

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
9/26/14 10AM

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 200 75 July 14 Check # 438
439

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.

R Lord 9.26.2014
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 Arleen M. Martino Date: 9/16/14
Arleen M. Martino
Print Name 94 Goldsmith St.
Address Littleton, MA 01460
Town, State, Zip
Phone # 978-486-9254
Email Address martinoarleen@yahoo.com
Deed Reference: Bk 35197 Page 366

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

Arleen M. Martino 9/16/14
Signature Date
Arleen M. Martino
Print Name (if different from petitioner)
Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER U10 48

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 84/14

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 - 58

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 Arleen M. Martono
Signature

9/16/14
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

September 26, 2014

94 Goldsmith Street
Littleton, MA 01460

Littleton Zoning Board
Littleton, MA 01460

Dear Sirs:

The Littleton Building Department indicated to me that I would need to cite the availability of two more parking spaces to accommodate the new studio apartment to be built above my garage at 94 Goldsmith Street. That is easy to do, because besides the two car wide driveway that leads to the garage, there is also a circle in front of the house and an additional drive on the opposite side of the property which leads down to the back of my nearly 2 A lot.

I also include with this letter a statement by the Ratta Company which indicates that my recently-pumped septic system appears to be functioning properly.

Sincerely,

A handwritten signature in cursive script that reads "Arleen M. Martino".

Arleen M. Martino



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

Date: September 26, 2014

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

Applicant Arleen Martino Name of Firm:

Mailing Address 94 Goldsmith Street, LittletonMA

Subject Parcel Location: 94 Goldsmith St, Littleton, MA 01460

Subject Owner: Arleen Martino

Subject Parcel No: U10 48 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) 29 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:

Anita Harding
Anita Harding, Assistant Assessor

QUITCLAIM DEED

We, Robert G. Hale and Jody I. Hale, husband and wife, both of Littleton, Middlesex County, Massachusetts,

for consideration paid, in the amount of \$400,000.00

grant to Arleen M. Martino of 94 Goldsmith Street, Littleton, MA 01460

WITH QUITCLAIM COVENANTS

the premises shown as lot 1 on a plan entitled, "Plan of Land in Littleton, Massachusetts", prepared by Acton Survey & Engineering for Fletcher Realty Trust dated December 11, 1997, and recorded with the Middlesex South District Registry of Deeds on December 31, 1997, as Instrument No. 667 and as Plan No. 1401 of 1997 which plan may be referenced for a more particular description. Said Lot containing 1.77 acres according to said plan.

Property Address: 94 Goldsmith Street, Littleton, MA 01460.


Being the same premises conveyed to the Grantors by deed of Mildred E. Fletcher and Alan W. Fletcher, Trustees of the Fletcher Realty Trust dated December 31, 1997 and recorded with said Deeds in Book 28069, Page 129.

06/28/02 4:41PM 01
000000 N3063

Executed as a sealed instrument this 27th day of June, 2002. FEE \$1824.00

CASH \$1824.00


Robert G. Hale


Jody I. Hale

CANCELLED


CAMBRIDGE
DEEDS REG15
MIDDLE SOUTH

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

June 27, 2002

Then personally appeared the above named Robert G. Hale and Jody I. Hale and acknowledged the foregoing instrument to be their free act and deed, before me,


Notary Public - Laurence S. Boisvert
My commission expires: 11/7/08

1824.00 *64 Goldsmith St Littleton MA
1970 06/28/02 03:39:55 1938 45.00

MASS. EXCISE TAX: