

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*. The Board of Appeals also hears and decides applications for *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 (R3) and 173-6 (H5) 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 §52 will also be heard by the Board of Appeals. Action taken by the Building Commissioner or acting under the Code of Littleton Chapter order or decision, the Zoning Enforcement Officer or other administrative official *does not issue a written order* 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 a preexisting 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 record at the Registry of Deeds from the Town Clerk prior to issuance of a building permit. No party is entitled to 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 finds 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



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

15/2018
400
Check # 2707

Pursuant to the provisions of Chapter 40, §57 of the Massachusetts General Laws as adopted by Town Meeting

C. 2003, this document must be signed by the Tax Collector verifying payment of taxes.

Deborah A. Pichardy
Signature of Tax Collector

25 King St

ZBA Case

893A

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 = \$ 450.00 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

Adopted 4-17-14

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 2)
 Comprehensive Permit (40B) Complete additional application (see page 2)

PETITIONER: Signature

Kenneth H. Black
Print Name
2 International Way
Aldenbury
Lawrence, MA 01843
Town, State, Zip

Date:

(978) 266-6041
Phone #
KBlack@energynorthgroup.com
Email Address

Deed Reference: Rk 70147 Page 236

PRO PETITIONER: Signature
Signature
Date 3/15/18
Print Name
ENI 25 King Street LLC
Print Name (if different from petitioner)

Date:

(978) 266-6041
Phone #
KBlack@energynorthgroup.com
Email Address

ASSESSOR MAP & PARCEL NUMBER U41-500
ZONING DISTRICT: R VC B IA IB (Circle all that apply)
Check box if AQUITER DISTRICT
applicable

WATER RESOURCE DISTRICT

Page 1

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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 notices under or decision under appeal

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

MGL c. 40A § Zoning Bylaw § _____
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 Appeals 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 § 173.2B(A)

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 Appeals and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

Print Name _____

Special Permit 40B

Under MGL c. 40B

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the issuance of a Comprehensive Permit under M.G.L.c.640B3

Page 2

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? 173-26A
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.
2. Why are you seeking relief from a literal enforcement of this Zoning By-Law?
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 173-6B (2) of the Littleton Zoning By-Laws.
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 Appeals and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

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 section and application request(s). His review may save time by preventing delays in the hearing process.

2. Apply for a certified abutters list with the Assessors office (request for certified list of abutters form enclosed).
3. 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 1-4 copies of the following with the completed application:

✓ A. 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

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LITTLETON ZONING BOARD OF APPEALS
APPLICATION FOR SPECIAL PERMIT AND VARIANCE

Introduction:

ENI 25 King Street, LLC., is seeking Special Permit and Variance approval to construct a drive-thru component as an accessory use to the existing convenience store/Dunkin Donuts located on the property at 25 King Street. The proposed drive-thru window would be appended to the easterly side of the building as illustrated on the attached plans. The applicant will supplement this application with a more detailed plan showing stacking bypass lane and traffic flow.

The property owner is seeking relief from the literal enforcement of the Zoning Bylaw in Littleton that prohibits food being served directly to customers in their vehicles. A literal enforcement of this Zoning Bylaw would result in substantial hardship to the property owner. Drive-thru facilities have become a common element of modern convenience. The addition of a drive-thru window component is necessary for the property owner to remain competitive in the current market. A drive-thru window would improve access for persons with disabilities and provide convenience for the elderly and persons with young children while reducing the need for on-site parking.

Contact Information:

John F. Gallant
1 Olde North Road Suite 103
Chelmsford, MA 01824
(978) 256-6041
John@gallant-ervin.com

Criteria for Chapter 40A Special Permit:

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.

Criteria for a Variance:

A Variance is a waiver of 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. The Variance is used to authorizes an otherwise prohibited use or to loosen dimensional requirements otherwise applicable to a structure. 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. The applicant states that it meets the requirements for a variance and that this relief will not be substantially detrimental to the public good and will not nullify or substantially derogate from the intent and purpose of the By laws. The applicant is asked daily if they would install a drive through window to assist patrons, handicapped individuals, parents with children in purchasing beverages and food products. It is actually safer for many to use a drive through facility than to park removed their children out of the vehicle or individuals with handicaps and to travel across traffic or parking areas into the building.

Littleton Zoning By-Law Article V §173-26A Commercial Uses - Restaurant Footnote 4:

Food may not be sold directly to persons remaining in their vehicles, and the use requires a special permit if food is to be sold packaged for takeout (other than where the takeout is clearly incidental to service for on-premises consumption.) [Amended 5-9-1998 ATM, Art. 12].

Site and Context:

This property of 2.5 acres is located at 25 King Street and zoned as a Business District. The property is next to a Car Wash to the west and an Animal Hospital to the east. The property currently consists of a gas station, convenience store, and Dunkin Donuts.

Project Plans:

The Site Plan included herein shows minimal changes to the pre-existing property in order to install a one-lane, drive thru component to the existing structure which would consist of the addition of a menu board, pavement markings, modifications to pre-existing curbing, installation of a drive-thru window, placement of a concrete mat, and the addition of two Do Not Enter signs and two stop signs.

Traffic Circulation and Stacking:

In order to avoid negative traffic impact and to ensure cars do not back up into the street, this project is designed to allow adequate stacking for cars and a plan will be presented to the board and a by-pass lane for circulation to exit to Kimball Street.

Design for Neighborhood Compatibility:

The requested Special Permit and Variance will enable the property owner to provide a more convenient option for the residents of Littleton and is not out of harmony with the existing gas station, convenience store and Dunkin Donuts. Approval of a Special Permit or Variance will have no adverse effect on the physical or environmental conditions in the neighborhood. The requested Variance is the minimum that is necessary and adequate to the Owner's needs, while still preserving the character of the neighborhood. The property is located in the Business District without any residential use in the nearby area nullifying many concerns relating to noise,

lighting or neighborhood character and any concerns regarding neighborhood impacts related to the use and operation of a drive-thru, such as noise, lighting, and traffic, if any, can be effectively mitigated at the Planning Board during site plan review. The inclusion of a drive-thru window as an accessory use to the existing convenience store/Dunkin Donuts will have no detrimental impacts on the health, safety or welfare of the community and the neighborhood. The Town of Littleton issued a Special Permit for the gas station on June 11, 1987. The Decision to add the convenience store was issued by the Town of Littleton on March 10, 2005. The inclusion of a drive-thru window is consistent with the intent and purpose of this land.

Conclusion:

Drive-thru facilities are very successful and are well used by the travelling public providing convenience and offering benefits including increased safety at night, improved access for persons with disabilities, and convenience for the elderly and persons with young children. The proposed drive-through feature is compatible with and sensitive to the prevalent urban form, streetscape features, and future development plans of the area. The design of the drive-thru window will not negatively impact or potentially impede safe and convenient pedestrian access into the building or access to and from adjacent roads. The by-law recognizes the reasonable use of drive-thru facilities in the context of financial institutions and seemingly only prohibits the use of drive-thru facilities in the context of a restaurant. Extending this entitlement by variance for a convenience store/Dunkin Donuts would serve analogous interests while enhancing the achievement of the town's economic development goals.

The proposed location for this drive-through window is adequately sized and requires minimal changes to the existing structure and property. The drive-thru components are designed to meet the peak stacking needs for the use intended. We believe this drive-through can operate compatibly in this location.

Denial of this Application for a Special Permit and Variance will result in substantial financial hardship to the property owner. Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Zoning By-laws of the Town of Littleton. The benefit sought by the property owner cannot be achieved by some method other than a Special Permit or Variance.

Middlesex South Registry of Deeds

Electronically Recorded Document

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

Recording Information

Document Number	:	175152
Document Type	:	DEED
Recorded Date	:	October 27, 2017
Recorded Time	:	03:48:53 PM
Recorded Book and Page	:	70147 / 295
Number of Pages(including cover sheet)	:	3
Receipt Number	:	2144138
Recording Fee (including excise)	:	\$7,284.20

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 10/27/2017 03:48 PM
Ctrl# 272286 10961 Doc# 00175152
Fee: \$7,159.20 Cons: \$1,570,000.00

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

QUITCLAIM DEED

MIKADA ASSOCIATES, INC., a Massachusetts Corporation with a principal place of business at 25 King Street, Littleton, Middlesex County, Massachusetts,

for consideration paid and in full consideration of **ONE MILLION FIVE HUNDRED SEVENTY THOUSAND AND 00/100 (\$1,570,000.00) DOLLARS**

grants to **ENI 25 KING STREET, LLC**, a Massachusetts Limited Liability Company with a principal place of business at 2 International Way, Lawrence, Essex County, Massachusetts 01843

with Quitclaim Covenants

The land in said Littleton, Middlesex County, Massachusetts, with the buildings thereon, and being Lot "A" as shown on a plan of "Land in Littleton, Mass." surveyed for Robert W. Wilson, November, 1977, Charles A. Perkins Co., Inc., Civil Engineers & Surveyors, being plan no. M-3184, and recorded with Middlesex South Districts Deeds on April 4, 1978, as Plan Number 296 of 1978 in Book 13416 at the end. Said Lot "A" bounded and described as follows:

- NORTHWESTERLY** by King St. or Depot Rd., by a curved line 230 feet;
- NORTHEASTERLY** by Route 2A & 110 (King Street) by two lines, a curved line, 150 feet, and 186.75 feet;
- EASTERLY** by Lot "B" as shown on said plan, by four lines, 46.51 feet, 66.06 feet, 102.48 feet and 77.77 feet;
- SOUTHEASTERLY** by Kimball Street 253.91 feet; and
- SOUTHWESTERLY** by land now or formerly of Russell I. & Esther L. Lawrence 447.00 feet.

Said Lot "A" containing according to said plan 2.5 acres more or less.

This is not homestead property of the Grantor and therefore no one is entitled to a homestead exemption on this property.

Being the same premises conveyed to Grantor by Deed dated February 24, 1993 and recorded with the Middlesex South District Registry of Deeds in Book 22941, Page 113.

Executed as a sealed instrument this 24th day of October, 2017.

MIKADA ASSOCIATES, INC.

David C. McGlooughlin, Jr. PR/TR

By: **DAVID C. McGLOUGHLIN, JR.**
President and Treasurer

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

October 24, 2017

On this day, before me, the undersigned Notary Public, personally appeared the above-named **DAVID C. McGLOUGHLIN, JR.**, President and Treasurer as aforesaid and not Individually, 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.

Sherrill R. Gould
Notary Public:
My Commission Expires:



D

The Commonwealth of Massachusetts

William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

**Limited Liability Company
Certificate of Organization
(General Laws Chapter 156C, Section 12)**

FILED

JUN 19 2014

Federal Identification No.: pending

SECRETARY OF THE COMMONWEALTH
CORPORATIONS DIVISION

(1) The exact name of the limited liability company:

ENI 25 King Street LLC

(2) The street address of the office in the commonwealth at which its records will be maintained:

1700 Shawsheen Street, Tewksbury, MA 01876

(3) The general character of the business:

To purchase, acquire, buy, sell, own (either directly or as the holder of a beneficial interest in any nominee realty trust, partnership interest or interest in any other limited liability company), develop, improve, maintain, operate, lease, finance, refinance, sell and otherwise deal with real property, and to engage in all activities incidental thereto, and to engage in any other activities in which a limited liability company organized under the laws of the Commonwealth of Massachusetts may lawfully engage.

(4) Latest date of dissolution, if specified:

(5) The name and street address, of the resident agent in the commonwealth:

NAME

ADDRESS

Kenneth H. Black

1700 Shawsheen Street, Tewksbury, MA 01876

(6) The name and business address, if different from office location, of each manager, if any:

NAME

ADDRESS

Kenneth H. Black

(7) The name and business address, if different from office location, of each person in addition to manager(s) authorized to execute documents filed with the Corporations Division, and at least one person shall be named if there are no managers:

NAME _____ ADDRESS _____

(8) The name and business address, if different from office location, of each person authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property recorded with a registry of deeds or district office of the land court:

NAME _____ ADDRESS _____

Kenneth H. Black 1700 Shawsheen Street, Tewksbury, MA 01876

(9) Additional matters:

Signed by (by at least one authorized signatory):

Chiff El

Clifford Esher - Authorized Person

Consent of resident agent:

Kenneth H. Black

resident agent of the above limited liability company, consent to my appointment as resident agent pursuant to G.L. c. 156C § 121.

**or attach resident agent's consent hereto.*

1224496

COMMONWEALTH OF MASSACHUSETTS

147818

William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Boston, Massachusetts 02108-1512

**Limited Liability Company Certificate
(General Laws Chapter 156C, Section 12)**

Effective date:

Green Spring School

WILLIAM FRANCIS GALVIN
Secretary of the Commonwealth

Filing fee: \$500

TO BE FILLED IN BY LIMITED LIABILITY COMPANY

Contact Information:

Clifford Esher of Seyfarth Shaw LLP

Two Seaport Lane, Suite 300

Boston, MA 02210

Telephone: 617-946-4800

Email: _____

Upon filing, a copy of this filing will be available at www.sec.state.ma.us/cor. If the document is rejected, a copy of the rejection sheet and rejected document will be available in the rejected queue.

2014 JUN 19 AM 10:42
CORPORATE DIVISION
SEARCHED
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