

**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

ff 9-1-2016

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.

R. 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 McDevitt

Print Name Michelle McDevitt
Address 29 Lakeshore Dr.
Town, State, Zip Littleton, MA

Date: 24 Aug 2016

Phone # 781-492-1600 (not to publish)

Email Address mcdevitt.alumni.bentley.edu

Deed Reference: Bk 66005 Page 579

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

Signature Michelle Date 8/23/2016

Print Name (if different from petitioner) Michelle McDevitt

Address (if different from petitioner) _____

Phone # 978-486-0260

Email mcdevitt.alumni.bentley.edu

FILING FEES		ADDITIONAL FEES (all applications)
Residential Property	\$200 to Town of Littleton	\$75 to Comm of Mass-recording fee
Commercial Property	\$350 to Town of Littleton	\$25 to Town of Littleton-abutter list
Comprehensive Permit	\$1000 + \$100/unit over 10 units	Legal Notice publication fee due prior to opening hearing

ASSESSOR MAP & PARCEL NUMBER U17 181

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?

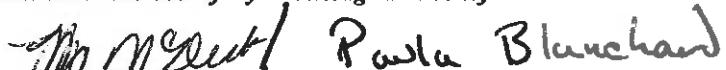
Zoning Bylaw § _____

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

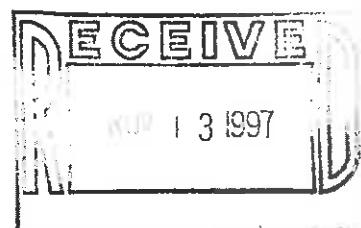
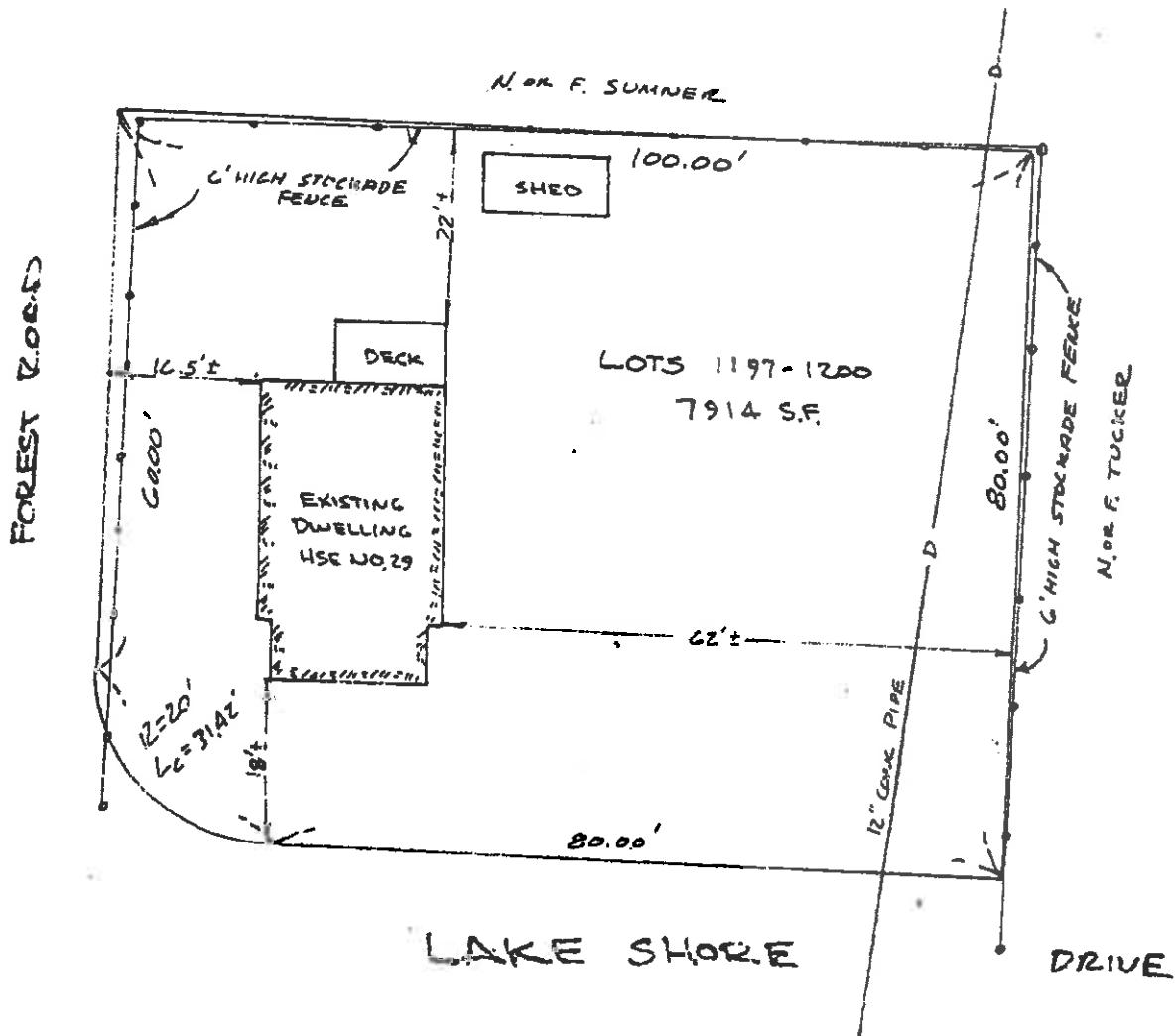


Print Name

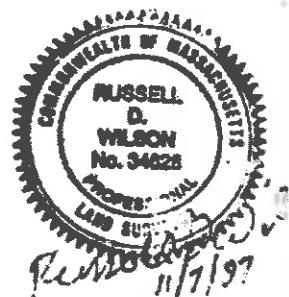
Special Permit 40B

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 + A.P
23° - 84°	CARSE SAND C1
91.83	104R 3/2 104R 5/2 -

PTA
2
MPE

SAND, LOAM
104R 3/2

<5670 MOTRES 28"
DISTINCT 54R 5/8

717197

JUDY GIORGIO NABH.
DICK DOLAN RBC
SOIL EVALUATOR
OCT 1995

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

FENCE

1500 GAL
SEPTIC TANK
500 GAL
PUMP CHAMBER

100.0

EXISTING
DUMP + FILL
WITH CLEAN SAND

2 MPI
SEPTIC SAND

0.00

0.5

2 BDRM.
29
LAKESHORE
DR.

B.M. 100.60
BOTTOM
STEP

LAKE SHORE DR.

100.0

99.0

10?

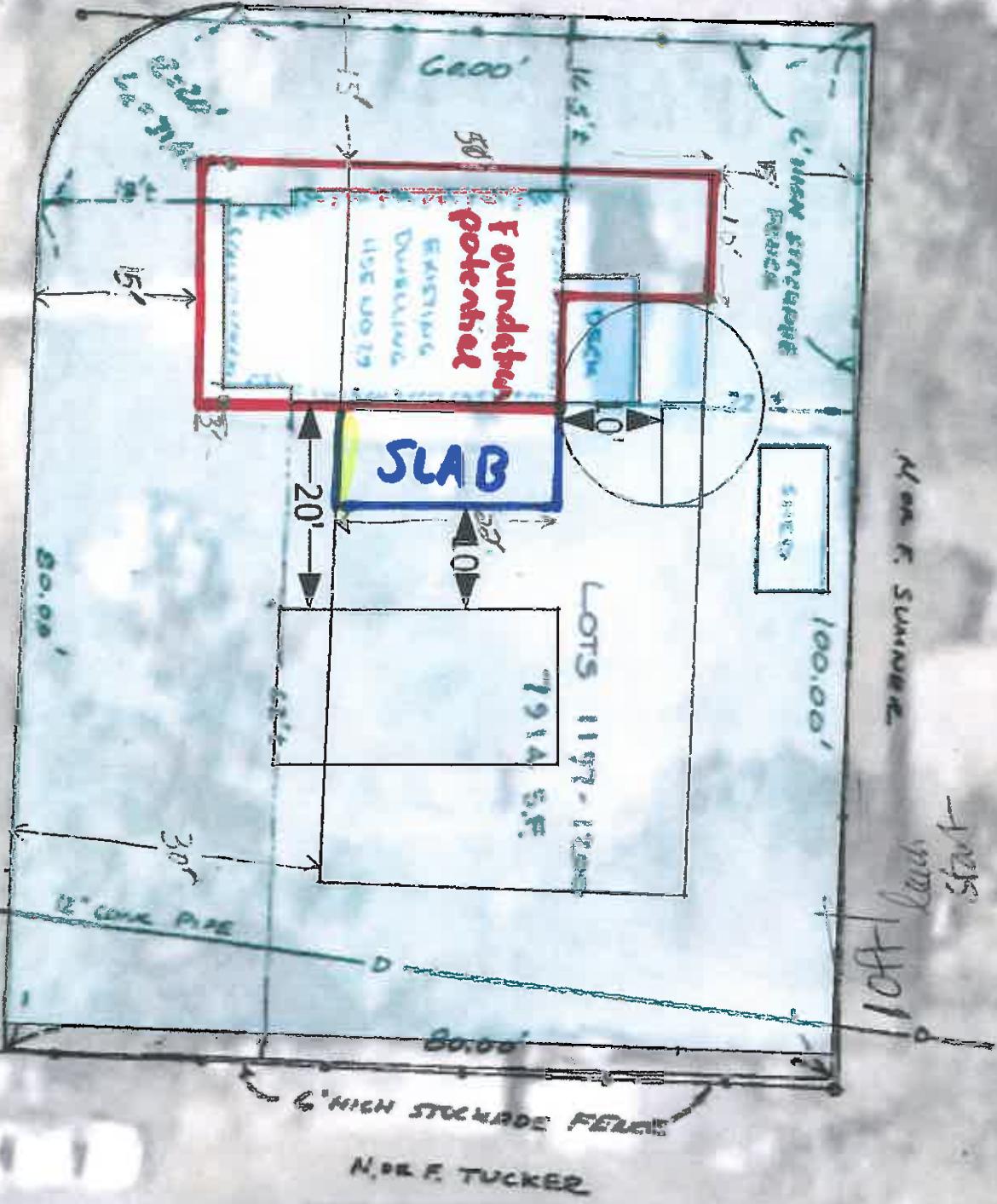
12"
CONCRETE
DRAIN
ABANDONED
ACCORDING
TO OWNER

140' TO LAKE
120' TO WETLAND

SEE ATTACHED
PLOT PLAN

LAKE SHORE DRIVE

FOREST ROAD



Middlesex South Registry of Deeds

Electronically Recorded Document

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

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

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 $\frac{1}{4}$ 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 27th day of August, 2015.

Alan B. Aronie
Alan B. Aronie

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 27th 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.

Cormac Bordes
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
Celia Jornet, Assistant Assessor

LAKE SHORE DR U12 14 0LITTLETON TOWN OF
CONSERVATION COMMISSION
PO BOX 1305
LITTLETON, MA 0146016 ELM RD U17 139 0CRORY PETER F
CRORY DEBORAH R
16 ELM RD
LITTLETON, MA 01460EMERSON DR U17 158 0DITUCCI COSMO
DITUCCI IDA
9 LAKE TERRACE
WOBURN, MA 01801FOREST RD U17 162 0LITTLETON TOWN OF
CONSERVATION COMMISSION
P O BOX 1305
LITTLETON, MA 0146011 ELM RD U17 176 0SMITH BRADFORD P
SMITH KELLIE J
11 ELM RD
LITTLETON, MA 0146029 LAKE SHORE DR U17 181 0MCDEVITT MICHELLE
BLANCHARD PAULA
29 LAKE SHORE DR
LITTLETON, MA 014603 GROVE RD U17 184 0GOULD SHERRILL R TRUSTEE
TWO SHACK REALTY TRUST
PO BOX 1212
LITTLETON, MA 01460FOREST RD U17 199 0TURCOTTE ROBERT L
9 SAMONE DRIVE
BROAD BROOK, CT 0601621 LAKE SHORE DR U17 203 0FOLSOM JONATHAN B
FOLSOM MARTHA S
21 LAKE SHORE DR
LITTLETON, MA 0146030 JUNIPER RD U17 214 0FAVILLA SHARON L
30 JUNIPER RD
LITTLETON, MA 014606 EMERSON DR U17 133 0FTB HOMES LLC
PO BOX 216
LITTLETON, MA 0146035 LAKE SHORE DR U17 156 0COREY ETHAN
35 LAKE SHORE DR
LITTLETON, MA 01460FOREST RD U17 160 0LITTLETON TOWN OF
CONSERVATION COMMISSION
P O BOX 1305
LITTLETON, MA 01460FOREST RD U17 163 0CAMPBELL MYRTLE
C/O KENNETH CAMPBELL
327 DAY ST
LEOMINSTER, MA 014535 EMERSON DR U17 179 0FORSBERG JAMES M
WERTHEIM MEGAN J
5 EMERSON DR
LITTLETON, MA 0146027 LAKE SHORE DR U17 182 0TUCKER C DAVID
TUCKER A DOROTHY
27 LAKE SHORE DRIVE
LITTLETON, MA 01460GROVE RD U17 187 0WALLACE RICHARD M
PO BOX 65
BARNET, VT 05821FOREST RD U17 200 0STEVENS THOMAS J
13 LAWRENCE ST
WATERTOWN, MA 02472-185917 LAKE SHORE DR U17 205 0NEILD DUSTIN O.
NEILD LYNN T.
17 LAKE SHORE DRIVE
LITTLETON, MA 0146034 JUNIPER RD U17 215 0FOLSOM JONATHAN B
FOLSOM MARTHA S
21 LAKE SHORE DR
LITTLETON, MA 014607 EMERSON DR U17 136 0MCCAMIS MARVIN J JR
MACKAY ELIZABETH
7 EMERSON DR
LITTLETON, MA 0146033 LAKE SHORE DR U17 157 0O'DWYER RONALD F
OAKLAND KATHLEEN M
33 LAKE SHORE DR
LITTLETON, MA 01460FOREST RD U17 161 0LITTLETON TOWN OF
PO BOX 1305
LITTLETON, MA 01460ELM RD U17 175 0LITTLETON TOWN OF
P.O. BOX 1305
LITTLETON, MA 014601 EMERSON DR U17 180 0MIZZONI BRIAN A
2 1/2 SPARTAN ARROW
LITTLETON, MA 01460GROVE RD U17 183 0LITTLETON TOWN OF
PO BOX 1305
LITTLETON, MA 01460E/S FOREST RD U17 198 0LITTLETON TOWN OF
P.O. BOX 1305
LITTLETON, MA 014605 FOREST RD U17 201 0BARTHOLOMAY MARIAN
5 FOREST RD
LITTLETON, MA 0146028 JUNIPER RD U17 213 0CHENELLE BRENDAN F
DONOGHUE CAILIN E
28 JUNIPER RD
LITTLETON, MA 014603 GROVE RD U17 217 0WELLS KATHLEEN L
WELLS JAMES M
3 GROVE RD
LITTLETON, MA 01460

ALSO ABUTS:
LONG LAKE

Sous de

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

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

REQUESTOR:

MICHELLE MCDEVITT
29 LAKE SHORE DR
LITTLETON, MA 01460

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