

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 Bylaws

TOWN USE ONLY  
Received by the Town Clerk Office

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300 Check # 34417

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.

L. Lord 8/20/2018  
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 James F. Basnett Jr. for J.F. Basnett Co., Inc. Date: 8/21/2018

Print Name 14 Gilson Rd. Phone # 978-952-25852

Address Littleton, MA 01460 Email Address jim@basnettdbr.com

Town, State, Zip Deed Reference: Bk 55382 Page 274

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

Kathleen T. Arena 8/21/2018 978-486-1040

Signature Date Phone #

Print Name (if different from petitioner) karena21@comcast.net

6 Nashoba Trail, Littleton, MA 01460

Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER U49 6 0

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

- Check box if applicable
- ☐ AQUIFER DISTRICT
  - ☐ WATER RESOURCE DISTRICT

6 Nashoba Tr

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

## 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 § 173-10 B. (1)

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 James F. Basnett Jr.

James F. Basnett Jr.

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.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? 173-10 B. (2)

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 James F. Basnett Jr.

James F. Basnett Jr.  
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. 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 14 copies 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



August 22, 2018

Town of Littleton Board of Appeals

Re: Petition for Special Permit or Variance

Subject Property: 6 Nashoba Trail, Littleton, MA 01460

Owner: Kathleen T. Arena

Applicant: James F. Basnett Jr. for J.F. Basnett Co., Inc.; agent for Kathleen T. Arena

The existing landing and stairs servicing the front entry of the property are in need of replacement due to rotting and general disrepair. The owner would like to construct a new more functional and aesthetically appealing front entry. The proposed design serves both functionality and aesthetics without increasing the non-conforming nature of the existing landing and steps.

Because the applicant was unsure as to which zoning bylaw the proposed structure impacts; Section 173-10 B. (1) requiring a Special Permit 40A or Section 173-10 B. (2) requiring a Variance, he has filled in the appropriate information in each area of the application and asks that the Board of Appeals may choose the appropriate bylaw and grant relief in the form required.


Provided within the application:

1. Foundation Certified Plan of Land by Bradford Engineering dated 4/15/1994 with proposed modifications overlaid and with additional notes and measurements added to aid in understanding of the proposed modifications.
2. Copy of recorded deed dated December 10, 2010 granting the subject property to the current owner, Kathleen T. Arena.
3. Plans and elevations of proposed modifications.
4. Property Record Card for 6 Nashoba Trail
5. Certified Plot Plan of 7 Nashoba Trail by R. Wilson and Associates dated February 18, 2014 showing that the front entry addition (since constructed) is setback from the street 19.7' without consideration to the landing and steps to the entry addition.

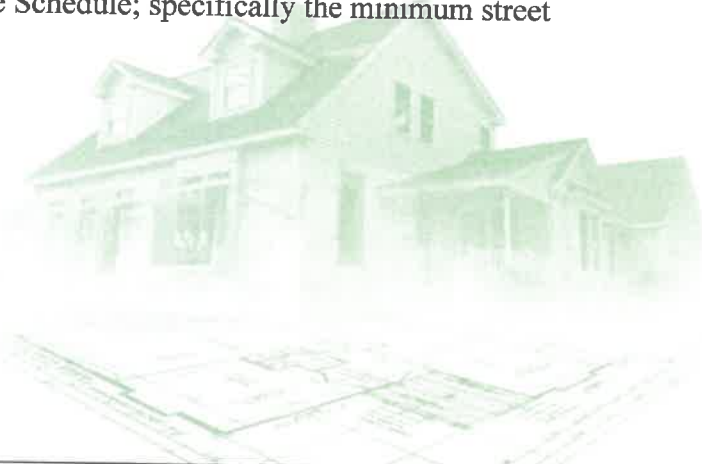
Although the applicant does not possess the plot plan for 5 Nashoba Trail, it appears the entirety of the front of the house does not conform to the minimum street setback requirement.

Applicant contends that the proposed modifications are in harmony with the neighborhood and with the general purpose and intent of the bylaw 173-10 and requests that the Board of Appeals grant relief from strict adherence to the existing Intensity of Use Schedule; specifically the minimum street setback.

Respectfully submitted by:



James F. Basnett Jr.  
President, J.F. Basnett Co., Inc.



N/F B. & M. RAILROAD

75.08'

PLAN MODIFICATIONS by  
J. F. BASNETT, CO., INC.

EXISTING IN BLACK  
PROPOSED IN RED

LOT 205  
9788 s.f.

57.6 ft

LOT 204

LOT 206

133.2'

DECKSTAIRS  
TO BE REMOVED

14.0 ft

20.0 ft

18.0 ft

14.0 ft

15.6 ft

15.1'

128'

FOUNDATION

15.7'

12.0 ft

5.0 ft

8' ROOF  
OVERHANG

NEW STEPS  
SAME SIZE  
AS EXISTING

31.3

27.4 ft

24.3 ft

75'

NASHOBA TRAIL

# FOUNDATION CERTIFICATION PLAN OF LAND

LOCATED IN  
LITTLETON, MA.

LOT 303

NASHOBA TRAIL

SCALE: 1"=20'

APRIL 15, 1994

I CERTIFY THAT THE FOUNDATION AS SHOWN WAS  
LOCATED IN THE FIELD AS SHOWN ON APRIL 14, 1994  
AND THAT IT CONFORMS WITH THE ZONING BYLAW  
OF THE CITY OF LITTLETON WITH REGARDS TO  
BUILDING SETBACK REQUIREMENT.



JAMES W. BOUGOUKAS, R.E.

#9529

DATE 4-15-94

BRAD

ENGINEERING CO.

3 WASHINGTON SQ.

HAVERHILL MA. 01831

LOCUS: 6 NASHOBA TRAIL, LITTLETON, MASSACHUSETTS 01460



2010 00181186

Bk: 55382 Pg: 274 Doc: DEED  
Page: 1 of 3 09/15/2010 03:01 PM

## QUITCLAIM DEED

We, JOHN J. ARENA, JR. and KATHLEEN T. ARENA, husband and wife as tenants by the entirety, both of Littleton, Middlesex County, Massachusetts, in consideration of the provisions of an Agreement between the parties dated March 3, 2010, filed in Middlesex Probate and Family Court, Docket No. MI09D-1065-DR, grant to KATHLEEN T. ARENA, individually, of 6 Nashoba Trail, Littleton, Middlesex County, Massachusetts,

### WITH QUITCLAIM COVENANTS,

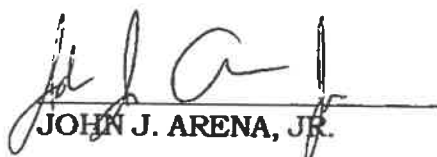
The land with the buildings thereon in Littleton, Middlesex County, Massachusetts, shown as Lot 205 on a plan entitled, "Plan of Lake Matawanakee Shores, Littleton, Massachusetts, H.R. Anderson, Surveyor, June 1945", recorded with Middlesex South District Deeds, Plan No. 499 of 1945 in Book 6878, Page End, to which plan reference may be had for a more particular description. Being Lot numbered 205 (Two Hundred and Five) on said plan.

Containing, according to said Plan, 9,788 square feet of land, more or less; or however otherwise said Lot 205 may be bounded, measured or described, or be any or all of said measurements, more or less.

Said premises are conveyed subject to and together with any and all rights, restrictions, reservations, easements or other conditions of record, insofar as the same may now be in force and applicable; expressly not intending nor meaning however to extend the same in the event that they have expired by their terms, by operation of law or otherwise.

For the grantor's title, see deed dated July 28, 1995, recorded with Middlesex South District Deeds at Book 25521, Page 149.

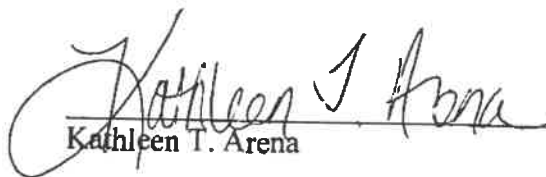
Witness our hands and seals this 9<sup>th</sup> day of September, 2010.

  
JOHN J. ARENA, JR.

Gould & Ettenberg  
370 Main St  
Worcester, Ma.

C NASHUA TRAIL LITTLETON MA

Witness my hand and seal this 10<sup>th</sup> day of September, 2010.

  
Kathleen T. Arena

**COMMONWEALTH OF MASSACHUSETTS**

MIDDLESEX COUNTY,

September 9, 2010

Then personally appeared the above named JOHN J. ARENA JR. proved to me through satisfactory evidence of identity, that being a driver's license, to be the person whose name is subscribed to the within instrument and acknowledged that he voluntarily executed the same for its stated purpose.

*Claire L. Walsh*

Notary Public: CLAIRE L. WALSH

My Commission Expires: 02/08/13

**COMMONWEALTH OF MASSACHUSETTS**

MIDDLESEX COUNTY,

September 10, 2010

Then personally appeared the above named KATHLEEN T. ARENA proved to me through satisfactory evidence of identity, that being a driver's license, to be the person whose name is subscribed to the within instrument and acknowledged that she voluntarily executed the same for its stated purpose.

*Donna M. Reidy*

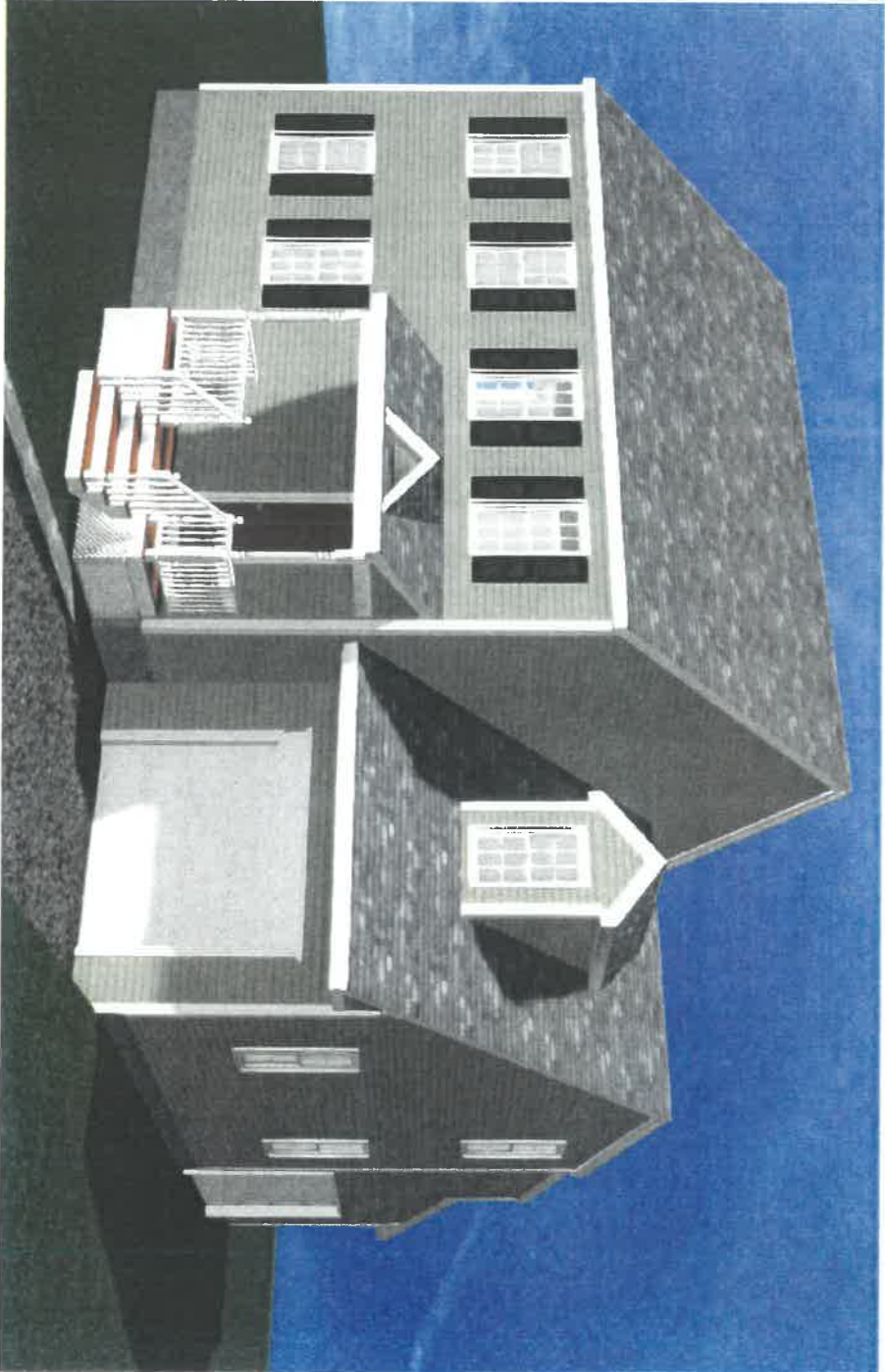
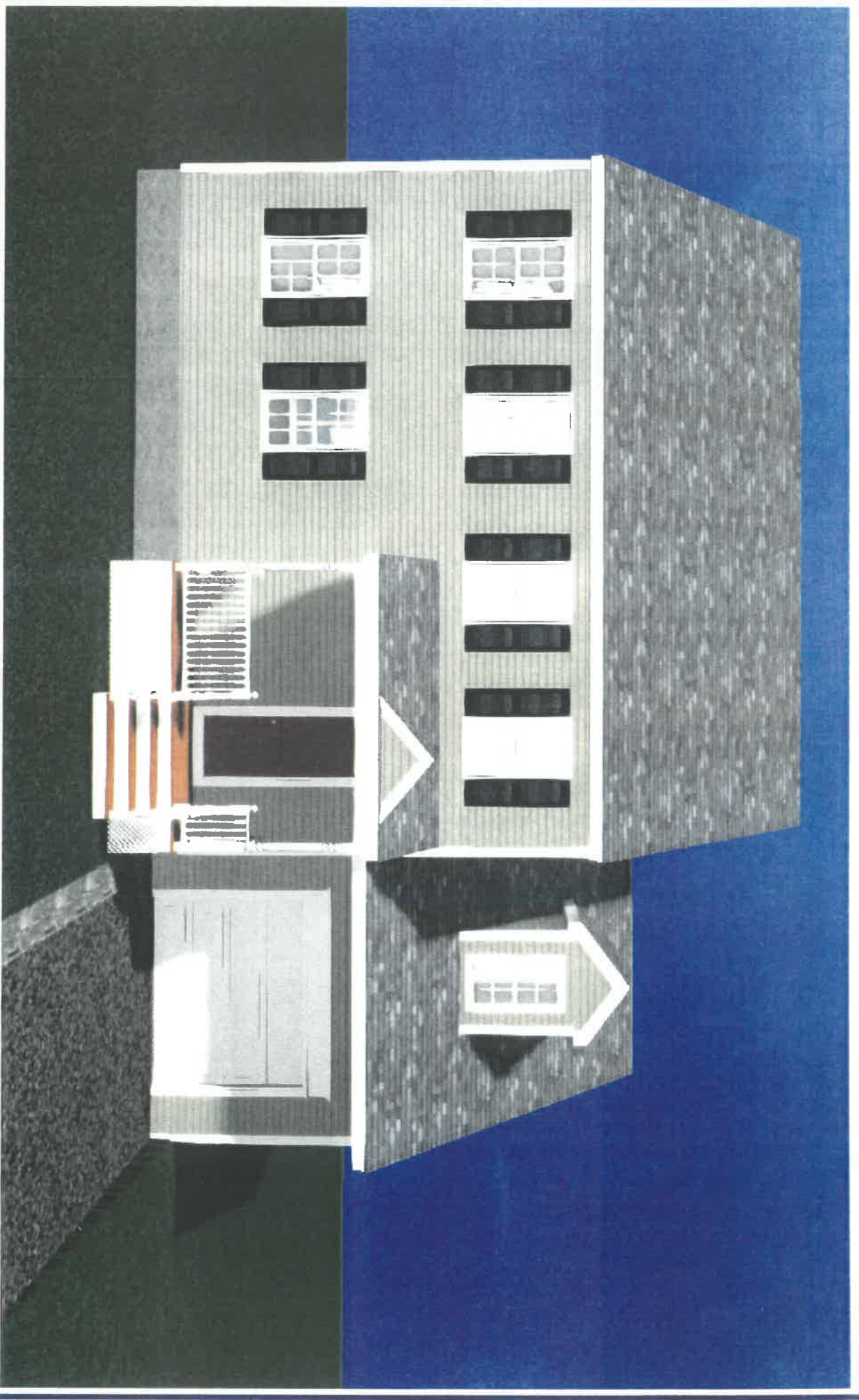
Notary Public:

My Commission Expires:

*DONNA M. REIDY*

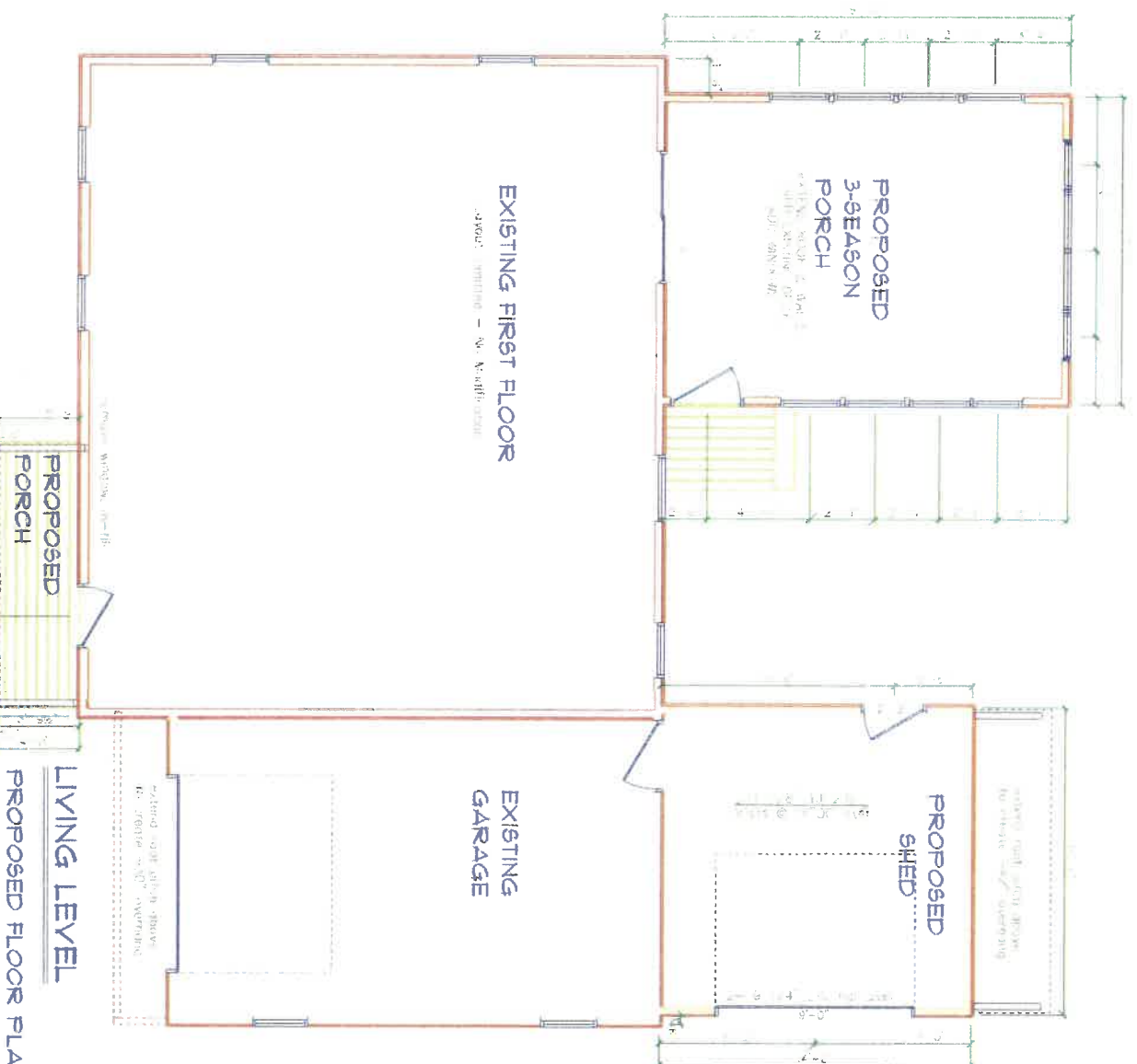
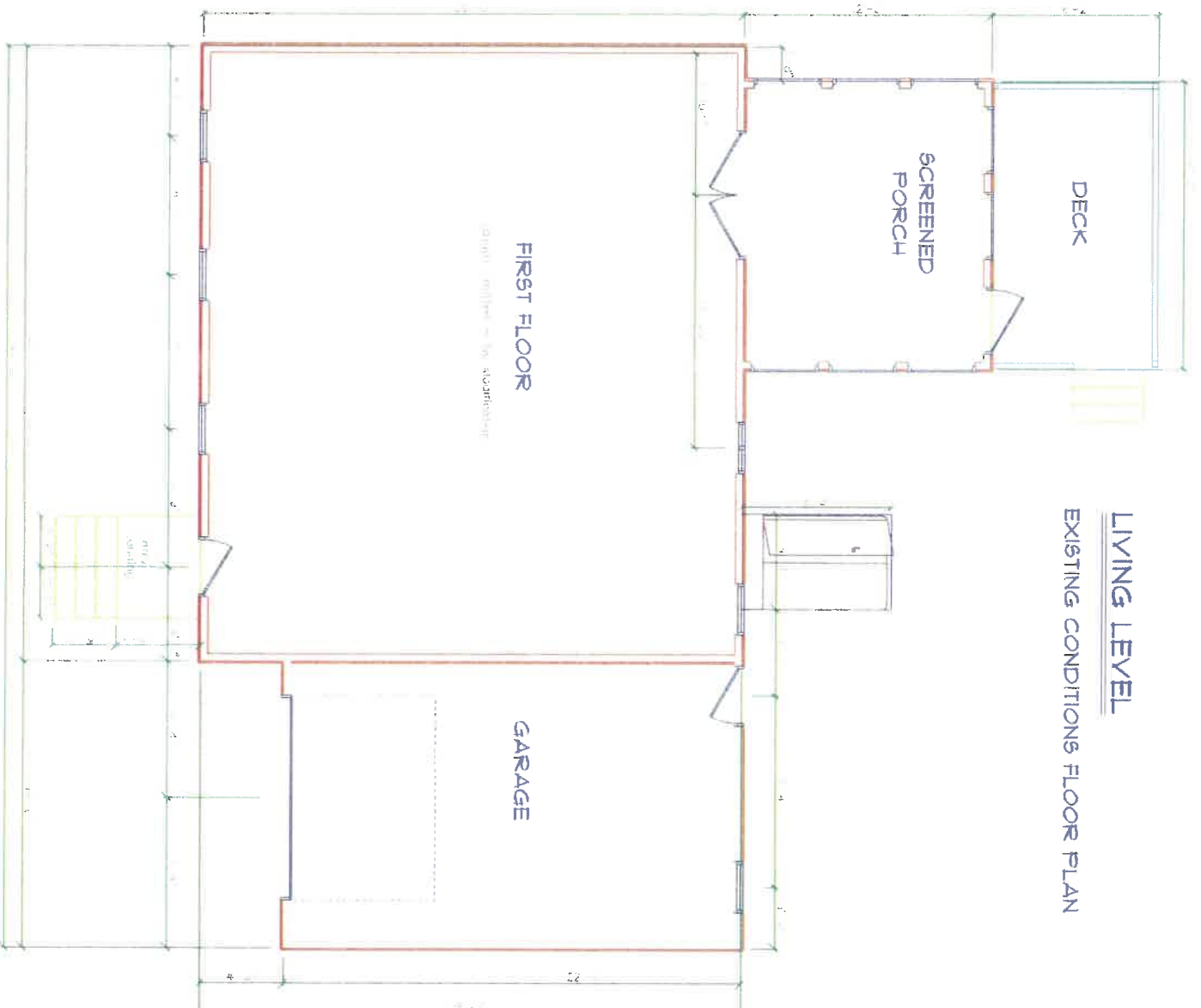
*12/18/10*







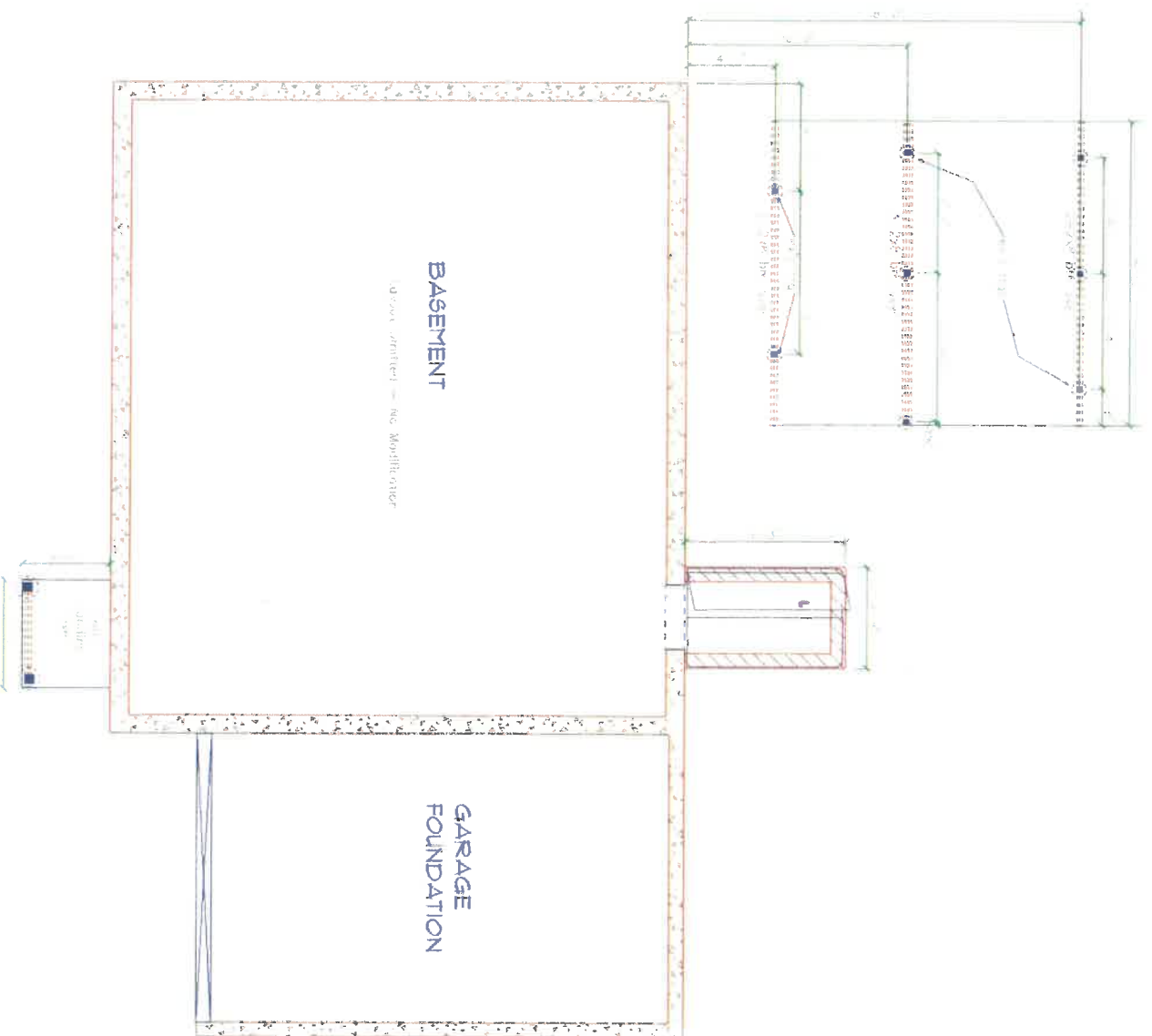
LIVING LEVEL  
EXISTING CONDITIONS FLOOR PLAN



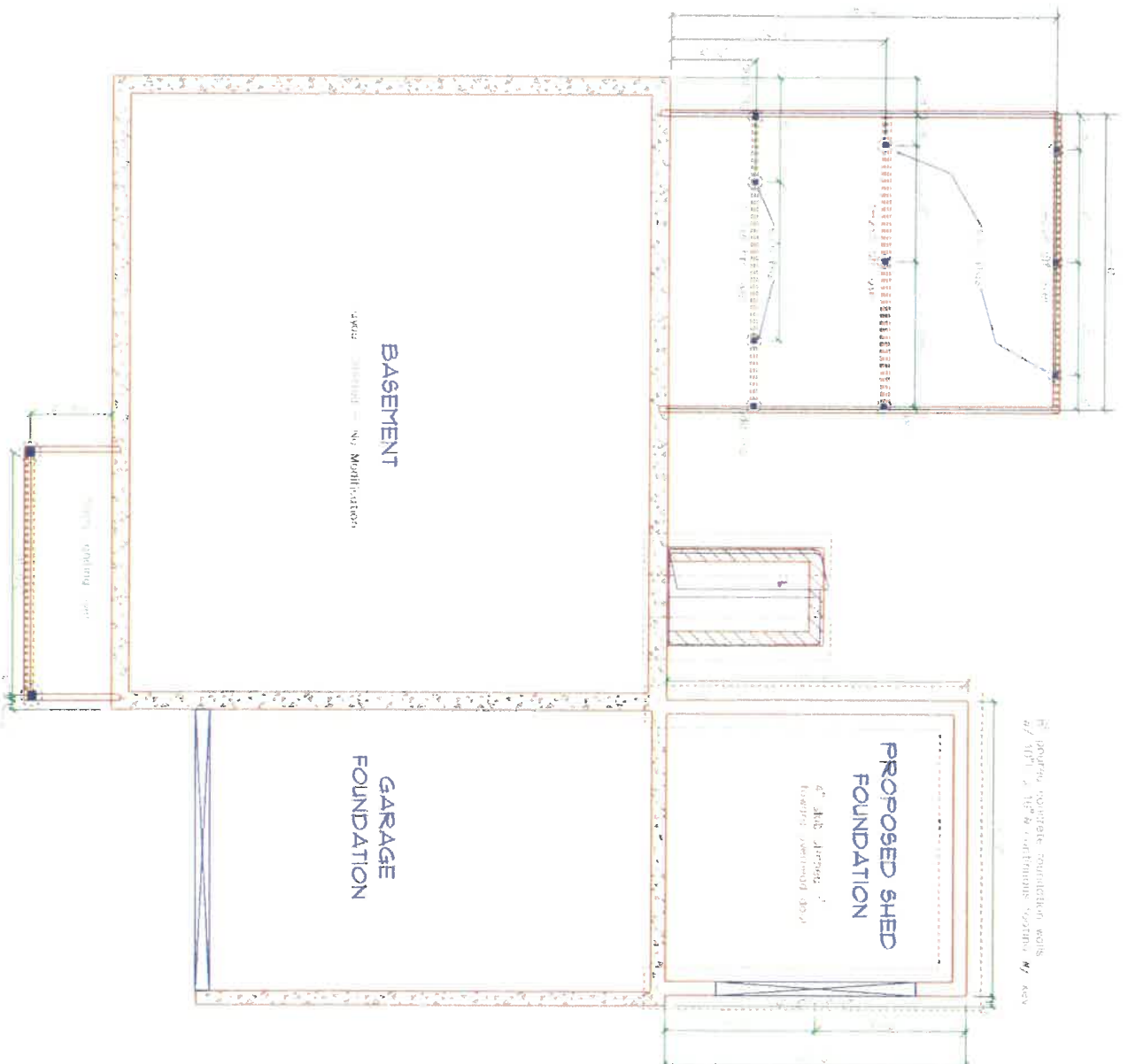
SCALE: 1/8" = 1'-0"

6 NASHOBA TR.





**BASEMENT LEVEL**  
**EXISTING FLOOR PLAN**



**BASEMENT LEVEL**  
**PROPOSED FLOOR PLAN**

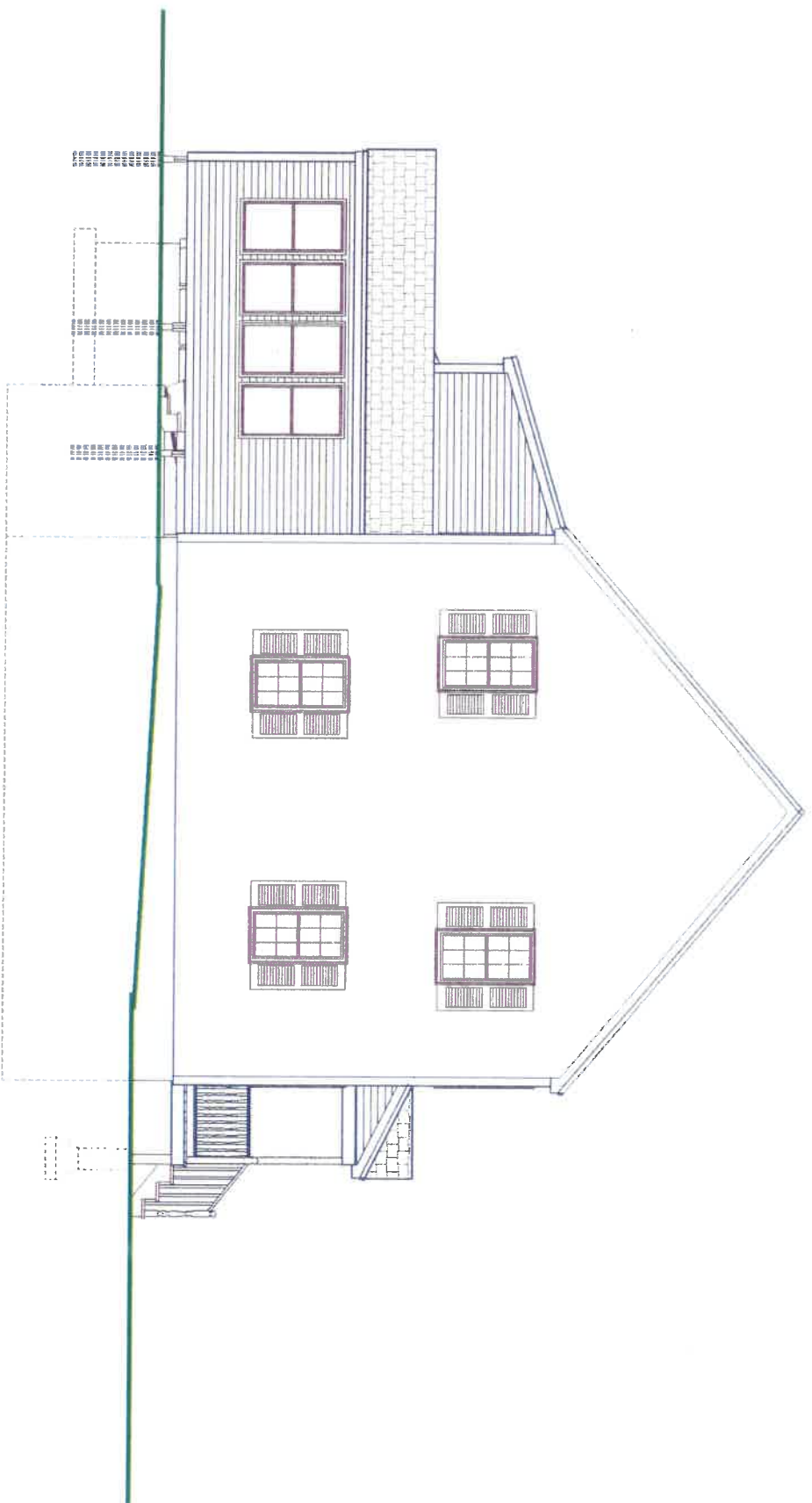
SCALE: 1/8" = 1'-0"





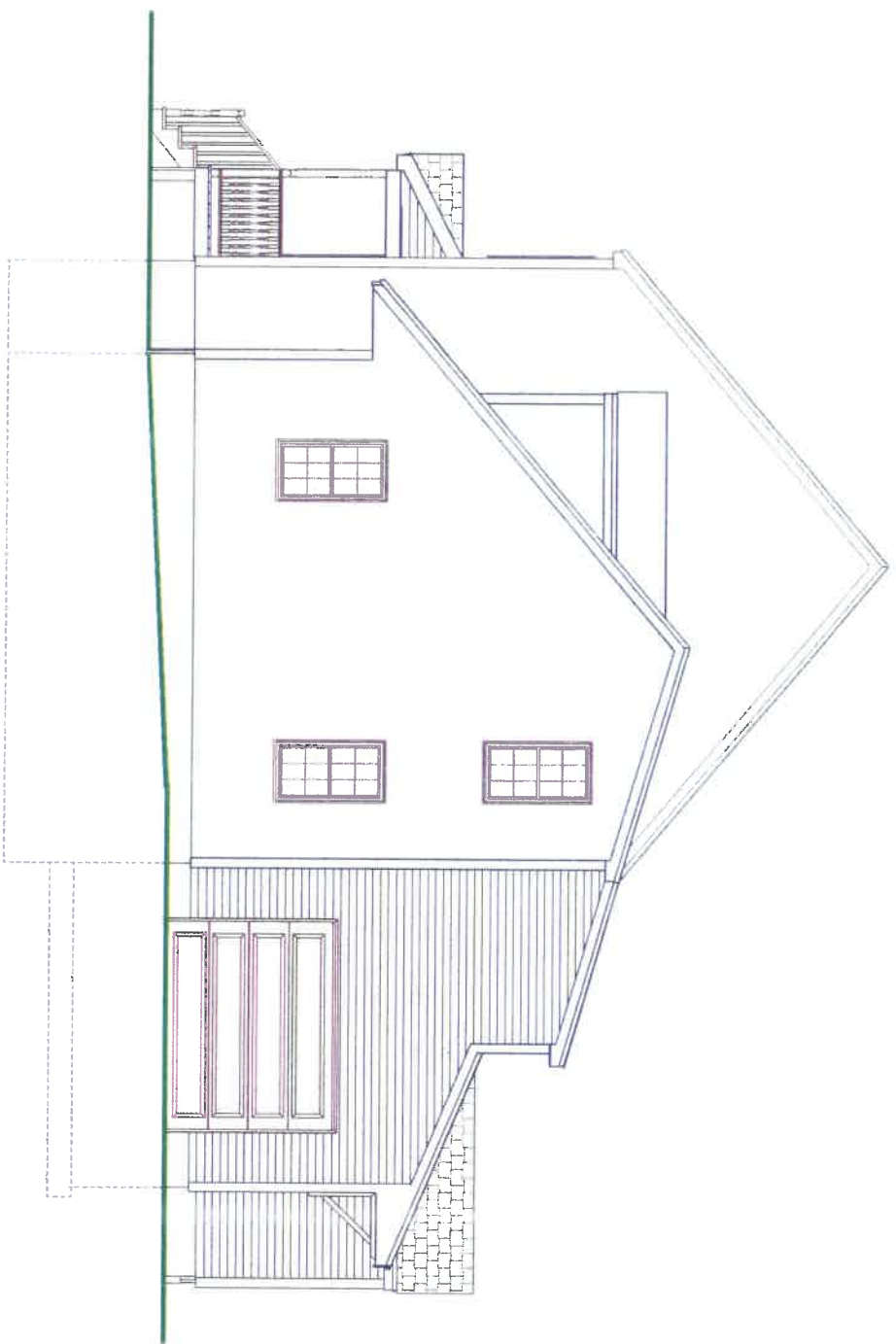
FRONT ELEVATION - PROPOSED

NOTES:  
1. ALL MATERIALS TO BE SHOWN ON DRAWING.  
2. ALL MATERIALS TO BE SHOWN ON DRAWING.



LEFT ELEVATION

NOTES:  
1. ALL MATERIALS TO BE SHOWN ON DRAWING.  
2. ALL MATERIALS TO BE SHOWN ON DRAWING.



RIGHT ELEVATION - PROPOSED

NOTE:  
Additions/modifications - owner's review provided.  
Existing structure shown in black.



REAR ELEVATION - PROPOSED

NOTE:  
Additions/modifications - owner's review provided.  
Existing structure shown in black.

# Unofficial Property Record Card - Littleton, MA

## General Property Data

Parcel ID **U49 6 0**  
Prior Parcel ID **--**  
Property Owner **ARENA KATHLEEN T**  
Mailing Address **6 NASHOBA TRAIL**  
City **LITTLETON**  
Mailing State **MA** Zip **01460**  
ParcelZoning

Account Number  
Property Location **6 NASHOBA TL**  
Property Use **ONE FAM**  
Most Recent Sale Date **9/15/2010**  
Legal Reference **55382-274**  
Grantor **ARENA JOHN J JR,**  
Sale Price **1**  
Land Area **0.225 acres**

## Current Property Assessment

Card 1 Value Building Value **244,900**

Xtra Features  
Value **0**

Land Value **127,000**

Total Value **371,900**

## Building Description

Building Style **COLONIAL**  
# of Living Units **1**  
Year Built **1994**  
Building Grade **AVG. (+)**  
Building Condition **Good**  
Finished Area (SF) **1791**  
Number Rooms **6**  
# of 3/4 Baths **0**

Foundation Type **CONCRETE**  
Frame Type **WOOD**  
Roof Structure **GABLE**  
Roof Cover **ASPHALT**  
Siding **CLAPBOARD**  
Interior Walls **DRYWALL**  
# of Bedrooms **3**  
# of 1/2 Baths **1**

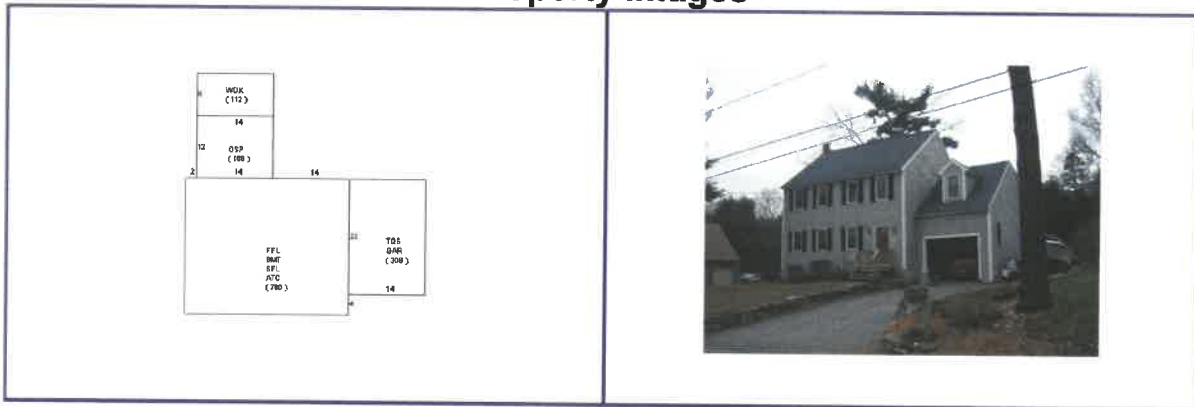
Flooring Type **CARPET**  
Basement Floor **N/A**  
Heating Type **FORCED H/A**  
Heating Fuel **OIL**  
Air Conditioning **0%**  
# of Bsmt Garages **0**  
# of Full Baths **2**  
# of Other Fixtures **0**

## Legal Description

## Narrative Description of Property

This property contains 0.225 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 1994 , having CLAPBOARD exterior and ASPHALT roof cover, with 1 unit(s), 6 room(s), 3 bedroom(s), 2 bath(s), 1 half bath(s).

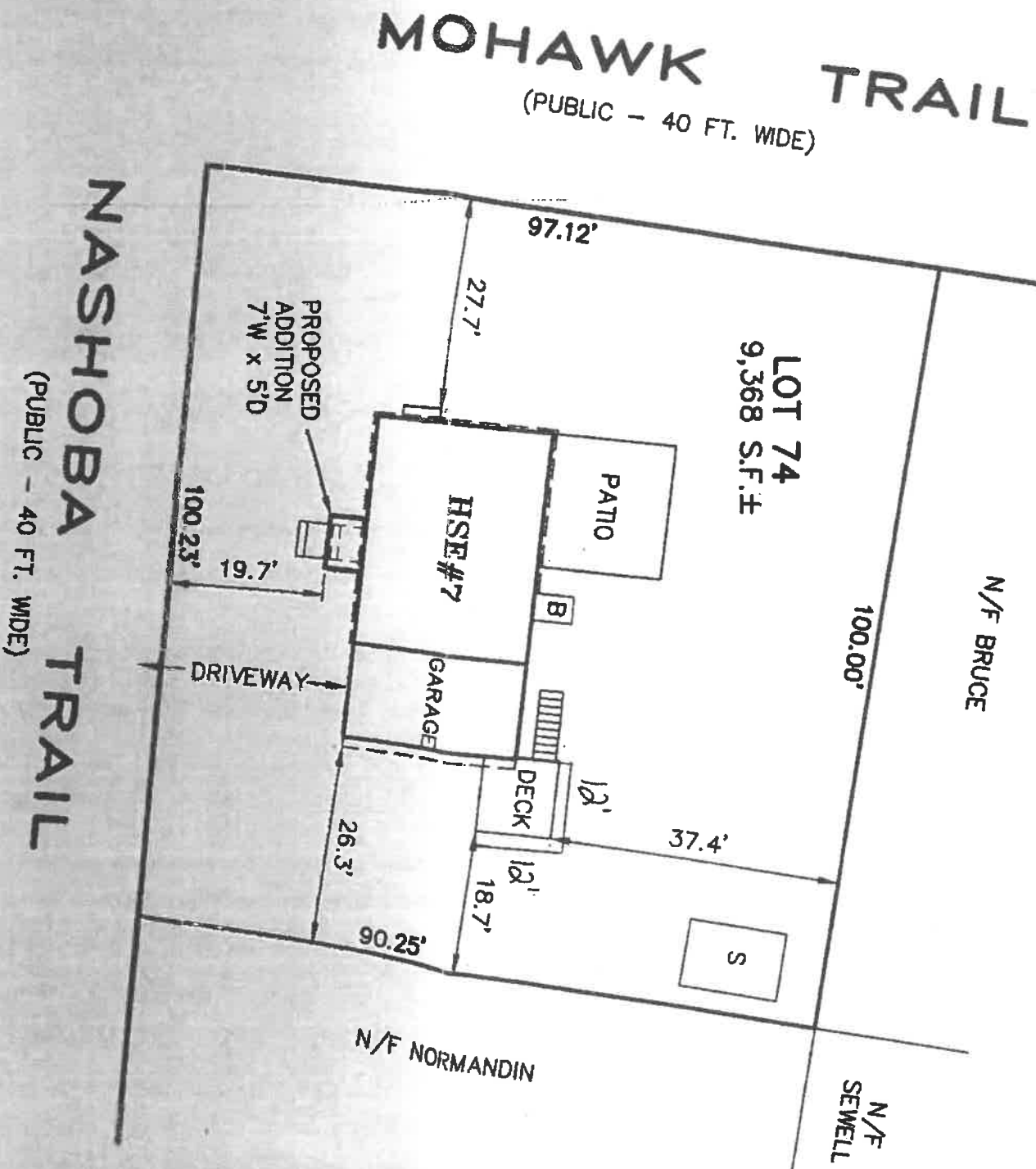
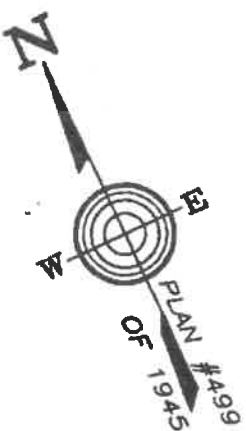
## Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



DEED REFERENCE: BOOK 62848, PAGE 469  
PLAN REFERENCE: PLAN 499 OF 1945  
ASSESSOR'S REFERENCE: MAP U-49, PARCEL 8  
ZONING DISTRICT: RESIDENTIAL



I CERTIFY THAT THE EXISTING STRUCTURES ARE CONSTRUCTED WHERE SHOWN ON THIS PLAN.

I FURTHER CERTIFY THAT THE STRUCTURES DO NOT LIE IN THE FLOOD HAZARD ZONE SHOWN ON THE F.E.M.A. MAP OF MIDDLESEX COUNTY, MASS. PANEL 209 AND 228 OF 656, MAP # 25017C0228E AND # 25017C0209E RESPECTIVELY. EFFECTIVE DATE: JUNE 4, 2010



SCALE: 1 INCH = 20 FEET  
DATE: FEBRUARY 18, 2014  
**PLOT PLAN OF LAND  
SHOWING PROPOSED ADDITION  
IN  
LITTLETON, MASS.**

OWNER: CHRISTOPHER R. DILL AND RACHEL A. DILL  
7 NASHOBA TRAIL, LITTLETON, MA 01460

**R. WILSON AND ASSOCIATES**

LAND SURVEYORS AND CIVIL ENGINEERS  
360 MASS AVE ACTON MASS. 01720

PHONE: 978-266-0203

FAX: 978-266-0202

FILE NO. 2018

DWG NO. 2018WP

SHEET NO. 1 OF 1



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

Date: August 20, 2018

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

Applicant: James F. Basnett Jr. Name of Firm: J.F. Basnett Co., Inc.  
Mailing Address: 14 Gilson Rd. Littleton, MA 01460

**Subject Parcel Location:** 6 Nashoba Trail, Littleton, MA 01460  
**Subject Owner:** Kathleen Arena  
**Subject Map & Parcel No:** U49 6 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) 30 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:

Teresa Sullivan  
Teresa Sullivan, Assessor Analyst

BENNETT ANNE E  
32 MATAWANAKEE TL  
LITTLETON, MA 01460

HUBER PETER JOHN  
HUBER MELISSA JO  
46 GILSON RD  
LITTLETON, MA 01460

ROUNDS RICHARD A  
8 NASHOBA TL  
LITTLETON, MA 01460

BOGDAN MICHAEL J  
BLAIR MICHELE W  
47 GILSON RD  
LITTLETON, MA 01460

JUVEKAR PRASHANT R  
GOVEKAR RATHIDA R TRUSTEE  
8 MORRISON LN  
WESTFORD, MA 01886-1193

ROY DOUGLAS L  
ROY JENNIFER L  
10 SAMOSET TL  
LITTLETON, MA 01460

BOWER PHILIP D  
BOWER ANNE  
12 SAMOSET TL  
LITTLETON, MA 01460

MACRI LOUIS  
MACRI LYNDA C  
44 GILSON ROAD  
LITTLETON, MA 01460

SEWELL CHRISTOPHER PATRIC  
20 MATAWANAKEE TRAIL  
LITTLETON, MA 01460

CHANG FON  
CHANG KIKUKO  
43 GILSON ROAD  
LITTLETON, MA 01460

MAHONEY III TIMOTHY LEO  
JEFFRIES DEBORAH ANN MAZE  
16 MATAWANAKEE TRAIL  
LITTLETON, MA 01460

SMITH MICHAEL  
SMITH KAYLEIGH  
12 MATAWANAKEE TL  
LITTLETON, MA 01460

CLARK JOSHUA  
CLARK TASHA  
2 NASHOBA TRAIL  
LITTLETON, MA 01460

MARY ANN ROY REV TRUST  
ROY MARY ANN - TRUSTEE  
14 NASHOBA TL  
LITTLETON, MA 01460

TRACY G PETER  
TRACY A TERRY  
8 MATAWANAKEE TRAIL  
LITTLETON, MA 01460

CUNNINGHAM JEFFREY L  
CUNNINGHAM SUSAN  
15 MATAWANAKEE TL  
LITTLETON, MA 01460

MCDONOUGH HUGH R  
MCDONOUGH STEPHANIE A  
21 MATAWANAKEE TL  
LITTLETON, MA 01460

TRAINOR JULIE, JANICE A  
TRAINOR GEORGE R  
28 MATAWANAKEE TRAIL  
LITTLETON, MA 01460

DAVIS JR THEODORE F  
DAVIS CONSTANCE A  
11 MATAWANAKEE TL  
LITTLETON, MA 01460

NORMANDIN R TIMOTHY  
NORMANDIN CAROLINE B  
5 NASHOBA TL  
LITTLETON, MA 01460

TRAINOR MICHAEL R  
24 MATAWANAKEE TL  
LITTLETON, MA 01460

DILL CHRISTOPHER R  
DILL RACHEL A  
7 NASHOBA TRAIL  
LITTLETON, MA 01460

O'BRIEN KRISTIN LYNN  
19 MATAWANAKEE TL  
LITTLETON, MA 01460

VAN MOLLE CHERYL L  
39 GILSON RD  
LITTLETON, MA 01460

FALL STANLEY  
FALL SANDRA  
6 MOHAWK TL  
LITTLETON, MA 01460

PAN AM SOUTHERN LLC  
1700 IRON HORSE PARK  
NO BILLERICA, MA 01821-1692

WARREN STEPHEN  
WARREN LISA L  
12 NASHOBA TRAIL  
LITTLETON, MA 01460

HRONIK EDWARD J  
HRONIK MARY E  
67 MATAWANAKEE TL  
LITTLETON, MA 01460

RAINWATER WILL M  
MURPHY ERIN K  
7 MOHAWK TL  
LITTLETON, MA 01460





# 300 foot Abutters List Report

Littleton, MA  
August 20, 2018

## Subject Property:

Parcel Number: U49-6-0  
CAMA Number: U49-6-0  
Property Address: 6 NASHOBA TL

Mailing Address: ARENA KATHLEEN T  
6 NASHOBA TRAIL  
LITTLETON, MA 01460

## Abutters:

Parcel Number: R24-20-2  
CAMA Number: R24-20-2  
Property Address: 46 GILSON RD

Mailing Address: HUBER PETER JOHN HUBER MELISSA JO  
46 GILSON RD  
LITTLETON, MA 01460

Parcel Number: R24-20-3  
CAMA Number: R24-20-3  
Property Address: 44 GILSON RD

Mailing Address: MACRI LOUIS MACRI LYNDIA C  
44 GILSON ROAD  
LITTLETON, MA 01460

Parcel Number: R24-20-4  
CAMA Number: R24-20-4  
Property Address: 1 ERNIE'S DR

Mailing Address: JUVEKAR PRASHANT R GOVEKAR  
RATHIDA R TRUSTEES  
8 MORRISON LN  
WESTFORD, MA 01886-1193

Parcel Number: U47-1-0  
CAMA Number: U47-1-0  
Property Address: 12 NASHOBA TL

Mailing Address: WARREN STEPHEN WARREN LISA L  
12 NASHOBA TRAIL  
LITTLETON, MA 01460

Parcel Number: U47-158-0  
CAMA Number: U47-158-0  
Property Address: 47 GILSON RD

Mailing Address: BOGDAN MICHAEL J BLAIR MICHELE W  
47 GILSON RD  
LITTLETON, MA 01460

Parcel Number: U47-159-0  
CAMA Number: U47-159-0  
Property Address: 43 GILSON RD

Mailing Address: CHANG FON CHANG KIKUKO  
43 GILSON ROAD  
LITTLETON, MA 01460

Parcel Number: U47-2-0  
CAMA Number: U47-2-0  
Property Address: 14 NASHOBA TL

Mailing Address: MARY ANN ROY REV TRUST ROY MARY ANN - TRUSTEE  
14 NASHOBA TL  
LITTLETON, MA 01460

Parcel Number: U47-56-0  
CAMA Number: U47-56-0  
Property Address: 12 SAMOSET TL

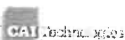
Mailing Address: BOWER PHILIP D BOWER ANNE  
12 SAMOSET TL  
LITTLETON, MA 01460

Parcel Number: U47-58-0  
CAMA Number: U47-58-0  
Property Address: 7 MOHAWK TL

Mailing Address: RAINWATER WILL M MURPHY ERIN K  
7 MOHAWK TL  
LITTLETON, MA 01460

Parcel Number: U47-59-0  
CAMA Number: U47-59-0  
Property Address: 10 SAMOSET TL

Mailing Address: ROY DOUGLAS L ROY JENNIFER L  
10 SAMOSET TL  
LITTLETON, MA 01460



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8/20/2018

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## 300 foot Abutters List Report

Littleton, MA  
August 20, 2018

Parcel Number: U49-22-A  
CAMA Number: U49-22-A  
Property Address: 11 MATAWANAKEE TL

Mailing Address: DAVIS JR THEODORE F DAVIS  
CONSTANCE A  
11 MATAWANAKEE TL  
LITTLETON, MA 01460

Parcel Number: U49-3-0  
CAMA Number: U49-3-0  
Property Address: 8 MATAWANAKEE TL

Mailing Address: TRACY G PETER TRACY A TERRY  
8 MATAWANAKEE TRAIL  
LITTLETON, MA 01460

Parcel Number: U49-3-A  
CAMA Number: U49-3-A  
Property Address: 12 MATAWANAKEE TL

Mailing Address: SMITH MICHAEL SMITH KAYLEIGH  
12 MATAWANAKEE TL  
LITTLETON, MA 01460

Parcel Number: U49-4-0  
CAMA Number: U49-4-0  
Property Address: 2 NASHOBA TL

Mailing Address: CLARK JOSHUA CLARK TASHA  
2 NASHOBA TRAIL  
LITTLETON, MA 01460

Parcel Number: U49-7-0  
CAMA Number: U49-7-0  
Property Address: 8 NASHOBA TL

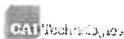
Mailing Address: ROUNDS RICHARD A  
8 NASHOBA TL  
LITTLETON, MA 01460

Parcel Number: U49-8-0  
CAMA Number: U49-8-0  
Property Address: 7 NASHOBA TL

Mailing Address: DILL CHRISTOPHER R DILL RACHEL A  
7 NASHOBA TRAIL  
LITTLETON, MA 01460

Parcel Number: U49-9-0  
CAMA Number: U49-9-0  
Property Address: 5 NASHOBA TL

Mailing Address: NORMANDIN R TIMOTHY NORMANDIN  
CAROLINE B  
5 NASHOBA TL  
LITTLETON, MA 01460



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8/20/2018

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