

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
12/1/2014

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$

200
75

Check #

2125
2127

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.

Alfred Corey 12/1/14
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 (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:

11-14-14

M+M Realty Trust
Print Name

Matthew Field
Michael Field

978-337-6375
Phone #

442 King St
Address

mtfield@comcast.net
Email Address

Littleton MA 01460
Town, State, Zip

Deed Reference: Bk 63078 Page 477

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

617-299

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

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 B1

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 MATTHEW FIELD

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

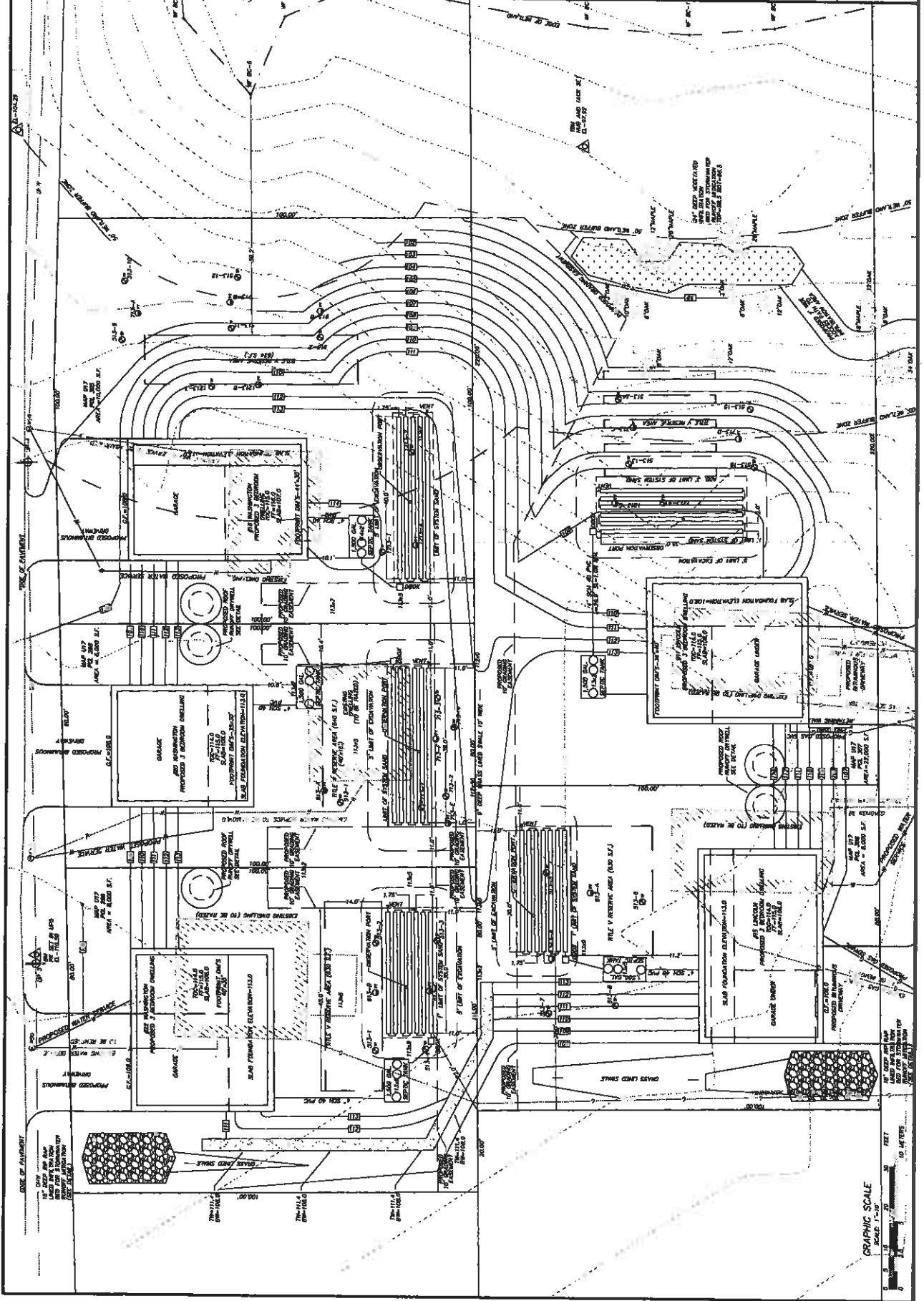
171.135

171.135
360 MASSACHUSETTS AVE SUITE 202
ACTON, MASSACHUSETTS 01720
(978) 264-4800 (FAX) 263-0417
www.martinez-engineering.com
CIVIL ENGINEERING

PRIME PROPERTIES
442 KING STREET
LITTLETON, MASSACHUSETTS

OVERALL SITE PLAN
WASHINGTON/LITTLETON DR.
LITTLETON, MASSACHUSETTS

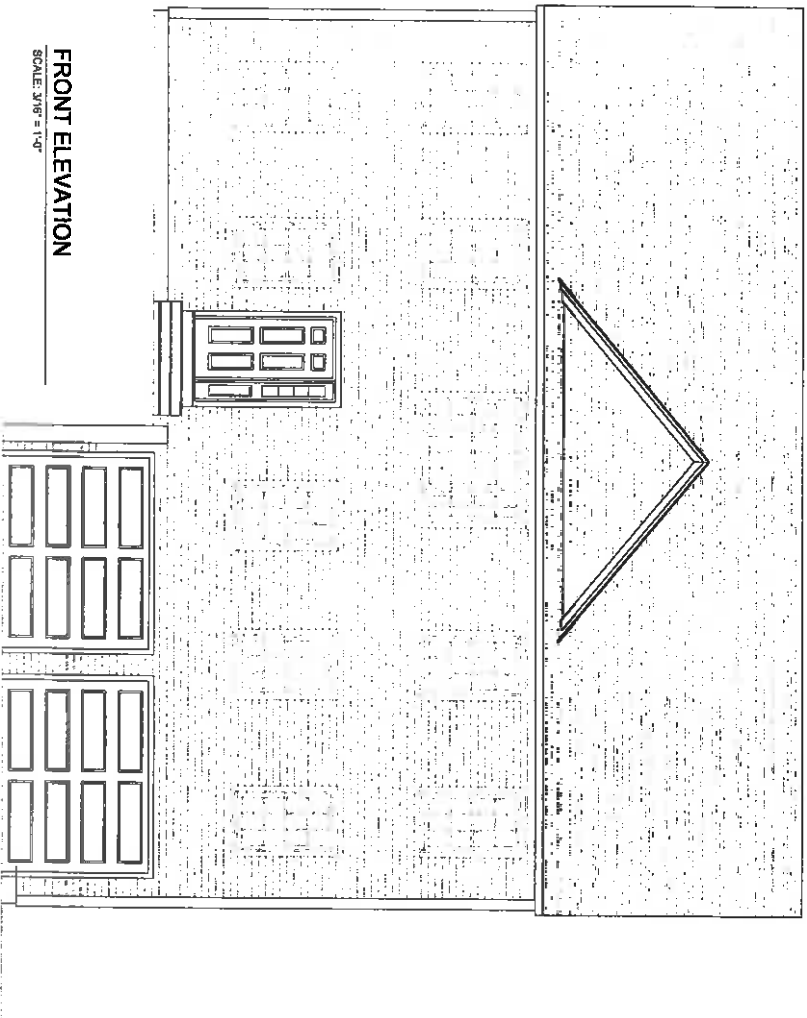
DATE	REVISION COMMENT
10/2/13	1. 10/2/13 NABCH COMMENTS
10/29/13	2. 10/29/13 DRAINAGE STRUCTURES
9/27/14	3. 9/27/14 18 WASH/LIT LINC. REVISIONS

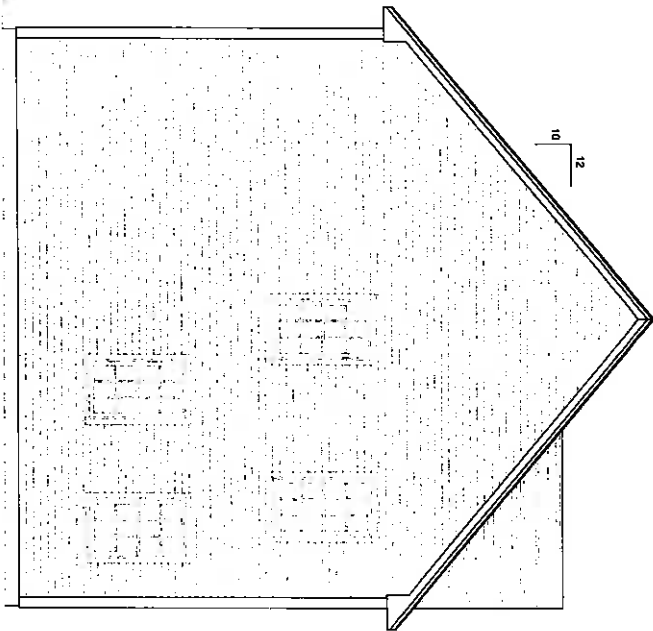


GRAPHIC SCALE
SCALE 1" = 20'

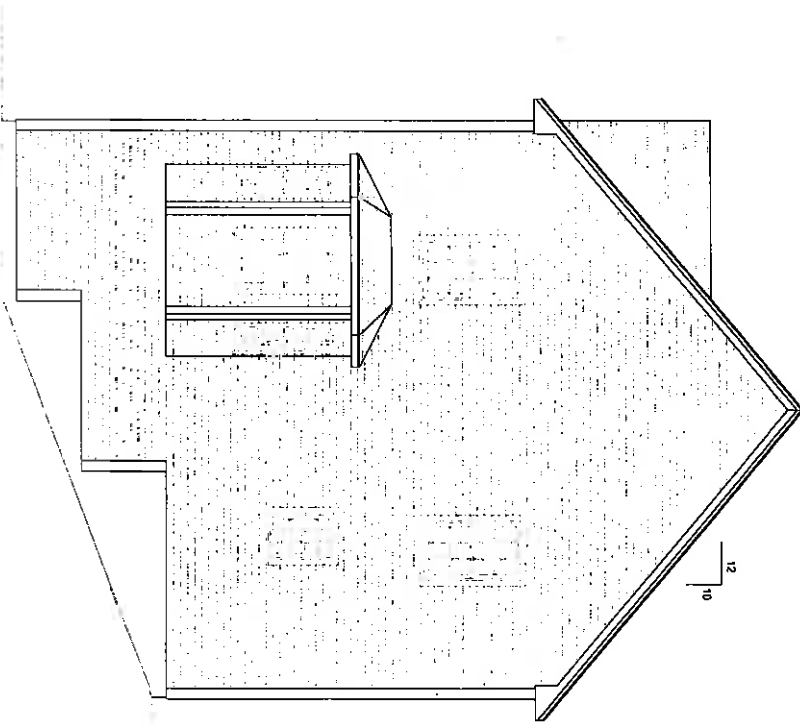
FIELD DEVELOPMENT
22 WASHINGTON DR.
LITTLETON, MA

DATE: 11-14-14

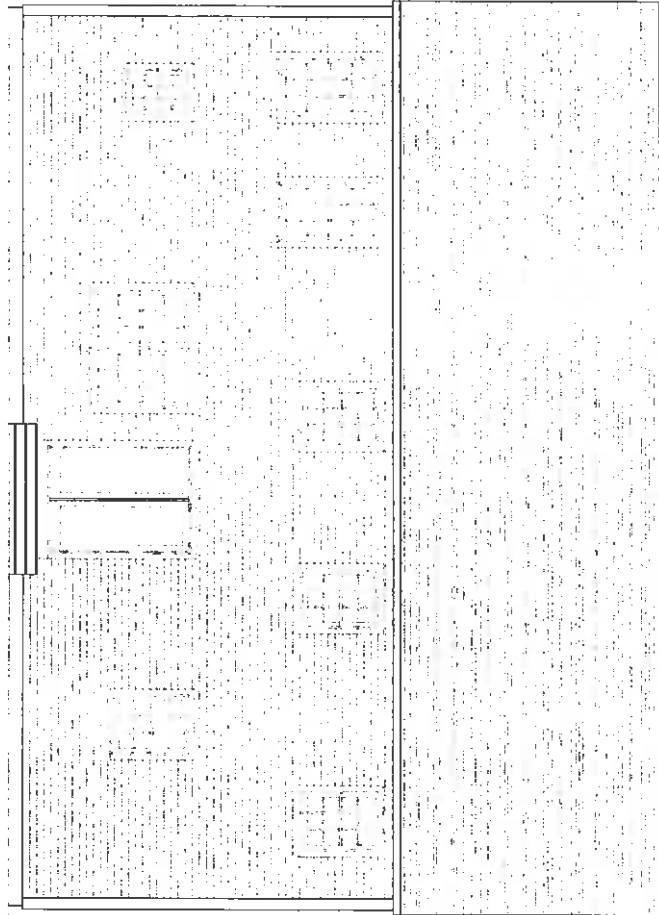




LEFT ELEVATION
SCALE: 1/4" = 1'-0"

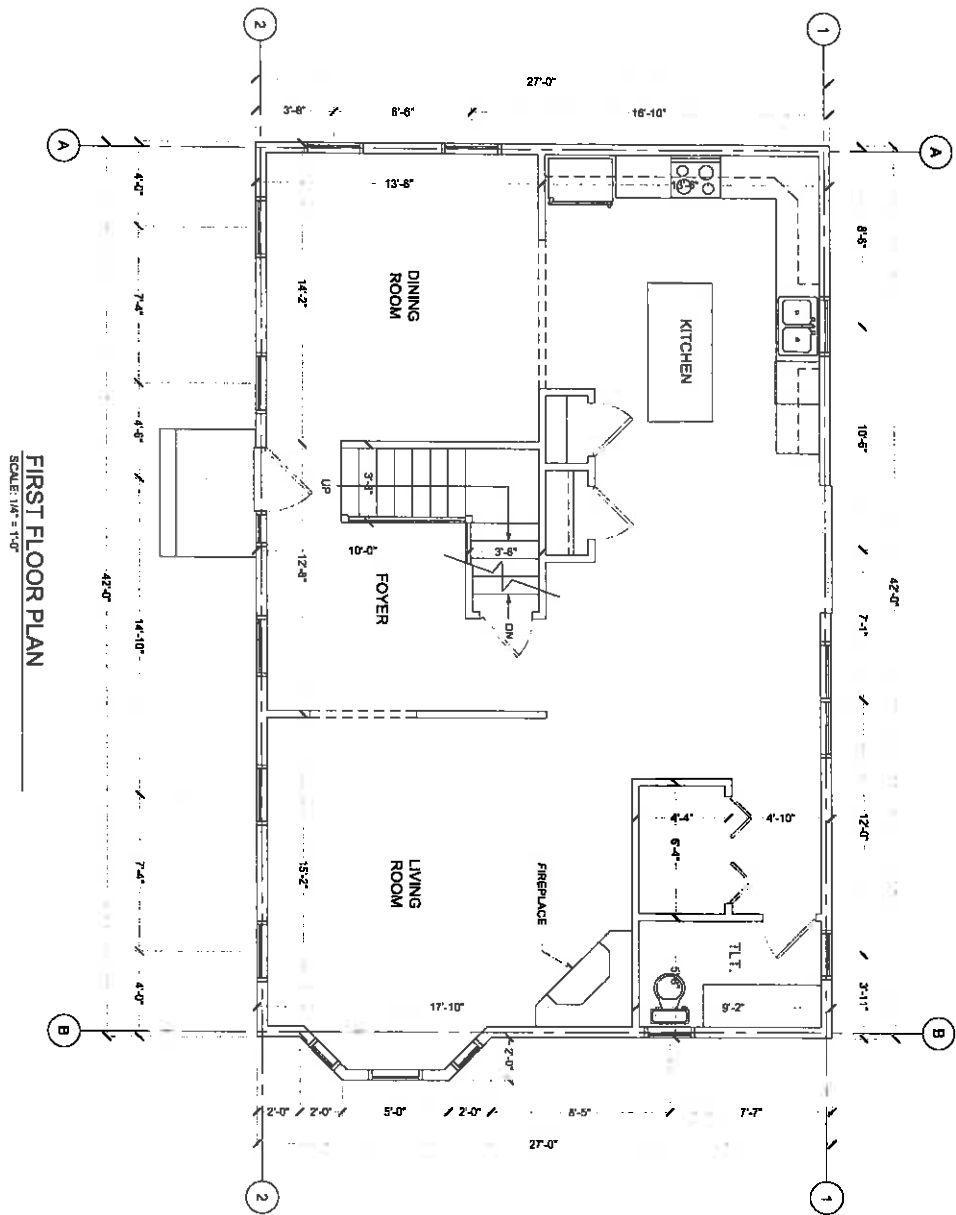


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



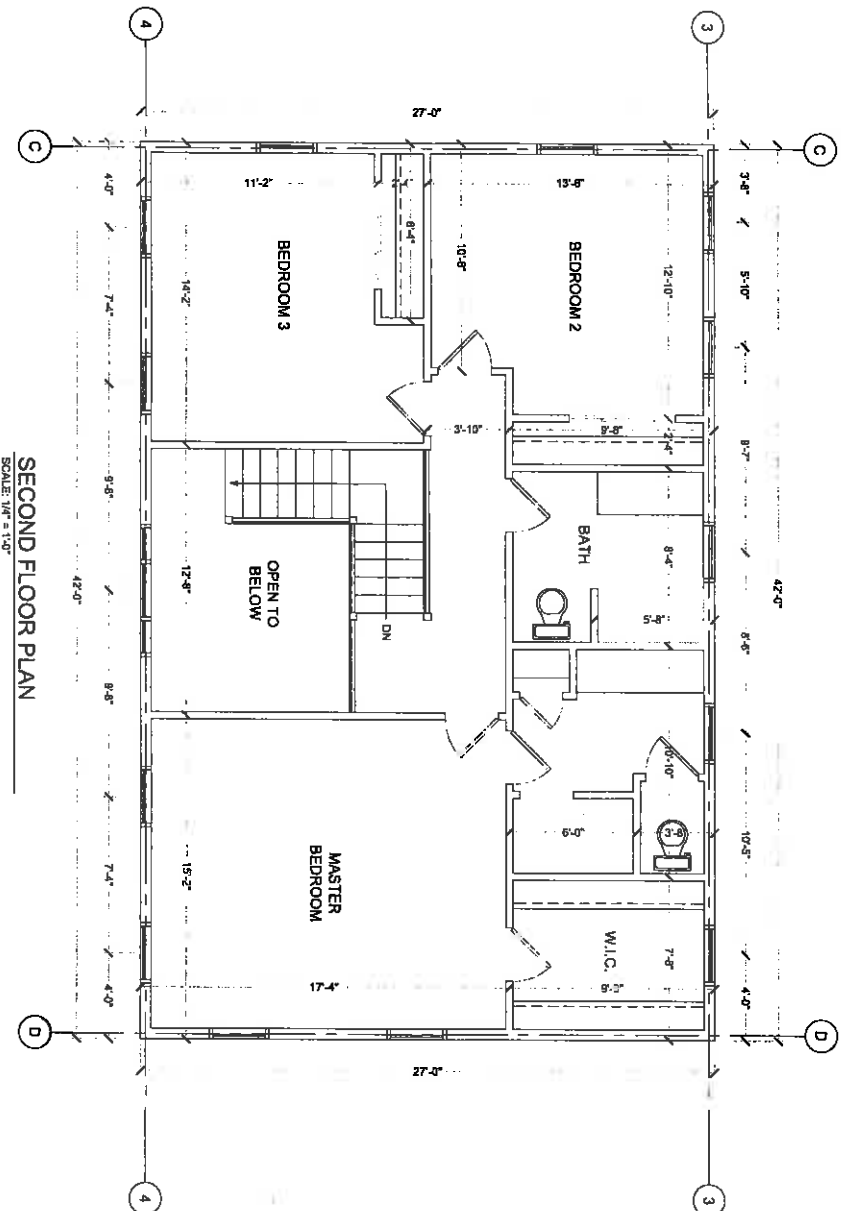
REAR ELEVATION

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 12/18/2013 12:08 PM
Ctrl# 188410 Doc# 01881418
Fee: \$1,824.00 Cons: \$400,000.00

BOTH WAYS



2013 00257778
Bk: 63078 Pg: 477 Doc: DEED
Page: 1 of 3 12/18/2013 12:50 PM

QUITCLAIM DEED

Robert Mooney, Trustee of the Mooney Realty Trust under declaration of trust dated November 28, 2005 and registered as Document #01397325 with the Land Registration Division of Middlesex South Registry of Deeds

for consideration paid of Four Hundred Thousand (\$400,000.00) Dollars

grants to Matthew P. Field and Michael S. Field, Trustees of M & M Realty Trust u/d/t dated June 30, 2011, a certificate of which is recorded herewith
of 442 King St., Littleton, MA. 01460
with QUITCLAIM COVENANTS

the following parcels of land in Littleton, Middlesex County, Massachusetts;

PARCEL ONE - REGISTERED LAND:

That certain parcel of land situated in Littleton, Middlesex County, Massachusetts, situated on Lincoln Drive and described as follows:

Southerly by Lincoln Drive, one hundred and sixty feet;
Westerly by land now or formerly of William E. Mooney, one hundred feet;
Northerly by lands now or formerly of Robert L. Mooney
and William A. Hansen, one hundred and sixty feet; and
Easterly by land now or formerly of Esther Olsen et al, one hundred feet.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 815, Page 169, with Certificate 137119, (Plan No. 37067A).

So much of the above described land as is included within the area marked "Drain Easement 20.00 feet wide", approximately shown on said plan, is subject to an easement as set forth in a grant made by the Town of Littleton to Neil J. Fitzpatrick et ux dated July 14, 1969, duly recorded in Book 11728, Page 64.

235083

AS

Lincoln Drive, Littleton, MA.
1/18 Washington St., Littleton, MA.
q3
Unsub
and not
Reg

For title see Certificate of Title #235683 in Book 1312, Page 128.

PARCEL TWO - RECORDED LAND: ✓

The land in Littleton, Middlesex County, Massachusetts, with the buildings thereon, known as 18 Washington Drive and shown as Lots numbered 1554, 1555, 1556, 1557, and 1558 on the plan entitled "Map A of Long Lake, Town of Littleton," recorded with Middlesex South District Registry of Deeds in Plan Book 362, Plan 26.

Being the same premises conveyed by deed recorded in Middlesex South Registry of Deeds Book 46658, page 439.

PARCEL THREE - RECORDED LAND: ✓

The land in Littleton, Middlesex County, Massachusetts, with the buildings thereon, known as 22 Washington Drive and described as follows:

Lots #1547, 1548, 1549, and 1550 as designated and shown on a plan entitled "Map A of Long Lake, Town of Littleton, Middlesex County, Massachusetts", duly recorded with Middlesex South District Registry of Deeds on 14 October 1925 in Book of Plans #362, Plan #26.

Containing 8,000 square feet more or less.

This conveyance is subject to all easements, restrictions and betterments of recorded which the buyer assumes.

Being the same premises conveyed by deed recorded in said Registry Book 46658, Page 436.

PARCEL FOUR - RECORDED LAND:

The land in Littleton, Middlesex County, Massachusetts, with the buildings thereon, known as 11 Lincoln Drive and formerly described as 13 Lincoln Drive, described as follows:

A certain parcel of land with the buildings thereon situated in Littleton in said Middlesex County being shown as Lots 1513, 1514, and 1515 on a plan recorded with Middlesex South District Deeds in Plan Book 362, Plan 26.

Subject to and with the benefit of the rights and privileges to maintain poles and wires for electric lights and telephones and water mains in the streets and ways as shown on said plan to be used in common with the owners of lots on said plan, their heirs and assigns.

Being the same premises conveyed by deed recorded in Book 46658, Page 433.

PARCEL FIVE - RECORDED LAND:

The land in Littleton, Middlesex County, Massachusetts, with the buildings thereon, situated on Lincoln Drive, described as follows:

LOTS 1509, 1510, 1511, and 1512, as designated and drawn on a plan entitled "Map A of Long Lake, Town of Littleton, Middlesex County, Massachusetts," duly recorded with Middlesex South District Deeds on October 14, 1925, in Book of Plans #362, Plan 26. The Lots have also been designed as Lots 305 and 306 on Town of Littleton Assessors Maps.

The premises are conveyed subject to a ten foot wide gas line easement along the Westerly side of said Lot 1509.

Being the same premises conveyed to me by deed recorded in Book 46658, Page 430.

WITNESS my hand and seal this 13 day of Sept, 2013.


Robert Mooney, Trustee

STATE OF NEW JERSEY

County of Warren

On this 13 day of Sept, 2013, before me, the undersigned notary public, personally appeared Robert Mooney, Trustee, proved to me through satisfactory evidence of identification which were Robert Mooney, to be the person whose name is signed on the preceding quitclaim deed, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary public
My commission expires

MARISOL LOPEZ
NOTARY PUBLIC
NEW JERSEY
My Commission Expires March 26, 2017



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

Date: December 1, 2014

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

Applicant Matthew Field Name of Firm: M & M Realty Trust
Mailing Address: 442 King St., Littleton, MA 01460

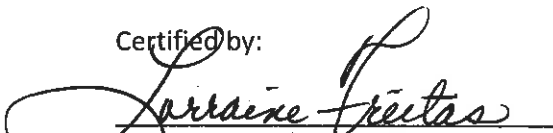
Subject Parcel Location: 22 Washington, Littleton, MA 01460
Subject Owner Matthew P & Michael S Field Trustees of M & M Realty Trust
Subject Parcel No: U17 299 0

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) 47 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:


Lorraine Freitas, Assistant Assessor

Loc: 8 LINCOLN DR Parcel ID #: U17 272 0
LUC: 101
POLLARD DARYL W
2539 BRICKFIELD COURT
WESTLAKE VLG CA 91362-5143
Loc: 10 LINCOLN DR Parcel ID #: U17 273 0
LUC: 101
PAVLIK JOHN M
10 LINCOLN DR
LITTLETON MA 01460
Loc: 12 LINCOLN DR Parcel ID #: U17 274 0
LUC: 101
HEALY ERIN A
12 LINCOLN DRIVE
LITTLETON MA 01460
Loc: 14 LINCOLN DR Parcel ID #: U17 275 0
LUC: 101
CULLINANE ELIZABETH C, STEPHEN
+F ROBERT, TRS OF CULLINANE
14 LINCOLN DRIVE
LITTLETON MA 01460
Loc: 16 LINCOLN DR Parcel ID #: U17 276 0
LUC: 101
MURRAY THOMAS R JR
MURRAY ELIZABETH R
16 LINCOLN DR
LITTLETON MA 01460
Loc: 18 LINCOLN DR Parcel ID #: U17 277 0
LUC: 101
OAKLAND WILLIAM S
OAKLAND DOREEN A
18 LINCOLN DR
LITTLETON MA 01460
Loc: 20 LINCOLN DR Parcel ID #: U17 278 0
LUC: 101
BRULE N WILLIAM
BRULE DORCAS E
20 LINCOLN DR
LITTLETON MA 01460

Loc: 22 LINCOLN DR Parcel ID #: U17 279 0
LUC: 101
PRAGASPARHY ILANTHIRAIYAN S
PRAGASPARHY SUSAN L
40 NORTH ST
LEXINGTON MA 02420-1812
Loc: 27 PARK DR Parcel ID #: U17 281 0
LUC: 101
COCHRAN JR RONALD A
27 PARK DR
LITTLETON MA 01460
Loc: 21 PARK DR Parcel ID #: U17 284 0
LUC: 101
DRAINVILLE HECTOR A
C/O JOHN HARTWELL
9 ADAMS ST
LITTLETON MA 01460
Loc: PARK DR Parcel ID #: U17 285 0
LUC: 132
HEALY ERIN
12 LINCOLN DR
LITTLETON MA 01460
Loc: 15 PARK DR Parcel ID #: U17 286 0
LUC: 101
FORTUNE MARK E
FORTUNE ALYSON H
15 PARK DRIVE
LITTLETON MA 01460
Loc: S/S WASHINGTON DR Parcel ID #: U17 293 0
LUC: 936
LITTLETON TOWN OF
P.O. BOX 1305
LITTLETON MA 01460
Loc: S/S WASHINGTON DR Parcel ID #: U17 294 0
LUC: 936
LITTLETON TOWN OF
P.O. BOX 1305
LITTLETON MA 01460

Loc: S/S WASHINGTON DR Parcel ID #: U17 295 0
LUC: 936

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: WASHINGTON DR Parcel ID #: U17 296 0
LUC: 936

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: 18 WASHINGTON DR Parcel ID #: U17 297 0
LUC: 101

FIELD MATTHEW P + MICHAEL S TR
M + M REALTY TRUST
442 KING STREET

LITTLETON MA 01460

Loc: 20 WASHINGTON DR Parcel ID #: U17 298 0
LUC: 101

BAILEY THOMAS COURTLANDT

442 KING ST

LITTLETON MA 01460

Loc: 22 WASHINGTON DR Parcel ID #: U17 299 0
LUC: 101

FIELD MATTHEW P + MICHAEL S TR
M + M REALTY TRUST
442 KING STREET

LITTLETON MA 01460

Loc: 28 WASHINGTON DR Parcel ID #: U17 300 0
LUC: 101

ROTH BRUCE L
ROTH CASSANDRA M
28 WASHINGTON DR

LITTLETON MA 01460

Loc: LINCOLN DR Parcel ID #: U17 302 0
LUC: 932

LITTLETON TOWN OF
CONSERVATION COMMISSION
P O BOX 1305

LITTLETON MA 01460

Loc: 21 LINCOLN DR Parcel ID #: U17 303 0
LUC: 101

JONES VERNON E
JONES SHARON M
21 LINCOLN DR

LITTLETON MA 01460

Loc: 19 LINCOLN DR Parcel ID #: U17 304 0
LUC: 101

SMITH DAVID N
SMITH MARY PATRICE
19 LINCOLN DRIVE

LITTLETON MA 01460

Loc: LINCOLN DR Parcel ID #: U17 305 0
LUC: 132

SCHEAR NABIL ADAM
SCHEAR MELISSA ANITA
15 LINCOLN DR

LITTLETON MA 01460

Loc: 15 LINCOLN DR Parcel ID #: U17 306 0
LUC: 101

SCHEAR NABIL ADAM
SCHEAR MELISSA ANITA
15 LINCOLN DR

LITTLETON MA 01460

Loc: 11 LINCOLN DR Parcel ID #: U17 307 0
LUC: 101

HARRIS SCOTT
KADY-HARRIS CHRISTINE
11 LINCOLN DR

LITTLETON MA 01460

Loc: LINCOLN DR Parcel ID #: U17 308 0
LUC: 132

HARRIS SCOTT
KADY-HARRIS CHRISTINE
11 LINCOLN DR

LITTLETON MA 01460

Loc: 5 LINCOLN DR Parcel ID #: U17 310 0
LUC: 101

MAY DELORES A

P O BOX 111

LITTLETON MA 01460

Loc: 6 DAHLIA DR Parcel ID #: U17 320 0
LUC: 101

FRANCIS BRIAN C
COSENTINO JANICE M
6 DAHLIA DR

LITTLETON MA 01460

Loc: 8 DAHLIA DR Parcel ID #: U17 321 0
LUC: 101

WETHERBEE JR GEORGE W+DENISE A
TRS OF WETHERBEE TRUST
8 DAHLIA DR

LITTLETON MA 01460

Loc: 4 ROCK PL Parcel ID #: U17 322 0
LUC: 101

O'DONNELL ROSE G TRUSTEE OF
ROSE G O'DDONNELL 1987 TRUST
8 SASSAFRASS RD

WESTFORD MA 01886

Loc: WASHINGTON DR Parcel ID #: U17 324 0
LUC: 132

O'DONNELL ROSE G TRUSTEE OF
ROSE G O'DDONNELL 1987 TRUST
8 SASSAFRASS RD

WESTFORD MA 01886

Loc: WASHINGTON DR Parcel ID #: U17 325 0
LUC: 132

O'DONNELL ROSE G TRUSTEE OF
ROSE G O'DDONNELL 1987 TRUST
8 SASSAFRASS RD

WESTFORD MA 01886

Loc: WASHINGTON DR Parcel ID #: U17 326 0
LUC: 132

PAGLIA CHARLES J

78 NAUGLER AVE

MARLBOROUGH MA 01752

Loc: 1 ROCK PL Parcel ID #: U17 327 0
LUC: 132

MULLEN KELLY J

25 WASHINGTON DR

LITTLETON MA 01460

Loc: 14 DAHLIA DR Parcel ID #: U17 328 0
LUC: 101

ROSS MARK E

14 DAHLIA DR

LITTLETON MA 01460

Loc: 1 STONE PL Parcel ID #: U17 329 0
LUC: 101

KINGHORN SR JOSEPH P, , DEBORA
KINGHORN JR JOSEPH P
1 STONE PLACE

LITTLETON MA 01460

Loc: 25 WASHINGTON DR Parcel ID #: U17 330 0
LUC: 101

MULLEN ALBERT L

25 WASHINGTON DR

LITTLETON MA 01460

Loc: STONE PL Parcel ID #: U17 331 0
LUC: 936

LITTLETON TOWN OF

P O BOX 1305

LITTLETON MA 01460

Loc: STONE PL Parcel ID #: U17 332 0
LUC: 936

LITTLETON TOWN OF

P O BOX 1305

LITTLETON MA 01460

Loc: STONE PL Parcel ID #: U17 333 0
LUC: 936

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: DAHLIA DR Parcel ID #: U17 334 0
LUC: 936

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: DAHLIA DR Parcel ID #: U17 335 0
LUC: 936

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: DAHLIA DR Parcel ID #: U17 336 0
LUC: 936

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: 25 GROVE RD Parcel ID #: U17 338 0
LUC: 101

DATES AUSTIN N
DATES JOANNE M
25 GROVE RD

LITTLETON MA 01460

Loc: WASHINGTON DR Parcel ID #: U17 339 0
LUC: 132

HELD RICHARD C

25 COOLIDGE RD

WINCHESTER MA 01890

Loc: WASHINGTON DR Parcel ID #: U17 340 0
LUC: 132

HELD RICHARD C

25 COOLIDGE RD

WINCHESTER MA 01890