

Meeting March 14
Return by Feb 20th

ZBA Case No.: 886A

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

Received
2/11/2017 10:15 AM
TJW

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300.00

Check # 1304

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

Deborah A. Richards

Signature of Tax Collector

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

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

PETITIONER: Signature

Michael K. Keady
Print Name
Box 562
Address
Carlisle MA 01741
Town, State, Zip

Date

Date: 2/16/17

Phone # 978-697-6523

Email Address mikkeaden@gmail.com

Deed Reference: Bk _____ Page _____

L 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

ZBA Case 12 Robinson Rd 886A

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

Attached

Signature

Date

Phone #

Print Name (if different from petitioner)

Email

Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER 47 15

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 § 173-68

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.*

Michael J. Kenney
Signature _____

Michael J. Kenney
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

**Carl B. Furbeck
12 Robinson Road
Littleton, MA 01460**

February 1, 2017

This is to authorize Michael Kenny to apply for any and all permits regarding the septic system and his proposed use of 12 Robinson Road, Littleton as defined in the Purchase and Sales Agreement.

Carl B. Furbeck

Michelle Cobleigh

From: mjkbuilder@gmail.com
Sent: Thursday, April 20, 2017 9:02 AM
To: Michelle Cobleigh
Subject: Re: 12 Robinson Road

Thanks!

Sent from my iPhone

> On Apr 20, 2017, at 8:25 AM, Michelle Cobleigh <mcobleigh@littletonma.org> wrote:
>
> Michael
> I received the packet, it will be on the May 18 meeting. Will let you know next week if I need any further info.
>
> Michelle Cobleigh
> Zoning Assistant
> Town of Littleton
>
> -----Original Message-----
> From: mjkbuilder@gmail.com [mailto:mjkbuilder@gmail.com]
> Sent: Wednesday, April 19, 2017 7:36 PM
> To: Michelle Cobleigh <mcobleigh@littletonma.org>
> Subject: Re: 12 Robinson Road
>
>
>>Hi
>> I dropped the application with septic plan and survey, as well as a check today.
>> Pls let me know what else I need to do.
>> Thanks, Michael
>

Town of Littleton

DATE:

4/21/17

Appeals

Schedule of Departmental Payments to the Treasurer

TOTAL Turnover

\$342.74

Credit

Cash

Checks 342.74

\$342.74

Must equal total above

Must equal total above

ed by the Committee/Depart

Committee/Department Chair

4-21-17

Committee/Department Signature _____

Committee/Department Signature

Date

Treasurer's Office Signature

84

Please make three copies and distribute:

**Copy #1 - Treasurer
Copy #2 - Accountant
Copy #3 - Your Records**



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

Date: April 26, 2017

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

Applicant Michael Kenny Name of Firm: N/A
Mailing Address PO Box 562, Carlisle, MA 01741

**Subject Parcel Location: 12 Robinson Rd
Subject Owner: Bertrand & Ethel Furbeck
Subject Map & Parcel No: U07 15 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) 35, including the subject parcel(s) + 1 Applicant Requesting Abutter's List.

****The applicant is the same as the subject property owner****

Certified by:

Celia Jornet, Assistant Assessor

Submissions may be sent as early as Jan. 1 and must be in by June 5 in order to receive consideration for publication.

Spring Book Sale: 10 a.m.-3 p.m. Today is the final day of the Spring Book Sale. Stop by the library to sign up for our favorite authors and portable systems.

Submissions may be sent as early as Jan. 1 and must be in by June 5 in order to receive consideration for publication. A copy of the application, the number of the application, and the name of the author or organization may be made within 30 days of the mailing date.

Friday, May 5, 2017

LITTLETON POLICE DEPARTMENT

The following are excerpts from the Littleton police log for Thursday, April 20, to Wednesday, April 26. The log is public record and available for review. All persons are presumed innocent unless found guilty in a court of law.

Thursday, April 20

8:35 a.m.: A box alarm was reported at Dover Saddlery on Great Road.

11:14 a.m.: A lockout was reported at King and Russell streets.

2:31 p.m.: A lockout was reported at Littleton Town Hall on Shattuck Street.

3:47 p.m.: A box alarm was reported at Parlee Lumber &

complaint was made near the entrance of Nashoba Ski Area on Powers Road.

10:35 p.m.: A lockout was reported at Littleton High School on King Street.

1:55 a.m.: Suspicious activity was reported on Harvard Road.

10:36 a.m.: Fraud was reported on Dahlia Drive.

1:06 p.m.: Larceny was reported on Hartwell Avenue.

3:10 p.m.: A lockout was reported in Long Lake parking lot on Lakeshore Drive.

8:43 p.m.: A box alarm was reported on Foster Street.

9:47 p.m.: A disturbance was reported on Ivy Road.

ARRESTS

■ Rebekah Lynne Dodson, 34, 164 Harvard Road, Littleton, arrested April 22, charged with operating under the influence of liquor and operating under the influence of drugs.

■ Matthew Robert Sabourin, 26, 70 Sierra Road, Readville, arrested April 22, charged with second offense of operating under the influence of liquor, leaving scene of property damage, negligent operation of motor vehicle, failure to stop/yield and one way violation.

7:20 p.m.: A lockout was reported at Prudential Prime reported at Prudential Prime

LITTLETON INDEPENDENT

Legal Notices

Legal Notices

12 Robinson Road, Littleton LEGAL NOTICE

The Littleton Board of Appeals will conduct a public hearing on Thursday May 18, 2017 at 37 Shattuck Street, Room 103 to consider the following petitions:

Public Hearing Notice, and Posting

In accordance with the provisions of MGL Chapter 40A Section 11, notice is hereby given of a public hearing to be held by the Westford Zoning Board of Appeals at a meeting starting at 7:00 p.m. on Wednesday, May 17, 2017, in Conference Room B at the

Millennium Building, 28 Depot Street in Westford, to consider an application of Attorney Paul Alphen on behalf of 22 Town Farm Road LLC for the following Variances from the Westford Zoning Bylaw (and any other permit holder as may be required under the Westford Zoning Bylaw): a Variance from Section 3.1.1 to allow more than one principal use, a Variance from Section 3.1.1, Section 3.2.2, and Appendix A, Table of Principal Uses to allow certain uses not allowed in the IB Zoning District (Nonexempt Educational Uses, Indoor and Outdoor Commercial, Recreation, Places of Amusement, or Assembly, Major Commercial Project, and Warehouse); a Variance in accordance with Section 3.6.4 to alter the nonconforming building; a Variance from Section 5 to allow

same, the nonconforming premises located

File Number: BOA-1708 VAR 22 Town Farm Road Town of Westford Board of Appeals

Public Hearing Notice, and Posting
File Number: BOA-1708 VAR
42 Nashoba Trail, Littleton
LEGAL NOTICE
MORTGAGEE'S SALE OF REAL
ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by David A. Jackson, Jr. to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for American Brokers Conduit, dated August 2, 2006 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 47952, Page 487 of which Mortgage CitiBank, N.A. as Trustee for American Home Mortgage Assets Trust 2006-4, Mortgage-Backed Pass-Through Certificates Series 2006-4 is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for American Brokers Conduit, its successors and assigns to CitiBank, N.A. as Trustee for American Home Mortgage Assets Trust 2006-4, Mortgage-Backed Pass-Through Certificates Series 2006-4 dated April 17, 2012 recorded at Middlesex County (Southern District) Registry of Deeds in Book 58985, Page 492 for breach of conditions of said mortgage and for the purpose of foreclosing the same, the nonconforming premises located

12 Robinson Road, Littleton
LEGAL NOTICE
Public Hearing Notice and Posting
File Number: BOA-1708 SP
56 WEST PRESCOTT STREET
Town of Westford
Board of Appeals
LEGAL NOTICE

In accordance with the provisions of MGL Chapter 40A Section 11, notice is hereby given of a public hearing to be held by the Westford Zoning Board of Appeals at a meeting starting at 7:00 p.m. on Wednesday, May 17, 2017, in Conference Room B at the

Westford Zoning Building, 23 Depot Street

classifieds

Two Pups
2 Males,
incl. Rabies
pre-m
in 2 litters
7-0783

I HOME:
white tuxedo
1 yr old, to
if possible,
message at:
1-2040

Wanted
General

Kids CDC
accredited
w/ hiring for
Teacher.
positions are
licent must
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-8678

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510 Help Wanted General

EARN \$300!

Roadside flower cart
attendants needed
May 13th & 14th
Call 978-886-9916

LABORERS WANTED
Looking for motivated
laborers with valid license
for local landscape com
pany. Competitive pay,
positions available imm
ediately. Contact Paul at
978-649-7857 or email:
info@shortcutlandscaping.
com

**PART TIME
MAINTENANCE/
CLEANING PERSON.**
Littleton/Groton area.
Flexible hours, 10-14
hours/week \$15/hr
Email contact info. to
apple.works@ymail.com

514 Help Wanted Medical

**WESTFORD INTERNAL
MEDICINE**
Seeking full time nurse
with office experience. Ex
cellent triage and computer
skills. Fax resume to Alicia
978-692-4716 or email
astpeter@emersonhosp.
org

Public Notice

**Lease of Buildings,
Westford**
Town of Westford requests
proposals to lease and op
erate the premises. Includ
ing associated parking and
grounds, located at 65
Main Street, 73 Main
Street and 170 Plain Road,
Westford MA 01886. Les
see intended to offer com
munity programming and
activities that serve a di
verse range of residents.

Lease effective July 1,
2020, for the three build
ings for a period of five
years, with an option to ex
tend up to three additional
five year periods for a max
of 20 years. Tour of prem
ises held May 24, 2017, at
10:00AM at Town Hall, 55
Main Street, Westford MA
01886. Proposals due

Public Notice

Commonwealth of
Massachusetts The Trial
Court Probate
and Family Court
Docket No. MI17D1005DR
Middlesex Probate and
Family Court
208 Cambridge Street,
Cambridge, MA 02141
Divorce Summons By
Publication and Mailing
Delmar Figueras vs.
Wilton Felix Rodriguez
Sanchez To the defendant:
The plaintiff has filed a
complaint for divorce
requesting that the court
grant a divorce for
irretrievable breakdown of
the Marriage 1B. The
complaint is on file at the
court. An Automatic
Restraining order has been
entered in this matter
preventing you from taking
any action which would
negatively impact the
current financial status of
either party. See
Supplemental Probate
Court Rule 411. You are
hereby summoned and
required to serve upon
Delmar Figueras 5
Warwick Street, Apt. 3
Lowell Ma 01851 your
answer, if any, on or
before 06/15/17. If you fail
to do so, the court will
proceed to the hearing and
adjudication of this action.
You are also required to
file a copy of your
answer, if any, in the
office of the Register of
this Court.

**Witness, Hon. Edward
Donnelly, Jr., First Justice
of this Court. Date: May 4,
2017 Tara E. DeCristofaro
Register of Probate**
May 11, 2017

Subscribe Today!
978.459.1300

Public Notice

Invitation to Submit Bids
The School Committee of Billerica Massachusetts in
vites the submission of sealed bids on the following:
Bid Number 17-400
Title
Billerica Schools - Plumbing Services (ALL SCHOOLS)
BID DEADLINE
Friday
June 2nd, 2017
10:00 A.M.
Specification and all other bid/RFP documents may be
obtained at the Billerica Public Schools, 365 Boston

The Littleton Board of Ap
peals will conduct a public
hearing on Thursday May
18, 2017 at 37 Shattuck
Street, Room 103 to con
sider the following petition:
7:20 p.m. Case # 866A,
The petitioner Michael
Kenny request for a Spec
ial Permit pursuant to
Section 173-68 for conver
sion to a two family dwell
ing at 12 Robinson Road.
LITTLETON BOARDS OF
APPEALS
Alan Bell, Clerk
May 11, 2017

THE BOARD OF APPEALS
TOWN HALL
10 MUDGE WAY
BEDFORD,
MASSACHUSETTS 01730
Telephone
(781) 275-7446

THE BEDFORD ZONING
BOARD OF APPEALS WILL
HOLD A PUBLIC HEARING
ON THURSDAY, MAY 27,
2017, IN THE LOWER
LEVEL CONFERENCE
ROOM, TOWN HALL, 10
MUDGE WAY, BEDFORD,
MASSACHUSETTS
THE MEETING WILL BEGIN
AT 7:30 P.M., AND THE
FOLLOWING CASE(S)
WILL BE HEARD:

Pamela Brown, Esq. for
B&R LLC, seeks a Special
Permit per Section 7.1.2 of
the Zoning Bylaw to allow
a temporary use of the
property at 50 Concord
Road by the Well Effect.
Anyone wishing to be
heard on this matter
should be present at the
designated time and place.
The above applications and
plans are on file at the
Code Enforcement Depart
ment, Town Hall,
10 Mudge Way, for review
during normal business
hours. A business meet
ing will follow.

Carol Amick, Clerk
May 11, 2017

Public Notice

Commonwealth of
Massachusetts The Trial
Court Probate and Family
Court
Middlesex Division
Docket No. MI17P2387EA
**INFORMAL PROBATE
PUBLICATION NOTICE**

Public Notice
Notice of Mortgage
Lender Community
Investment Examination
Homestead Funding Corp
345 North Road, Unit #4
North Chelmsford, MA
01863
Massachusetts Mortgage
Lender License No.
MC3232-101
Notice of right of
interested parties to submit
written comments to:
Commissioner of the
Division of Banks
1000 Washington Street,
10th Floor
Boston, MA 02118



May 8-15, 2017

LEGAL NOTICE DRACUT ZONING BOARD OF APPEALS

Notice is hereby given that
the Dracut Board of
Appeals will hear One (1)
Public Hearing to be held
on May 18, 2017 at 7:00
p.m. @ Dracut Town Hall
Selectmen's Meeting
Room, 62 Arlington Street,
Dracut. Said hearing(s) will
be heard on:
1. 2017-6 & 7 @ 18 Clark
Avenue-Special Permit
2 16.25 & Varance
2 12.50 for proposed two
story addition with
insufficient rear and front
yard setbacks. Petitioner
Kevin Martin. To obtain
this document in an
alternative format (Braille,
large print) or to make a
reasonable
accommodation
(hearing device, signer,
etc.), please contact
A.D.A. Officer Mary
Hamilton at
978-453-8492.
Dracut Board of Appeals
R. Scott Malory,
Chairman.

May 4, 11, 2017

Public Notice

Commonwealth of
Massachusetts The Trial
Court Probate and Family
Court
Middlesex Division
Docket No. MI17P2387EA
**INFORMAL PROBATE
PUBLICATION NOTICE**

State of Massachusetts

**LEGAL NOTICE
NOTICE OF HEARING**

The Littleton Board of Appeals will conduct a public hearing on Thursday May 18, 2017 at 37 Shattuck Street, Room 103 to consider the following petition:

7:20 p.m. Case # 886A, The petitioner Michael Kenny request for a Special Permit pursuant to Section 173-68 for conversion to a two family dwelling at 12 Robinson Road.

LITTLETON BOARDS OF APPEALS
Alan Bell, Clerk

Publication date May 5 Littleton Independent
Publication date May 11 Lowell Sun

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LITTLETON BOARDS OF APPEALS
Alan Bell, Clerk

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LITTLETON BOARDS OF APPEALS
Alan Bell, Clerk

Publication date May 5 Littleton Independent
Publication date May 11 Lowell Sun

**Michael J. Kenny
Box 562
Carlisle, MA 01741**

**April 30, 2017
To: The Littleton Zoning Board of Appeals
Michelle Cobleigh**

I am requesting a Special Permit pursuant to Section 173-68 of the Zoning Bylaw for conversion to a two family dwelling. The house was built in 1673, and the Barn added later. This will enable me to restore the home to it's original character and the Barn as well. The exterior will be maintained in it's original look on all visible sides from the street. The conversion will be in harmony with and conform to the character and type of residences in the immediate neighborhood.

I would eventually add a garage and connector.
Please let me know what additional information I can forward.

Michael

No. 531 KING ST
N/F
KINGSWOOD COMMON
CONDOMINIUM

NTB 43'30"E

85.87'

BBCTR
RD

BBDH
RD

LOTA
10,000 SF±

PROPOSED
SEPTIC SYSTEM
(SEE NOTE 4)

PLAN SIZE OF 100'

No. 4 ROBINSON RD
N/F
STEPHEN F. & ANDREA GUARNO

ALLEGEDLY

ALLEGEDLY

APPROXIMATE
EXISTING
CESSPOOL

2 CAR
GARAGE
24'X18'

CONNECTOR
16'X16'

CONC

1 1/2 STORY
BARN

BH

No. 12
2 1/2 STORY
N/F

27'

BBCTR
RD

L=120.00'
R=725.00'

CONC WALK

DRIVEWAY

PAVED
DRIVEWAY

ROBINSON

(PUBLIC-15' WIDE)

ROAD

0 10 20 30 40
SCALE: 1" = 25'

PLOT PLAN

LITTLETON, MA

AT 12 ROBINSON ROAD

PREPARED FOR

MICHAEL KENNY

ST

SUMMIT SURVEYING INC.

200 LITTLETON ROAD, SUITE 2, WESTFORD, MA

MARCH 21, 2017 17-0120

NOTES:

1. THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON MARCH 20, 2017.

2. SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.

3. A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.

4. PROPOSED AND EXISTING SEPTIC SYSTEM TAKEN FROM PLAN ENTITLED "SEWAGE DISPOSAL SYSTEM PLAN, 12 ROBINSON ROAD, LITTLETON, MA" DATED MARCH 9, 2017 BY CIVIL SOLUTIONS INC.

RECORD OWNERS:

BERTRAND S. & ETHEL N. PLUMBECK
12 ROBINSON ROAD
LITTLETON, MA

REFERENCES:

DEED BOOK 7912 PAGE 106

PLAN 362 OF 1987

PLAN 363 OF 1970

PLAN 837 OF 1987

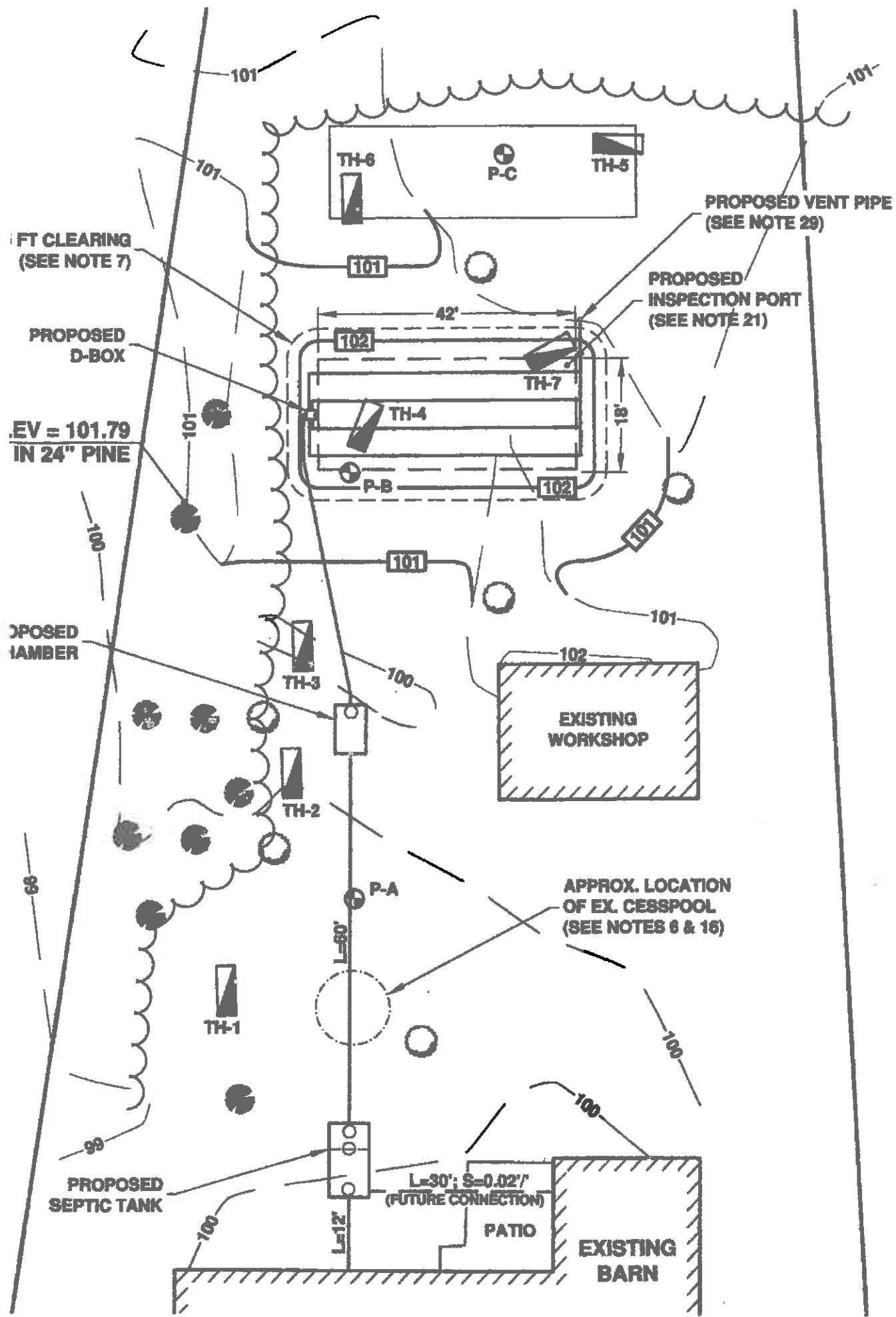
LEGEND:

BH	BULGEHEAD
GTR	CENTER
CONC	CONCRETE
DH	DRILL HOLE
RD	ROUND
L	LANDING
BB	STONE BOUND
WF	WOOD FRAME

No. 18 ROBINSON RD

N/F

MICHAEL JR. & PAMELA L
WEBER KOPKO



Hi Michelle
Just reviewed room count
with Jim. I have retained
Chuck Brennan on the
Surveying end to do a
base plot plan. With the
snow let's shoot for a
submital for next month.

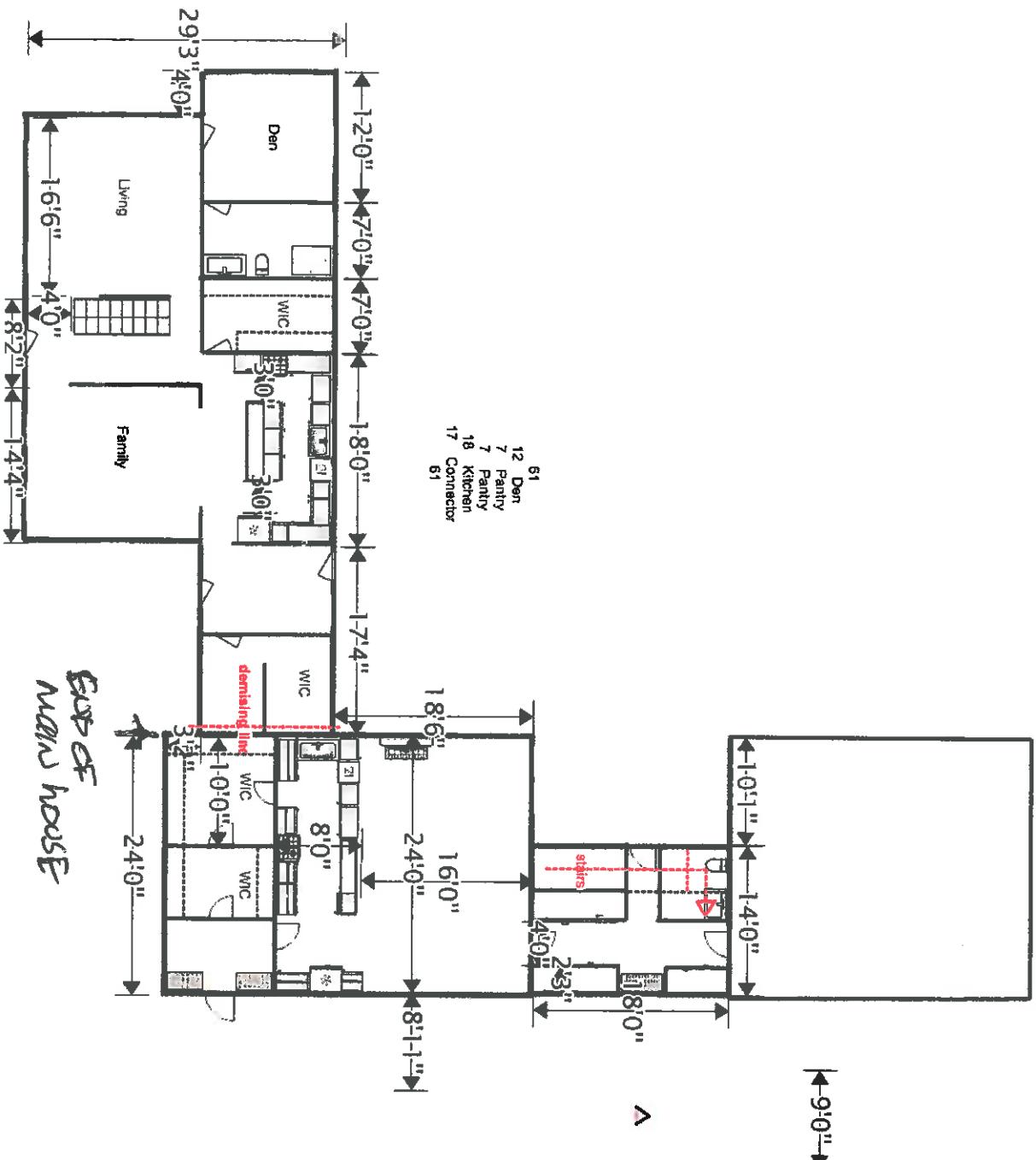
This is the floor plan by the
way. It works out pretty well.

Michael

feet

364

724



feet

36ft

72ft

