

ZBA Case No. 878A Site address 29 Lakeshore Drive

**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**  
9-7-2016

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ \_\_\_\_\_ Check # \_\_\_\_\_

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.

K Lord  
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**

Michelle McDentt  
Print Name + Paula Blanchard  
29 Lakeshore Dr  
Address  
Littleton, MA  
Town, State, Zip

Date: 24 Aug 2016

781-492-1600 (not to publish)  
Phone #  
mcdevitte.alumni.bentley.edu  
Email Address

Deed Reference: Bk 66005 Page 579

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

Michelle McDentt 8/23/2016  
Signature Date

Michelle McDentt  
Print Name (if different from petitioner)

978-486-0260  
Phone #

mcdevitte.alumni.bentley.edu  
Email

Address (if different from petitioner)

**ASSESSOR MAP & PARCEL NUMBER** U17 181

**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-shutter list  
Legal Notice publication fee due prior to opening hearing

ZBA Case No. 878A Site address 29 Lakeshore Drive

## **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

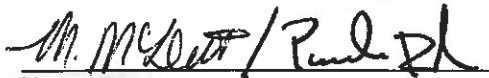
The undersigned hereby petitions the Board of Appeals for the Town of Littleton to grant a Special Permit for the reasons hereinafter set forth and in accordance with the applicable provisions of the Zoning By-law.

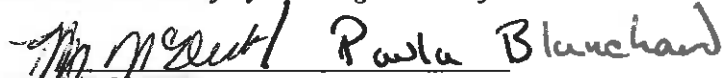
**1. Special Permits are expressly permitted in the Zoning Bylaws. Which Zoning Bylaw section do you rely for your appeal?**

Zoning Bylaw § \_\_\_\_\_

**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.**

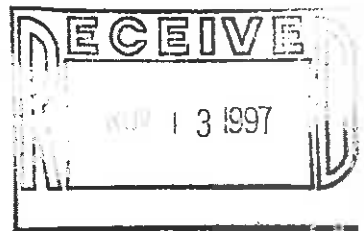
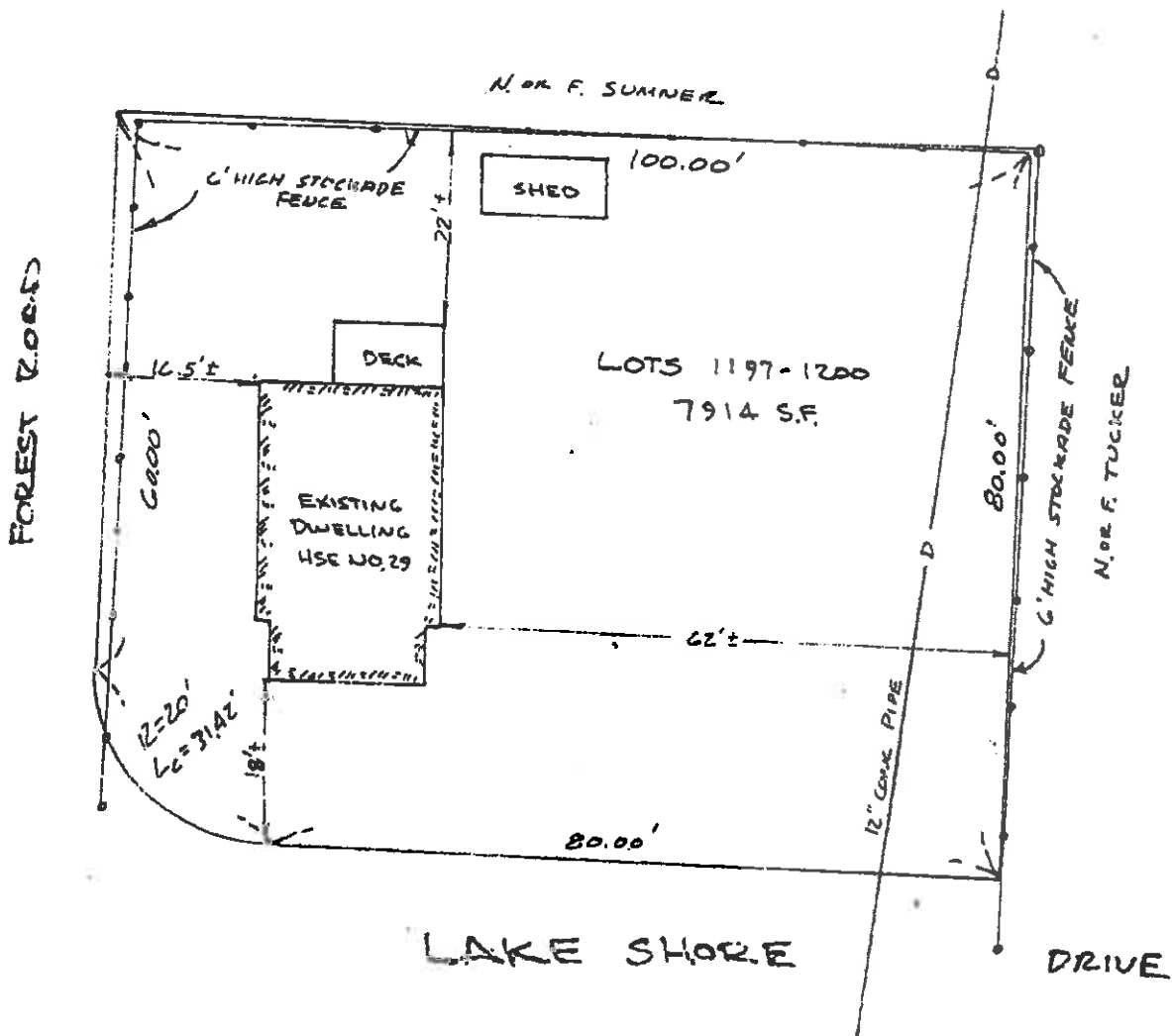
  
Signature

  
Print Name

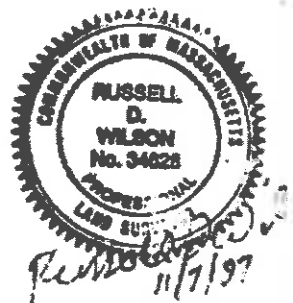
## **Special Permit 40B**

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



"I CERTIFY THAT THIS 'EXISTING DWELLING' IS CONSTRUCTED WHERE SHOWN ON THE PLAN, AND DOES CONFORM/COMPLY WITH THE ZONING BYLAWS (DIMENSIONAL REGULATIONS) OF THE TOWN OF LITTLETON AS OF THIS DATE. I FURTHER CERTIFY THAT THE STRUCTURE DOES NOT LIE IN THE FLOOD HAZARD ZONE SHOWN ON THE F.E.M.A. MAP OF THE TOWN OF



98.83 DTH 1  
 04'-28" FILL + AP SAND LOAM 104R 3 1/2  
 28'-84" COARSE SAND 104R 5 1/2  
 91.83

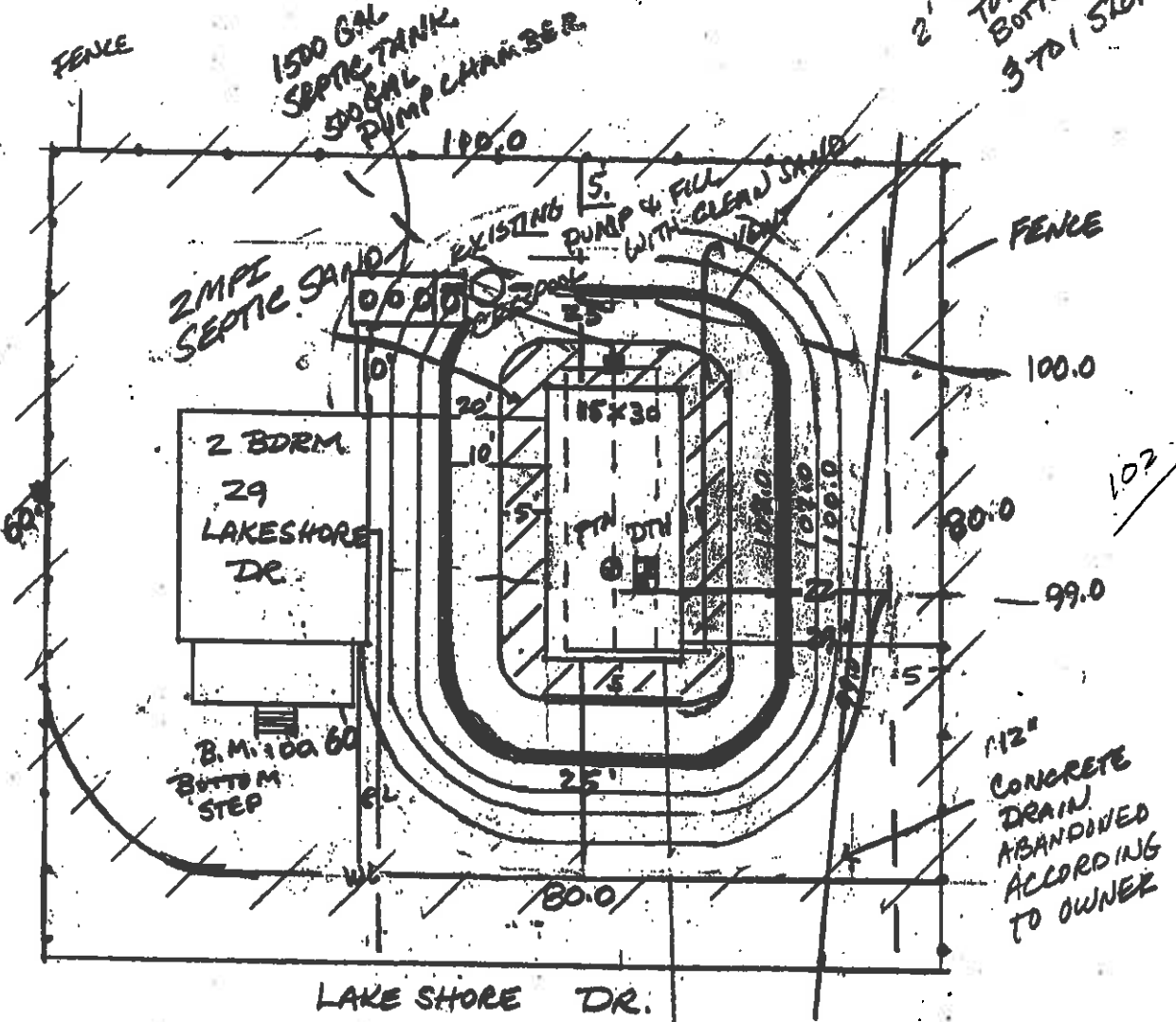
PTA  
 2  
 MPE

<5472 MOTTLES 28"  
 DISTINCT 54R 5/8

7/17/97  
 JUDY GIORGIO NABH.  
 DICK DOLAN ABC  
 SOIL EVALUATOR  
 OCT 1995



2' WIDE CLAY BARRIE  
 TOP EL 102.0  
 BOTTOM 98.1  
 3 TO 1 SLOPE

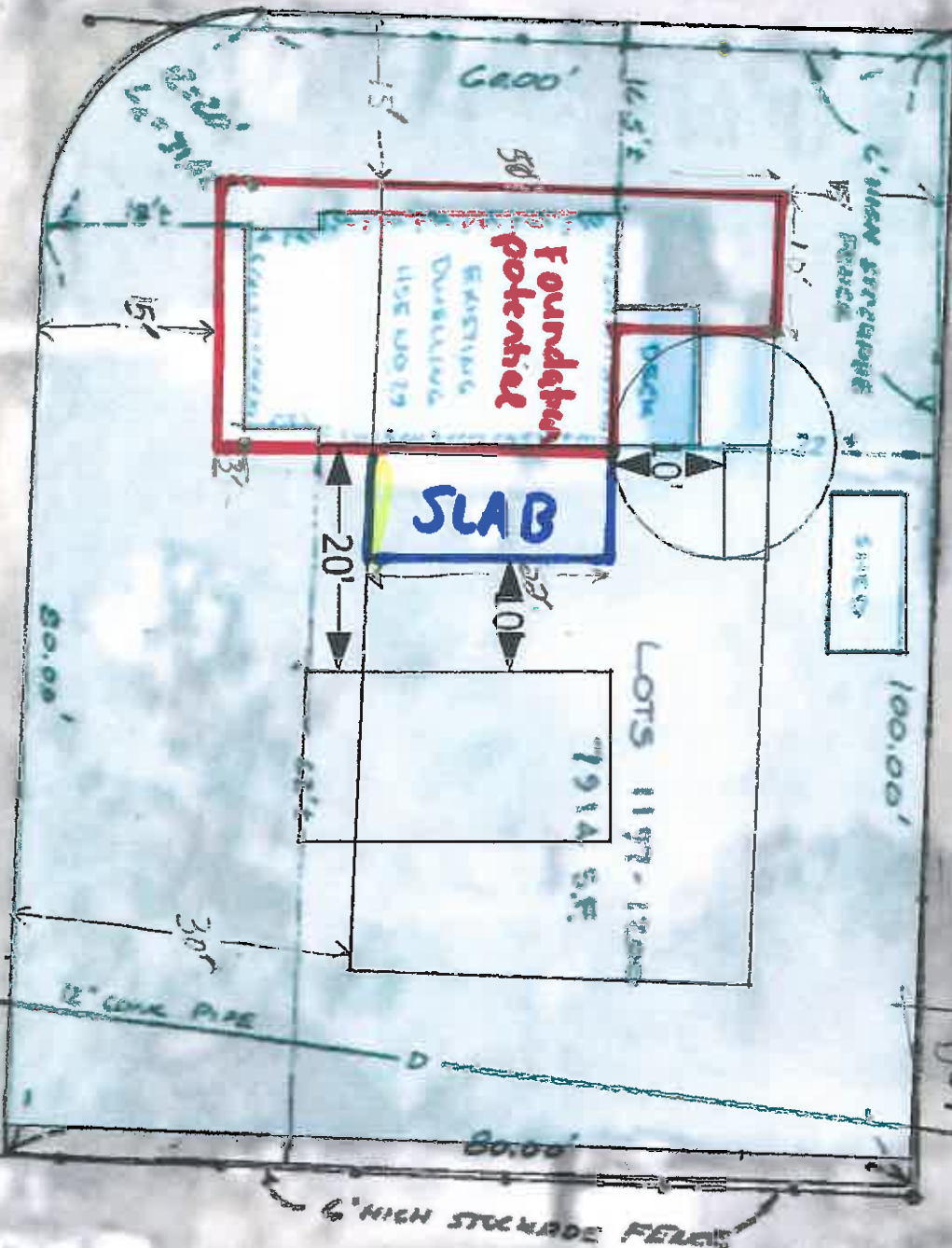


140' TO LAKE  
 170' TO WETLAND  
 SEE ATTACHED  
 PLOT PLAN

FOREST ROAD

LAKE SHORE

DRIVE



N. or F. SUMNER

10ft

N. or F. TUCKER

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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

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### Recording Information

Document Number	: 148011
Document Type	: DEED
Recorded Date	: August 31, 2015
Recorded Time	: 02:46:00 PM
Recorded Book and Page	: 66005 / 579
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1854783
Recording Fee (including excise)	: \$945.80

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 08/31/2015 02:46 PM  
Ctrl# 229856 05725 Doc# 00148011  
Fee: \$820.80 Cons: \$180,000.00  
\*\*\*\*\*

Middlesex South Registry of Deeds  
Maria C. Curtatone, Register  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.cambridgedeeds.com](http://www.cambridgedeeds.com)

**QUITCLAIM DEED**

I, ALAN B. ARONIE, of Littleton, Massachusetts, being unmarried, for consideration paid in the amount of One Hundred Eighty Thousand Dollars (\$180,000.00), grant to MICHELLE MCDEVITT and PAULA BLANCHARD, as joint tenants with right of survivorship, of 29 Lake Shore Drive, Littleton, Massachusetts, with QUITCLAIM COVENANTS:


The land with the buildings thereon in Littleton, Middlesex County, Massachusetts, being Lot Nos. 1197 to 1201, inclusive, as shown on a plan of Warren Smadbeck, recorded with the Middlesex South District Registry of Deeds in Book of Plans No. 362, Plan No. 26 and containing about ¼ acre.

Being the same premises described in the Deed recorded with Middlesex South District Registry of Deeds at Book 31638, Page 98.

The undersigned grantor releases any homestead rights in the above described premises and states that there are no other persons entitled to homestead rights therein.

[the remainder of this page is left intentionally blank]

Executed as a sealed instrument this 27<sup>th</sup> day of August, 2015.

  
Alan B. Aronie

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss

On this 27<sup>th</sup> day of August, 2015, before me, the undersigned notary public, personally appeared Alan B. Aronie, proved to me through satisfactory evidence of identification, which was ☒ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☐ personal knowledge of the undersigned, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public  
My commission expires:





Paula Blanchard and I are the property owners at 29 Lake Shore Drive, Lots 1197-1200. We are formally requesting a special permit 40A on a pre-existing nonconforming lot to rebuild a two bedroom dwelling.

The existing structure is on a 7914 s.f lot with a front set back of 18', a left side setback of 16.5', a rear setback of 22', and right setback from the septic system of 20'.

This special permit request is for increasing the front setback nonconformity to 15', the setback to the side on Forest Road and the rear setback will be conforming at 15 ft.

**LEGAL NOTICE  
NOTICE OF HEARING**

The Littleton Board of Appeals will conduct a public hearing on Thursday September 15, 2016 at the Littleton Town Offices, 37 Shattuck Street, Room 103 to consider the following petition:

8:00 p.m. Case #878A – The petitioner Michelle McDevitt request for a special permit/variance pursuant to Section 173-10B(1) non conforming uses and structures and 173-31 Intensity of use for a proposed reconstruction of a two bedroom dwelling at 29 Lakeshore Drive.

**LITTLETON BOARDS OF APPEALS**

Alan Bell, Clerk  
Littleton Independent September 1 and 8, 2016

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

Date: September 6, 2016

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

Applicant Michelle McDevitt Name of Firm: N/A  
Mailing Address 29 Lake Shore Dr, Littleton, MA 01460

**Subject Parcel Location:** 29 Lake Shore Dr  
**Subject Owner** Michelle McDevitt & Paula Blanchard  
**Subject Map & Parcel No:** U17 181 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) 33, 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

LAKE SHORE DR U12 14 0  
LITTLETON TOWN OF  
CONSERVATION COMMISSION  
PO BOX 1305  
LITTLETON, MA 01460

16 ELM RD U17 139 0  
CRORY PETER F  
CRORY DEBORAH R  
16 ELM RD  
LITTLETON, MA 01460

EMERSON DR U17 158 0  
DITUCCI COSMO  
DITUCCI IDA  
9 LAKE TERRACE  
WOBBURN, MA 01801

FOREST RD U17 162 0  
LITTLETON TOWN OF  
CONSERVATION COMMISSION  
P O BOX 1305  
LITTLETON, MA 01460

11 ELM RD U17 176 0  
SMITH BRADFORD P  
SMITH KELLIE J  
11 ELM RD  
LITTLETON, MA 01460

29 LAKE SHORE DR U17 181 0  
MCDEVITT MICHELLE  
BLANCHARD PAULA  
29 LAKE SHORE DR  
LITTLETON, MA 01460

3 GROVE RD U17 184 0  
GOULD SHERRILL R TRUSTEE  
TWO SHACK REALTY TRUST  
PO BOX 1212  
LITTLETON, MA 01460

FOREST RD U17 199 0  
TURCOTTE ROBERT L  
9 SAMONE DRIVE  
BROAD BROOK, CT 06016

21 LAKE SHORE DR U17 203 0  
FOLSOM JONATHAN B  
FOLSOM MARTHA S  
21 LAKE SHORE DR  
LITTLETON, MA 01460

30 JUNIPER RD U17 214 0  
TAVILLA SHARON L  
30 JUNIPER RD  
LITTLETON, MA 01460

6 EMERSON DR U17 133 0  
FTB HOMES LLC  
PO BOX 216  
LITTLETON, MA 01460

35 LAKE SHORE DR U17 156 0  
COREY ETHAN  
35 LAKE SHORE DR  
LITTLETON, MA 01460

FOREST RD U17 160 0  
LITTLETON TOWN OF  
CONSERVATION COMMISSION  
P O BOX 1305  
LITTLETON, MA 01460

FOREST RD U17 163 0  
CAMPBELL MYRTLE  
C/O KENNETH CAMPBELL  
327 DAY ST  
LEOMINSTER, MA 01453

5 EMERSON DR U17 179 0  
FORSBERG JAMES M  
WERTHEIM MEGAN J  
5 EMERSON DR  
LITTLETON, MA 01460

27 LAKE SHORE DR U17 182 0  
TUCKER C DAVID  
TUCKER A DOROTHY  
27 LAKE SHORE DRIVE  
LITTLETON, MA 01460

GROVE RD U17 187 0  
WALLACE RICHARD M  
PO BOX 65  
BARNET, VT 05821

FOREST RD U17 200 0  
STEVENS THOMAS J  
13 LAWRENCE ST  
WATERTOWN, MA 02472-1859

17 LAKE SHORE DR U17 205 0  
NEILD DUSTIN O.  
NEILD LYNN T.  
17 LAKE SHORE DRIVE  
LITTLETON, MA 01460

34 JUNIPER RD U17 215 0  
FOLSOM JONATHAN B  
FOLSOM MARTHA S  
21 LAKE SHORE DR  
LITTLETON, MA 01460

7 EMERSON DR U17 136 0  
MCCAMIS MARVIN J JR  
MACKAY ELIZABETH  
7 EMERSON DR  
LITTLETON, MA 01460

33 LAKE SHORE DR U17 157 0  
O'DWYER RONALD F  
OAKLAND KATHLEEN M  
33 LAKE SHORE DR  
LITTLETON, MA 01460

FOREST RD U17 161 0  
LITTLETON TOWN OF  
PO BOX 1305  
LITTLETON, MA 01460

ELM RD U17 175 0  
LITTLETON TOWN OF  
P.O. BOX 1305  
LITTLETON, MA 01460

1 EMERSON DR U17 180 0  
MIZZONI BRIAN A  
2 1/2 SPARTAN ARROW  
LITTLETON, MA 01460

GROVE RD U17 183 0  
LITTLETON TOWN OF  
PO BOX 1305  
LITTLETON, MA 01460

E/S FOREST RD U17 198 0  
LITTLETON TOWN OF  
P.O. BOX 1305  
LITTLETON, MA 01460

5 FOREST RD U17 201 0  
BARTHOLOMAY MARIAN  
5 FOREST RD  
LITTLETON, MA 01460

28 JUNIPER RD U17 213 0  
CHENELLE BRENDAN F  
DONOGHUE CAILIN E  
28 JUNIPER RD  
LITTLETON, MA 01460

3 GROVE RD U17 217 0  
WELLS KATHLEEN L  
WELLS JAMES M  
3 GROVE RD  
LITTLETON, MA 01460

36 PARK DR U17 252 0  
DURKIN DAVID W  
36 PARK DRIVE  
LITTLETON, MA 01460

31 WOODLAND DR U17 253 0  
BLANCHARD PAULA A  
31 WOODLAND DR  
LITTLETON, MA 01460-3201

ALSO ABUTS:  
LONG LAKE

REQUESTOR:  
MICHELLE MCDEVITT  
29 LAKE SHORE DR  
LITTLETON, MA 01460

29 JUNIPER RD U17 218 0  
MAYOR ANNA  
29 JUNIPER RD  
LITTLETON, MA 01460