



## OFFICE OF THE BOARD OF APPEALS

Littleton, Massachusetts 01460

### LEGAL NOTICE NOTICE OF HEARING

The Littleton Zoning Board of Appeals will conduct a public hearing on Thursday June 20, 2013 at the Littleton Town Offices, 37 Shattuck Street in Room 103 to consider the following petitions:

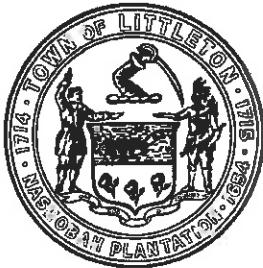
7:15p.m. – Case 823A – Steven L'Heureux for a special permit/variance for a proposed porch at 11 GREEN STREET.

7:30 p.m. – Case 824A – Brian and Jill Cadogan for a special permit/variance for a proposed addition at 44 MATAWANAKEE TRAIL.

LITTLETON BOARD OF APPEALS  
Jeffrey Yates, Clerk

To be published in the Littleton Independent on June 6 and 13, 2013





BUILDING COMMISSIONER  
ZONING OFFICER  
P.O. BOX 1305  
LITTLETON, MA 01460  
VOICE (978) 540-2420

Thursday, June 13, 2013

**TO:** Board of Appeals  
**FROM:** Zoning Officer, Roland Bernier   
**RE:** 11 Green Street  
44 Matawanakee Trail

Pursuant to MGL Chapter 40A, §15, please accept the attached documents, papers and comments constituting the record of the case in which the above noted appeal is being taken.

### **11 Green Street**

The applicant is seeking relief from §173-10 B(1) to construct within the required front setback. No building plans have been submitted to the building department for review. 11 Green Street appears to be a legal pre-existing non-conforming parcel of land in that it is less than 40,000 square feet in area, the existing front setback of the primary structure is less than the required 30 feet, and further the side setback is less than the required 15 foot setback. The applicant seeks to construct a covered porch within the required front setback, thus reducing the setback of the primary structure to 20.9 feet. No further comment.

### **44 Matawanakee Trail**

The applicant is seeking relief from §173-10 B(1) to construct within the required front and side setback. No building plans or plot plan have been submitted to the building department for review. 44 Matawanakee Trail appears to be a legal pre-existing non-conforming parcel of land in that it is less than 40,000 square feet in area, the existing front setback of the primary structure is less than the required 30 feet, and further the side setback is less than the required 15 foot setback. The applicant seeks to construct a covered porch within the required front and side setback, thus reducing the setback of the primary structure to approximately 7 feet and 11 respectively. No further comment.



OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

By May 30th

received

6/10/13 1PM

Board Use Only ... ... Case # 823A Filing Date 5/29/13

The undersigned, having standing in this matter, hereby petitions the Littleton Board of Appeals for a  VARIANCE  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:

A. Street Address 11 Green Street *Please print*

B. Assessors' Map and Parcel # 439 29

R Zoning District  Aquifer District  Water Resource District

C. Deed Reference 56593-121

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance \_\_\_\_\_

B. Special Permit 173-10 B(1)

C. Appeal \_\_\_\_\_

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

Proposed front porch within the 30 ft front setback.

4. PETITIONER(S) \_\_\_\_\_

Owner  Tenant  Licensee  Agreed Purchaser  Agent  Other \_\_\_\_\_

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

8/14/13 978-8842522

Signature

John Loff 11 Green st Littleton Ma 01460

Mailing Address

8/14/13

Date

978-8842522

Telephone #

Town Clerk Use ONLY

Filing Fee Paid \$ 200.00 474  
(Keystry) 75.00 476

Date 6/10/13

11 Green Street, and Lot 28. Green Street  
Littleton, Ma

Property Address: 11 Green Street, and Lot 28, Green Street, Littleton, Middlesex County,  
Massachusetts

QUITCLAIM DEED

PETER ROBERT FROMER, DOLORES EVELYN FROMER and STEVEN CHARLES FROMER,  
as tenants in common, all in care of 11 Green Street, Littleton, Massachusetts 01460

in consideration of One Hundred Fifty Thousand and no/100 (\$150,000.00) Dollars

grant to

STEVEN L'HEUREUX and DIVA L'HEUREUX, husband and wife as tenants by the entirety, both  
of 11 Green Street, Littleton, Massachusetts 01460

*With Quitclaim Covenants*

Two certain parcels of land with the buildings thereon known as 11 Green Street, Littleton,  
Massachusetts, more particularly bounded and described as set forth on the attached Exhibit "A".

Meaning and intending to convey to the Grantees all right, title and interest in the property owned by  
the Grantors on Green Street, Littleton, Massachusetts.

For title see deed recorded with said Deeds in Book 26602, Page 430 and Book <sup>56580</sup>, Page 521.

## EXHIBIT "A"

## PARCEL 1:

The land with the buildings thereof situated in Littleton, Middlesex County, Massachusetts bounded and described as follows:

NORTHEASTERLY by Green Street shown on a plan hereinafter mentioned as Tenth Street, one hundred ten (110) feet;

SOUTHEASTERLY by land of Harry Goodman and land of Herbert Smith, two hundred seventeen (217) feet;

SOUTHWESTERLY by land of said Smith on two lines measuring sixteen (16) feet and seventy-one (71) feet, each respectively;

NORTHWESTERLY by Lot 45, as shown on said plan, one hundred ninety-five (195) feet.

Being shown as Lot 46 on a plan entitled, "Land in Littleton Owned by Lake Warren Realty Trust", dated December 6, 1954, by Horace F. Tuttle, C.E., recorded in Middlesex South District Deeds in Book 8433, Page 376. Said parcel is also shown as Lot 46 on a plan recorded in said Deeds in Book 7958 at the end as Plan No. 1526 of 1952.

The above described premises are subject to and with the benefit of a taking by the Town of Littleton for street purposes as set forth in an instrument recorded in said Deeds in Book 8850, Page 485.

## PARCEL 2:

The land in the Town of Littleton, Massachusetts, situated on the southerly side of Green Street shown as Lot 28 of Page U-39 of the Maps of the Board of Assessors for the Town of Littleton dated January 1, 1983 containing approximately 6,720 square feet. Being a lot acquired by Treasurer's Deed to Municipality Land of Low Value dated April 10, 1972 for non payment of taxes. See Instrument of taking in Book 11769, Page 696, and Treasurer's Deed in Book 12206, Page 127.

Subject to the provisions of the Town's Zoning By-Laws as contained in the Deed to Grantor.