

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 (OFFICIAL DATE STAMP)

Received by the Town Clerk Office

Received by the Clerk of the Board

received

XX 11:45am 3/5/14

2-27-14

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ **350** Check # **320003084**

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.

XX **3-5-14**
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
 Special Permit (40A)
 Variance
 Comprehensive Permit (40B) Complete additional application

PETITIONER: Signature John A Bowles Date 2/27/2014

John A Bowles Print Name 978 486 8288 Phone #

1 ADAMS ST Address

LITTLETON MA 01460 Town, State, Zip

Email address

Deed Reference: Bk 26127 Page 411
 (attach copy of deed with application)

PROPERTY OWNER *Include authorization of Owner for Petitioner to represent Owner, if unsigned.*

X Signature Jon and Dunn Date

Jon and Peter Dunn Trustees

Print Name (if different from petitioner)

Thumtbauch Realty Trust

P.O. Box 1443, Littleton MA 01460

Address (if different from petitioner)

Phone #

Email

ASSESSOR MAP & PARCEL NUMBER U10 30

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

Check box if applicable

AQUIFER DISTRICT

WATER RESOURCE DISTRICT

ZBA Case No. 830A

FILING FEE		ADDITIONAL FEES (all applicable)
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

ADOPTED 12 19 13

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 Building Commissioner Date of order/decision 2-24-14

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

MGL c.40A § 8 and 15 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.*


Please attach all supporting documentation showing how do you claim status of aggrieved person

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 the 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.*

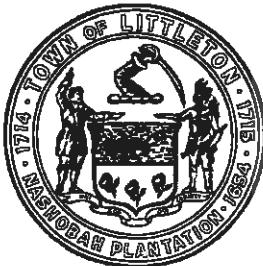
3. *I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.*

If not the owner of record, please attach all supporting documentation showing how do you claim standing to file this application

Special Permit 40B

Under MGL c. 40B

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the Issuance of a Comprehensive Permit,



BUILDING COMMISSIONER

ZONING OFFICER

P.O. BOX 1305
LITTLETON, MA 01460
VOICE (978) 540-2420

February 24, 2014

John Bowles
1 Adams Street
Littleton, MA 01460

Re: One Adams Street
Littleton MA 01460

Dear Mr. Bowles,

This office is in receipt of a letter requesting an opinion regarding utilizing the attached parking lot as a storage yard for tow trucks and vehicle storage. This use would be accessory to the established auto repair. The zoning district is Business and Village Common overlay.

Our records show that an attempt to establish a towing service and vehicle storage was rejected in 1991, resulting in an agreement to cease the towing activity and restricting storage in the parking area to not more than 4 vehicles. A site plan review was not conducted. The class II license issued by the Board of Selectmen reflected this agreement.

After review of the Zoning Bylaws, it is determined that the proposed tow and storage as an accessory use in the open space adjacent to the auto repair may be permitted provided a successful site plan review is conducted by the Littleton Planning Board verifying compliance with the bylaws pursuant to §173-16 of the Littleton Zoning Bylaws. Please note that this proposal will also require a Water Resource Special Permit from said Board.

You have the right to appeal this order pursuant to General Laws Chapter 40A, Section 8 and 15, to the Littleton Board of Appeals, provided such an appeal is taken within thirty days from the receipt of this order. Failure to file a timely application is fatal.

I trust this answers your questions regarding the proposed activity

Sincerely,

ROLAND BERNIER
Building Commissioner
Zoning Officer

Cc: Planning Board
Police

February 21, 2014

RECEIVED
2-21-14

Roland J. Bernier
Building Commissioner
Zoning Officer
37 Shattuck st.
Littleton, MA 01460

Mr. Bernier,

This is a formal letter requesting that the existing auto body shop and attached secured lot, at 1 Adams st. Littleton, MA, be considered for approval as an acceptable facility for the temporary storage of vehicles towed in by this business. Please address any requirements or concerns in writing. Your consideration into this matter is greatly appreciated and I thank you for your time.

Sincerely,

John A. Bowles, Owner
Jake's Auto Body
1 Adams st.
Littleton, MA 01460

QUITCLAIM DEED

We, Jon I. Dunn and Peter T. Dunn, Trustees of The Dunn Investment Trust for One (\$1.00) Dollar consideration paid, grant to Jon I. Dunn and Peter T. Dunn, Trustees of The Thumbtack Realty Trust dated January 26, 1996, said Trust recorded herewith of P.O. Box 1443, Littleton, Middlesex County, Massachusetts WITH QUITCLAIM COVENANTS:

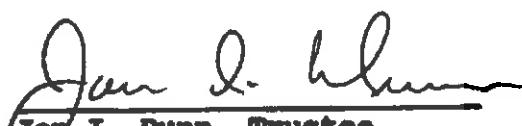
The land with the buildings thereon, in said Littleton, situated on the westerly side of Adams Street and bounded and described as follows:

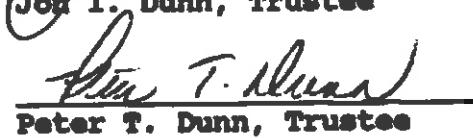
Beginning at a stone bound at the westerly side of said street at land formerly of E. E. Gray Realty Company; thence running South 13° 40' West by said street one hundred three and 7/10 (103.7) feet to an angle on said street; thence running South 13° 50' East by said Street seven (7) feet to a stone bound at land now or formerly of Ernest S. Childs et ux; thence running southwesterly by land of said Childs' to a stone bound at the northwesterly corner of Lot 1 as shown on a plan recorded with Middlesex South District Deeds, in Plan Book 406, Plan 42; thence running North 22° 1' West by land formerly of Littleton Associates seventy (70) feet to a stone bound; thence running North 6° 9' West by land formerly of Littleton Associates eighty-seven and 90/100 (87.90) feet to a corner at land formerly of Clarence M. Carter; thence running South 74° 53' East by said Carter land seventy-five and 20/100 (75.20) feet; thence running North 21° 31' East by said Carter land thirty-eight and 40/100 (38.40) feet to land formerly of E. E. Gray Realty Company, thence running South 68° 34' East by said last named land ninety-four and 30/100 (94.30) feet to the point of beginning.

There is except from the above described land so much thereof as was conveyed by United Elastic Corporation to Irving T. Dunn et ux., by deed dated December 29, 1947, recorded with said Deeds in Book 7258, at Page 123.

For Grantors' Title see deed of Irving T. Dunn and Virginia L. Dunn dated July 7, 1987 and recorded with the Middlesex South Registry of Deeds at Book 18444, Page 409.

WITNESS our hands and seals this 15 day of March, 1996.


Jon I. Dunn, Trustee


Peter T. Dunn, Trustee

MSD 03/12/96 03:20:52 894 25.02
Property Address: 1 Adams Street, Littleton, MA 01460

BR 26127 PG 412

THE COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

March 1, 1996

Then personally appeared the above named Jon I. Dunn and Peter T. Dunn, Trustees of The Dunn Investment Trust and acknowledged the foregoing instrument to be their free act and deed, before me.

John A. Patal
NOTARY PUBLIC

My Commission Expires: February 17, 2000

