

Appeal

Under M.G.L. 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 M.G.L. 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

2. Which statute or Zoning Bylaw do you rely for your appeal?

Administrative Official

M.G.L. c. 40A, § Zoning Bylaw 1 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 Appeals 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 M.G.L. 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 By-Law. Which Zoning By-Law section do you rely for your appeal?

Zoning Bylaw § 173-5

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 petitions and that the statements within my attachments are true and accurate to the best of my knowledge and belief.

Signature

Print Name

Special Permit 40B

Under M.G.L. c. 40B

See supplemental instructions: Littleton Zoning Board of Appeal: Rules for the Issuance of a Comprehensive Permit under M.G.L. c. 40B

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Variance

Under M.G.L. 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?

2. Why are you seeking relief from a literal enforcement of this Zoning By-Law? 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 173-5 B (2) of the Littleton Zoning By-Law. 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 petitions and that the statements within my petition and statements 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 FILE 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 abstract list with the Assessors office (request for certified list of abutments form enclosed)

3. Bring the completed application packet to the Administrative Assistant to the Building Commissioners 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 water no such plan exists, a copy of a plot plan endorsed by a registered engineer or land surveyor. The plan should show:
 - A) notes and boundaries of the subject land
 - B) adjacent streets and other names and readily identifiable landmarks and fixed objects
 - C) dimensional layout of all buildings
 - D) dimensions 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 entering 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

Comprehensive 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.

Richard and Sara Christiano
DBA Garrison 1675 LLC

Current address: 468 Marrett Road,
Lexington MA 02421

Future address:
40 Powers Road
Littleton MA 01460

Ricchristiano@gmail.com
Ph 978 821 1345

Dear Board of Appeals:

Please accept my application for a 40A Special Permit to establish a two family residence at 40 Powers Road, Littleton MA. My wife and I are moving to Littleton in the next year with our 26 year old son Guy, who is developmentally disabled (autistic). Our intention is to create a living situation for him, two roommates (also with similar developmental disabilities) and a live in caregiver. My wife Sara and I will live in the connected but separate dwelling at the same address. As we grow older our hope is to create a living situation for our son to help him develop more independence and develop 'skills of daily living'. This would be better accomplished if he were living with peers and a caregiver to help develop those skills.

The original house on the property was built in the mid 1840's and we are adding on living space for the roommates and us (my wife and I). Having a two family designation will better allow us to foster an independent living situation for our son and the two roommates.

Thank you for your consideration in this matter.

Richard, Sara and Guy Christiano

Middlesex South Registry of Deeds

Electronically Recorded Document

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

Recording Information

Document Number	:	91231
Document Type	:	DEED
Recorded Date	:	June 15, 2015
Recorded Time	:	02:48:54 PM
Recorded Book and Page	:	65543 / 26
Number of Pages(including cover sheet)	:	3
Receipt Number	:	1823214
Recording Fee (including excise)	:	\$1,949.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/15/2015 02:48 PM
Ctrl# 223780 03144 Doc# 00091231
Fee: \$1,824.00 Cons: \$400.000.00

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

QUITCLAIM DEED

I, John McGeoghean, a married man, of 135 Prospect Hill Road, Harvard, MA 01451,

For consideration of Four Hundred Thousand (\$400,000.00) Dollars,

Grant to Garrison 1675, LLC, a Massachusetts limited liability company with a principal office located at 468 Marrett Road, Lexington, MA 02421,

With Quitclaim Covenants,

The land, with the buildings thereon, situated in said Littleton, containing four (4) acres, more or less, of land, being bounded and described as follows:

Beginning at the easterly corner of the premises on Power Road at land now or formerly of Paul J. and Vera E. Koski; thence

SOUTHWESTERLY on PowersRoad to land formerly of Thomas M. Moore, thence

WESTERLY by said Moore land as the wall runs three hundred fifty-three (353) feet, more or less, to a corner, thence

SOUTHERLY at a right angle with the wall, ^a eight (8) feet, more or less, from the southerly edge of wall to corner, thence

WESTERLY ten (10) feet, more or less, to a corner, thence

NORTHERLY at right angle to the southerly edge of the wall, eight (8) feet, more or less, all on said land formerly of Moore to a corner at land formerly of Charles W. Houghton, later of Clarence Brown and now ^{of} formerly believed to be of Albert Pickard; thence

NORTHERLY and
EASTERLY as the wall runs by said land, formerly of Houghton and land formerly of John Murphy, later of Edward J. Wright, to land now or formerly of Paul J. and Vera E. Koski; thence

SOUTHWESTERLY by said Koski land along the stone wall, two hundred ninety-six (296) feet; thence

SOUTHEASTERLY by said Koski land, one hundred twenty (120) feet to the point of beginning.

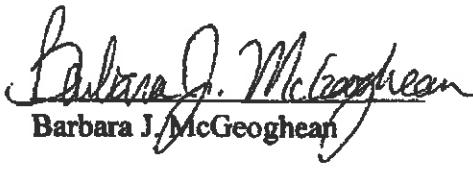
Meaning and intending to convey the same premises conveyed to me, no matter how else described, by deed dated November 18, 2003 and recorded at Middlesex South Registry of Deeds at Book 41460, Page 112.

I, Barbara J. McGeoghean, the spouse of said John McGeoghean, by executing this deed, release any claims of Homestead that I may hold in the premises.

WITNESS our hands and seals this May 1, 2015.



John McGeoghean



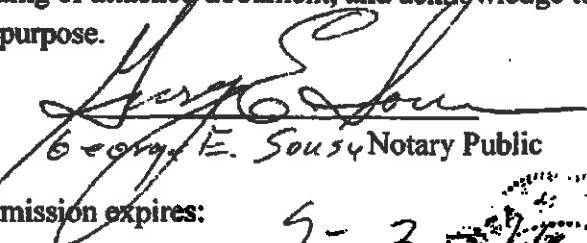
Barbara J. McGeoghean

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

May 1, 2015

On this day, before me the undersigned notary public, personally appeared John McGeoghean and Barbara J. McGeoghean and proved to me through satisfactory evidence of identification, which consisted of ~~MA Drivers License~~ to be the persons whose names are signed on the preceding or attached document, and acknowledge to me that they signed it as voluntarily for its stated purpose.



George E. Souza Notary Public

My commission expires:

5-2





Commonwealth of Massachusetts

Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner
information is
required for every
page.

40 Powers Road

Property Address

John McGeoghean

Owner's Name

Littleton

City/Town

Ma

State

01460

Zip Code

6/27/2015

Date of Inspection

Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.

Important: When
filling out forms
on the computer,
use only the tab
key to move your
cursor - do not
use the return
key.



A. General Information

1. Inspector:

Blake Johnson

Name of Inspector

Blake Johnson Title V

Company Name

139 Central Ave

Company Address

Ayer

City/Town

(978)413-9950

Telephone Number

MA

State

01432

Zip Code

Si-13738

License Number

B. Certification

I certify that I have personally inspected the sewage disposal system at this address and that the information reported below is true, accurate and complete as of the time of the inspection. The inspection was performed based on my training and experience in the proper function and maintenance of on site sewage disposal systems. I am a DEP approved system inspector pursuant to Section 15.340 of Title 5 (310 CMR 15.000). The system:

Passes

Conditionally Passes

Fails

Needs Further Evaluation by the Local Approving Authority

7/5/2015

Date

Inspector's Signature

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system is a shared system or has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

****This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.