

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
9/4/2014 135pm

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 200 75 Check # 7699 7700

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.

Alma Gray
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 Joseph E Royal Date: 8/20/2014
Joseph E Royal
Print Name 8 Bland Road
Littleton, MA 01460
Address 508-423-4026
Phone # Joe.Royal@gmail.com
Email Address
Town, State, Zip Deed Reference: Bk _____ Page _____

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 049-34

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 837A

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 § 173-10 B(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.

X *Joseph E Royal*
Signature

Joseph E Royal
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

2014 00103705
 Bk: 63941 Pg: 147 Doc: DEED
 Page: 1 of 2 07/18/2014 03:57 PM

52

QUITCLAIM DEED

WE, FREDERICK J. JONES, JR. AND REBECCA L. M. JONES, HUSBAND AND WIFE, of 8 Blood Road, Littleton, Massachusetts, 01460

in consideration of Five Hundred Ninety Two Thousand, Three Hundred Forty and 00/100 (\$592,340.00) Dollars

Grant to **JOSEPH E. ROYAL AND MAUREEN O. ROYAL, AS HUSBAND AND WIFE TENANTS BY THE ENTIRETY**, of 8 Blood Road, Littleton, Massachusetts, 01460

with *Quitclaim Covenants*

A certain parcel of land situated in the Northerly part of said Littleton, Middlesex County, Massachusetts with the buildings thereon, on the Easterly shore of Forge Pond, bounded and described as follows:

Commencing at a point at the Northeasterly corner of the premises on the Westerly side of a cart path;

THENCE running North 50-3/4° West, two hundred and sixty-eight (268) feet to said pond;

THENCE Southerly by said pond about one hundred twenty (120) feet;

THENCE South 50-3/4° East, and parallel to and one hundred (100) feet distant from the first described course, two hundred thirty-four and four-tenths (234.4) feet to a bound;

THENCE North 25-1/4° East one hundred two and nine-tenths (102.9) feet to the point of the beginning. Together with a right of way to pass and repass over said cart path and Gilson land between the above described premises and the Great Road so-called leading from Boston through Littleton Common to Groton. Said premises are shown on a plan entitled, "Plan of Land in Littleton, Massachusetts, on the shore of Forge Pond," surveyed by Horace C. Hovey for George F. Stone, recorded with Middlesex South District Deeds, Plan Book No. 152, Plan 10.

MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 07/18/2014 03:57 PM
 Ctrl# 208460 24035 Doc# 00103705
 Fee: \$2,701.80 Cons: \$592,340.00

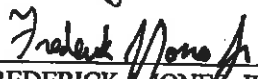
Property Address: 8 Blood Road, Littleton, Massachusetts, 01460

The undersigned hereby releases any Homestead benefit in this property whether recorded or granted by operation of law.

This conveyance is subject to the restriction imposed by the Littleton Board of Health in Book 36373, Page 102.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors by deed of Lawrence Portnova and Pauline Portnova et als dated April 17, 2002 and recorded with Middlesex South District of Deeds, Book 36373, Page 102.

Witness our hands and seals this 17th day of July, 2014.


FREDERICK J. JONES, JR.

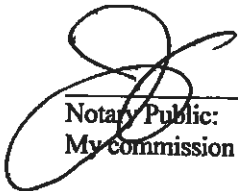

REBECCA L. M. JONES

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

July 17, 2014

On this 17th day of July, 2014, before me, the undersigned notary public, personally appeared FREDERICK J. JONES, JR. AND REBECCA L. M. JONES and proved to me through satisfactory evidence of identification which was MA DMV'S License, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful, voluntary and accurate to the best of his knowledge and belief


Notary Public: J. Sanabria Gould
My commission expires: 10/12/18

August 26, 2014

Joseph & Maureen Royal
8 Blood Road
Littleton, MA 01460

To Whom It May Concern:

We are applying for a special permit because we just purchased a home on a non-conforming lot (less than 40000 square feet and less than 150 feet of frontage) and we wish to add an 18 x 37 ½ foot attached garage that can accommodate our two automobiles. We would also like to add an 18 x 37 ½ foot family room above the garage. This will bring us within 4.5 feet of the lot line at its closest point (back right corner of the garage) and 7.5 feet from the furthest point of the lot line (front right corner of the garage). The lot on the side of our property that the garage will be built is vacant.

The attached garage and family room will match the existing house in appearance. Currently, there are 9 rooms in the house (including a utilities room). Access to the proposed family room will be through a new doorway in the living room. Access to the garage will be through a doorway in the great room. There will also be an external entry to the garage through a doorway adjacent to the garage door.

Sincerely,

Joseph & Maureen Royal

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Joseph E. & Maureen O. Royal

File No.: 14060113

Property Address: 8 Blood Road

Case No.:

City: Littleton

State: MA

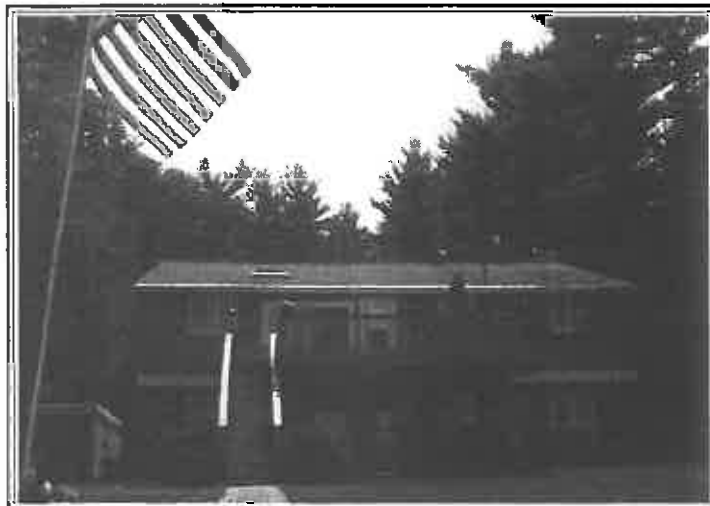
Zip: 01460-1220

Lender: Mortgage Master, Inc.



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: June 19, 2014
Appraised Value: \$ 596,000



REAR VIEW OF
SUBJECT PROPERTY

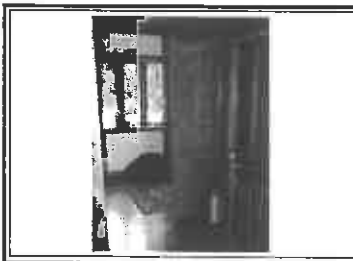


STREET SCENE

Borrower: Joseph E. & Maureen O. Royal	File No.: 14060113
Property Address: 8 Blood Road	Case No.:
City: Littleton	State: MA
Lender: Mortgage Master, Inc.	Zip: 01460-1220



Additional SFL Living Room/Fireplace



SFL Laundry



Lake Matawanakee



Lake Matawanakee



Lake Matawanakee



Front View



Side View



Side View



Street Scene



Water Tank



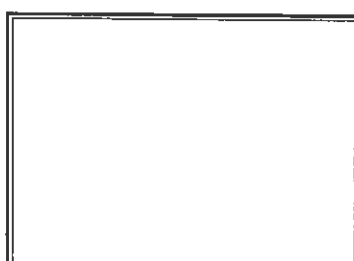
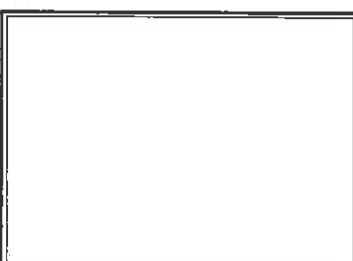
Electric

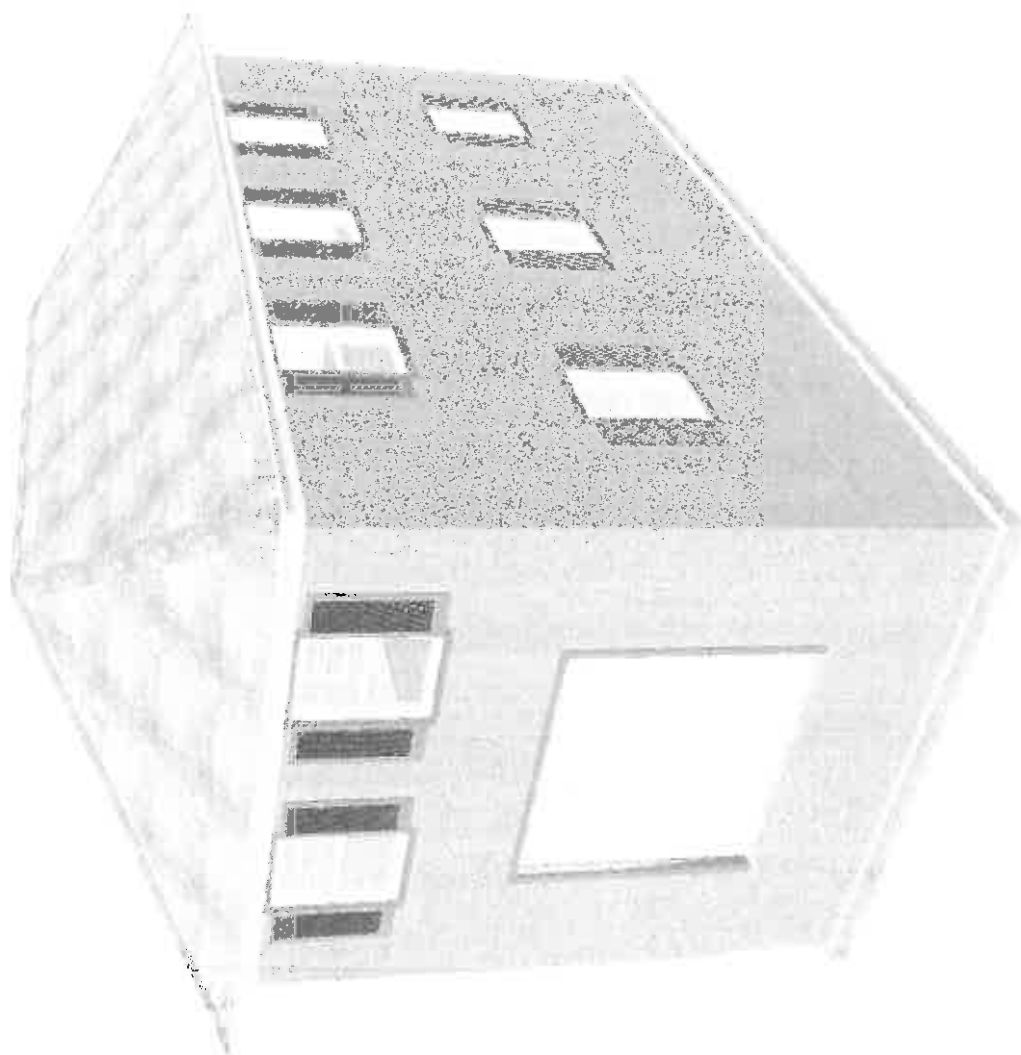


10 Sarah Doublet Road, Littleton, MA
PinergyMLS#71529726

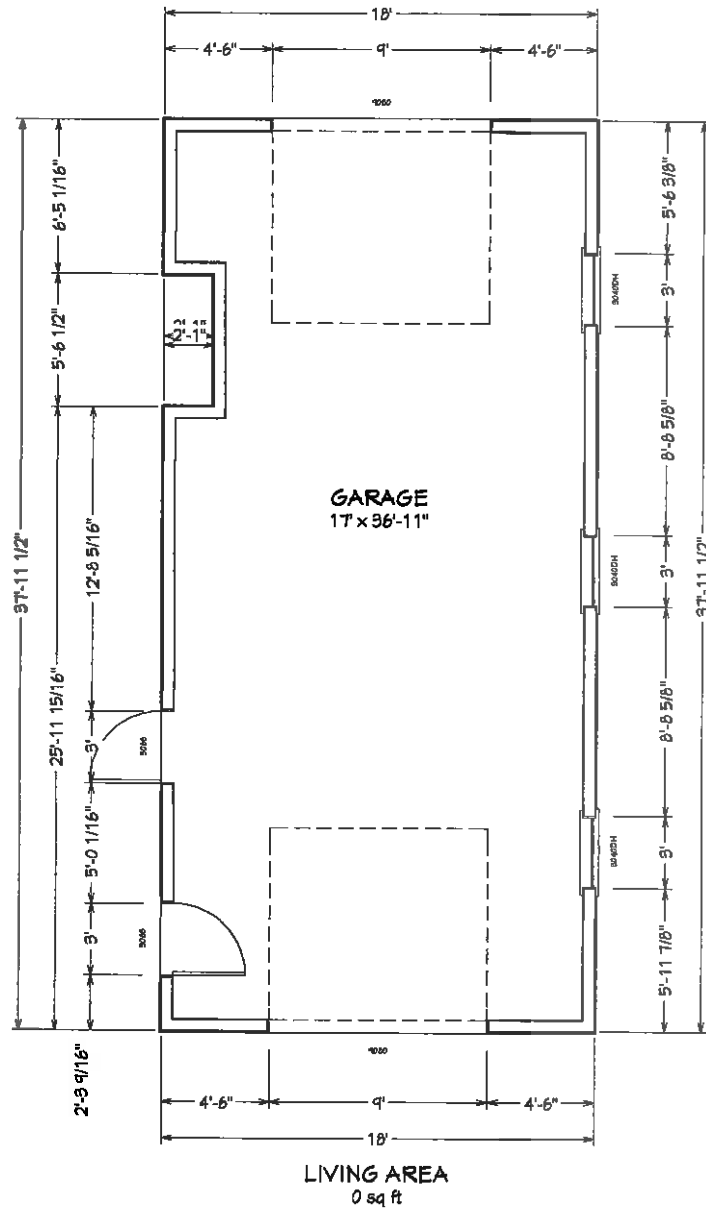


5 Stoney Stream Lane, Littleton, MA
PinergyMLS#71517907

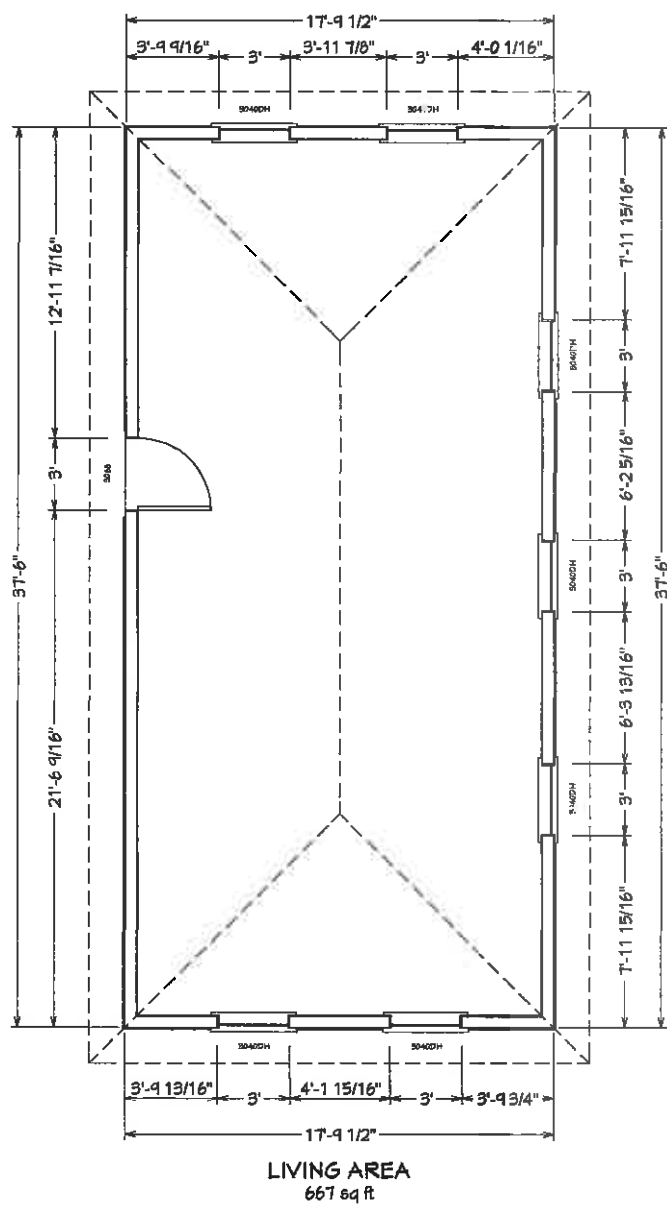




September 10th, 2014
8 Blood Road
1/2 Inch = 2 feet



September 10th, 2014
8 Blood Road
1/2 inch = 2 feet





TOWN OF LITTLETON
BOARD OF ASSESSORS
P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410 FAX: (978) 952-2321

Date: September 10, 2014

Re: **Certified List of Abutters for Board of Appeals (300 feet - public hearings, special permits
And/or for Variances)**

Applicant Joseph E. Royal Name of Firm: N/A
Mailing Address 8 Blood Road, Littleton, MA 01460

Subject Parcel Location: 8 Blood Road
Subject Owner: Joseph E. Royal and Maureen O. Royal
Subject Parcel No: U49-34-0

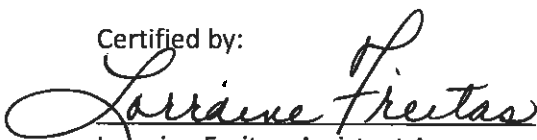
M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the 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) 6 including the subject parcels + 1 Applicant Requesting Abutter's List.

Note: Forge Pond is an abutter to this property

Certified by:


Lorraine Freitas, Assistant Assessor

Loc: OFF GREAT RD Parcel ID #: R19 9 0

LUC: 717

MATHESON FRANK W
MATHESON EUNICE
591 GREAT RD

LITTLETON MA 01460

Loc: 2 BLOOD RD Parcel ID #: U49 31 0

LUC: 101

MATHESON EUNICE P TRUSTEE OF
FORGE POND TRUST
591 GREAT ROAD

LITTLETON MA 01460

Loc: 1 BLOOD RD Parcel ID #: U49 32 0

LUC: 101

ROOP WILLIAM J
ROOP KAREN ANN
1 BLOOD ROAD

LITTLETON MA 01460

Loc: 6 BLOOD RD Parcel ID #: U49 33 0

LUC: 017

MATHESON FRANK W
MATHESON EUNICE P
591 GREAT RD

LITTLETON MA 01460

Loc: 8 BLOOD RD Parcel ID #: U49 34 0

LUC: 101

ROYAL JOSEPH E
ROYAL MAUREEN O
8 BLOOD ROAD

LITTLETON MA 01460

Loc: 10 BLOOD RD Parcel ID #: U49 35 0

LUC: 017

MATHESON FRANK W
MATHESON EUNICE P
591 GREAT RD

LITTLETON MA 01460

FORGE POND

Applicant Requesting Abutter's List

Joseph E. Royal
8 Blood Road
Littleton, MA 01460