

OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

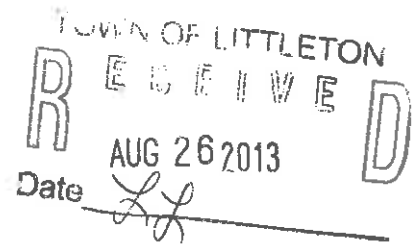
NOTICE OF HEARING

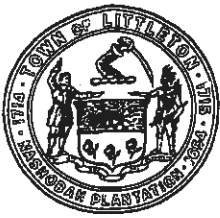
The Littleton Board of Appeals will conduct a public hearing on Thursday September 19, 2013 at the Littleton Town Offices, 37 Shattuck Street, Room 103 to consider the following petition:

7:15 p.m. Case #825A – Inna and Seth Landsman
for a Special Permit for an accessory dwelling at 27 Lawrence Street.

LITTLETON BOARDS OF APPEALS
Jeffrey Yates, Clerk

Publication dates September 5 and 12, 2013
Littleton Independent Newspaper





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LITTLETON, MASSACHUSETTS 01460

received
8/27/13 2:30pm
②

Board Use Only ... Case # 825A Filing Date 8/23/13

The undersigned, having standing in this matter, hereby petitions the
Littleton Board of Appeals for a VARIANCE X SPECIAL PERMIT
and/or APPEAL (Check all that apply)
as specified below and as provided by the Town of Littleton Zoning Bylaw

1. LOCATION OF THE PROPERTY: *Please print*
A. Street Address 27 LAWRENCE ST
B. Assessors' Map and Parcel # R20 34
R Zoning District Aquifer District Water Resource District
C. Deed Reference 62245/580

2. LITTLETON ZONING BYLAW SECTION(S)
A. Variance
B. Special Permit 173-58
C. Appeal

3. STATE BRIEFLY REASONS FOR THIS PETITION *Use additional sheets, if necessary*

Request for Special Permit for accessory dwelling;
Change in ownership - previous special permit
576A.

4. PETITIONER(S) Inna + Seth Landsman

☒ Owner Tenant Licensee Agreed Purchaser Agent Other

NOTE: If petitioner is not the owner, furnish written authorization from owner below.

Anna Landsman
Signature
27 Lawrence St, Littleton
Mailing Address MA
01460

8/22/13
Date
617-620-9434
Telephone #

Town Clerk Use ONLY

Filing Fee Paid \$ 75.00 # 6292
200.00 # 6291

Date 8/27/13



2013 00153590

Bk: 62245 Pg: 580 Doc: DEED
Page: 1 of 2 07/16/2013 09:19 AM

Prepared By: |
Raymond Galloni |
141 John Street, Apt 315 |
Lowell, MA 01852 |

~~MASSACHUSETTS EXCISE TAX~~
~~Southern Middlesex District ROD # 001~~
~~Date: 07/16/2013 09:19 AM~~
~~Ctr# 189390 19449 Doc# 00153590~~
~~Fee: \$2,781.60 Cons: \$610,000.00~~

QUITCLAIM DEED

Raymond A. Galloni and Patricia J. Galloni, a married couple of Lowell, Massachusetts (the GRANTORS).

for and in consideration of Six Hundred, Ten Thousand Dollars (\$610,000.00), grant to

Seth M. Landsman and Inna Landsman, a married couple, of 27 Lawrence Street, Littleton, Massachusetts, as Tenants by the Entirety (the GRANTEES).

with quitclaim covenants

the following described real estate, situated in Littleton, in the County of Middlesex, Commonwealth of Massachusetts:

The land in said Littleton, with any buildings thereon on the Northerly side of Lawrence Street, shown as Lot #16 on a plan entitled "Plan of Land in Littleton, MA owned by Irwin S. Sheridan et al." dated April 5, 1976, by John W. Lymberg, P. E. Main Street, Bolton, MA, recorded with Middlesex South District Deeds, Book 12963 Page End.

Said lot #16 being more particularly bounded and described, according to said plan, as follows:

Northerly	by land now or formerly of Irwin S. Sheridan et al, 150 feet;
Southerly	by Lawrence Street, 150 feet;
Easterly	by Lot #17 on said plan, 270 feet;
Westerly	by Lot #15 on said plan, 270 feet.

Being the same premises conveyed to us by Walter E. Bartkus by deed dated July 7, 1977, recorded with said Deeds, Book 13231, Page 523.

We, Raymond A. Galloni and Patricia J. Galloni, hereby release any and all rights of homestead that we may have, and that others may have through us, relative to the real estate being hereby conveyed.

This deed does not intend to convey other real estate owned in Littleton, Massachusetts by the Grantors

Lal'lume Law, L.L.C
1666 Massachusetts Ave, #6A
Lexington, MA
02420

Property Address: 27 Lawrence Street, Littleton, MA

Grantors' Signatures:

DATED:

7/15/13

DATED:

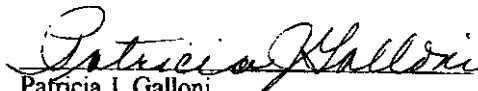
7/15/13



Raymond A. Galloni

141 John Street, Apt #315

Lowell, Massachusetts, 01852



Patricia J. Galloni

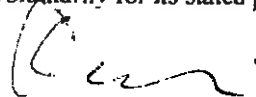
141 John Street, Apt #315

Lowell, Massachusetts, 01852

COMMONWEALTH OF MASSACHUSETTS

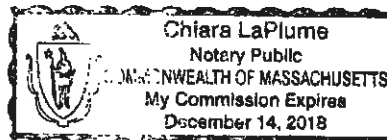
MIDDLESEX, ss:

On this 15th day of July, 2013, before me, the undersigned Notary Public, personally appeared Raymond A. Galloni and Patricia J. Galloni, proved to me through satisfactory evidence of identification, which was her ID, to be the persons whose name are signed on the preceding document, and acknowledged that they signed it voluntarily for its stated purpose.

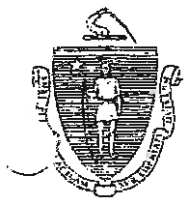


Notary Public:

My commission expires:



Quitclaim Deed regarding 27 Lawrence Street, Littleton, MA

**Title 5 Official Inspection Form**

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

Owner
information is
required for every
page.

27 Lawrence St

Property Address

Ray Galloni

Owner's Name

Littleton

City/Town

MA

State

01460

Zip Code

4/26/13

Date of Inspection

Inspection results must be submitted on this form. Inspection forms may not be altered in any way. Please see completeness checklist at the end of the form.

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.

**A. General Information**

1. Inspector:

Todd Ehwa

Name of Inspector

TEF Services

Company Name

P.O. Box 641

Company Address

Littleton

City/Town

978-501-0628

Telephone Number

MA

State

01460

Zip Code

SJ13635

License Number

B. Certification

I certify that I have personally inspected the sewage disposal system at this address and that the information reported below is true, accurate and complete as of the time of the inspection. The inspection was performed based on my training and experience in the proper function and maintenance of on site sewage disposal systems. I am a DEP approved system inspector pursuant to Section 15.340 of Title 5 (310 CMR 15.000). The system:

☒ Passes☐ Conditionally Passes☐ Fails☐ Needs Further Evaluation by the Local Approving Authority

[Signature]

Inspector's Signature

4/27/13

Date

The system inspector shall submit a copy of this inspection report to the Approving Authority (Board of Health or DEP) within 30 days of completing this inspection. If the system is a shared system or has a design flow of 10,000 gpd or greater, the inspector and the system owner shall submit the report to the appropriate regional office of the DEP. The original should be sent to the system owner and copies sent to the buyer, if applicable, and the approving authority.

****This report only describes conditions at the time of inspection and under the conditions of use at that time. This inspection does not address how the system will perform in the future under the same or different conditions of use.

SETH & INNA LANDSMAN
27 LAWRENCE STREET
LITTLETON, MA 01460
(617) 620-9434

August 22, 2013

Via Hand Delivery
Shelly Cobleigh
Zoning Board of Appeals
37 Shattuck Street
Littleton, MA 01460

Re: Narrative relating to special permit for 27 Lawrence Street, Littleton, MA

Dear Ms. Cobleigh:

Thank you for considering our request for a special permit for the accessory dwelling. We provide the following information:

Prior permit: My husband and I purchased 27 Lawrence Street in July 2013. The previous owner had a special permit for the accessory dwelling (#576A).

Current use: We live here with our four year-old daughter.

Parents to occupy accessory dwelling: We anticipate that Seth's parents, Linda and Michael Landsman, will move into the accessory dwelling in the near future.

Septic System: We have an 8 bedroom septic system. Page 1 of the Title V is attached.

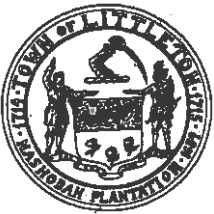
Parking: We have two spots in our garage, and two spots outside.

Please don't hesitate to contact us if we can provide any further information.

Sincerely,

Inna Landsman

Inna Landsman
Seth Landsman



OFFICE OF THE
APPEAL BOARD
LITTLETON, MASSACHUSETTS 01460

Petitioners: Raymond A. & Patricia J. Galloni

Case No: 576A

Date Filed: May 10, 2001

The Littleton Board of Appeals conducted a public hearing on June 21, 2001 at 37 Shattuck Street on the petition of Raymond A. & Patricia J. Galloni for a Special Permit to allow an accessory dwelling at 27 Lawrence Street, pursuant to Article 173-58 of the Littleton Zoning Code. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Concord and circulated in Littleton on June 7 and 14, 2001, and by mail to all abutters and parties in interest. Present and voting: Raymond Cornish, Chairman; Sherrill Gould, Vice Chairman; Julia Adam, Clerk; John Cantino and Bradford Miller Members. Present and not voting were: Ronald Hudgens, William Farnsworth and Joseph Knox. Ray Galloni stood down from the case.

The Petitioner presented a plan showing his property at 27 Lawrence Street. The proposed secondary dwelling will meet all setback requirements. Soil tests were recently conducted on the property and a new septic system is being designed which will require Board of Health approval. The main and secondary dwelling will be occupied by the Gallonis and their daughter, son-in-law and grandchildren. There is ample parking. One abutter appeared at the hearing and was supportive of the request.

FINDINGS: The Board found that the proposed Special Permit met the requirements of Article 173-58 and noted to the applicant the need for a periodic renewal of the request.

DECISION: The Board voted unanimously to GRANT the Special Permit under Article 173-58 for the construction of a secondary dwelling subject to the approval of a new septic system by the Board of Health.

Appeals, if any, shall be made pursuant to G.L. 40A, Section 17 and shall be filed within twenty days after the date of filing of this Notice in the office of the Town Clerk.

Signed: Julia Adam

Julia Adam, Clerk

Dated: July 5, 2001

Book: 13231, Page 523

I hereby signify that twenty days have elapsed since the filing of the above decision by the Board of Appeals and that no appeal concerning said decision has been filed or that any appeal that has been filed has been dismissed or denied.

_____, 2001 True Copy Attest: _____

Town Clerk Littleton, Massachusetts



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

Date: August 29, 2013

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

Applicant Inna and Seth Landsman Name of Firm: home owner.
Mailing Address: 27 Lawrence St , Littleton, MA 01460

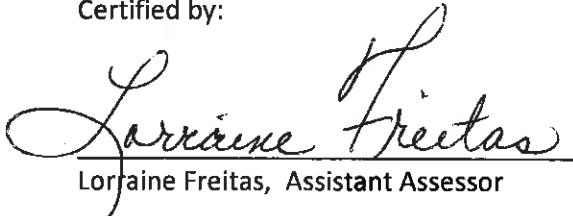
Subject Parcel Location and Parcel ID: 27 Lawrence St., R20-34-0
Subject Owner: Inna and Seth M. Landsman

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) 20 including the subject parcel + 1 Applicant Requesting Abutter's List

Certified by:


Lorraine Freitas, Assistant Assessor

Loc: 39 LAWRENCE ST Parcel ID #: R20 31 0
LUC: 101

HIGGS CHARLES TRUSTEE
THE HIGGS FAMILY TRUST
39 LAWRENCE ST

LITTLETON MA 01460

Loc: 35 LAWRENCE ST Parcel ID #: R20 32 0
LUC: 101

HOLLAND ROBERT D
HOLLAND ANN-MARIE
35 LAWRENCE ST

LITTLETON MA 01460

Loc: 31 LAWRENCE ST Parcel ID #: R20 33 0
LUC: 101

CORBIN LINDSAY
CORBIN SHARON
31 LAWRENCE ST

LITTLETON MA 01460

Loc: 27 LAWRENCE ST Parcel ID #: R20 34 0
LUC: 101

LANDSMAN SETH M
LANDSMAN INNA
27 LAWRENCE STREET

LITTLETON MA 01460-1218

Loc: 23 LAWRENCE ST Parcel ID #: R20 35 0
LUC: 101

WELDON JR KEVIN
WELDON LISA A
23 LAWRENCE STREET

LITTLETON MA 01460

Loc: 19 LAWRENCE ST Parcel ID #: R20 36 0
LUC: 101

DAVIDSON JOHN H
DAVIDSON JANET B
19 LAWRENCE ST

LITTLETON MA 01460

Loc: 15 LAWRENCE ST Parcel ID #: R20 37 0
LUC: 101

JOHNSTON CHRISTOPHER R
JOHNSTON RACHELLA S
15 LAWRENCE ST

LITTLETON MA 01460

Loc: 16 COLBURN LN Parcel ID #: R20 43 0
LUC: 101

DUMAS DAVID K
DUMAS CARLA M
16 COLBURN LANE

LITTLETON MA 01460

Loc: 14 COLBURN LN Parcel ID #: R20 44 0
LUC: 101

MORSE AARON D
MORSE CANDICE M
14 COLBURN LN

LITTLETON MA 01460

Loc: 12 COLBURN LN Parcel ID #: R20 45 0
LUC: 101

GORDON NEIL S
GORDON KATHLEEN M
12 COLBURN LN

LITTLETON MA 01460

Loc: 10 COLBURN LN Parcel ID #: R20 46 0
LUC: 101

BOSSMAN BRIAN E
BOSSMAN BRENDA R
10 COLBURN LANE

LITTLETON MA 01460

Loc: 8 COLBURN LN Parcel ID #: R20 47 0
LUC: 101

BONNER BRETT B
BONNER KATHARINE R
8 COLBURN LANE

LITTLETON MA 01460

Loc: 6 COLBURN LN Parcel ID #: R20 48 0
LUC: 101

PATNAIK VANDANA V
6 COLBURN STREET

LITTLETON MA 01460

Loc: 20 LAWRENCE ST Parcel ID #: R20 5 2
LUC: 101

KENGER RONDA E
20 LAWRENCE ST

LITTLETON MA 01460

Loc: 24 LAWRENCE ST Parcel ID #: R20 5 3

LUC: 101

SORACCO LOUIS F
SORACCO MARY E
24 LAWRENCE ST

LITTLETON MA 01460

Loc: 28 LAWRENCE ST Parcel ID #: R20 5 4

LUC: 101

GOODWIN JOSEPH J

28 LAWRENCE ST

LITTLETON MA 01460

Loc: 32 LAWRENCE ST Parcel ID #: R20 5 5

LUC: 101

BURKHART JUDITH D

32 LAWRENCE ST

LITTLETON MA 01460

Loc: 36 LAWRENCE ST Parcel ID #: R20 5 6

LUC: 101

ROONEY STEVEN J
ROONEY LINDA M
36 LAWRENCE ST

LITTLETON MA 01460

Loc: 11 COLBURN LN Parcel ID #: R20 53 0

LUC: 101

HICKOX MARK S
HICKOX JEANNE M
11 COLBURN ST

LITTLETON MA 01460

Loc: 9 COLBURN LN Parcel ID #: R20 54 0

LUC: 101

GLEASON RICHARD C
GLEASON ELAINE L
9 COLBURN LANE

LITTLETON MA 01460

Applicant Requesting Abutter's List

Inna and Seth Landsman (Homeowner)
27 Lawrence Street
Littleton, MA 01460