-0006  
[www.ColonialHomeDesign.com](http://www.ColonialHomeDesign.com)



## CROSS SECTION A

**COLONIAL HOME DESIGN**  
1 DUTCHMAN LANE, WESTFORD, MA  
978-692-0006  
[www.CaliforniaHomeDesign.com](http://www.CaliforniaHomeDesign.com)

PEREIRA RESIDENCE  
119 WHITE PINE DRIVE  
LITTLETON MA

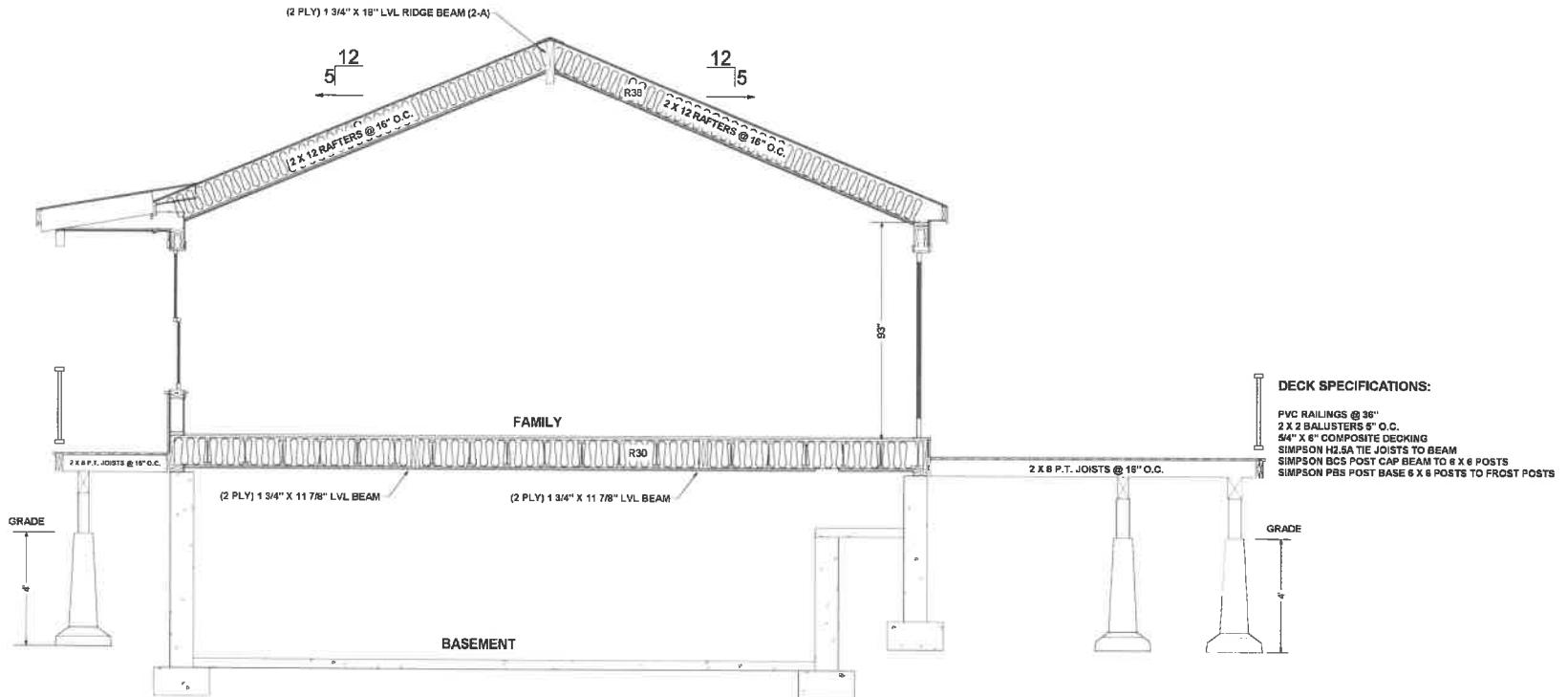
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DATE:  
12/9/2021

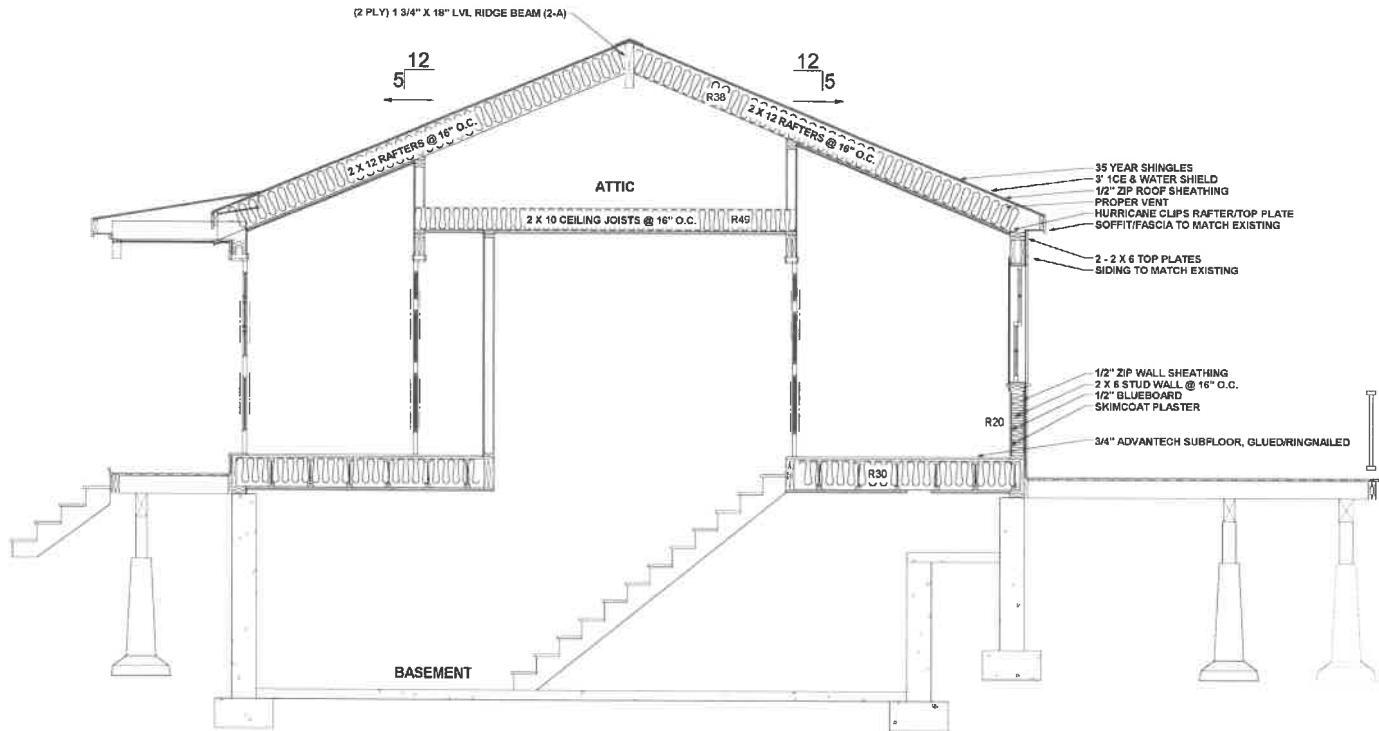
SCALE:  
1/2" = 1'

**SHEET:**

A5



**CROSS SECTION B**



CROSS SECTION C

A 7

CROSS SECTION C

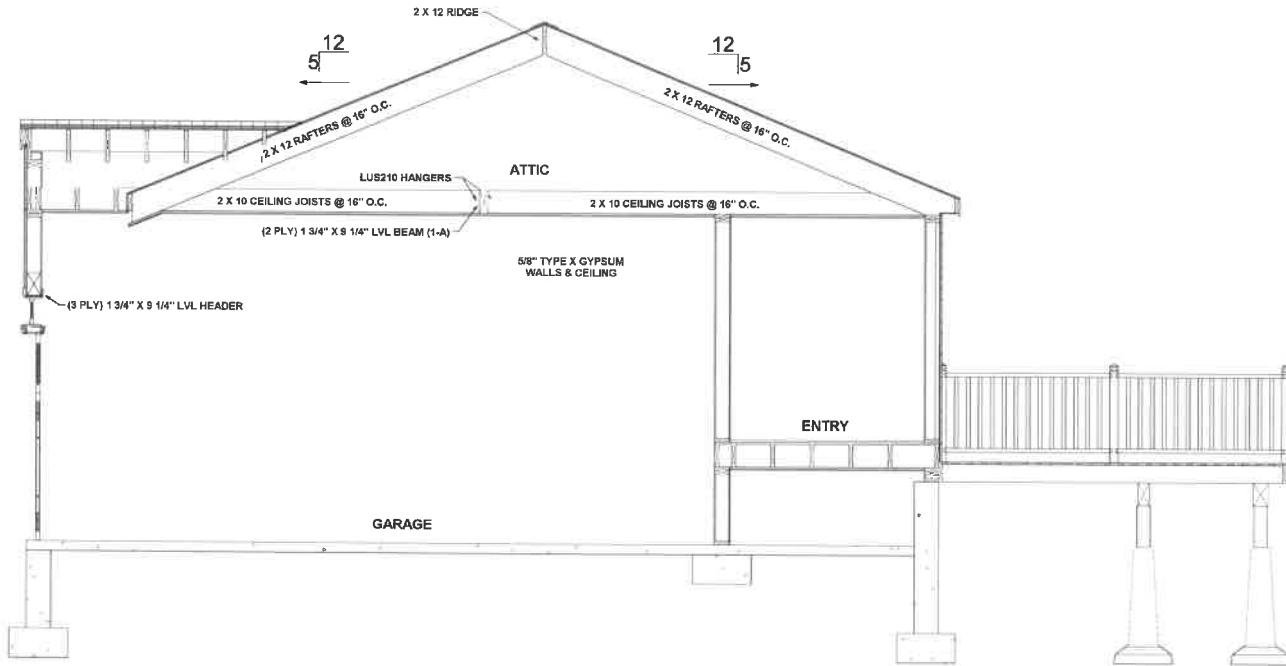
DATE:  
12/9/2021

SCALE:  
1/2" = 1'

SHEET:

COLONIAL HOME DESIGN  
1 DUTCHMAN LANE, WESTFORD, MA  
978-882-0006  
www.ColdwellBankHomes.com

DRAWINGS ED BUCKINGHAM  
REVISIONS  
PEREIRA RESIDENCE  
19 WHITE PINE DRIVE  
LITTLETON MA



**CROSS SECTION D**

**CROSS SECTION D**

DATE:  
12/9/2021

SCALE:  
1/2" = 1'

SHEET:

**A 8**

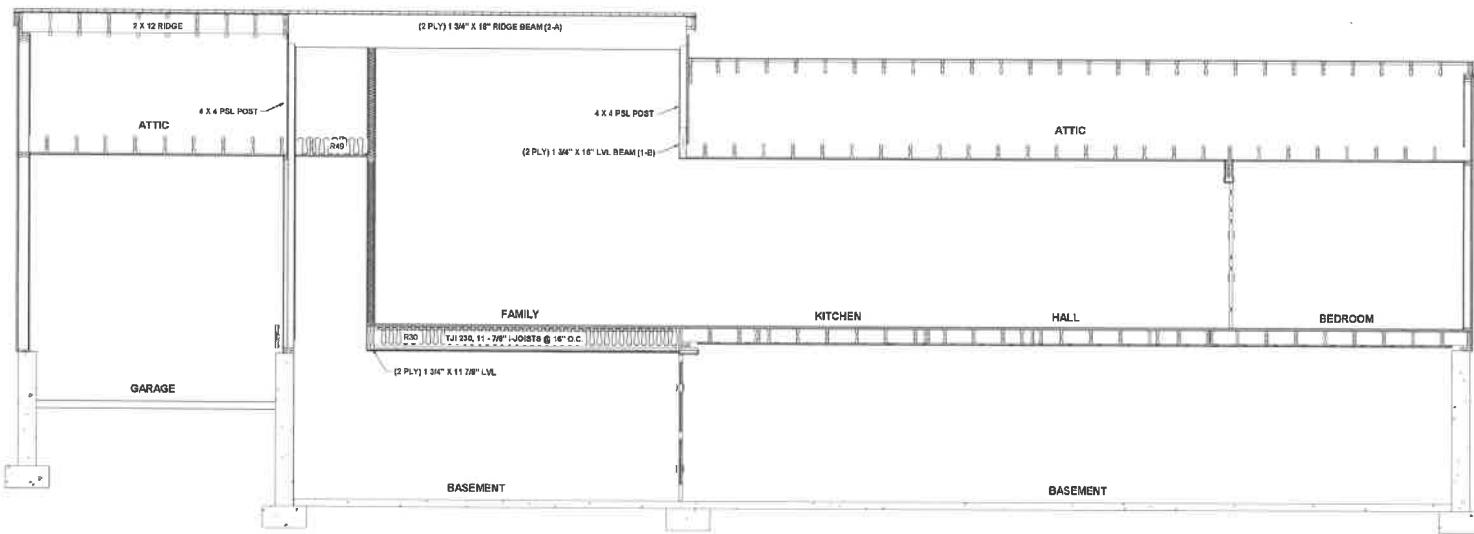
**COLONIAL HOME DESIGN**

1 DUTCHMAN LANE, WESTFORD, MA

978-892-0006

[www.CraftmanHomeDesign.com](http://www.CraftmanHomeDesign.com)

## **CROSS SECTION E**



DATE: 12/9/2021

DATE: 12/9/2021

SCALE:

172

SHEET:

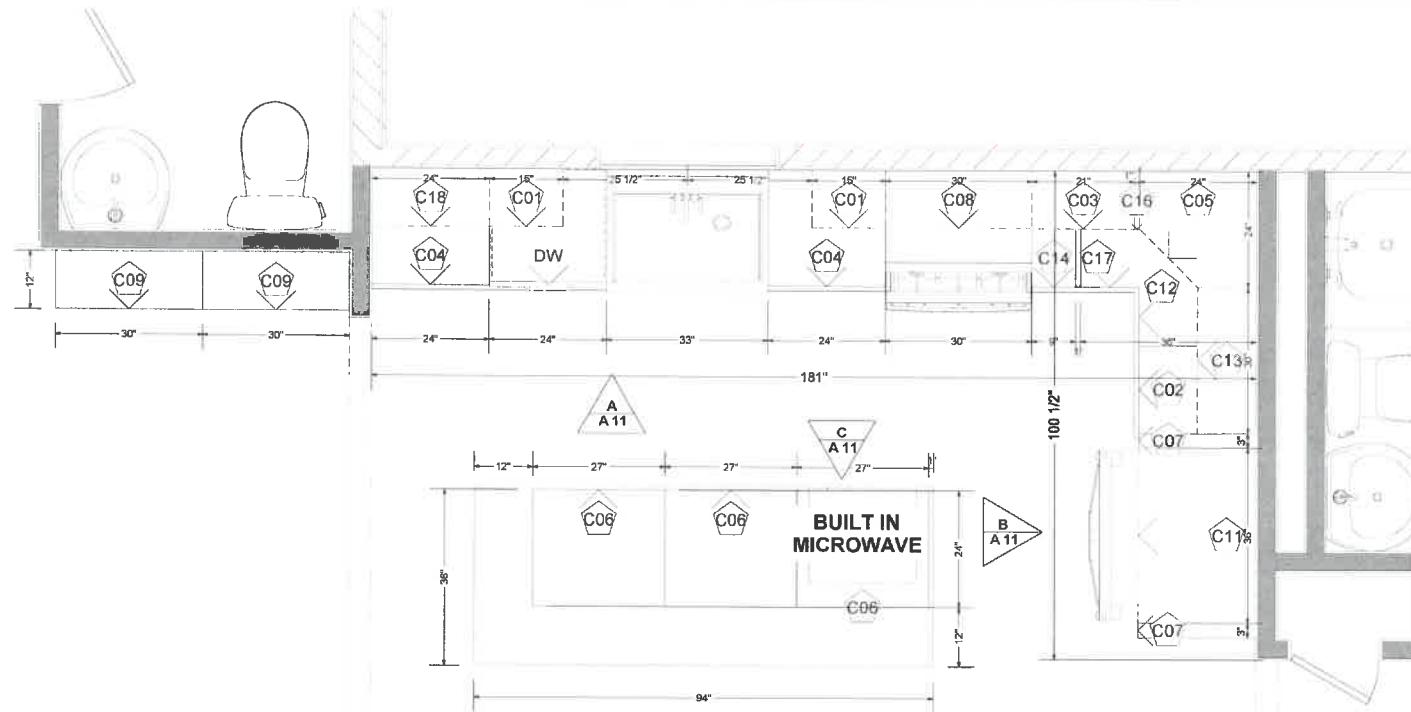
A 9

- 1 -

COLONIAL HOME DESIGN  
1 DUTCHMAN LANE, WESTFORD, MA  
978-692-0006

DRAWINGS: ED BUCKINGHAM  
VILLAGE

REIREIRA RESIDENCE  
WHITE PINE DRIVE  
LITTLETON MA



CABINET SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	COMMENTS
C01	2	1	15 "	12 "	33 "	WALL CABINET	
C02	1	1	18 "	24 "	36 "	BASE CABINET	
C03	1	1	21 "	12 "	33 "	WALL CABINET	
C04	2	1	24 "	24 "	36 "	BASE CABINET	
C05	1	1	24 "	24 "	33 "	CORNER WALL CABINET	
C06	3	1	27 "	24 "	36 "	BASE CABINET	
C07	2	1	3 "	24 "	87 "	UTILITY CABINET FILLER	
C08	1	1	30 "	12 "	12 "	WALL CABINET	
C09	2	1	30 "	12 "	90 "	UTILITY CABINET	
C10	1	1	33 "	24 "	36 "	BASE CABINET	
C11	1	1	36 "	24 "	15 "	WALL CABINET	
C12	1	1	36 "	36 "	36 "	CORNER BASE CABINET	
C13	4	1	30 "	12 "	33 "	WALL CABINET	
C14	1	1	9 "	24 "	36 "	BASE CABINET	
C15	1	1	92 "	18 "	16 "	BASE CABINET	
C16	3	1	1 "	12 "	33 "	WALL CABINET FILLER	
C17	1	1	1 "	24 "	36 "	BASE CABINET FILLER	
C18	1	1	24 "	12 "	33 "	WALL CABINET	

KITCHEN PLAN



KITCHEN PLAN

DATE:  
12/9/2021

SCALE:  
1" = 1'

Sheet:

A 10

COLONIAL HOME DESIGN  
1 DUTCHMAN LANE, WESTFORD, MA  
978-892-0006  
www.colonialhomedesign.com

DRAWN BY: E21BLUCHIC-AN  
REV'D BY: E21BLUCHIC-AN

3/4"

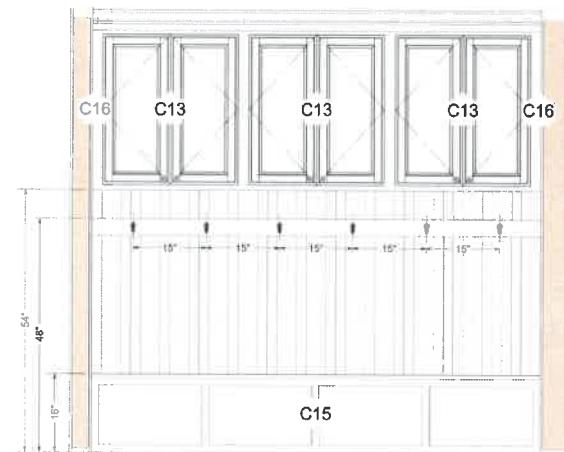
DATE:

12/9/2021

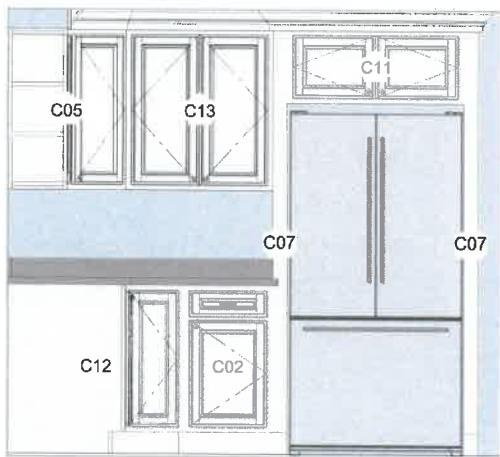
COLONIAL HOME DESIGN  
1 DUTCHMAN LANE, WESTFORD, MA  
978-892-0006  
www.colonialhomedesign.com



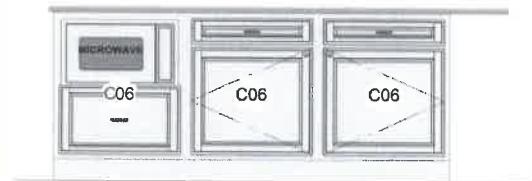
**A**



**BUILT-IN**



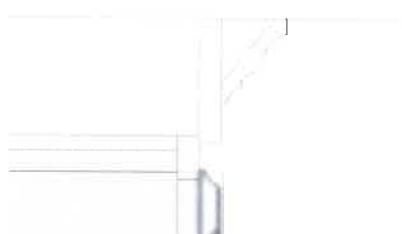
**B**



**C**



**D**



**CROWN DETAIL**

**KITCHEN ELEVATIONS**



**KITCHEN ELEVATIONS**

DATE:  
12/9/2021

SCALE:  
1" = 1"

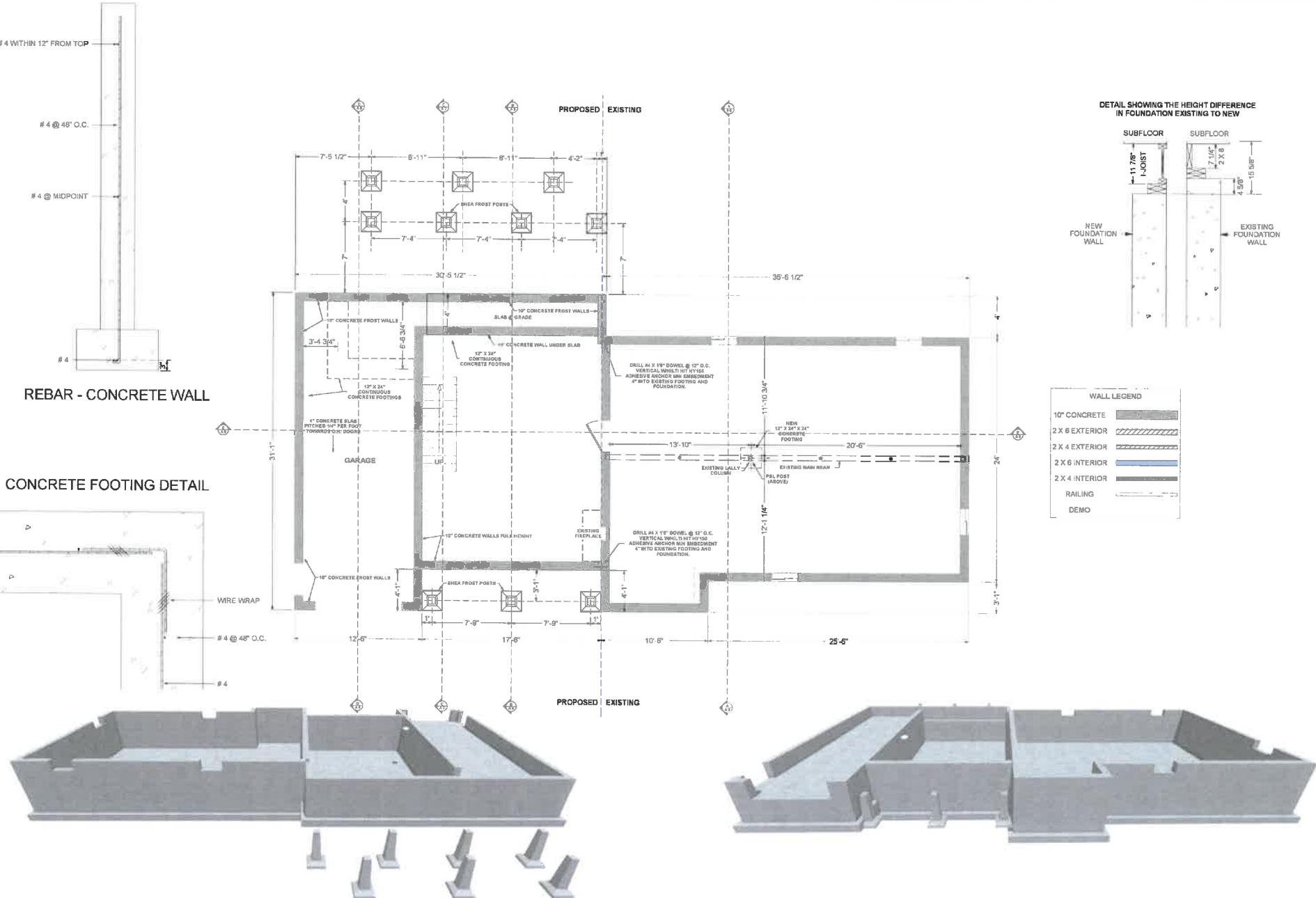
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**A 11**

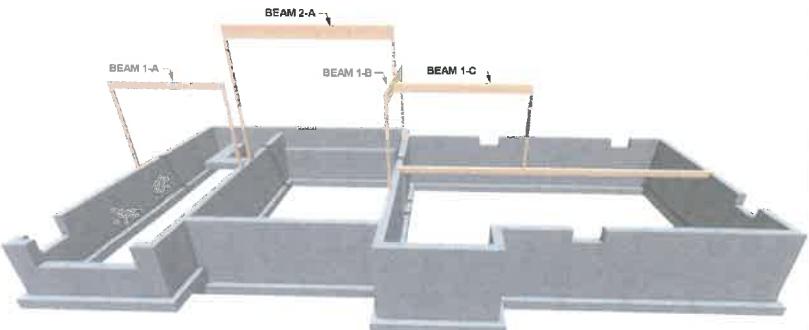
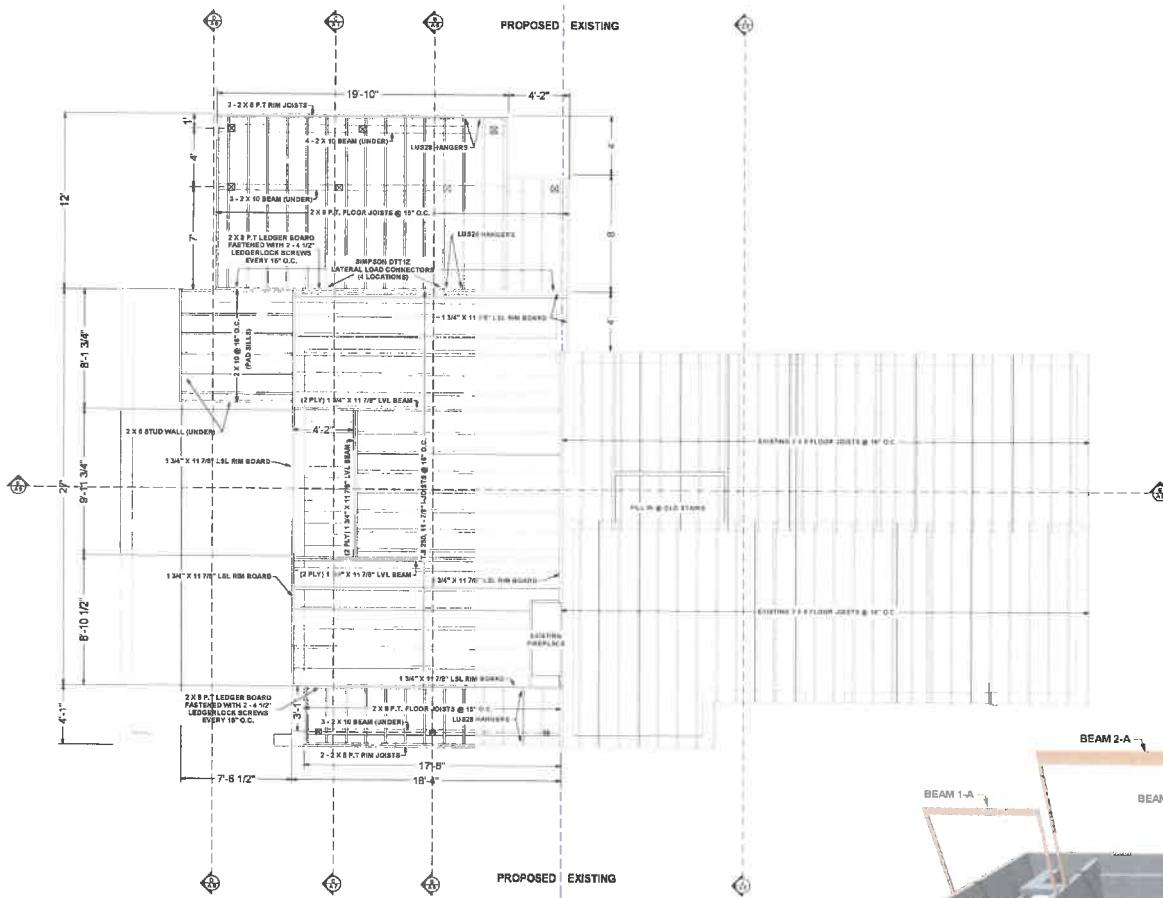
COLONIAL HOME DESIGN  
1 DUTCHMAN LANE, WESTFORD, MA  
507-692-0006  
www.ChristianHomeDesign.com

DRAWINGS: ED BUCKINGHAM  
REVISIONS

PEREIRA RESIDENCE  
19 WHITE PINE DRIVE  
LITTLETON MA



## **FIRST FLOOR FRAMING**



### 3D POST & BEAM

## **FIRST FLOOR FRAMING**

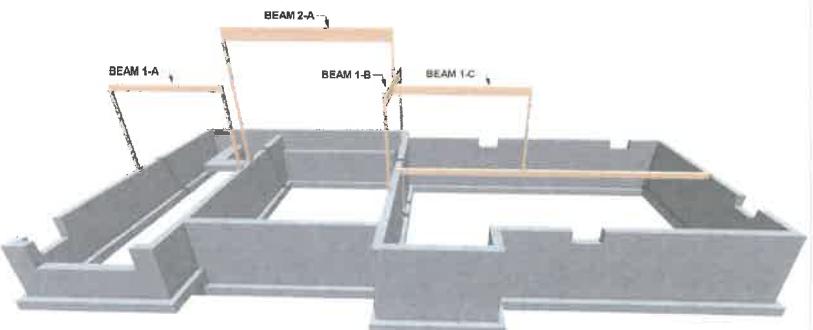
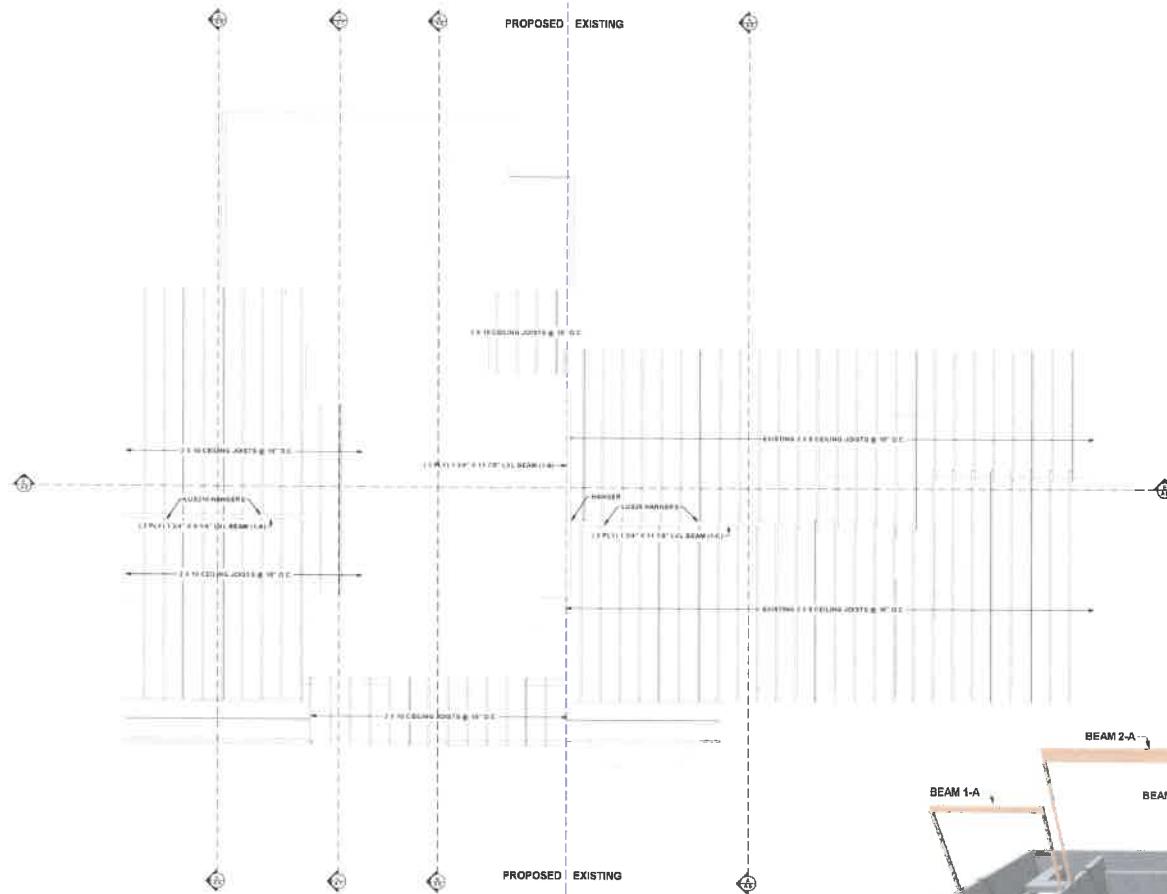
DATE:  
12/10/2021

SCALE:  
1/4" = 1'

**SHEET:**

S 1

**COLONIAL HOME DESIGN**  
DUTCHMAN LANE, WESTFORD, MA  
978-692-0006



3D POST & BEAM

ATTIC FLOOR FRAMING

ATTIC FLOOR FRAMING

DATE:  
12/9/2021

SCALE:  
1/4" = 1'

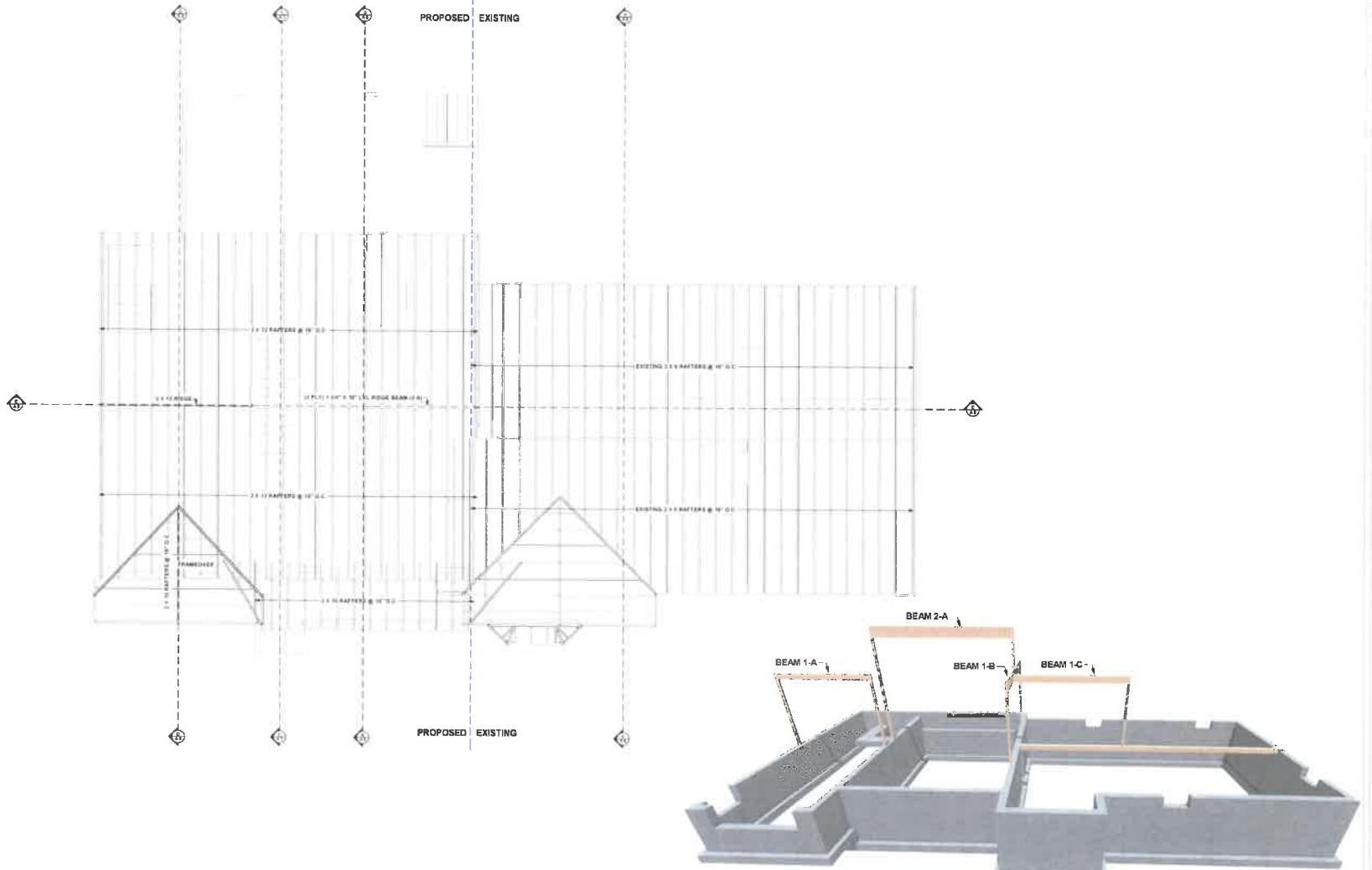
SHEET:  
S 2

COLONIAL HOME DESIGN  
1 DUTCHMAN LANE, WESTFORD, MA  
978-692-0006  
www.colonialHomeDesign.com

CH 100101 ED BLOCK/CHAM  
REVISIONS

PEREIRA RESIDENCE  
19 WHITE PINE DRIVE  
LITTLETON MA

## ROOF FRAMING



### 3D POST & BEAM

ROOF FRAMING

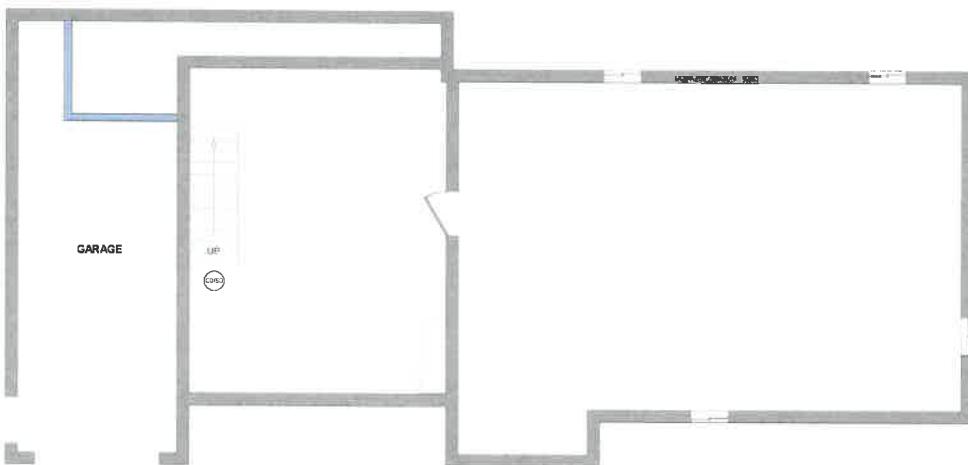
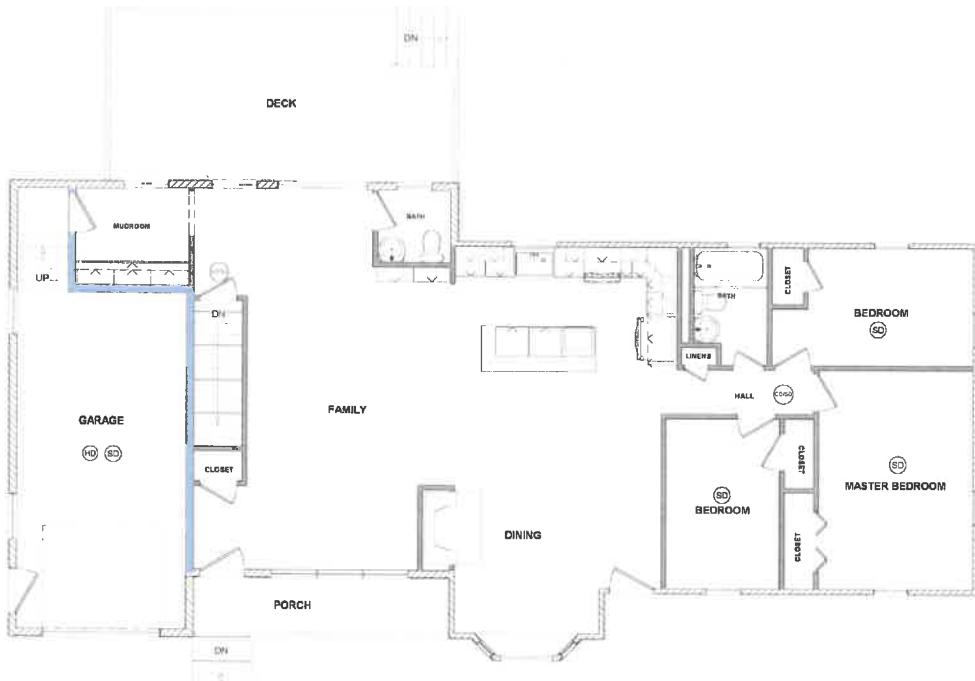
DATE:  
12/9/2021

SCALE:  
1/4" = 1'

**SHEET:**

S 3

COLONIAL HOME DESIGN  
qqp<sup>®</sup>  
11 DUTCHMAN LANE, WESTFORD, MA  
978-692-0006  
[www.ColonialHomeDesign.com](http://www.ColonialHomeDesign.com)



## ELECTRICAL & FIRE PROTECTION PLANS

ELECTRICAL & FIRE PROTECTION  
PLANS

DATE:  
12/9/2021

SCALE:  
1/4" = 1'

SHEET:

E&FP

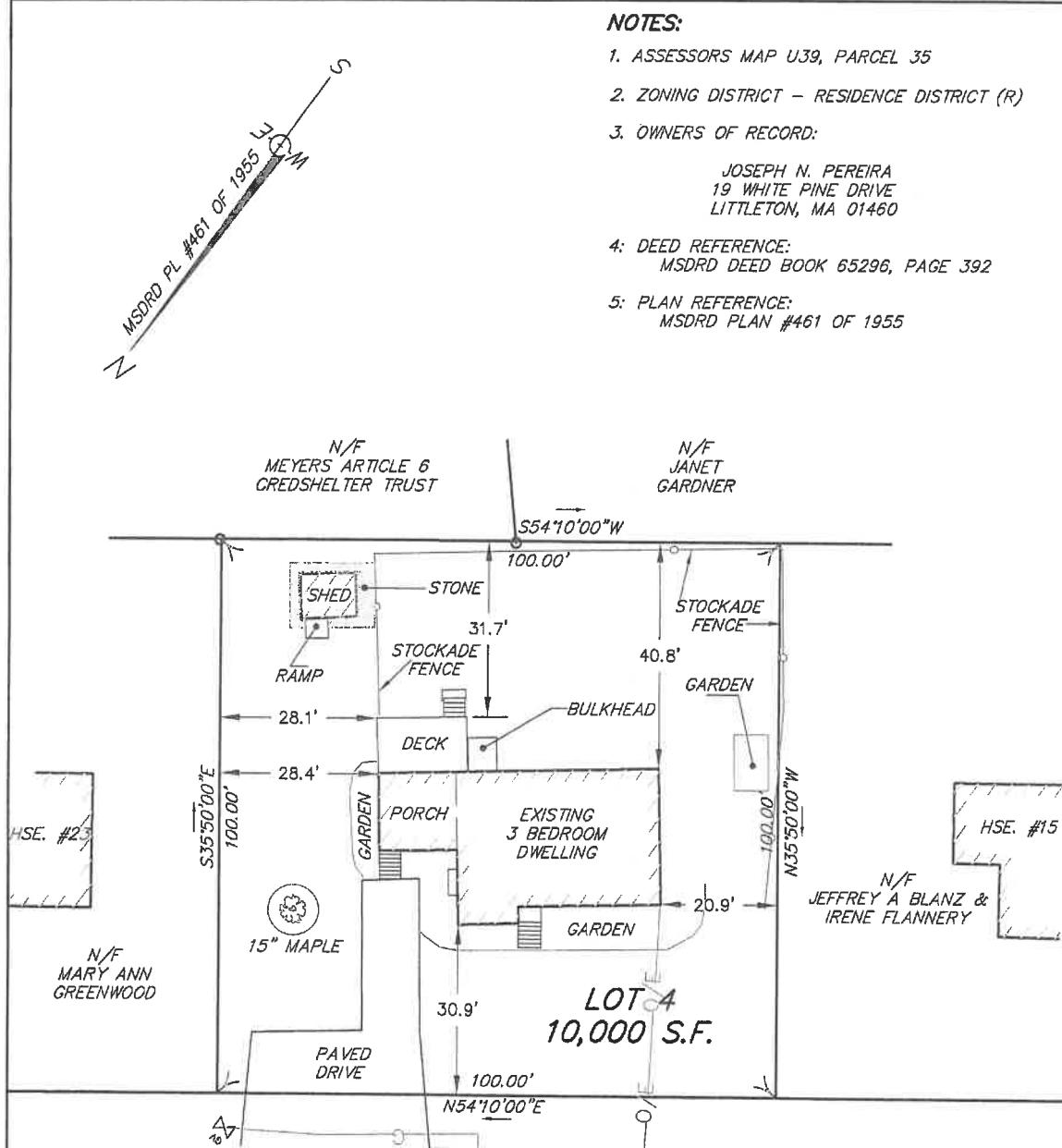
COLONIAL HOME DESIGN  
1 DUTCHMAN LANE, WESTFORD, MA  
978-692-0006  
www.CraftsmanHomeDesign.com

NOTES:

1. ASSESSORS MAP U39, PARCEL 35
2. ZONING DISTRICT - RESIDENCE DISTRICT (R)
3. OWNERS OF RECORD:

JOSEPH N. PEREIRA  
19 WHITE PINE DRIVE  
LITTLETON, MA 01460

- 4: DEED REFERENCE:  
MSDRD DEED BOOK 65296, PAGE 392
- 5: PLAN REFERENCE:  
MSDRD PLAN #461 OF 1955



WHITE PINE DRIVE

I CERTIFY THAT THE STRUCTURE SHOWN ABOVE LIES  
ENTIRELY WITHIN THE LOT LINES AS SHOWN AND IS  
NOT LOCATED WITHIN A FLOOD HAZARD AREA AS  
SHOWN ON FLOOD INSURANCE RATE MAPS OF THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY.  
MAP NUMBER 25017C0217E WITH EFFECTIVE DATE  
OF JUNE 4, 2010.



*Michael D. Bovio* 10/25/21  
PROFESSIONAL LAND SURVEYOR DATE

CERTIFIED PLOT PLAN  
19 WHITE PINE DRIVE  
LITTLETON, MASSACHUSETTS

PREPARED FOR:  
JOSEPH N. PEREIRA  
19 WHITE PINE DRIVE  
LITTLETON, MA 01460

SCALE: 1"=20' OCTOBER 25, 2021

Norse Design Services, Inc.  
NDS 5 Tyngsboro Rd.  
Westford, MA 01886  
(978-649-1966) [nds@verizon.net](mailto:nds@verizon.net)

JOB NO. 6262 FIELD: MDB CALCS: MDB DESIGN: JLH CHECK: MDB

**NOTES:**

1. ASSESSORS MAP U39, PARCEL 35
2. ZONING DISTRICT - RESIDENCE DISTRICT (R)
3. OWNERS OF RECORD:

JOSEPH N. PEREIRA  
19 WHITE PINE DRIVE  
LITTLETON, MA 01460

4: DEED REFERENCE:  
MSDRD DEED BOOK 65296, PAGE 392

5: PLAN REFERENCE:  
MSDRD PLAN #461 OF 1955

I CERTIFY THAT THE STRUCTURE SHOWN ABOVE LIES  
ENTIRELY WITHIN THE LOT LINES AS SHOWN AND IS  
NOT LOCATED WITHIN A FLOOD HAZARD AREA AS  
SHOWN ON FLOOD INSURANCE RATE MAPS OF THE  
FEDERAL EMERGENCY MANAGEMENT AGENCY.  
MAP NUMBER 25017C0217E WITH EFFECTIVE DATE  
OF JUNE 4, 2010.

CERTIFIED PLOT PLAN  
19 WHITE PINE DRIVE  
LITTLETON, MASSACHUSETTS

PREPARED FOR:  
JOSEPH N. PEREIRA  
19 WHITE PINE DRIVE  
WILTON, MA 01460

SCALE: 1"=20' REV'D: NOV. 4, 2021  
OCTOBER 25, 2021

### *Notre Dame Services, Inc.*

*NDS* 5 Tyngsboro Rd.  
Westford, MA 01886

(978-649-1966)      [ndswriter@verizon.net](mailto:ndswriter@verizon.net)

**PROFESSIONAL LAND SURVEYOR**

DATE

JOB NO. 6262 FIELD: MDB CALCS: MDB DESIGN: JLH CHECK: MDB

19 White Pine Drive Current Images & Google street view



# LITTLETON

MASSACHUSETTS

## MASSACHUSETTS

## LEGEND

SCALE: 1" = 100'

REVISED & REPRINTED BY

## Technologies

ABUTTING MAP NO. . . . .  
PARCEL NUMBER . . . . .  
STREET ADDRESS NO. . . . .  
LOT DIMENSION (FEET) . . . . .  
COMMON OWNERSHIP . . . . .  
SUBDIVISION LOT NO. . . . .

CD-TG: JANUARY 4, 2021

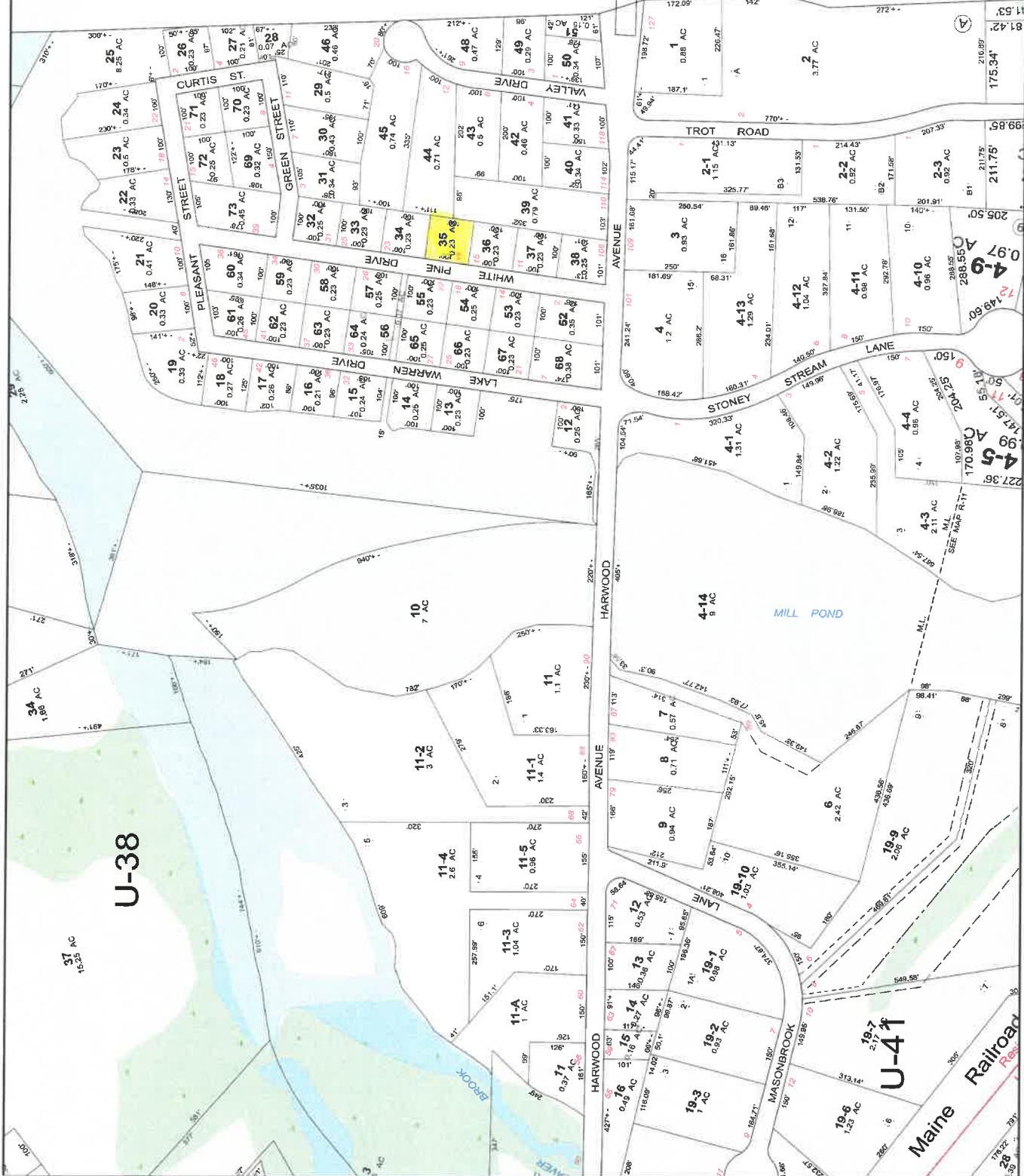
REVISED & REPRINTED BY

## Technologies

TJ-39

## Zoning is Residential

INTERSTATE ROUTE 495



**Town of Littleton  
Board of Health  
Meeting Minutes  
March 9, 2022 at 7:00 PM**

*Approved 3/23/22*

Present: Kevin Baker, Chair; Mike Zeldin, Vice Chair; Dan Kane, Clerk; Matt Wayson; Gino Frattallone

Kevin Baker opened the meeting at 7pm

**Public Hearing – Littleton Volunteer Corps appointment – Angeline McGregor**

Angeline McGregor of 105 Foster Street to be appointed by the BOH, congruently with the Emergency Management Director, to become a member of the Littleton Volunteer Corps.

Zeldin said that as a matter of procedure, the Board needs some background information or resume of Ms. McGregor before the Board will issue the appointment. He suggested the Public Hearing will be continued. Kane said that he's sure the Fire Chief and Mr McCurdy have followed through with the requirements but he agrees that some follow up should be presented to the Board.

It was moved by Frattallone, seconded by Zeldin and voted to continue this Public Hearing until March 23, 2022. (Frattallone –yes; Kane- yes; Wayson – yes; Zeldin – yes; Baker – yes)

**Public Hearing – Deed Restriction, 105 Matawanakee**

Owner Christopher Chrobak is requesting additional finished rooms in his basement with the use of Deed Restriction. He would like to split one finished room in the basement into 2-3 rooms. The septic allows for 4 bedroom, with a total of 9 rooms. Baker read the comments of the Health Agent. Wayson said it appears that there are 2 proposals, one with 2 extra rooms and 3 extra rooms.

It was moved by Frattallone to approve the proposed plans, which finishes two rooms in the basement, for a total of 10 rooms with the use of a deed restriction as shown on the revised BOH plans. It was seconded by Zeldin and voted to approve through roll call. (Frattallone –yes; Kane- yes; Wayson – yes; Zeldin – yes; Baker – yes)

**★ Public Hearing - 19 White Pine St, Request for variance, Jeff Hannaford NDS**

Request for a reduction of setback distance from cellar wall of 20 feet to a proposed distance of 16 feet.

Jeff Hannaford presented to the Board. They are requesting a variance from Title 5. They are removing an existing porch and building a garage and new basement area. There will be a double wall between the basement and the septic. Baker read the Health Agent's comments.

It was moved by Frattallone to grant the variance for 19 White Pine Street. It was seconded by Wayson, and voted to approve through roll call. (Frattallone –yes; Kane- yes; Wayson – yes; Zeldin – yes; Baker – yes)

**COVID-19 Update**

Katrina Wilcox- Hagberg gave the Board an update. Massachusetts continues to approve. The numbers are similar to the numbers of last June and July. Hospitalizations continue to decline. The CDC has issued new threshold data for behavior. Middlesex County is characterized as LOW. Littleton currently has 19 cases.

#### **Discussion continued— Residential Trash Haulers**

Review Trash Hauler Regulations – make changes and edits for adoption  
Trash Hauler Vendor List for Residents

Garreffi was going to bring some input from Harvard BOH who have implemented this. Baker has begun a list of Trash Haulers. This discussion will be continued.

#### **Discussion : MOA**

Memorandum of Agreement for Public Health Coordinator. Three members have not yet seen the draft. Baker will share this to the Board so that the discussion can continue on March 23. The Town has begun discussion with NABH to extend the relationship for 6 months, with another 6 month option following. The Public Health Coordinator has not been graded by HR yet; Baker suggested that the position should be a Grade 12.

#### **Minutes**

Approve the minutes of February 23, 2022

It was moved by Baker and seconded by Wayson and voted to approve the minutes as amended through roll call (Frattalone –yes; Kane- abstain; Wayson – yes; Zeldin – abstain; Baker – yes)

#### **Member Comments**

Wayson asked a question regarding Waste Water Treatment reports, and responsibility for follow up.

Zeldin said first steps for the Town Sewer have been taken.

It was moved by Frattalone, seconded by Kane and voted to adjourn the meeting. (Frattalone – yes; Kane- yes; Wayson – yes; Zeldin – yes; Baker – yes)



2015 00058792

Bk: 66263 Pg: 396 Doc: DEED  
Page: 1 of 2 04/24/2015 02:15 PM

QUITCLAIM DEED

I, Lisa-Marie Kennedy, F/K/A Lisa-Marie Henninger, married to Christopher Donald Kennedy of Littleton, Massachusetts, for consideration paid, and in full consideration of Two Hundred Forty Seven Thousand Dollars and 00/100 (\$247,000.00), hereby grant to: Joseph N. Pereira, Individually, of 19 White Pine Drive, Littleton, Massachusetts

with Quitclaim Covenants the following property in Littleton, Middlesex County, Massachusetts:

PROPERTY ADDRESS: 19 White Pine Drive, Littleton, Massachusetts

That certain parcel of land with the buildings thereon, known and numbered as 19 White Pine Drive, Littleton, Middlesex County, Massachusetts, being shown as Lot 40 on a plan entitled "Land in Littleton, owned by Curtis W. Drew, Horace F. Tuttle, C.E.", dated April 18, 1952, recorded with the Middlesex South District Registry of Deeds at the end of Book 7958, bounded and described as follows:

NORTHWESTERLY by Fifth Street, as shown on said plan (now called White Plain Drive) 100 feet;

NORTHEASTERLY by Lot 30, as shown on said plan, 100 feet;

SOUTHEASTERLY by land now or formerly of Smith, as shown on said plan, 100 feet; and

SOUTHWESTERLY by Lot 41, as shown on said plan, 100 feet.

Said premises are conveyed subject to and with the benefit of easements of record if any, so far as now in force and applicable.

Please return to:

Joseph N. Pereira  
19 White Pine Drive  
Littleton MA 01460

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 04/24/2015 02:15 PM  
Ctrl# 22106122542 Doc# 00058792  
Fee: \$1,126.32 Cons: \$247,000.00

BEING the same premises conveyed to the Grantor by deed dated December 16, 2010 and recorded with the Middlesex South Registry of Deeds on December 17, 2010 in Book 56087, Page 532.

I, the Grantor named herein, together with my husband, Christopher Donald Kennedy do hereby voluntarily release any and all rights of homestead, if any, as set forth in M.G.L. Chapter 188 and state under the pains and penalties of perjury that there are no other person or persons entitled to any homestead rights other than those executing this deed.

Witness our hands and seals this 23<sup>rd</sup> day of April, 2015.

  
Lisa-Marie Kennedy

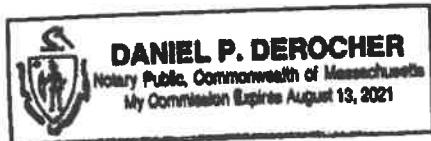
  
Christopher Donald Kennedy

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss:

April 23, 2015

On this 23<sup>rd</sup> day of April, 2015, before me, the undersigned notary public, personally appeared Lisa-Marie Kennedy and Christopher Donald Kennedy proved to me through satisfactory evidence of identification, which was Massachusetts Drivers License(s), to be the person(s) whose name is signed on the preceding or attached document, and acknowledged to me that he/she/ they signed it voluntarily for its stated purpose.



  
Notary Public: Daniel P. Derocher  
My Commission Expires: 8/13/21

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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

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### Recording Information

Document Number	:	222745
Document Type	:	DEED
Recorded Date	:	October 08, 2021
Recorded Time	:	12:36:17 PM
Recorded Book and Page	:	78878 / 425
Number of Pages(including cover sheet)	:	3
Receipt Number	:	2729548
Recording Fee (including excise)	:	\$155.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 10/08/2021 12:36 PM  
Ctrl# Doc# 00222745  
Fee: \$.00 Cons: \$1.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
**208 Cambridge Street**  
**Cambridge, MA 02141**  
**617-679-6300**  
**[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)**

## QUITCLAIM DEED

I, Joseph N. Pereira, a Married Man, of Winthrop, Massachusetts

For consideration paid and in full consideration of **one and 00/100 (\$1.00) Dollar**

Grant to **Joseph N. Pereira and Stephanie Pereira, Husband and Wife, as Tenants by the Entirety**, now of 19 White Pine Drive, Littleton, Massachusetts

with *Quitclaim Covenants*,

That certain parcel of land with the buildings thereon, known and numbered as 19 White Pine Drive, Littleton, Middlesex County, Massachusetts, being shown as Lot 40 on a plan entitled "Land in Littleton, owned y Curtis W. Drew, Horace F. Tuttle, C.E." dated April 18, 1952, recorded with the Middlesex South District Registry of Deeds at the end of Book 7958, bounded and described as follows:

**NORTHWESTERLY** by fifth Street, as shown on said plan (now called White Pine Drive) 100 feet;

**NORTHEASTERLY** by Lot 39, as shown on said plan, 100 feet;

**SOUTHEASTERLY** by land now or formerly of Smith, as shown on said plan, 100 feet; and

**SOUTHWESTERLY** by Lot 41, as shown on said plan, 100 feet.

Said premises are conveyed subject to and with the benefit of easements of record, if any, so far as now in force and applicable.

Meaning and intending to convey the same premises conveyed to the grantor by deed of Lisa-Marie Kennedy, dated April 23, 2015 and recorded on April 24, 2015 in Middlesex Registry of Deeds in Book 65263, Page 396.

[Remainder of page intentionally left blank]

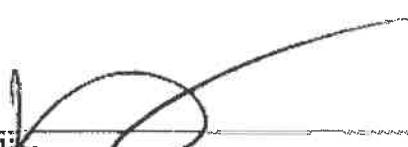
WITNESS my hands and seal, under the pains and penalties of perjury, this 04 day of October, 2021.

  
Joseph N. Pereira

COMMONWEALTH OF MASSACHUSETTS

4 October, 2021, before me, the undersigned notary public, personally appeared, Joseph N. Pereira, proved to me through satisfactory evidence of identification, which was Driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public:  
My commission expires:  




OFFICE OF THE  
**LITTLETON BOARD OF APPEALS**  
LITTLETON, MASSACHUSETTS 01460

Received  
10/19/15 10:58 AM  
PC

Petitioner: R. D. KANNIARD CUSTOM HOMES, INC.

Case No: 863A

Date Filed: October 9, 2015

The Littleton Board of Appeals conducted a public hearing on November 19, 2015 at 7:30 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a Special permit pursuant to Section 173-10B (1), or a Variance from Section 173-31, to allow change or extension of a pre-existing non-conforming structure to allow a garage addition at 18 White Pine Drive, Littleton, Ma, within the side setback. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on November 5 and 12, 2015, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Alan Bell, Jeff Yates, Rod Stewart, and Cheryl Hollinger, Members. Present and not voting was Roseanne Rico Bales, Alternate.

The Petitioners presented a proposal to raze an existing garage on a nonconforming property and replace it with a more functional two car garage with laundry, mudroom, powder room facilities in the rear, at the home at 18 White Pine Drive, Littleton, Massachusetts. The Petitioner submitted plans showing that the existing garage currently conforms to the sideline setback. The property is nonconforming in that the lot size is 10,000 square feet and has only 100 feet of frontage. The properties in this neighborhood are generally similar with small lots, ranch style homes and small frontage. The current building conforms to the front, side and rear setback requirements. The proposal to raze and replace the existing garage with a two car functional garage would encroach into the side setback on the westerly side, leaving only a 9' setback. The new reduced setback requires this application be treated as a variance. The petitioner explained that the current garage is too small to be functional for vehicles and equipment and demonstrated that a standard two car garage is 22 feet in width. He produced plans showing that there was no other location on this small lot for the garage to be built to conform since the septic system covers much of the rear yard. His proposal includes some needed additional living space in the rear. The Board solicited the Petitioner's willingness to reduce the garage size so that the setback could be 10', which is the allowed setback for detached accessory structures, and would represent less of a variance from the zoning intent. The Petitioner agreed. No abutters appeared in opposition to the petition.

**FINDINGS:** The Board found that the lot was unique and that not having a functional garage would create a hardship in having no location for the yard equipment. The garage replacement as amended would not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

**DECISION:** The Board voted unanimously to GRANT a Variance to construct a garage approximately as shown on the site plan submitted with the petition, provided that the side setback would be not less than 10 feet.

Appeals, if any, shall be made pursuant to G.L. 40A, Section 17 and shall be filed within twenty days after the date of filing of this Notice in the office of the Town Clerk.

Signed: Jan Bon

Date: March 30, 2015

Book: 65911, Page 136.

I hereby signify that twenty (20) days have elapsed since the filing of the above Decision by the Board of Appeals and that no appeal concerning said decision has been filed or that any appeal that has been filed has been dismissed or denied.

True Copy Attest: Alma Cane Town Clerk, Littleton, Massachusetts

February 18, 2016

September 27, 2022

Littleton Building Department  
37 Shattuck Street  
1<sup>st</sup> Floor B100  
Littleton, MA 01460

Re: 19 White Pine Drive  
Building Variance Request

Dear Building Department,

I have known the Pereira family since they moved in next door to me in April 2015 when they purchased their home. Over the years, we have become friends and have discussed multiple home improvement projects.

They have shared their plans for an upcoming addition/renovation to their home including a request for a property line variance of twelve feet instead of the fifteen foot town building code requirement. I do not object to this request.

Sincerely,

  
Mary Ann Greenwood

23 White Pine Drive  
Littleton, MA 01460