

**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**  
10.21.2015 *[Signature]*

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300.00 Check # 2574

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.

*[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

Date: 10/13/15

Print Name Matthew Field

Phone # 978-337-6375

Address 442 King Street

Email Address mf Field@ournewengland.com

Town, State, Zip Littleton MA 01460

Deed Reference: Bk 64016 Page 237

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

Signature *[Signature]*

Date 10/13/15

Phone # 978-337-6375

Print Name (if different from petitioner) *[Signature]*

Email mf Field@ournewengland.com

Address (if different from petitioner) 442 King Street

ASSESSOR MAP & PARCEL NUMBER 617 344

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

Check box if  applicable  
AQUIFER DISTRICT

WATER RESOURCE DISTRICT

<b>FILING FEES</b>		<b>ADDITIONAL FEES (all applications)</b>	
Residential Property	\$200 to Town of Littleton	Commercial Property	\$75 to Comm of Mass-recording fee
Commercial Property	\$350 to Town of Littleton	Comprehensive Permit	\$25 to Town of Littleton-abutter list
Comprehensive Permit	\$1000 + \$100/unit over 10 units		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 § 173.10B(1)

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

# 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](http://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;

NORTHLY: 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 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 Deed 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. Hammond 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 15<sup>th</sup> day of September, 2015.

Donald B. Fetterhoff  
Donald B. Fetterhoff

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

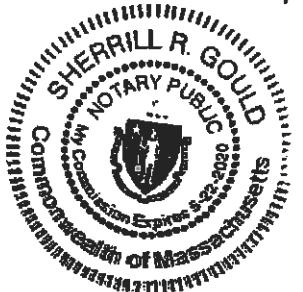
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

September 1, 2012

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

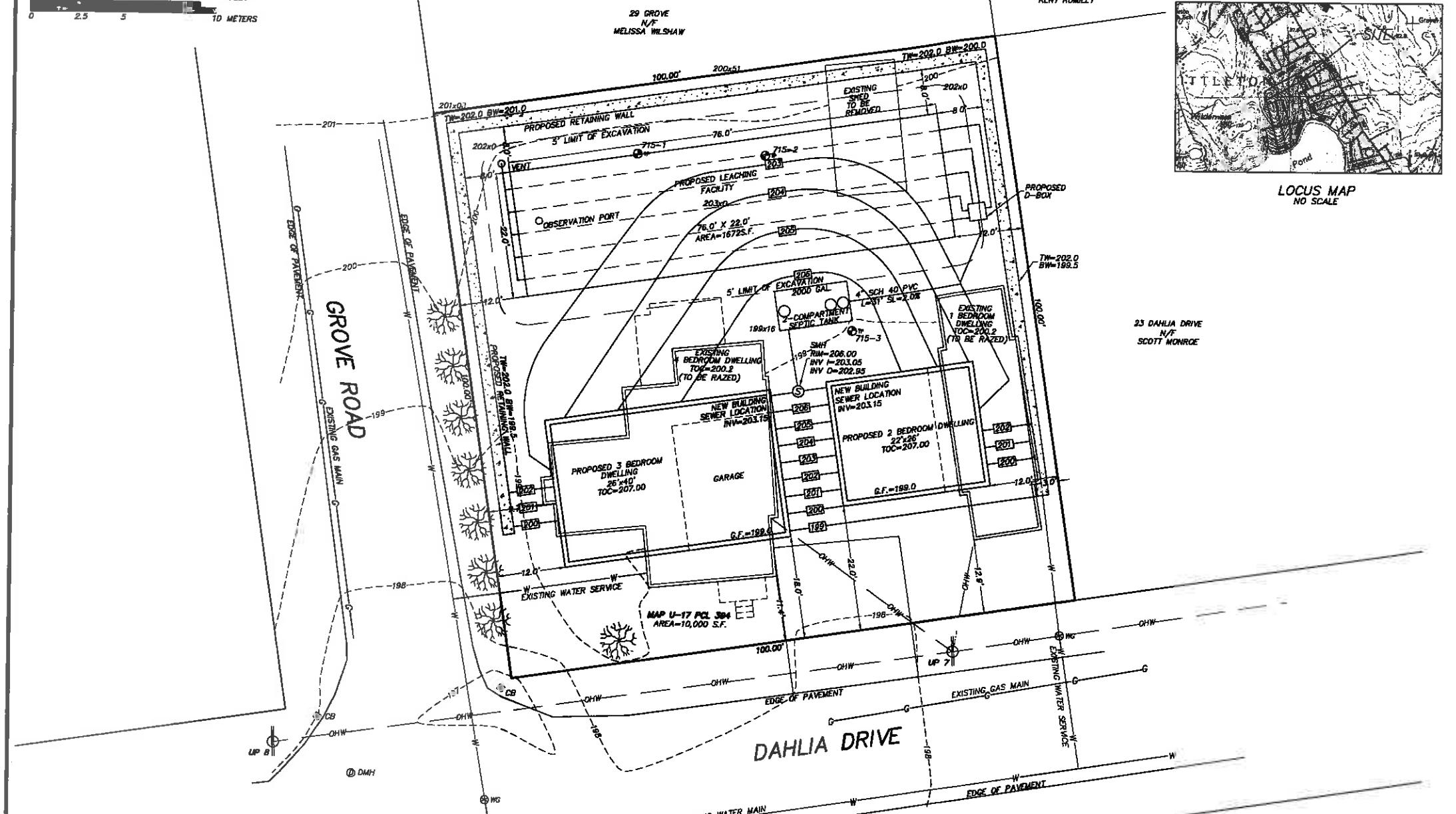


**27 Dahlia Drive**

The request is for a Special Permit on a pre-existing nonconforming lot. Currently there are two single family dwellings on the lot one is a four bedroom dwelling the other is a one bedroom dwelling. The houses are proposed to be demolished and two new single family dwellings constructed a three bedroom dwelling and a two bedroom dwelling. The system will be upgraded to a new five bedroom system as shown on the site plan

	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
Lot size	40,000 s.f.	10,000 s.f.	10,000 s.f.
Frontage	150 feet	100 ft	Nonconforming for lot size, no change
Front setback	30 feet	100 ft	Nonconforming for frontage, no change
3 bedroom(ex 4 BR)		11.4 ft	Nonconforming for front setback, no increase or new nonconformity
2 bedroom(ex 1 BR)		12.9 ft	Nonconforming for front setback, no increase or new nonconformity
Side setback	15 feet		
3 bedroom		12.0 ft(L)	12.0 ft(L)
			Nonconforming side setback, no increase or new nonconformity, right side is conforming
2 bedroom		3.0 ft(R)	12.0 ft(R)
			Nonconforming side setback, no increase or new nonconformity left side is conforming
Rear	15 feet	conforming	conforming

GRAPHIC SCALE  
SCALE: 1"-10'  
0 5 10 20 30 FEET  
0 2.5 5 10 METERS



EXISTING SYMBOLS LEGEND

EXISTING SINGLE WHITE LINE	SWL	EXISTING DOUBLE YELLOW LINE	CBW
EXISTING BENCHMARK	BM	EXISTING IRON ROD	CBW
EXISTING STONE BOUND	C	EXISTING DRAIN MANHOLE	DYL
EXISTING UNDERGROUND COMM.	D	EXISTING SEWER MANHOLE	IR
EXISTING STORM DRAIN	D	EXISTING CATCH BASIN	DMH
EXISTING SANITARY SEWER	S	EXISTING FLOW DIRECTION	SMH
EXISTING WATER MAIN	W	EXISTING FIRE HYDRANT	CB
EXISTING GAS MAIN	G	EXISTING WATER GATE	UP
EXISTING UNDERGROUND ELEC.	E	EXISTING UTILITY POLE	NG
EXISTING OVERHEAD WIRES	OHW	EXISTING PERC TEST LOCATION	UP
EXISTING 2' CONTOUR	W	EXISTING TEST PIT LOCATION	W
EXISTING 10' CONTOUR	W	EXISTING WELL	WS
EXISTING STONE WALL	W	PROPOSED SEWER SERVICE	TD
EXISTING TREE LINE	W	PROPOSED DRAIN MANHOLE	SC
EXISTING GUARDRAIL	W	PROPOSED TRENCH DRAIN	CB
EXISTING WETLAND LINE	W	PROPOSED STORMceptor	UP
EXISTING WETLAND FLAG	W	PROPOSED SEWER MANHOLE	NG
EXIST. MEAN ANNUAL HIGH WATER FLAG	W	PROPOSED CATCH BASIN	W
EXIST. STREAM	W	PROPOSED UTILITY POLE	WS

PROPOSED SYMBOLS LEGEND

● DMH	PROPOSED RETAINING WALL	● TD	PROPOSED STORM DRAIN	— D
● IR	PROPOSED DRAIN MANHOLE	● DMH	PROPOSED SANITARY SEWER	— S
● SMH	PROPOSED TRENCH DRAIN	● SMH	PROPOSED SEWER SERVICE	— SS
● CB	PROPOSED STORMceptor	● CB	PROPOSED WATER MAIN	— W
● UP	PROPOSED SEWER MANHOLE	● UP	PROPOSED WATER SERVICE	— WS
● NG	PROPOSED CATCH BASIN	● NG	PROPOSED GAS MAIN	— G
● UP	PROPOSED UTILITY POLE	● UP	PROPOSED UNDERGROUND ELECTRIC	— E
● W	PROPOSED HYDRANT	● W	PROPOSED UNDERGROUND COMM.	— COM
● WS	PROPOSED WATER GATE	● WS	PROPOSED CONTOUR	— COM
● TS	PROPOSED WATER SERVICE	● TS	PROPOSED FOGEMAIN	— FM
● SS	PROPOSED WELL	● SS	PROPOSED FLARED END	▼ FE
● GS	PROPOSED SEWER SERVICE	● GS	PROPOSED SPOT GRADE	33%D
● GG	PROPOSED GAS SERVICE	● GG	PROPOSED HAYBALES	

GENERAL NOTES

1. THIS DESIGN PLAN IS INTENDED SOLE FOR THE PURPOSE OF CONSTRUCTION THE SEWAGE DISPOSAL SYSTEM ONLY. ADDITIONAL TOWN AND STATE REGULATIONS MAY BE APPLICABLE TO THIS PROJECT INCLUDING BUT NOT LIMITED TO ZONING AND WETLANDS.

2. SITE PLAN BASED ON EXISTING CONDITIONS. ALTHOUGH CARE HAS BEEN TAKEN TO DETERMINE SUBSURFACE CONDITIONS, THIS PLAN MAY NOT SHOW ALL UTILITIES, BEDROCK, BURIED DEBRIS OR OTHER SUBSURFACE ITEMS THAT MAY BE ENCOUNTERED DURING EXCAVATION. THE CONTRACTOR SHALL INFORM THE DESIGNING ENGINEER UPON ENCOUNTERING SUCH DISCREPANCIES.

3. PROPERTY BOUNDARIES SHOWN ARE THE RESULT OF A SITE PLAN SURVEY, BASED ON MAP 1 OF LONG LAKE PLAN 26 OF BOOK 362 RECORDED AT MIDDLESEX SOUTH REGISTRY AND SURVEYED BY RUSS WILSON PLS #34628 ON 8/6/15.

4. THE SEPTIC TANK SHALL BE PUMPED WHEN THE SLUDGE DEPTH IS WITHIN 12" OF THE BOTTOM OF THE OUTLET TEE, WHEN THE TOP OF THE SCUM LEVEL IS WITH 2" OF THE TOP OF THE OUTLET TEE OR 2" OF THE BOTTOM OF THE OUTLET TEE (310 CMR 15.340) ABOUT EVERY 2 YEARS OR WHEN REQUIRED BY THE LOCAL BOARD OF HEALTH.

5. ANY SITE WORK WITHIN 100' OF A WETLAND IS SUBJECT TO REGULATION UNDER THE WETLANDS PROTECTION ACT, AND REQUIRES FILING WITH THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE LOCAL CONSERVATION COMMISSION.

6. ALL KNOWN DRINKING WATER WELLS WITHIN 200 FEET OF THE PROPOSED SEWAGE DISPOSAL SYSTEM ARE SHOWN OR INDICATED.

7. THE PROPOSED SEWAGE DISPOSAL SYSTEM IS NOT DESIGNED FOR THE USE OF A GARBAGE GRINDER.

8. THE PROPOSED SEWAGE DISPOSAL SYSTEM IS INTENDED FOR TREATMENT OF SANITARY SEWAGE PRODUCED BY SINGLE FAMILY DWELLING UNITS ONLY. WATER TREATMENT DISCHARGES SUCH AS WATER SOFTENERS SHALL BE DISCHARGED TO A SEPARATE DRYWELL.

9. THERE ARE NO WATER SUPPLIES OR TRIBUTARIES THERETO LOCATED WITHIN 400' OF THE PROPOSED SYSTEM (SOURCE: DEP WSPA).

REVISION COMMENT

DATE: 10/05/15

SUBSURFACE SEWAGE  
DISPOSAL DESIGN  
SITE PLAN

27 DAHLIA DRIVE  
LITTLETON, MASSACHUSETTS

M+M REALTY  
442 KING STREET  
LITTLETON, MASSACHUSETTS

Markey & Rubin  
CIVIL ENGINEERING  
360 MASSACHUSETTS AVE, SUITE 200  
ACTION, MASSACHUSETTS 01720  
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SHEET 1 OF 2