

ZBA Case No.: _____ Address _____

**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 Bylaws

TOWN USE ONLY

Received by the Town Clerk Office

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ _____ Check # _____

Pursuant to the provisions of Chapter 40, §57 of the Massachusetts General Laws as adopted by Town Meeting 2003, this document must be signed by the Tax Collector verifying payment of taxes.

Signature of Tax Collector

The undersigned hereby submits this petition for the following action (check all that apply):

- ☐ Appeal of Decision of Building Inspector or other administrative official (see page 2)
- ☐ Special Permit (40A) (see page 2)
- ☐ Variance (see page 3)
- ☐ Comprehensive Permit (40B) Complete additional application (see page 2)

PETITIONER: Signature

Jenny D. Baron
Print Name
6 BARON WAY
Address
LITTLETON, MA 01460
Town, State, Zip

Date:

5/15/19

Phone #

978 502 5126

Email Address

JDM.BARON@Verizon.Net

Deed Reference: Bk

28954

Page

13

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

Jenny D. Baron
Signature
5/15/19
Date

978 502 5126
Phone #

Print Name (if different from petitioner)

Email

Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER R 33 Parcel 5-3

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 fee + \$75 recording fee + \$25 abutter list = \$300 to Town of Littleton
Commercial Property \$350 filing fee + \$75 recording fee + \$25 abutter list = \$450 to Town of Littleton
Comprehensive Permit \$1000 + \$100/unit over 10 units
ADDITIONAL FEES: ALL APPLICATIONS:
Legal Notice publication fee to be paid prior to opening the hearing (applicant will be notified of amount once notice has been submitted to newspaper)

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? § 173-29
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

Jenny D. Baro
Print name

Filing Instructions

1. **IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLICATION.** He will assist you with the proper zoning sections and application request(s). His review may save time by preventing delays in the hearing process.
 2. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing with the Town Clerk.
- Necessary Exhibits— provide 3 copies and an electronic copy of the following with the completed application:
1. A copy of the most recently recorded plan of land or where no such plan exists, a copy of a plot plan endorsed by a registered engineer or land surveyor. The plan should show:
 - A) metes and bounds of the subject land
 - B) adjacent streets and other names and readily identifiable landmarks and fixed objects
 - C) dimensional layout of all buildings
 - D) distances and setbacks from the various boundaries
 - E) exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
 - F) direction of North
 - G) the name of each abutting property owner
 2. Copy of the latest recorded deed
 3. A written statement which details the basis for your petition
 4. Pictures, plans, maps, drawings and models are always helpful in explaining the problem
 5. In cases pertaining to signs, a scale print of the sign lettering and colors
 6. In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor
 7. In cases pertaining to Accessory dwellings evidence that the Board of Health has approved the septic system
 8. The date of the building construction and the history of ownership are useful in finding facts about the case

Completed applications filed with the Town Clerk by the third Thursday of the month will be considered at the next regularly scheduled Zoning Board of Appeals meeting, held on the third Thursday of the following month.
The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules

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.

PROPOSED LOT 38	80,250 S.F.±	r=0.35
PROPOSED LOT 3A	59,485 S.F.±	r=0.70
EXISTING PARCEL A	40,300 S.F.±	
TOTAL FRONTAGE	164.69'	

SPECTACLE POND ROAD

LOT A

PROPOSED LOT 38

PROPOSED LOT 3A

EXISTING PARCEL A

TOTAL FRONTAGE

164.69'

BARON WAY

N/F ROSS

N/F LOCKE

JENNY'S HOUSE

150' square

PART OF PCL A

SPECTACLE POND

SKETCH SHOWING SUBDIVISION
OF LOT 3 INTO TWO LOTS
OF
LAND OWNED BY JENNIFER BARON
SCALE: 1 INCH=50 FEET
8/2/18
PLAN BY
R. WILSON ASSOCIATES

25.00

577

MSD 06/25/98 11:56:41

DEED

FRANCES BARON, of Two Baron Way, Littleton, Massachusetts for consideration of One (\$1.00) Dollar, grants to DAVID E. BARON and JENNY D. BARON, husband and wife, as tenants by the entirety, of Two Baron Way, Littleton, Massachusetts with QUITCLAIM covenants,

a certain parcel of land situated in Littleton, Middlesex County, Massachusetts being shown as Lot 3 on a plan entitled "Land in Littleton, Mass. surveyed for Frances Baron" surveyed by David E. Ross Associates, Inc. dated June, 1998 to be recorded herewith to which plan reference may be had for a particular description.

Said Lot 3 contains 3.20 acres of land according to said plan.

The said premises are conveyed subject to and with the non-exclusive benefit of the right to use with others entitled thereto the existing 20 foot wide right of way ("Baron Way"-Private) as shown on said plan.

Property address is Baron Way, Littleton, Massachusetts.

For my title see deed from Charles A. Hartwell to Alfred Baron and Frances Baron dated March 15, 1965 recorded in the Middlesex South District Registry of Deeds in Book 10773, Page 4. Alfred Baron died on May 4, 1990.

WITNESS my hand and seal this 23 day of June, 1998.

Frances Baron
Frances Baron

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

June 23, 1998

Then personally appeared the above named Frances Baron and acknowledged the foregoing instrument to be her free act and deed before me.

William L. Eaton
Notary Public

My commission expires: *Sept. 25, 2003*

WILLIAM L. EATON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 25, 2003

DEPBAR. JUN
u4:062398

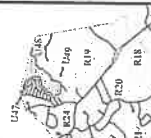
Property address
Lot #3 Baron Way
LITTLETON

#662
SEE PLAN IN RECORD BOOK 28754 PAGE 12

LEGEND	
ADJUTING MAP NO.	17
PARCEL NUMBER	1-28
STREET ADDRESS NO.	223
LOT DIMENSION (FEET)	244.76
COMPARISON OF MEASUREMENT	→
DEVELOPMENT	(10)
MAINTENANCE	
EASTING	
DRIVEWAY	
RIGHT OF WAY	
WETLAND	
DISTANT	
WATER BODY	
STREAM	

REVISED TO JANUARY 1, 2016
FOR ASSIGNMENT PUPILS ONLY
NOT FOR PROGRESS CHECKS OR
FOR ASSIGNMENT PUPILS ONLY

John E. O'Donnell & Associates
632 Bald Hill Road
New Gloucester, Maine 04260
www.jeodonnell.com



U-47

Zoning is Residential

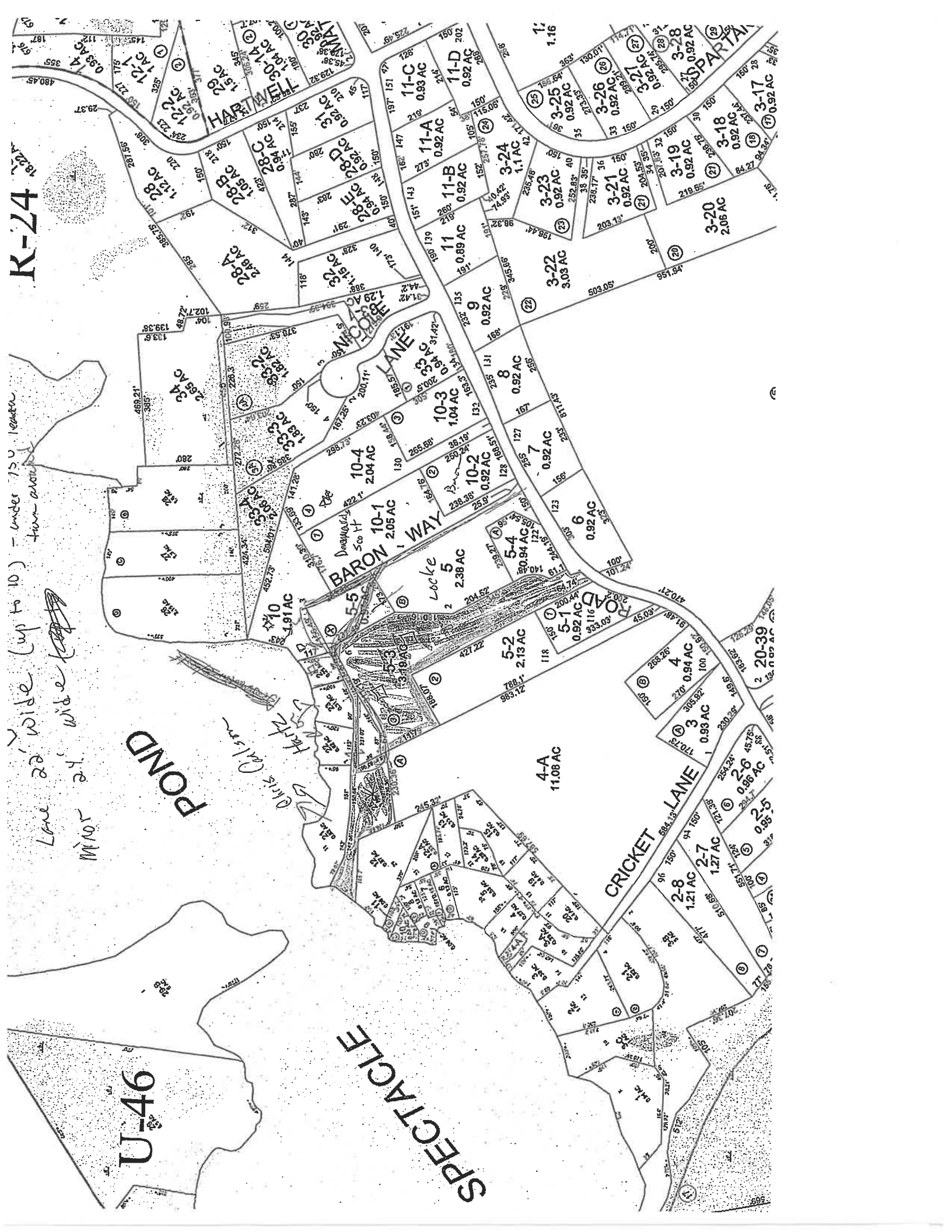


WESTFORD

FORGE POND

R-24

IT-49



K-24

Lane 20' wide (up to 10) - under 750' length turn around
Minor 24' wide

POND

U-46

SPECTACLE

BARON WAY

Lake

CRICKET LANE

4-A
11.08 AC

5-1
0.92 AC

5-2
2.13 AC

5-3
3.18 AC

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Petitioner seeks a variance from the coefficient formula for lot subdivision as contained in Section 173-29..

She owns the property at Baron Way as a surviving joint tenant. Her husband passed away approximately 2 years ago, leaving her with young children to raise and no insurance proceeds. There is a financial hardship. In addition, the land is unique. The land is over 3 acres and is in a neighborhood of lots with considerably less size and frontage than required by the zoning bylaw.

Baron Way is a private way and many of the lots along the way were originally camps which were converted to year round homes. The Petitioner's frontage and access has always been on Baron Way. Many of the homes have frontage on Baron Way or no frontage at all, like a lot of the lake area homes.

The lot also has frontage on Spectacle Pond Road. If the frontage on Spectacle Pond Road is used for a "reduced frontage lot", the required size is 80,000 square feet. The Petitioner has submitted a plan to the Planning Board showing one lot with frontage on Spectacle Pond Road having 80,000 square feet and over 35' of frontage and a second lot, the remainder of her lot, the portion on which her house sits, using Baron Way as frontage. This "house" lot would have the required 150' of frontage on Baron Way with at least 40,000 square feet of area, also conforming to the zoning bylaw. The only non-conformity would involve the formula for lot irregularity, which can not be met on the newly created "reduced frontage" lot.

The zoning bylaw requires .40 and the Petitioner's plan can only meet .35. This is partly because the depth of the lot from Spectacle Pond is long, and because no additional land can be spared from the house lot given the unique placement of the house and septic system. The purpose of the bylaw was to prevent long narrow winding driveways to serve back lots. In this case, this purpose is not circumvented, since this is not a long narrow driveway, but rather an irregularly shaped lot because of the unique topography of lake lots.

Also, Petitioner did not create or purchase this hardship, she inherited a situation which cannot be remedied.

Accordingly, she is asking for relief from the formula provision of Section 173-29 to enable her to approach the Planning Board for approval of her plan.