

0574

**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 # 7700 7699

**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.**

Joseph E. Royal  
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

Print Name Joseph E. Royal

Phone # 508-423-4026

Address 8 Blood Road

Email Address Joe.Royal@gmail.com

Town, State, Zip Littleton, MA 01460

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 839A

# 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 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.c40B



2014 00108705  
 Bk: 63941 Pg: 147 Doc: DEED  
 Page: 1 of 2 07/18/2014 03:57 PM

*SJ*

## 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

Property Address: 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# 208480 24035 Doc# 00108705  
 Fee: \$2,701.80 Cnts: \$592,340.00

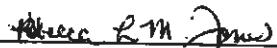
The undersigned hereby releases any Homestead benefit in this property whether recorded or granted by operation of law.

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 17<sup>th</sup> day of July, 2014.

  
FREDERICK J. JONES, JR.

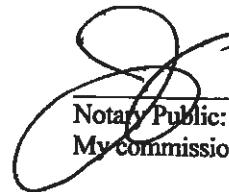
  
REBECCA L. M. JONES

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

July 17, 2014

On this 17<sup>th</sup> 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 00003 L, C, 12, 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. Sandrine Govila  
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

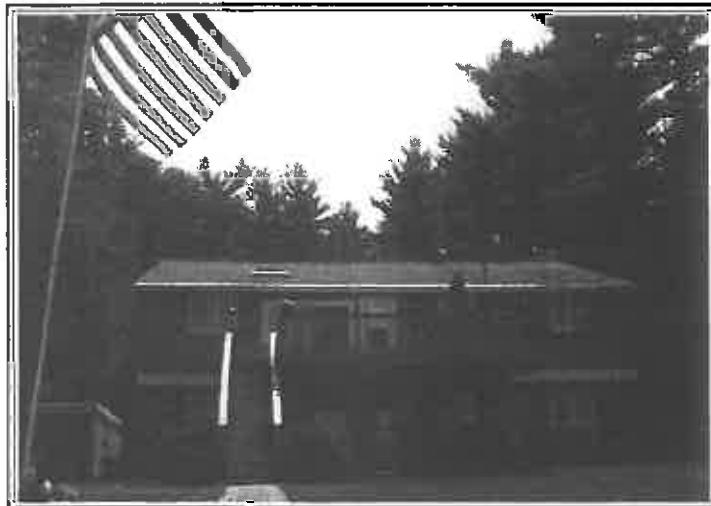
Borrower: Joseph E. & Maureen O. Royal  
Property Address: 8 Blood Road  
City: Littleton  
Lender: Mortgage Master, Inc.

File No.: 14060113  
Case No.:  
State: MA  
Zip: 01460-1220



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  
Property Address: 8 Blood Road  
City: Littleton  
Lender: Mortgage Master, Inc.

File No.: 14060113  
Case No.:  
State: MA Zip: 01460-1220



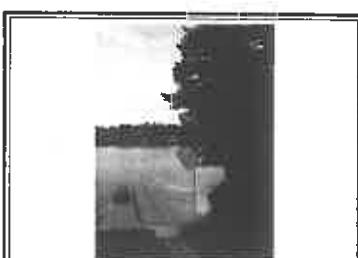
Additional SFL Living Room/Fireplace



SFL Laundry



Lake Matawanakee



Lake Matawanakee



Lake Matawanakee



Front View



Side View



Side View



Street Scene



Water Tank



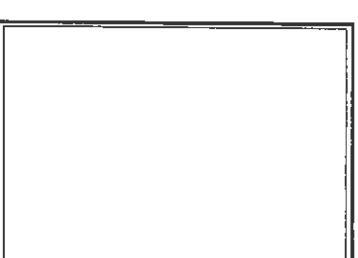
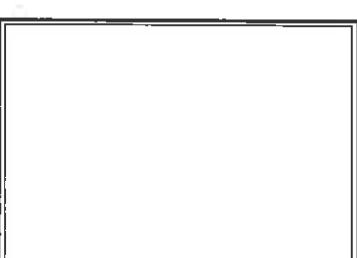
Electric

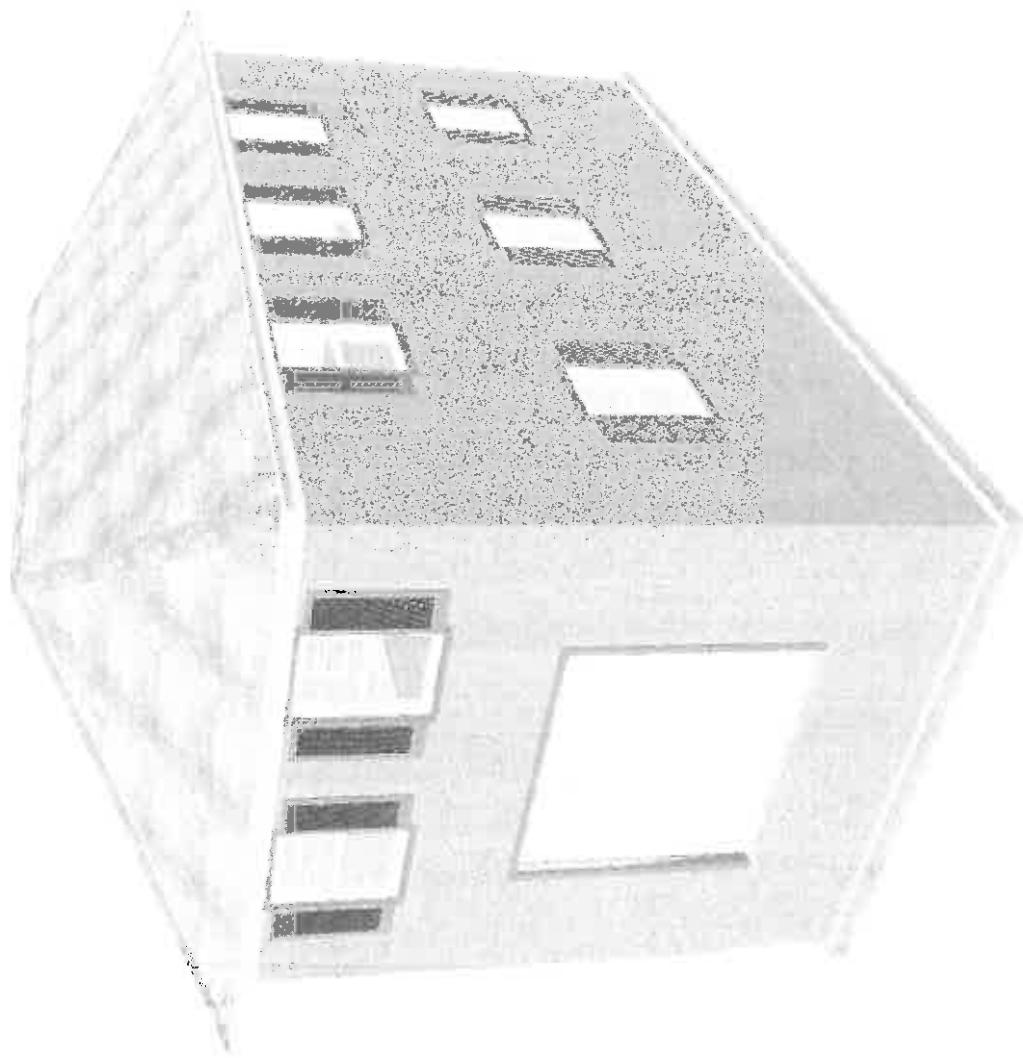


10 Sarah Doublet Road, Littleton, MA  
PinergyMLS#71529726

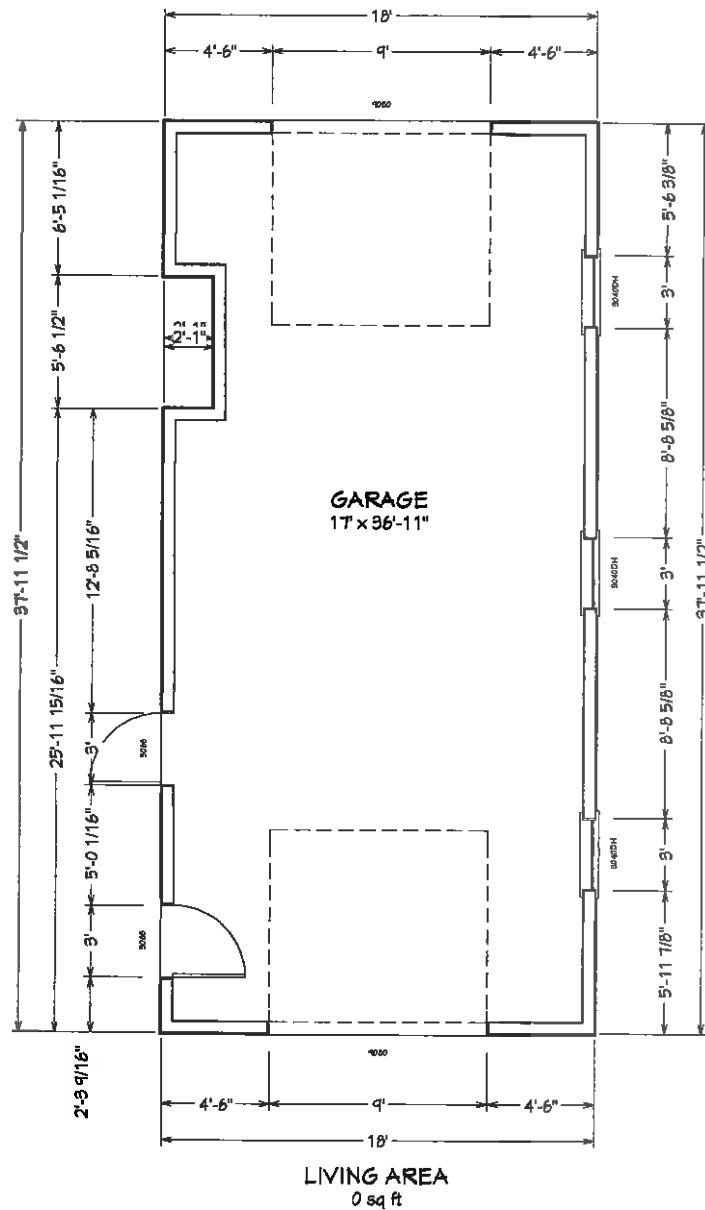


5 Stoney Stream Lane, Littleton, MA  
PinergyMLS#71517907





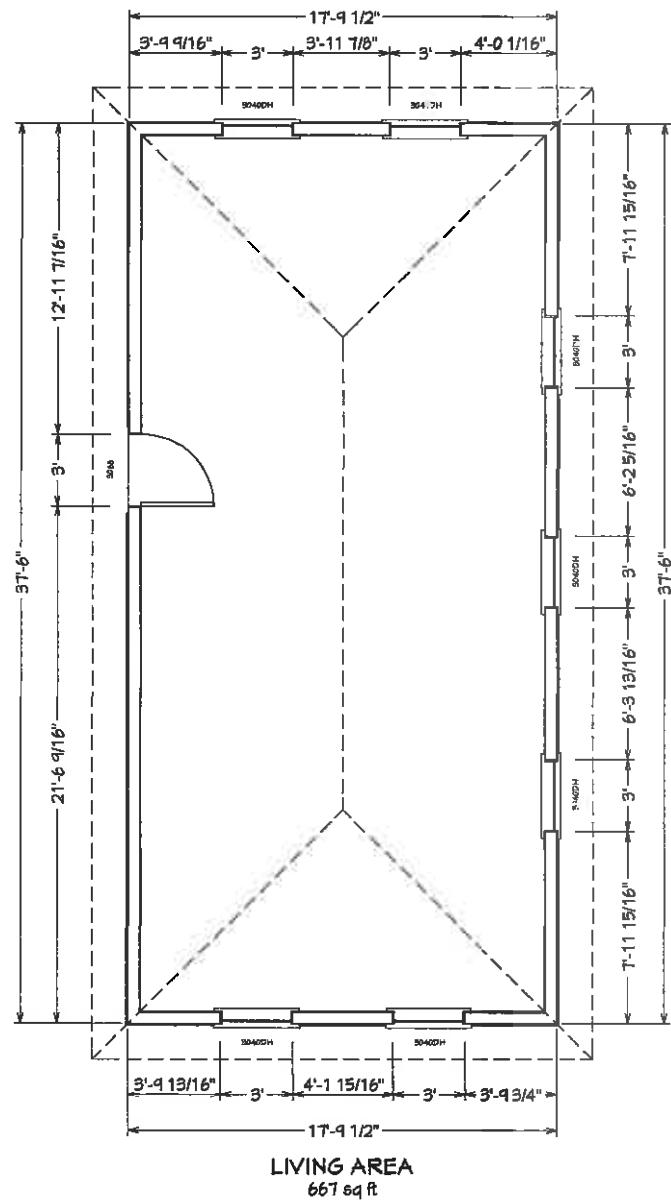
September 10th, 2014  
8 Blood Road  
1/2 Inch = 2 feet



September 10th, 2014

8 Blood Road

1/2 inch = 2 feet



1" SOLID P.V.C.  
 SCHD 40  
 97.50  
 97.50  
 96.71  
 96.75  
 96.35  
 97.40  
 100.00  
 100.80  
 100.80  
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4" SOLID P.V.C.  
 SCHD 40.  
 96.80  
 96.75  
 96.35  
 97.40  
 100.00  
 100.80  
 100.80  
 100.50  
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SOLID  
 P.V.C.  
 5/16" HOLES DRILLED @ 5' SEPARATION  
 ALTERNATING @ 5 & 7 O'CLOCK  
 SEE  
 DETAIL SHEET 2

# PTIC SYSTEM PROFILE

LAKE MATAWANAKEE  
LAKE ELEVATION: 92.8'±

FOUND  
GRANITE BOUND  
W/ DRILL HOLE  
(HELD)

NO SCALE

SHORELINE

ASSE

TUBING 200 PSI @  
CONTINUOUS LENGTH  
GRADE

22' x 34' LEACHING BED  
4 LINES - LEVEL

80' 90' 100' 110' 120'

FOUND  
GRANITE BOUND  
W/ DRILL HOLE  
(HELD)

EXISTING 30° STONE WALL  
BEACH

24° OAK  
HAYBALES  
SLURRY PIT  
PROPOSED  
DRILLED WELL

HUB 2

APPROX.  
EXISTING WELL

SHALLOW POINT

DECK

#8 BLOOD ROAD  
EXISTING 5 BEDROOM  
SINGLE FAMILY DWELLING  
SLAB FF = 100.0±

CONC. SLAB

100 FT. BUFFER

Garage  
14'x36'

100 FT.

BUFFER

EXISTING  
1500 GALLON  
TWO COMPARTMENT  
SEPTIC TANK  
COVER TO GRADE  
N/F  
MATHESON

30° PINE

4" SCHD 40 PVC

18 FT @ .096 FT/FT

99x5

1.5" RECYCLE LINE

99x5

4" SCHD 40 PVC

7.5 FT @ .015 FT/FT

99x81

BIT. CONC. DRIVEWAY

99x81

EXISTING  
1000 GALLON  
PUMP CHAMBER

EXISTING  
LEACH AREA

EXISTING  
1000 GALLON  
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COVER TO GRADE  
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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:

A handwritten signature in black ink, appearing to read "Lorraine Freitas".  
Lorraine Freitas, Assistant Assessor

Loc: OFF GREAT RD   Parcel ID #: R19 9 0  
LUC: 717

Applicant Requesting Abutter's List

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