

**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: \$ 375 — Check # 537

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**

*John Lester*

**Print Name**

*Taylor Curtis*

**Address**

*31 A Antrim St*

**Town, State, Zip**

*Cambridge, MA 02139*

Date: 12/5/2019

310-482-8839

Phone #

*fishhand@gmail.com*

Email Address

Deed Reference: Bk 46146 Page 299  
55458 213

**FEES**

Residential Property \$200 filing fee + additional fees = \$375.00 to Town of Littleton.

Commercial Property \$350 filing fee + additional fees = \$475.00 to Town of Littleton.

Comprehensive Permit \$1000 + \$100/unit over 10 units

**ADDITIONAL FEES: ALL APPLICATIONS:** \$75 recording fee, \$25 abutter list, \$75 Legal Notices publication fee

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

Pamela M. Ross, Trustee

dotloop verified  
 12/07/19 6:58 AM PST  
 JGAP-EIW-LND9C-7K99

Date

Phone #

*pamrossaloha@yahoo.com*

Email

**Print Name (if different from petitioner)**

Baron Way, Littleton, MA

**Address (if different from petitioner)**

**SSESSOR MAP & PARCEL NUMBER** R23 10 0 and R23 5 5

**ZONING DISTRICT**  **R** **VC** **B** **IA** **IB** (Circle all that apply)

**Check box if AQUIFER DISTRICT applicable**



**WATER RESOURCE DISTRICT**



# 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 § 173-60 (as amended October 29, 2018)*

**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.**

*Statement attached*

**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 \_\_\_\_\_

Taylor Curtis  
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

To: Littleton Zoning Board of Appeals  
Subject: 3 Baron Way

Hello,

We (Taylor Curtis and Jessica Rosenblatt) are in the process of purchasing 3 Baron Way from Pamela and Joel Ross.

The property includes a second building on the premises, in addition to the main house. We are applying to the Zoning Board of Appeals for a special permit to authorize this second building as a Detached Accessory Apartment, as described in section 173-60 (amended October 2018) of the Littleton bylaws. See <https://www.littletonma.org/town-meetings/pages/october-29-2018-stm>. We are not proposing any changes to either building.

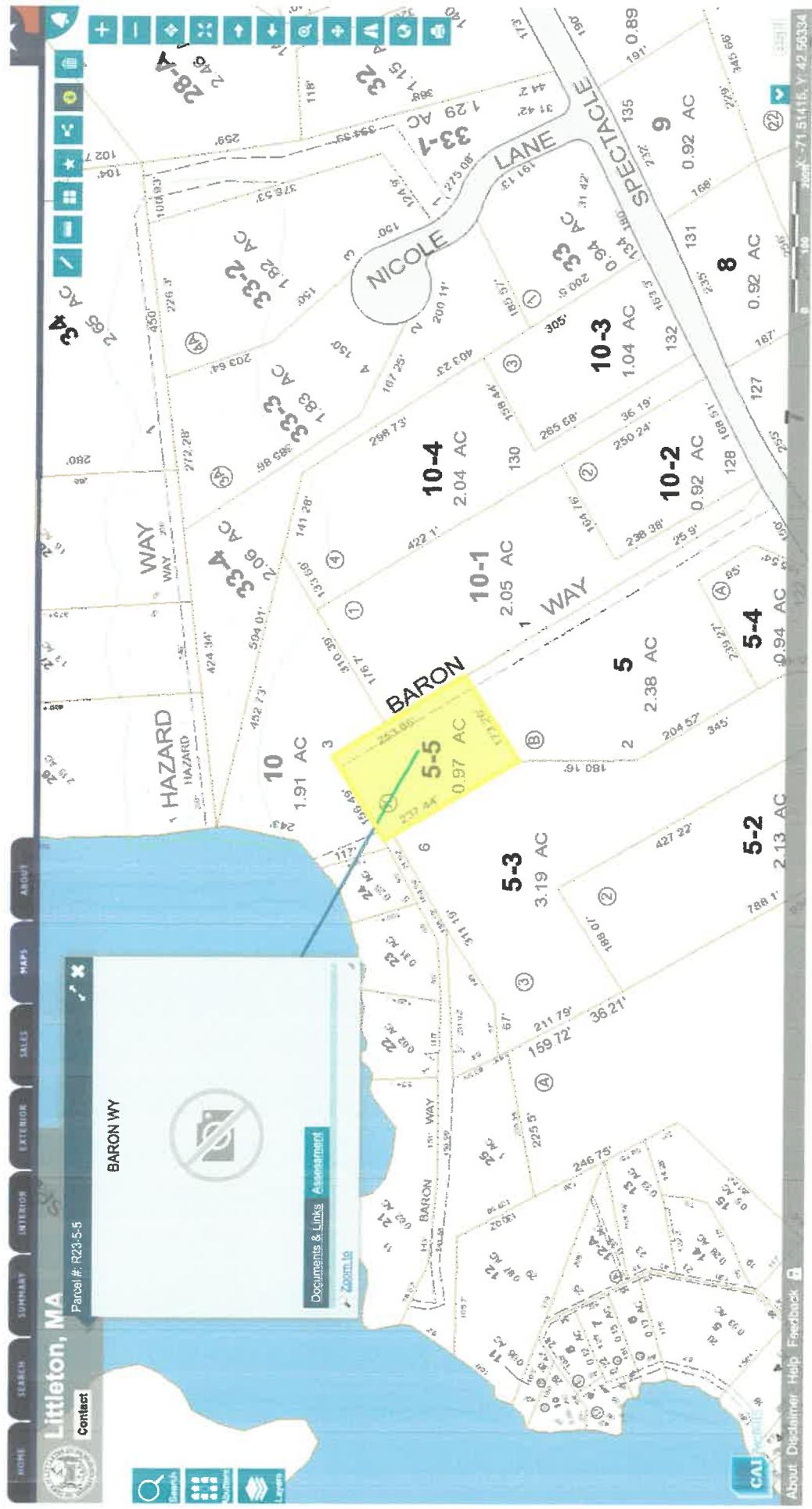
We have three sets of aging parents, and we're excited to have a handicap-accessible house on the property when the time comes for one of them to need it. Until then, we intend to use the building as a guest house for family. It will give us a wonderful opportunity to provide for relatives in need, while having family nearby as we raise our two young children.

Thank you very much for considering our request.

Taylor Curtis  
310-482-8839  
[fishhand@gmail.com](mailto:fishhand@gmail.com)

Jessica Rosenblatt  
310-621-8560  
[jess\\_rosenblatt@yahoo.com](mailto:jess_rosenblatt@yahoo.com)





## PROPERTY MAP

LITTLETON  
MASSACHUSETTS

ADJUSTING MAP NO. 17  
PARCEL NUMBER 1-28  
STREET ADDRESS NO. 233  
LOT DIMENSION FEET 244.78  
COMMISSION CHARTERED 10/10/1998  
DEVELOPMENT MEMBER

## LEGEND

BARROWED  
EVENEMENT  
RIGHT OF WAY  
WILDLAND  
WILDLAND  
WATER BODY  
STREAM

REVISED TO JANUARY 1, 2016  
FOR GOVERNMENT PURPOSES ONLY  
NOT FOR PROPERTY CONVEYANCE  
OR EASEMENT & OR DEVELOPMENT

SCALE IN FEET  
0 200 400

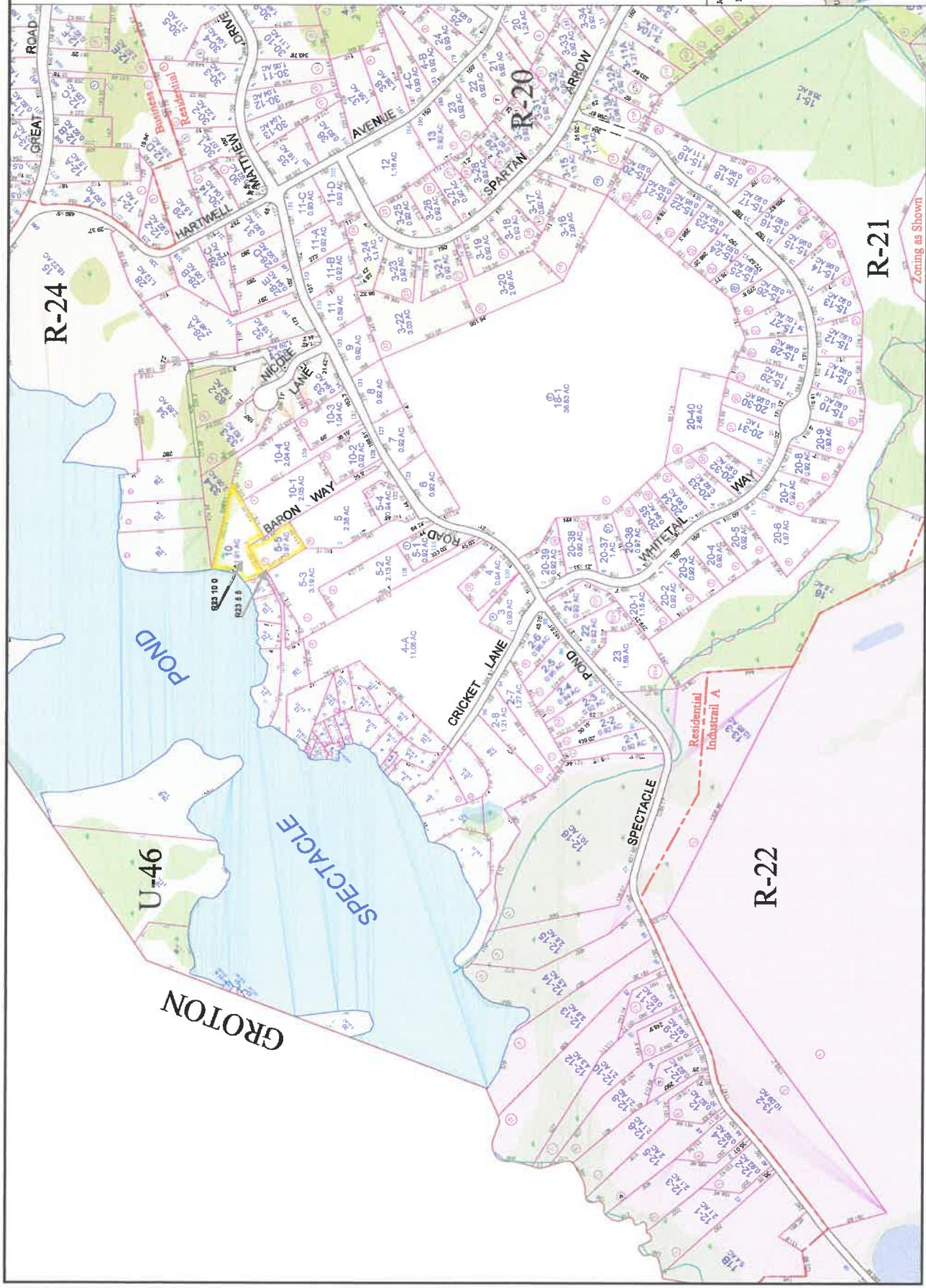
John E. O'Donnell & Associates  
62 Old Hill Road  
New Glarus, Wisconsin 53560  
www.jeo-donnell.com



R-23

R-21

Zoning as Shown





2010 00169671  
Bk: 55458 Pg: 213 Doc: DEED  
Page: 1 of 2 08/27/2010 01:27 PM

587  
JZ

## MASSACHUSETTS QUITCLAIM DEED

I, Joel Ross and Pamela M. Ross of 3 Baron Way, Littleton, Massachusetts 01460, for consideration paid, and in full consideration of ONE AND 00/100 Dollars (U.S. \$1.00) grant to Pamela M. Ross, Trustee of Pamela M. Ross Investment Trust of 3 Baron Way, Littleton, Massachusetts 01460 with *quitclaim covenants* the following property in Middlesex County, Massachusetts.

A parcel of land, with the buildings thereon, located in said Littleton on the northerly side off Spectacle Pond Road, together being known and numbered as 3 Baron Way, Littleton, MA 01460 shown as of Dana P. Hardy and Dana P. Hardy, Jr. on a plan entitled "Land in Littleton, Mass. Surveyed for Dana P. Hardy & Dana P. Hardy, Jr., Scale 1" = 40' July, 1980" by Charles A. Perkins Co., Inc. Civil Engineers & Surveyors 444 High Street. - Clinton, Mass. 01510 Job No. 4120, Plan No. 4615, which plan is recorded with Middlesex South District Registry of Deeds in Book 14098, Page 64. Said parcel being more particularly bounded and described as follows:

By Lot 4 as shown on said plan, One Hundred Thirty-Three and 69/100 (133.69) feet;

By Lot 1 as shown on said plan, One Hundred Seventy-Six and 70/100 (176.70) feet;

By land shown as of Alfred and Frances Baron by two courses totaling a distance of Two Hundred Sixty and 44/100 (260.44) feet;

By land now or formerly of the heirs of Charles A. Hartwell, One Hundred Seventeen and 00/100 (117.00) feet;

By the shore of Spectacle Pond, Two Hundred Forty-three, more or less (243+/-) feet;

By land shown as of Marsha Levallee, Four Hundred Fifty-Two and 73/100 (452.73) feet. Containing 1.9+/- acres according to said plan.

Said premises are hereby conveyed together with the benefit of and subject to easements of way of record, if any, and more particularly as shown on said plan.

For our title see deed recorded with MSRD at Book 35025, page 35.

Witness our hands and seals this 9<sup>th</sup> day of September, 2010.

Joel Ross  
Joel Ross

Pamela M. Ross  
Pamela M. Ross

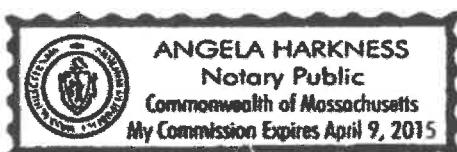
**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss.

On this 9<sup>th</sup> day of September, 2010, before me, the undersigned notary public, personally appeared Joel Ross and Pamela M. Ross, proved to me through satisfactory evidence of identification, which was Mass. driver's licenses to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Angela Harkness  
Notary Public: Angela Harkness  
My Commission Expires: 4/9/2015

PROPERTY ADDRESS: 3 Baron Way Littleton, Massachusetts 01460



2  
2  
1326  
Plan of 2005  
Parcel X, Baron Way, Littleton, MA

QUITCLAIM DEED

2005 00212164  
Bk: 46148 Pg: 299 Doc: DEED  
Page: 1 of 2 09/23/2005 03:47 PM

We, Ephraim P. Baron, of San Jose, California and David E. Baron, of Littleton, Massachusetts, as Trustees of the Frances P. Baron 1998 Revocable Trust, Dated November 30, 1998,

For consideration of One Hundred Thousand (\$100,000.00) Dollars

Grant to Pamela M. Ross, Trustee of the Parcel X Real Estate Trust, under a Declaration of Trust dated September 15, 2005, of 3 Baron Way, Littleton, Massachusetts 01460, with Quitclaim Covenants,

A certain parcel of land located on Baron Way, Littleton, MA containing 0.97 acres, being shown as Parcel X on a plan entitled "Plan of Land in Littleton, Mass., owner: Frances P. Baron, Ephraim P. Baron and David E. Baron, 2 Baron Way, Littleton, MA 01460, Scale 1" = 30', Dated January 12, 2005, prepared by R. Wilson & Associates, Land Surveyors and Civil Engineers, 312 Great Road, P.O. Box 236, Littleton, MA 01460" (the "Premises") and recorded herewith and more particularly described and bounded as follows:

Beginning at a stone bound at the northeasterly corner of the premises at land now or formerly of Pamela Ross;

Thence S 72° 48' 34" W One Hundred Seventy Five and 70/100 (175.70) feet to a point;

Thence S 14° 55' 48" E Two Hundred Fifty Eight and 46/100 (258.46) feet along land now or formerly of David Baron to a point;

Thence N 71° 20' 18" E One Hundred Seventy Three and 26/100 (173.26) feet along land now or formerly of The Frances P. Baron 1998 Revocable Trust to a point;

Thence N 18° 39' 42" W Two Hundred Fifty Three and 89/100 (253.89) feet along land now or formerly of Thomas Moore to the point of beginning.

The said premises are conveyed subject to and with the nonexclusive benefit of the right to use with others entitled thereto the existing 20 foot wide right of way ("Baron Way" - Private) as shown on a plan entitled "Land in Littleton, Mass. surveyed for Frances Baron" surveyed by David E. Ross Associates, Inc. dated June 1998 and recorded with the Middlesex South District Registry of Deeds as Plan #662 of 1998.

Parcel being a portion of the property described in a deed from Frances Baron to Frances P. Baron, Ephraim P. Baron and David E. Baron as Trustees of the Frances P. Baron 1998 Revocable Trust dated July 5, 2003 and recorded with the Middlesex South District Registry of Deeds at Book 41382, Page 287. Also see Probate of Frances P. Baron, Middlesex County Probate # 04P2615EP.

Return to:

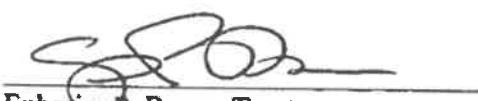
Kay Lyons & Associates  
206 Ayer Rd. Ste 4  
Harvard, MA 01423

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 09/23/2005 03:47 PM  
Ctrl# 081689 29413 Doc# 00212164  
Fee: \$456.00 Con: \$100,000.00

WITNESS the execution hereof under seal this 15<sup>th</sup> day of September 2005.



David E. Baron, Trustee

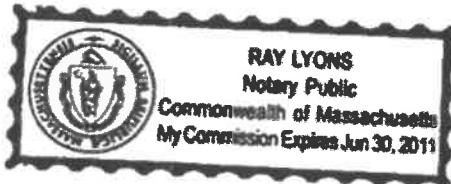
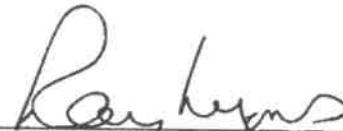


Ephraim P. Baron, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 15th day of September 2005, before me, the undersigned notary public, personally appeared David E. Baron, known to me personally to be the person whose name is signed on the preceding or attached document in his capacity as Trustee of the Frances P. Baron 1998 Revocable Trust and acknowledged to me that he signed it voluntarily as his free act and deed for its stated purpose.

Ray Lyons  
Notary Public: Ray Lyons  
My Commission expires: June 30, 2011

County, ss.

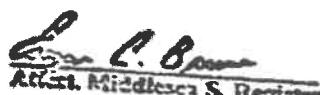
STATE OF CALIFORNIA

Santa Clara

On this 20 day of September 2005, before me, the undersigned notary public, personally appeared Ephraim P. Baron, proved to me through satisfactory evidence of identification, which were ~~to be~~ the person whose name is signed on the preceding or attached document in his capacity as Trustee of the Frances P. Baron 1998 Revocable Trust and acknowledged to me that he signed it voluntarily as his free act and deed for its stated purpose.



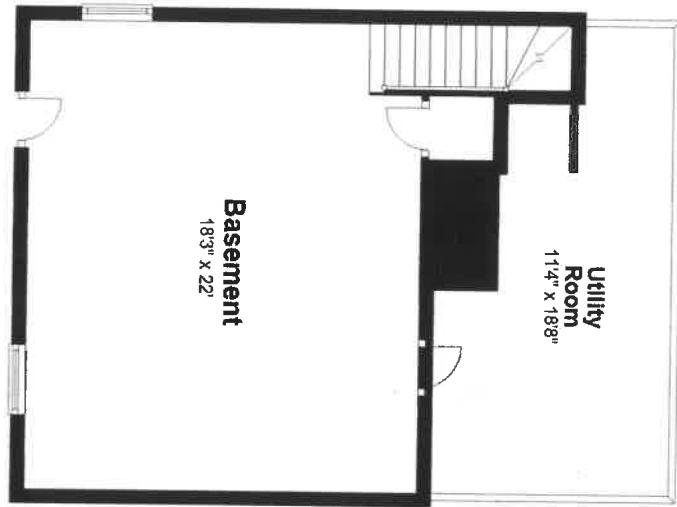

Girish H. Patel  
Notary Public  
My Commission expires: 6/25/06



Attest, Middlesex S. Registry

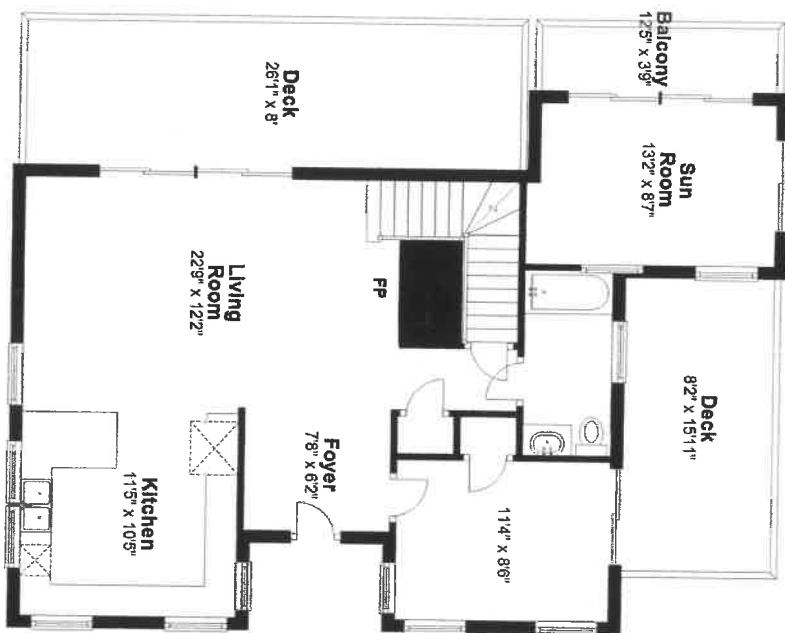


**3 Baron Way, Littleton, MA**  
Guest House, Basement - Approx. 435 sq. ft.



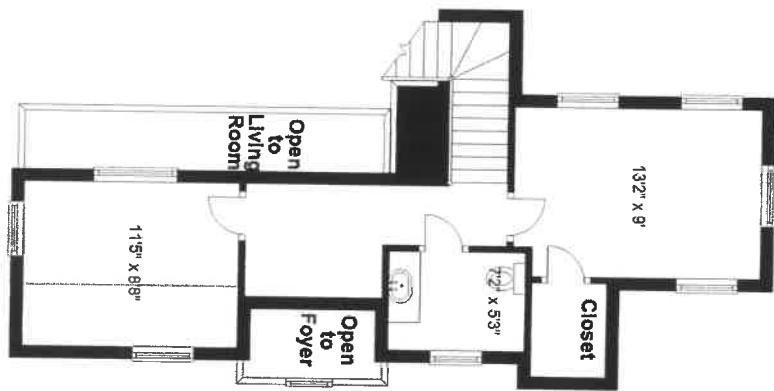
Room sizes and square footage estimates are approximate.

**3 Baron Way, Littleton, MA**  
Guest House, First Floor - Approx. 770 sq. ft.



Room sizes and square footage estimates are approximate.

**3 Baron Way, Littleton, MA**  
Guest House, Second Floor - Approx. 375 sq. ft.



Room sizes and square footage estimates are approximate.

3 Baron Way, Littleton, MA  
Main House, Lower Level - Approx. 1305 sq.

Main House, Lower Level - Approx. 1305 sq. ft.



Room sizes and square footage estimates are approximate.

# 3 Baron Way, Littleton, MA

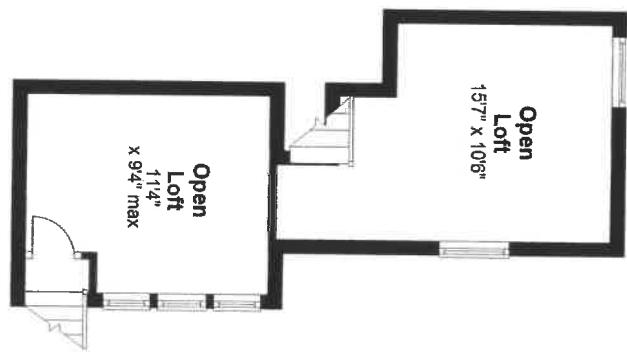
Main House, First Floor - Approx. 1750 sq. ft.



Room sizes and square footage estimates are approximate.

# 3 Baron Way, Littleton, MA

Main House, Second Floor - Approx. 240 sq. ft.



Room sizes and square footage estimates are approximate.







3 Baron Way

Main  
House

An aerial photograph of a residential property. The property includes a single-story house with a dark roof, a detached garage with a light-colored door, and a parking area. The parking area is marked with a dashed line and contains the text "2 Parking Spots". A second dashed line further out from the first is labeled "2nd Spots". The property is surrounded by a mix of green grass and brown, leafless trees. The entire image is rotated diagonally.