

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

3/26/15 ED 1:30pm

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300.00 Check # 1776

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 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 Margaret E Nazzaro **Date:** 3/16/15
Margaret E Nazzaro
Print Name 978-835-3926
15 Trot Rd **Phone #**
Address pegsxcape@aol.com
Littleton, MA. 01460 **Email Address**
Town, State, Zip Deed Reference: Bk 52624 Page 416

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

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

ASSESSOR MAP & PARCEL NUMBER R11 23-9

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-abutter list
Legal Notice publication fee due prior to opening hearing

ZBA Case No. 851A Site address 15 Mot Rd

4/16 7:30

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? *Reapply*

Zoning Bylaw § 173-58

*Accessory Dwelling issued
May 1996 #442A - lapsed 2005*

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.

Margaret E Nazzaro
Signature

margaret E Nazzaro
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

Unofficial Property Record Card - Littleton, MA

General Property Data

Parcel ID	R11 23 9	Account Number	
Prior Parcel ID	--		
Property Owner	NAZZARO MARGARET E NAZZARO ERNEST	Property Location	15 TROT RD
Mailing Address	15 TROT ROAD	Property Use	ONE FAM
		Most Recent Sale Date	4/23/2009
		Legal Reference	52624-416
City	LITTLETON	Grantor	NAZZARO MARGARET E,
Mailing State	MA	Zip	01460
ParcelZoning		Sale Price	1
		Land Area	0.982 acres

Current Property Assessment

Card 1 Value	Building Value	294,600	Xtra Features	Value	700	Land Value	158,100	Total Value	453,400
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Building Description

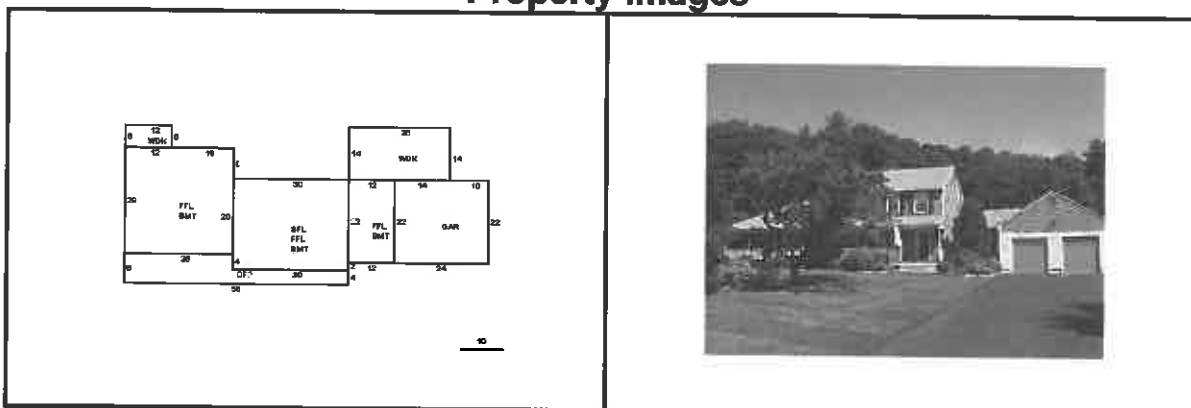
Building Style	COLONIAL	Foundation Type	CONCRETE	Flooring Type	CARPET
# of Living Units	2	Frame Type	WOOD	Basement Floor	N/A
Year Built	1992	Roof Structure	GABLE	Heating Type	FORCED H/A
Building Grade	AVERAGE	Roof Cover	ASPHALT	Heating Fuel	OIL
Building Condition	Very Good	Siding	CLAPBOARD	Air Conditioning	100%
Finished Area (SF)	2488	Interior Walls	DRYWALL	# of Bsmt Garages	0
Number Rooms	9	# of Bedrooms	4	# of Full Baths	2
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

Narrative Description of Property

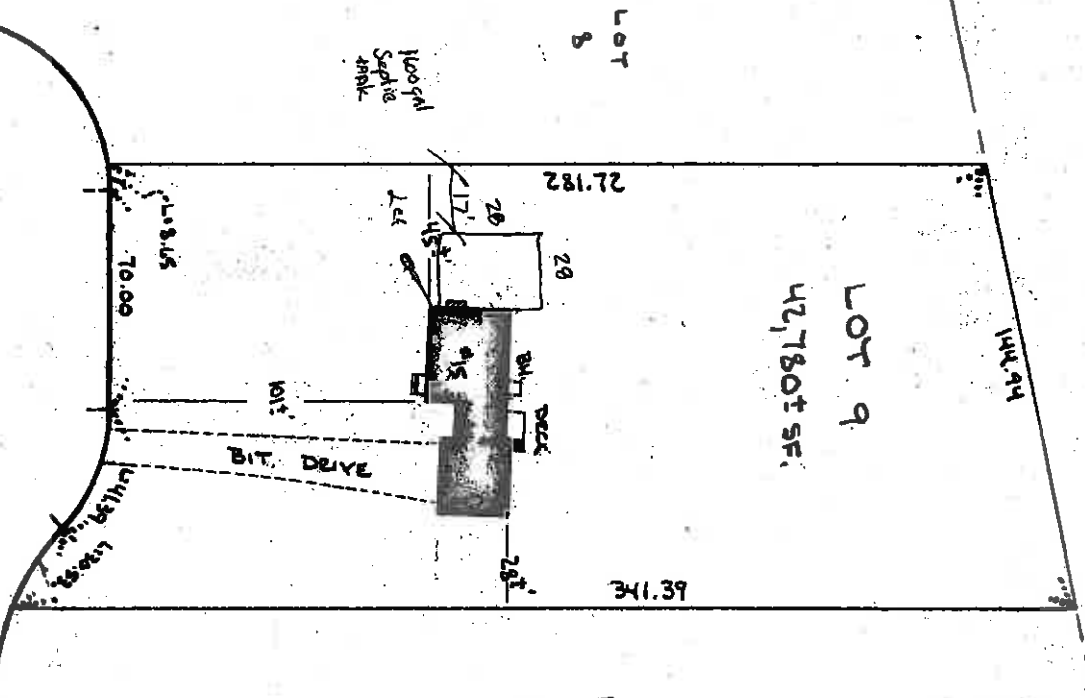
This property contains 0.982 acres of land mainly classified as ONE FAM with a(n) COLONIAL style building, built about 1992 , having CLAPBOARD exterior and ASPHALT roof cover, with 2 unit(s), 9 room(s), 4 bedroom(s), 2 bath(s), 0 half bath(s).

Property Images



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

TROT ROAD



MORTGAGE INSPECTION PLAN
 LITTLETON, MASS.
 INCH = 40 FEET
 JULY 19, 1992
 JOHN R. SNELLING ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 FARRAR ROAD LINCOLN, MASS.

PLAN REFERENCE: RECORD BOOK 18983 PAGE 311
 PLAN NUMBER 476 OF 1988.

Lot 10

THIS MORTGAGE INSPECTION PLAN AND CERTIFICATIONS ARE MADE FOR THE USE OF THE COOPERATIVE BANK OF CONCORD, FOR MORTGAGE PURPOSES ONLY. THE OFFSETS SHOWN ON THIS PLAN ARE NOT THE RESULT OF AN INSTRUMENT SURVEY AND UNDER NO CIRCUMSTANCES ARE THEY TO BE USED FOR DETERMINING THE LOCATION OF PROPERTY LINES OR ESTABLISHING THE LOCATION OF ADDITIONS.

BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY THAT:
 - THE BUILDING CONFORMS TO THE FRONT, SIDE AND REAR YARD SETBACK REQUIREMENTS AND THE LOT CONFORMS TO THE AREA AND FRONTAGE REQUIREMENTS OF THE ZONING BY-LAWS OF THE TOWN OF LITTLETON, MASS.
 - THE STRUCTURE IS NOT SITUATED WITHIN THE SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP OF THE TOWN OF LITTLETON, MASS. (COMMUNITY-PANEL NUMBER 250200 0003B, FLOOD INSURANCE RATE MAP EFFECTIVE DATE JUNE 15, 1983).

July 10, 1992
 John R. Snelling
 PROFESSIONAL LAND SURVEYOR
 COMMONWEALTH OF MASSACHUSETTS
 JOHN R. SNELLING
 #20891



Nashoba Associated Boards of Health
Environmental Health Service
30 Central Avenue, Ayer, MA 01432

R11 23-9

Commonwealth of Massachusetts
Certificate of Compliance
Littleton, Massachusetts

This is to certify that the installation, allowed by the Sewage Disposal Works Construction Permit for:

SYSTEM IN FULL COMPLIANCE

At the following address: 15 TROT RD. LOT 9

has been constructed/abandoned in accordance with the provisions of Title 5 (310 CMR 15.000) and of the aforementioned Sewage Disposal Works Construction Permit.

This permit has been issued on the plans submitted by: GOLDSMITH, PREST & RINGWALL
(Design Engineer)

Plan Number: JOB 111012

Approved on 5/10/2011

This Certificate of Compliance is for the use intended by the Sewage Disposal Works Construction Permit as described below:

FOUR BEDROOM (440GPD) HOUSE

The issuance of this Certificate shall not be construed as a guarantee that the system will function as designed. This Certificate expires on: 10/25/2013

Design Engineer of Record: GOLDSMITH, PREST & RINGWALL

Installer of System: RICHARD DOLAN, JR.

THE SEPTIC TANK IS EQUIPPED WITH AN EFFLUENT TEE FILTER, THE FILTER NEEDS PERIODIC MAINTENANCE.

For the Approving Authority

James Garreffi, R.S.

Date: 10/25/2011

(978) 772-3335

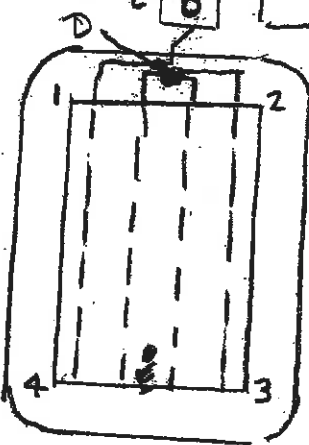
(800) 427 9762

FAX (978) 772-4947

OCT 25 2011

BY:

As - Built
15 Trot Rd.
Littleton



System Dimensions:
 Septic Tank 1500 gallons
 C 26'10"
 D-Box
 A-D 28' B-D 34'
 Bed Corners
 A-1 30' B-1 42'4"
 2 32'4" 2 28'
 3 58'8" 3 63'6"
 4 60'5" 4 56'
 Inspection Port
 A-E 54'10" B-E 56'

SKETCH (to include the well and or water line location and the driveway location)

RICHARD E DOLAN JR
 I ABE CESSPOOL CO CERTIFY THAT ON JUNE 2011 INSTALLED
 THE ABOVE SEPTIC SYSTEM FOR ERNIE NAVARO AT 15 TROT RD.
 (Owner's name) (Date) (Street name)
 IN THE TOWN OF LITTLETON, ALSO KNOWN AS LOT 9, IN ACCORDANCE

WITH TITLE 5, 310 CMR 15.000, THE APPROVED PLAN(S) BY GPR
 (Eng)
111012 DATED 4/2011 AND THE BOARD OF HEALTH REQUIREMENTS
 (Plan #) (Revised)

Richard E. Dolan Jr
 INSTALLER'S SIGNATURE & DATE

082
 LICENSE NUMBER

Return to:

US Recordings, Inc.
2825 ... Ave Ste 201
St. Paul, MN 55117
75584152-01

C 3152429

R 3159563

QUITCLAIM DEED

3



2009 00068438
Bk: 52624 Pg: 416 Doc: DEED
Page: 1 of 3 04/23/2009 11:22 AM

KNOW ALL MEN BY THESE PRESENTS THAT:

MARGARET E. NAZZARO, of Littleton, Middlesex County, MA 01460 for consideration paid of One and xx/100 (\$1.00) Dollars,

GRANT to Margaret E. Nazzaro and Ernest Nazzaro, wife and husband as joint tenants with rights of survivorship, of 15 Trot Road, Littleton, Middlesex County, MA 01460

With QUITCLAIM COVENANTS, the land in Littleton, Middlesex County, Massachusetts, being more particularly described as follows:

Tax ID Number(s): R11-23-9

Land situated in the County of Middlesex in the State of MA

The land in Littleton, Middlesex County, Massachusetts, together with the buildings situated on the thereon northerly side of Trot Road, and being shown as Lot 9 on a plan of land entitled, "Plan of Land in Littleton, Mass. of Harwood Estates", dated October 14, 1987, as revised, owner T.B.G. Construction Co. by Dana F. Perkins and Associates, Inc., Tewksbury and Reading, Mass. and recorded with Middlesex South District Registry of Deeds in Book 18983, Page 311, and bounded and described as follows:

WESTERLY: by land now or formerly of John and Mary Lee Stenstrom, one hundred forty-four and 84/100 (144.84) feet; NORTH EASTERLY: by Lot 10 as shown on said plan three hundred forty-one and 39/100 (341.39) feet; SOUTH EASTERLY: by Trot Road as shown on said plan by four (4) courses, thirty and 53/100 (30.53) feet; forty-one and 39/100 (41.39) feet; seventy and 00/100 (70) feet; eight and 65/100 (8.65) feet; SOUTH WESTERLY: by Lot 8 as shown on said plan two hundred eighty-one and 72/100 (281.72) feet.

Being the same property conveyed to MARGARET E. NAZZARO, by deed dated February 27, 1995 of record in Deed Book 25390, Page 145, in the Middlesex County Clerk's Office.

Commonly known as: 15 Trot Rd, Littleton, MA 01460

191

mn

Witness my hand and seal this 23 day of march 2009.

Grantor:

Margaret E. Nazzaro
MARGARET E. NAZZARO

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss

On this 23 day of March, 2009, before me, the undersigned notary public, personally appeared, MARGARET E. NAZZARO, proved to me through satisfactory evidence of identification, which was a drivers' license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Gerald S. Congdon
Notary Public

My commission expires 11.13.09

Gerald S. Congdon
Notary Public
My Commission Expires
November 13, 2009



EXHIBIT A - LEGAL DESCRIPTION

Tax ID Number(s): R11-23-9

Land situated in the County of Middlesex in the State of MA

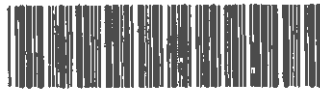
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WESTERLY: by land now or formerly of John and Mary Lee Stenstrom, one hundred forty-four and 94/100 (144.94) feet; NORTH EASTERLY: by Lot 10 as shown on said plan three hundred forty-one and 39/100 (341.39) feet; SOUTH EASTERLY: by Trot Road as shown on said plan by four (4) courses, thirty and 53/100 (30.53) feet; forty-one and 39/100 (41.39) feet; seventy and 00/100 (70) feet; eight and 65/100 (8.65) feet; SOUTH WESTERLY: by Lot 8 as shown on said plan two hundred eighty-one and 72/100 (281.72) feet.

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Group Number: N/A

Commonly known as: 15 Trot Rd, Littleton, MA 01460



000581176

1632 4/8/2009 75584152/1

THE COMMONWEALTH OF MASSACHUSETTS

LITTLETON

City or Town

BOARD OF APPEALS

Date: May 24

, 19 96

Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of appeals of the City or Town of Littleton

hereby certifies that a ~~Variance~~ or Special Permit has been granted

To Margaret E. Nazzaro

Address 15 Trot Road

City or Town Littleton, Massachusetts 01460

affecting the rights of the owner with respect to land or buildings at 15 Trot Road

Littleton, Massachusetts Book: 25390 Page: 145

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said ~~variance~~ — special permit, and that copies of said decision, and of all plans referred to in the decision, have been filed with the planning board and the city or town clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the town or city clerk that twenty days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

James R. Colucci
Chairman
Michael D. [Signature]
Clerk



BOARD OF APPEALS

P. O. Box 491

Littleton Common, Massachusetts 01460

Margaret E. Nazzaro, Petitioner

Case No: 442 A

Date Filed: April 18, 1996

The Littleton Board of Appeals conducted a public hearing on May 16, 1996 at the Town Operations Center, 39 Ayer Road on the petition of Margaret E. Nazzaro for a special permit under Section 173-58 of the Littleton Zoning Code to allow an accessory dwelling at 15 Trot Road. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Concord and circulated in Littleton, on May 2 and 9, 1996, and by mail to all abutters and parties in interest. Members present and voting: Janis Plaue, Chairman; Raymond Cornish, Vice Chairman; Michael Knupp, Clerk; Sally Bowers, Sherrill Gould, Members. Alternate members present but not voting: Julia Adam, Joseph Knox, Raymond Wheeler.

The petitioner was represented by Ernest Nazzaro who presented plans for an apartment to be constructed as an addition to the house at 15 Trot Road. He presented no plot plan and was advised to deliver one to the Board, which he did on May 20, 1996. The addition would contain a living room, bedroom, small bath and small kitchen. The structure, as described by the petitioner would comply with the zoning setbacks and no parts of the addition would violate the Zoning Code. A parking space would be provided for the resident of the dwelling.

FINDINGS: The Board found that the plan as described by the petitioner satisfied all the required conditions for an accessory dwelling. The Chairman explained the special permit is granted for a period of three years and must be renewed every three years and that Board of Health approval of the septic system is required.

DECISION: The Board of Appeals voted unanimously to GRANT a Special Permit to Margaret E. Nazzaro to allow an accessory dwelling at 15 Trot Road. The Special Permit is subject to Board of Health approval and to the condition expressed by the Board for a written plot plan and further subject to the bylaw that the permit will be renewed every three years or upon change in ownership, under Section 173-58 of the Zoning Code.

Appeals, if any, shall be made pursuant to G.L. 40A, Section 17 and shall be filed within twenty days after the date of filing of this notice in the office of the Town Clerk.

Signed: Michael Knupp
Michael Knupp, Clerk

Book: 25390

Page: 145

Dated: May 24, 1996

I hereby signify that twenty days have elapsed since the filing of the above decision by the Board of Appeals and that no appeal concerning said decision has been filed or that any appeal that has been filed has been dismissed or denied.

July 24, 1996

True Copy Attest:

Mary Carr
Town Clerk
Littleton, Massachusetts



BOARD OF APPEALS

P. O. Box 491

Littleton Common, Massachusetts 01460

LEGAL NOTICE

The Littleton Board of Appeals will conduct a public hearing on Thursday, May 16, 1996 at 7:30 p.m. at the Town Operations Center, 39 Ayer Road to consider the petition of

MARGARET E. NAZZARO

for a special permit under Section 173-58 of the Littleton Zoning Code to allow an accessory dwelling at 15 Trot Road; *R11-23/9*

The Littleton Board of Appeals will conduct a public hearing on Thursday, May 16, 1996 at 7:50 p.m. at the Town Operations Center, 39 Ayer Road to consider the petition of

ROBERT SHAUGHNESSY

for a special permit under Section 173-10 to allow reduced front setback at 25 Woodland Drive. *U17-257*

LITTLETON BOARD OF APPEALS
Michael D. Knupp, Clerk

File w/ map & parcels

APR 30 1996