

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?

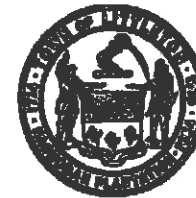
Chapter 40B is a state statute, which enables local Boards of Appeals to approve affordable housing developments under flexible rules if at least 25% of the units have long-term affordability restrictions. Also known as the Comprehensive Permit Law, Chapter 40B was enacted in 1969 to help address the 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

received
6/23/2016

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300.00 Check # 21638

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 Matthew Field Jr. Date: 6/21/16
Matthew Field Jr. 978-337-6375
Print Name Phone #
442 King St. Realty Trust mfjeld@ownnewengland.com
Address Email Address
Littleton, MA 01460
Town, State, Zip Deed Reference: Bk 66016 Page 237 com

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

Signature Same Date _____ Phone # _____
Print Name (if different from petitioner) _____ Email _____
Address (if different from petitioner) _____

ASSESSOR MAP & PARCEL NUMBER 617 394

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

Check box if applicable

☐ AQUIFER DISTRICT

☐ WATER RESOURCE DISTRICT

FILING FEES
Residential Property \$200 to Town of Littleton
Commercial Property \$350 to Town of Littleton
Comprehensive Permit \$1000 + \$100/unit over 10 units

ADDITIONAL FEES(all applications)
\$75 to Comm of Mass-recording fee
\$25 to Town of Littleton-auditor list
Legal Notice publication fee due prior to opening 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)

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.* See 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 _____

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.40B

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? 173-31

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.

See Attached
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 _____

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

U173940
MAPBLOCKLOT

1 of 2
CARD

RESIDENTIAL
Town of Littleton

Total Card / Total Parcel
APPRaised: 292,400/ 318,700
USE VALUE: 292,400/ 318,700
ASSESSed: 292,400/ 318,700

PROPERTY LOCATION
No 27Alt NoDirection/Street/City
DAHLIA DR, LITTLETON

OWNERSHIP
Unit #:
Owner 1: FIELD MATTHEW P + MICHAEL S TRS
Owner 2: M + M REALTY TRUST
Owner 3:
Street 1: 442 KING STREET
Street 2:
Twn/City: LITTLETON
St/Prov: MA Cntry: Own Occ: N
Postal: 01460 Type:

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value
109 0.230 137,000 500 154,900 292,400
Total Card 0.230 137,000 500 154,900 292,400
Total Parcel 0.230 163,300 500 154,900 318,700
Source: Market Adj Cost Total Value per SQ unit /Card: 171.45 /Parcel: 144.0

Legal Description
User Acct
GIS Ref
GIS Ref
Entered Lot Size
Total Land
Land Unit Type
Insp Date
11/02/10


Patriot
Properties Inc.

PREVIOUS ASSESSMENT
Parcel ID U17 394 0
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
2015 109 FV 164,500 500 .23 134,000 299,000 Year End Roll 1/9/2015
2014 109 FV 164,500 500 .23 134,000 299,000 299,000 Year End Roll 12/12/2013
2013 109 FV 164,500 500 .23 134,000 299,000 299,000 Year End 1/3/2013
2012 109 FV 178,000 500 .23 148,600 327,100 Year End Roll 1/4/2012
2011 109 FV 172,200 0 .23 148,600 320,800 320,800 1/3/2011
2010 109 FV 172,200 0 .23 148,600 320,800 320,800 Year End 1/6/2010
2009 109 FV 168,000 0 .23 171,600 339,600 339,600 1/27/2009
2008 109 FV 168,000 0 .23 201,000 369,000 369,000 1/2/2008

PREVIOUS OWNER
Owner 1: FETTERHOFF DONALD B -
Owner 2: FETTERHOFF SHEILA -
Street 1: 27 DAHLIA DR
Twn/City: LITTLETON
St/Prov: MA Cntry:
Postal: 01460

PRINT
Date Time
11/17/15 11:42:25
LAST REV
Date Time
10/21/15 13:50:55
lorraine
2430

USER DEFINED
Prior Id # 1
Prior Id # 2
Prior Id # 3
Prior Id # 1
Prior Id # 2
Prior Id # 3
Prior Id # 1
Prior Id # 2
Prior Id # 3
ASR Map
Fact Dist
Reval Dist
Year
Land Reason
Bld Reason
Cvlt District
Ratio

NARRATIVE DESCRIPTION
This parcel contains .23 ACRES of land mainly classified as MULT HS with a OLD STYLE Building built about 1935, having primarily WOOD SHING Exterior and 1706 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 Half Bath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

SALES INFORMATION
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes
FETTERHOFF DONA 66016-236 9/1/2015 OTHER 125,000 No No ? sold for 125000? multiply houses on one pa
15343-302 12/2/1983 No No

PAT ACCT.
2430

PROPERTY FACTORS
Item Code Description % Item Code Description
Z Utilite
o Utilite
n Utilite
Census: Exmpt
Flood Haz:
D Topo
s Street
t Traffic

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
12/5/2013 2013-341 REROOF 5,895 C STRIP AND REROOF
11/17/2004 04-375 ALTERATI 700 C 9/19/2005 RECONSTRUCT PORTIO

ACTIVITY INFORMATION
Date Result By Name
11/2/2010 INFO BY PHON 601 AH
11/2/2010 MEASURED 601 AH
11/2/2010 LEFT NOTICE 601 AH
11/25/1996 MEAS+INSPCTD 601 AH
11/21/1996 APPOINTMENTS 600 LF
11/20/1996 PHONE MESSAG 600 LF

Sign: / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Facto	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	MULT HS		10000		SQUARE F SITE			0	3.7	4.19	5	1.00		CON AD	25					154,901						154,900	

EXTERIOR INFORMATION

Type	15	- OLD STYLE
Sty Ht	2	- 2
(Liv) Units	1	Total 2
Foundation	1	- CONCRETE
Frame	1	- WOOD
Prme Wall	1	- WOOD SHING
Sec Wall	4	- VINYL 50%
Roof Struct	1	- GABLE
Roof Cover	1	- ASPHALT
Color		
View / Desir		

GENERAL INFORMATION

Grade	C+	- AVG. (+)
Year Blt	1935	Eff Yr Blt
Alt LUC		Alt %
Jurisdct		Fact
Const Mod		
Lump Sum Adj		

INTERIOR INFORMATION

Avg Ht/FL	STD
Prm Int Wall	1 - DRYWALL
Sec Int Wall	
Partition	T - TYPICAL
Prm Floors	4 - CARPET
Sec Floors	6 - CERAMIC T 25%
Bsmnt Flr	
Subfloor	
Bsmnt Gar	
Electric	3 - TYPICAL
Insulation	2 - TYPICAL
Int vs Ext	S
Heat Fuel	2 - GAS
Heat Type	3 - FORCED H/W
# Heat Sys	1
% Heated	100
Solar H/W	NO
% Com wval	

MOBILE HOME

Make		Model		Serial #		Year		Color	
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SPEC FEATURES/YARD ITEMS

Code	Description	A Yr	Qty	Size/Dim	Qual	Con	Year	Unit Price	Dr	Dep	LUC	Fact	Nº F	Appl Value	JCo JFac	Juns Value
2	SHED/FR	D.Y	1	12x20	F	FR	1935	6.30	T	65	109			500		500

BATH FEATURES

Full Bath	2	Rating	AVERAGE
A Bath		Rating	
3/4 Bath		Rating	
A 3QBth		Rating	
1/2 Bath		Rating	
A HBth		Rating	
Othr Fix		Rating	

OTHER FEATURES

Kits	1	Rating	AVERAGE
A Kits		Rating	
Frpi		Rating	
WSFlue	1	Rating	AVERAGE

CONDO INFORMATION

Location	
Total Units	
Floor	1 - 1ST FLOOR
% Own	
Name	

COMMENTS

INCLUDES LOT 395. SEE OFFICE NOTES
THIS PROPERTY RECEIVES A +25% CON ADJ
INFLUENCE BECAUSE THERE ARE TWO
DWELLING ON ONE PROPERTY.

RESIDENTIAL GRID

1st Res Grid	Desc	Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS	8	BRs	4
	Baths	2	HB	

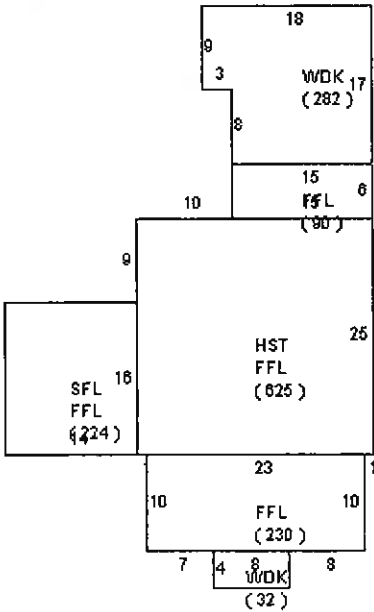
REMODELING

Exterior	
Interior	
Additions	
Kitchen	
Baths	
Plumbing	
Electric	
Heating	
General	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		8	4	1
Totals				
1		8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Paie - AV	Undepr Value
FFL	1ST FLOOR	1,169	62.380	72,925
WDK	WOOD DECK	314	8.000	2,512
HST	HALF STORY	313	62.380	19,495
SFL	2ND FLOOR	224	62.380	13,974

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu # Tan
----------	--------	--------	--------	----------

Net Sketched Area	2,020	Total	108,906
Size Adj	1705.5	Gross Area	2332
		FinArea	1706

IMAGE



AssessPro Patriot Properties, Inc

More N

Total Yard Items 500

Total Special Features

Total 500

U173940
MAPBLOCKLOT

2 of 2
CARD

RESIDENTIAL
Town of Littleton

Total Card / Total Parcel
APPRaised: 26,300/ 318,700
USE VALUE: 26,300/ 318,700
ASSESSed: 26,300/ 318,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		DAHLIA DR, LITTLETON

OWNERSHIP

Owner 1:	FIELD MATTHEW P + MICHAEL S TRS				
Owner 2:	M + M REALTY TRUST				
Owner 3:					
Street 1:	442 KING STREET				
Street 2:					
Twn/City:	LITTLETON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	01460	Type:			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	0.000	26,300			26,300
Total Card 0.000 26,300 26,300					
Total Parcel 0.230 163,300 500 154,900 318,700					
Source	Market Adj Cost	Total Value per SQ unit /Card		51.87	Parcel 144.0

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

11/02/10

PREVIOUS ASSESSMENT

Parcel ID

U17 394 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:		Type:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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NARRATIVE DESCRIPTION

This parcel contains .23 ACRES of land mainly classified as MULT HS with a BUNGALOW Building built about 1930, having primarily WOOD SHING Exterior and 507 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				Utilitie		
o				Utilitie		
n				Utilitie		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Facto	Base Value	Unit Price	Adj	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	%	Spe: Land	J Code	Fact	Use Value	Notes
109	MULT HS		0		SQUARE F SITE			0	0.	0.00	5	1.00											



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1	
Prior Id # 2	
Prior Id # 3	
Prior Id # 1	
Prior Id # 2	
Prior Id # 3	
Prior Id # 1	
Prior Id # 2	
Prior Id # 3	
ASR Map:	
Fact Dist:	
Reval Disl:	
Year	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
11/17/15	11:42:31

LAST REV

Date	Time
10/21/15	13:50:52

lorraine

2430

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
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ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2010	INFO AT DOOR	601	AH
11/2/2010	MEASURED	601	AH
11/25/1996	MEAS+INSPCTD	601	AH

Sign: _____

EXTERIOR INFORMATION

Type	2	- BUNGALOW
Sty Ht	1	- 1
(Liv) Units	1	Total: 2
Foundation	1	- CONCRETE
Frame	1	- WOOD
Prime Wall	1	- WOOD SHING
Sec Wall		%
Roof Struct	1	- GABLE
Roof Cover	1	- ASPHALT
Color		
View / Desir		

GENERAL INFORMATION

Grade	D	- FAIR
Year Blt	1930	Eff Yr Blt
Alt LUC		Alt %
Jurisdct		Fact
Const Mod		
Lump Sum Adj		

INTERIOR INFORMATION

Avg Ht/FL	STD		
Prim Int Wall	1 - DRYWALL		
Sec Int Wall			%
Partition	T - TYPICAL		
Prim Floors	2 - SOFTWOOD		
Sec Floors			%
Bsmnt Flr			
Subfloor			
Bsmnt Gar			
Electric	3 - TYPICAL		
Insulation	1 - NONE		
Int vs Ext	S		
Heat Fuel	2 - GAS		
Heat Type	8 - NONE		
# Heat Sys	1		
% Heated	100	% AC	
Solar HW	NO	Central Vac	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating	AVERAGE
A Bath		Rating	
3/4 Bath		Rating	
A 3QBth		Rating	
1/2 Bath		Rating	
A HBth		Rating	
OthrFix		Rating	

OTHER FEATURES

Kits	1	Rating	AVERAGE
A Kits		Rating	
Firpl		Rating	
WSFlue	1	Rating	AVERAGE

CONDO INFORMATION

Location	
Total Units	
Floor	1 - 1ST FLOOR
% Own	
Name	

DEPRECIATION

Phys Cond	FR - Fair	40.0%
Functional	B - BMT PROB	5.0%
Economic		%
Special		%
Override		%
Total		43.0%

CALC SUMMARY

Basic \$ / SQ	46.00
Size Adj	1.39999998
Const Adj	0.89300001
Adj \$ / SQ	57.509
Other Features	26000
Grade Factor	0.80
Neighborhood Inf	1.00000000
LUC Factor	1.00
Adj Total	46177
Depreciation	19856
Depreciated Total	26321

COMMENTS

SEE OFFICE NOTES.

RESIDENTIAL GRID

1st Res Gnd	Desc	Line 1	# Units	1
Level	FY LR DR D N	FR RR BR FB HB L O		
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RM	3	BR	1
	Bath	1	HB	

REMODELING

Exterior	
Interior	
Additions	
Kitchen	
Baths	
Plumbing	
Electric	
Heating	
General	

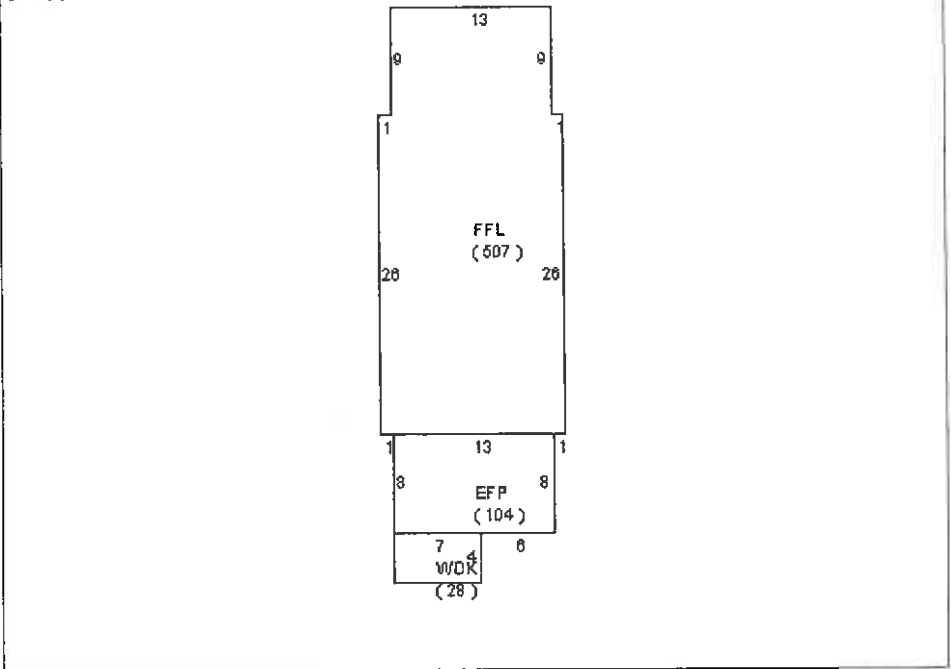
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	1
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ		AvRate		Ind Val
Juns Factor		Before Dep	46.01	
Special Features	0	Val/Su Net	41.16	
Final Total	26300	Val/Su Sz	51.87	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	507	57.510	29,157
EFP	ENCL PORCH	104	22.500	2,340
WDK	WOOD DECK	28	8.000	224

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
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MOBILE HOME

Make		Model		Serial #		Year		Color	
------	--	-------	--	----------	--	------	--	-------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A Yr	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/ Dep	LUC	Fact	NB F	Appr Value	JCo	JFac	Juns Value
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PARCEL ID

U17 394 0

IMAGE



AssessPro Patriot Properties, Inc

More: N

Total Yard Items

Total Special Features

Total

100	106
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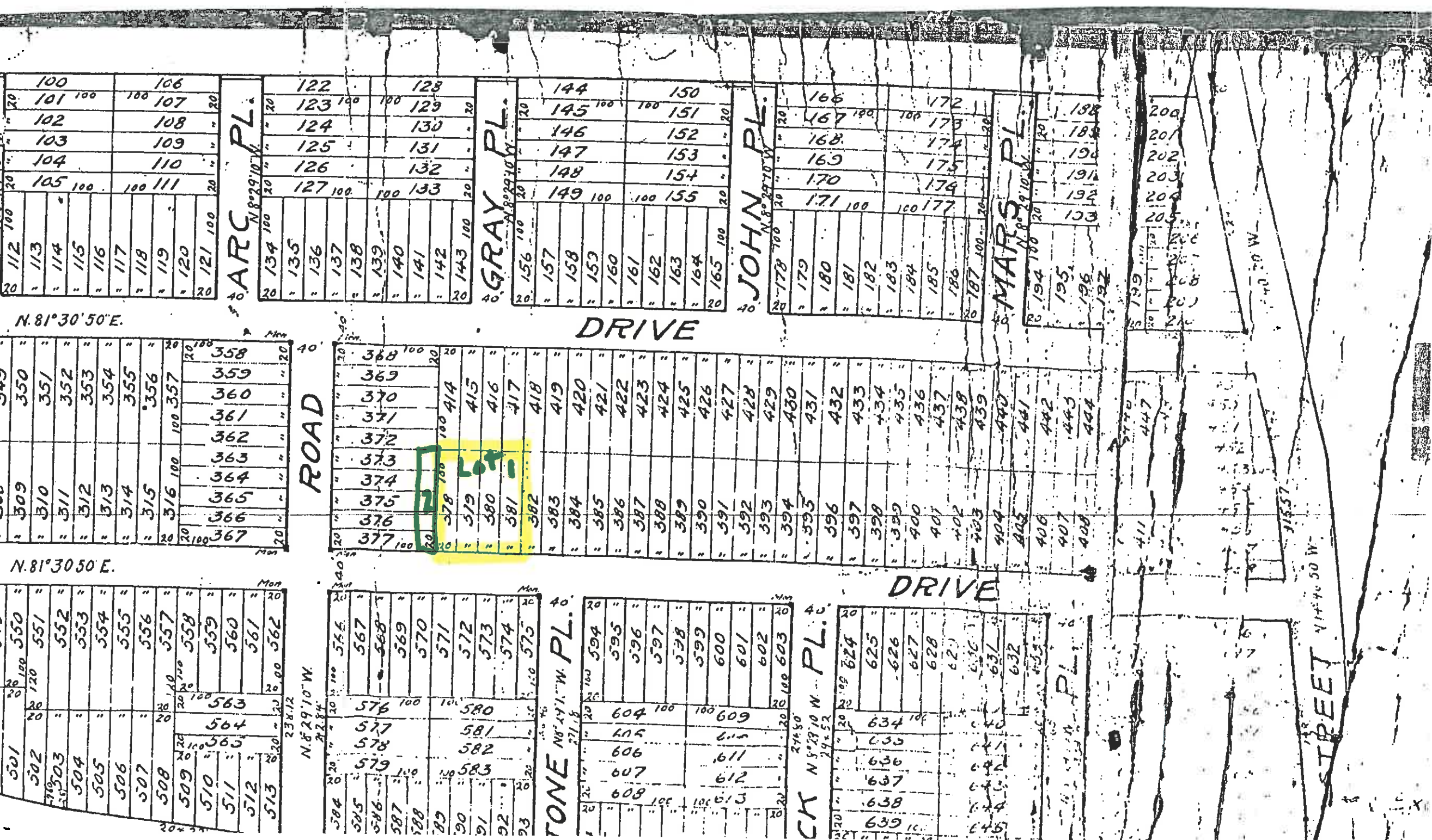
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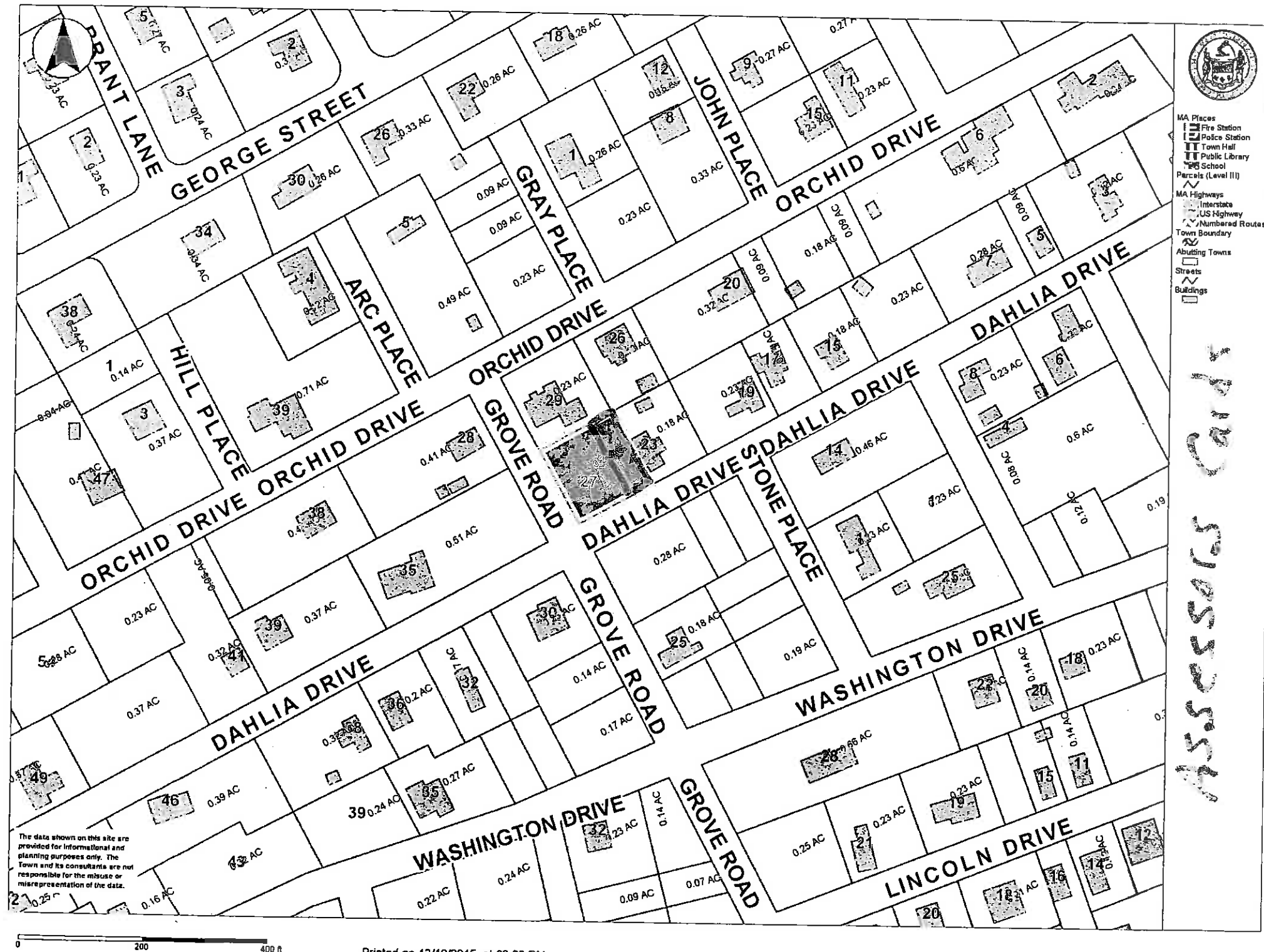
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The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 200 400 ft

Printed on 12/10/2015 at 02:00 PM

- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
 - Parcels (Level II)
- MA Highways
 - Interstate
 - US Highway
 - Numbered Routes
- Town Boundary
- Abutting Towns
- Streets
- Buildings

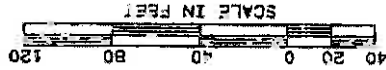
Assessors Cards

PLAN OF LAND IN

LITTLETON, MASS.

OWNED BY FREDERICK G. & JILL COLLMAN

NELSON ENGINEERING INC.,--CIVIL ENGINEERS
144 SUDBURY ROAD--CONCORD, MASSACHUSETTS
SCALE 1 IN. = 40 FT.-----NOVEMBER 14, 1983



USED AND PLAN REFERENCES
Middlesex Registry of Deeds
South District

OK. 13619 Pg. 287
OK. 7409 Pg. 28
OK. 7783 Pg. 28
Plan BK. 7403 Plan 27
Plan BK. 356 Plan 48
Plan BK. 362 Plan 26
Plan BK. 7783 Plan 1957
Land Court Case 24360A



APPROVAL UNDER SUBDIVISION CONTROL LAW IS
NOT REQUIRED. LITTLETON PLANNING BOARD

I HEREBY CERTIFY THAT THIS PLAN
WAS PREPARED IN CONFORMANCE WITH
ALL THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS.

DATE

11-14-83

John Nelson HLS 14337

Middlesex Registry of Deeds, So. Dist.

CAMBRIDGE, MASS.

Plan Number 13619 of 1983

Rec'd DEC 2 1983

With DEED Doc. No. 231

FREDERICK G. COLLMAN

John F. Tappin

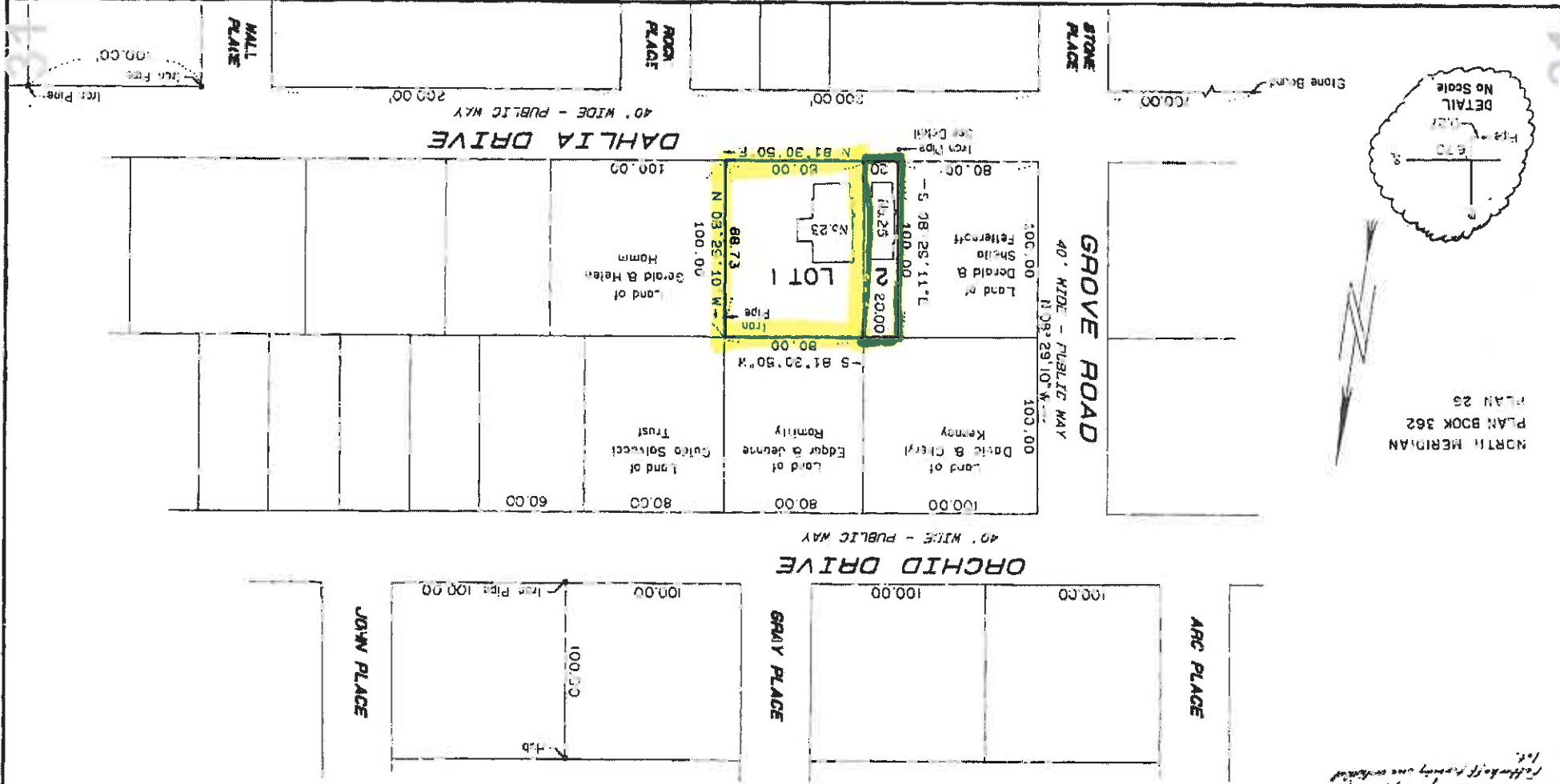
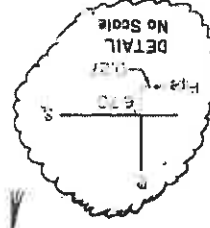
Recorded, Book 1143 Page 258

FILED

BY

- NOTE:
- 1) LOT 1 CONTAINS 8,000 sq. ft.
 - 2) LOT 2 CONTAINS 2,000 sq. ft.
 - 3) LOT 2 to be conveyed to and
conveyed with adjoining front lot.
Fetterhoff property was withdrawn
lot.

NORTH MERIDIAN
PLAN BOOK 362
PLAN 25



PLAN NUMBER 13619 OF 1983
RECORDED, BOOK 1143, PAGE 258

Middlesex South Registry of Deeds

Electronically Recorded Document

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

Recording Information

Document Number : 149327
Document Type : DEED
Recorded Date : September 01, 2015
Recorded Time : 02:30:25 PM

Recorded Book and Page : 66016 / 236
Number of Pages(Including cover sheet) : 4
Receipt Number : 1855415
Recording Fee (including excise) : \$695.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 09/01/2015 02:30 PM
Ctrl# 230016 17420 Doc# 00149327
Fee: \$570.00 Cons: \$125.000.00

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

Quitclaim Deed

We, Donald B. Fetterhoff and Shelia Fetterhoff a/k/a Sheila A. Fetterhoff, husband and wife, of 27 Dahlia Drive, Littleton, MA 01460

For consideration paid and in full consideration of One Hundred and Twenty Five Thousand and 00/100 (\$125,000.00) Dollars

Grant to Matthew P. Field and Michael S. Field, Trustees of the M & M Realty Trust, u/d/t dated June 30, 2011, a certificate of which is recorded with the Middlesex South District Registry of Deeds in Book 57086, Page 36, of 442 King Street, Littleton, MA 01460

With *QUITCLAIM COVENANTS*

PARCEL 1

The land and the building thereon located in Littleton, Middlesex County, Commonwealth of Massachusetts, shown as Lots No. 373-377 on Plan of Land entitled “Map A of Long Lake, Town of Littleton, Middlesex County, Mass.”, which plan is recorded in Middlesex South District Registry of Deeds, Book 362, Plan 26, being more particularly bounded and described as follows:

- WESTERLY: By Grove Road, One Hundred (100) feet;
- NORTHL Y: By Lot 372 as shown on said plan, Eighty (80) feet;
- EASTERLY: By Lot 378, as shown on said plan, One Hundred (100) feet;
- SOUTHERLY: by Dahlia Drive, Eighty (80) feet.

Containing 5,200 square feet accor ding to said plan.
Subject to and with the benefit of all easements and restrictions or record insofar as the same are in full force and applicable.

PARCEL 2

The land in Littleton, Middlesex County, Massachusetts, with the building thereon, situated on the northerly side of Dahlia Drive and being shown as Lot 2 on a plan entitled "Plan of Land in Littleton, Mass., prepared for Frederick G. Collman and Collman", dated November 14, 1983, Nelson Engineering Inc.—Civil Engineers, 144 Sudbury Road – Concord, Massachusetts, recorded with the Middlesex South District Registry of Deeds as Plan 1388 of 1983, and which plan reference is made for a more particular description.

Lot 2 containing 2,000 sq. feet, more or less, according to said plan.

Being a portion of the premises described in deed John J. Malsbenden et ux to Frederick G. Collman et ux dated January 2, 1979, and recorded with Middlesex South District Registry of Deeds in Book 13619, Page 567.

The Grantors hereby release all rights of Homestead in the property and swear under the pains and penalties of perjury that there are no others entitled to protections under the Homestead Act.

Being the same premises conveyed by Deed of John James Hammond and Phyllis M. Hamond to Donald B. Fetterhoff and Shelia Fetterhoff dated February 23, 1973 and recorded with Middlesex Southern District Registry of Deeds at Book 12364 Page 284 and by Deed of Frederick G. Collman and Jill Collman to Donald B. Fetterhoff and Sheila A. Fetterhoff dated November 16, 1983 and recorded with Middlesex Southern District Registry of Deeds at Book 15343, Page 302.

Executed as a sealed instrument this 15th day of September, 2015.

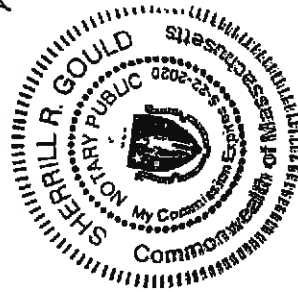
Donald B. Fetterhoff
Donald B. Fetterhoff

Sheila Fetterhoff a/k/a Sheila A. Fetterhoff
Sheila Fetterhoff a/k/a Sheila A. Fetterhoff

Middlesex, ss September 1, 2012
COMMONWEALTH OF MASSACHUSETTS

Then before me, the undersigned notary public, personally Donald B. Fetterhoff and Sheila Fetterhoff a/k/a Sheila A. Fetterhoff, proven to me through satisfactory evidence of identification, which was license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose and further acknowledged the foregoing instrument to be their free act and deed before me.

Sherill R. Gould
Notary Public
My commission expires



710-15

Mr. John J. Malabenden and Esther E. Malabenden, husband and wife, as tenants by the entirety, both of Littleton, Middlesex County, Massachusetts

being unmarried, for consideration paid, and in full consideration of \$25,000.

Sum to Frederick W. Collman and Will Collman, husband and wife, of 23 Cahill Dr. Littleton, Mass. 01460 with particular reference

to the land in Littleton, Middlesex County, Massachusetts, with the buildings thereon, described as follows: Lots Nos. 378, 379, 380,

and 381 as designated and shown on a plan entitled "Map 'A' of Long Lake, Town of Littleton, Middlesex County, Massachusetts," duly recorded with Middlesex South District Deeds in Book of Plans 362, Plan 26 on October 14, 1925.

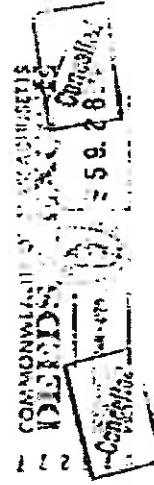
Also conveying the easterly parts of Lots Nos. 373, 374, 375, 376 and 377 as designated and shown on a plan entitled Map 'A' in Middlesex South District Deeds, Book 362, Plan 62, bounded and described as follows:

EASTERLY: by Lot No. 378 on said plan 100 feet;
NORTHERLY: by a portion Lot No. 372 on said plan 20 feet;
WESTERLY: by a line running parallel with, and twenty (20) feet distant from the westerly boundary of Lot No. 378, 100 feet; and
SOUTHERLY: by Bahlia Drive, as shown on said plan 20 feet.

Being a parcel of land with appurtenances thereon 20 feet by 100 feet and consisting of approximately 2,000 square feet.

The total parcel being approximately 100 feet by 100 feet and consisting of approximately 10,000 square feet of land.

Being same premises described in deed Charles L. Conville to US dated October 11, 1977 and recorded with said deeds in Book 13307, Page 634.



Witness our hand and seal on this 2nd day of January, 1979.
John J. Malabenden
Esther E. Malabenden

The Commonwealth of Massachusetts

January 2, 1979

Then personally appeared the above named John J. Malabenden and Esther Malabenden

and acknowledged the foregoing instrument to be their free act and deed, before me

William P. Gieglay Notary Public
My commission expires 7 US. 14. 79

(*Individual — Joint Tenants — Tenants in Common — Tenants by the Entirety*)

CHAPTER 183B, § 6AS AMENDED BY CHAPTER 397 OF 1969

Every deed presented for record shall contain or have appended upon it the full name, residence and post office address of the grantor and a recital of the amount of the full consideration thereof in dollars at the time of the execution thereof. If not stated for a specific monetary sum, the full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such considerations and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

BK15343 PG302

MASSACHUSETTS DEED SHORT FORM (INDIVIDUAL) 681

12/02/83 0 3: 0 6 TR 543 RE 2300

WE, Frederick G. Collman and Jill Collman, husband and wife, as tenants by the entirety, both

of Littleton, Middlesex County, Massachusetts

bring herewith, for consideration paid, and in full consideration of Seven Thousand and no/100 (\$7,000.00) Dollars, granted Donald B. Patterhoff and Sheila A. Patterhoff, husband and wife, as joint tenants with right of survivorship

of 27 Dahlia Drive, Littleton, Middlesex County, Massachusetts with quitclaim interests therein, situated on the northwesterly side of Dahlia Drive and being

shown as Lot 2 on a plan entitled "Plan of Land in Littleton, Mass., prepared for Frederick G. Collman and Jill Collman", dated November 14, 1983, Nelson Engineering Inc., Civil Engineers, 144 Sudbury Road--Concord, Massachusetts, recorded with the Middlesex South District Deeds herewith, as Plan 1988-02-005, and to which plan reference is made for a more particular description.

Lot 2 containing 2,000 sq. feet, more or less, according to said plan. Being a portion of the premises described in deed John J. Malabandon et ux to Frederick G. Collman et ux dated January 2, 1979, and recorded with Middlesex South District Deeds in Book 13619, Page 567.

Lot 2 to be conveyed to and annexed with adjoining land of Patterhoff forming one undivided lot as set forth on said plan.



Witness our hands and seal this 16th day of November, 1983.

Notary Public for the Commonwealth of Massachusetts
Kenneth J. Williamson

STATE OF MICHIGAN

Wayne, ss.

Nov 16, 1983

Then personally appeared the above named Jill Collman

and acknowledged the foregoing instrument to be their free and voluntary act, before me

Notary Public
Kenneth J. Williamson
Notary Public Wayne County, MI
My Commission Expires Nov. 15, 1984

(*Individual -- Joint Tenants -- Tenants in Common.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969
Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantor and a notation of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor. If not delivered for a specific monetary sum, the full consideration shall state the total price for the conveyance in full dollars and cents. The grantor or grantors must sign the deed in the presence of the notary public, who shall certify the execution of the deed and the amount of the consideration therefor. No signature of deed shall except a deed for recording unless it is in compliance with the requirements of this section.

BK12384 PG284

2/10

MASSACHUSETTS OUTLAIN DEED INDIVIDUAL (LONG FORM) 888

JOHN JAMES HAMMOND and PHYLLIS M. HAMMOND, Husband and wife as
Tenants by the Entirety, both of Littleton, County of Middlesex,
Commonwealth of Massachusetts.

XX

in the amount of \$5,000.00
for consideration paid and in full consideration of \$5,000.00

GRANTOR DONALD B. FETTERHOFF and SMELIA FETTERHOFF, Husband and wife as
Tenants by the Entirety, both of 27 Dahlia Drive, Littleton, County of
Middlesex, said Commonwealth.
XX

XX

(Description and encumbrances, if any)

The land and the buildings thereon located in Littleton, Middlesex
County, Commonwealth of Massachusetts, shown as Lots No. 373-377
on Plan of Land entitled "Map A of Long Lake, Town of Littleton,
Middlesex County, Mass.", which plan is recorded in Middlesex South
District Registry of Deeds, Book 362, Plan 26, being more particularly
bounded and described as follows:

WESTERLY:

By Grove Road, One Hundred (100) Feet;

NORTHELY:

By Lot 372 as shown on said plan, Eighty (80)
Feet;

EASTERLY:

By Lot 378, as shown on said plan, One Hundred
(100) Feet;

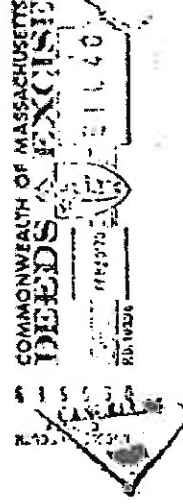
SOUTHERLY:

By Dahlia Drive, Eighty (80) Feet.

Containing 5,200 square feet according to said plan.

Subject to and with the benefit of all easements and restrictions
of record insofar as the same are in full force and applicable.

Being the same premises conveyed to the Grantors by deed of
Annie M. Hammond, dated April 23, 1947, and recorded by deed 7123-331.



Witness our hand and seal this 23 day of February, 1973.

John James Hammond
JOHN JAMES HAMMOND
Phyllis M. Hammond
PHYLLIS M. HAMMOND

The Commonwealth of Massachusetts

Middlesex, ss. February 23, 1973
Then personally appeared the above named JOHN JAMES HAMMOND and PHYLLIS M. HAMMOND

and acknowledged the foregoing instrument to be their free act and deed, before me

William F. Felt
Notary Public - 3808000000
My Commission Expires 1979

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any form of encumbrance assumed by the grantee or retaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.