



received

3/22/12 1:25PM

BOARD USE ONLY

Case No.: 8057

Filing Date: 3/22/12

**LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460**

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

1. LOCATION OF PROPERTY: Please print

A. Street Address: 410 Great Road, A1 Littleton, Ma

B. Assessors Map and Parcel Number: U9 28

Zoning District FB Aquifer District Water Resource District

C. Deed Reference: 19983 - 303

2. LITTLETON ZONING BYLAW SECTION(S):

Variance 173-35A)1b Special Permit _____ Appeal

3. STATE BRIEFLY REASONS FOR PETITION (Use additional sheets if necessary):

See included.

4. PETITIONER(S): please print Amanda Alphen, Chris Alphen

Owner Tenant Licensee Agreed Purchaser Agent Other _____

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

AMANDA ALPHEN
Signature(s)

3/22/2012
Date

Mail Address: 410 Great Road, A1 Littleton Ma 01460
Street _____ Town _____ State _____ Zip Code _____

Telephone Number: (978) 481-0897

Town Clerk Use only:

Filing fee paid: \$ 75.00 3032
350.00 3031

Date: March 22, 2012

978-266-1122



Construction Supervisor: 102372
Fed ID: 45-2746718
HIC: 161 783
N.H. 617974
EPA Lead-Safe NAT-41981-1

BPI Certified: CAN07642

Dolphin Insulation Inc., is requesting a sign permit variance at 410 Great Road, Littleton, MA 01460. The previous tenants, Antiques by Design, had attached a sign to the vinyl sided front street facing (Great Road) side of the building to announce their presence. There is no direct public entrance on the street facing side of the building however the entrance to the office is located immediately around the corner alongside the small parking lot.

We request to recover the existing sign with our own logo and contractor licensing information as required by law. The sign dimensions are 8 ft x 30 in. The sign will remain unlit, secured to the vinyl face and will not protrude off the building. These all fall into the current sign permit codes.

Our sign permit request was denied according to §173-35A (1)(b) because there is no direct public access as addressed in the first paragraph. Additionally, Antiques by Design, did not obtain a sign permit and the sign is not approved.

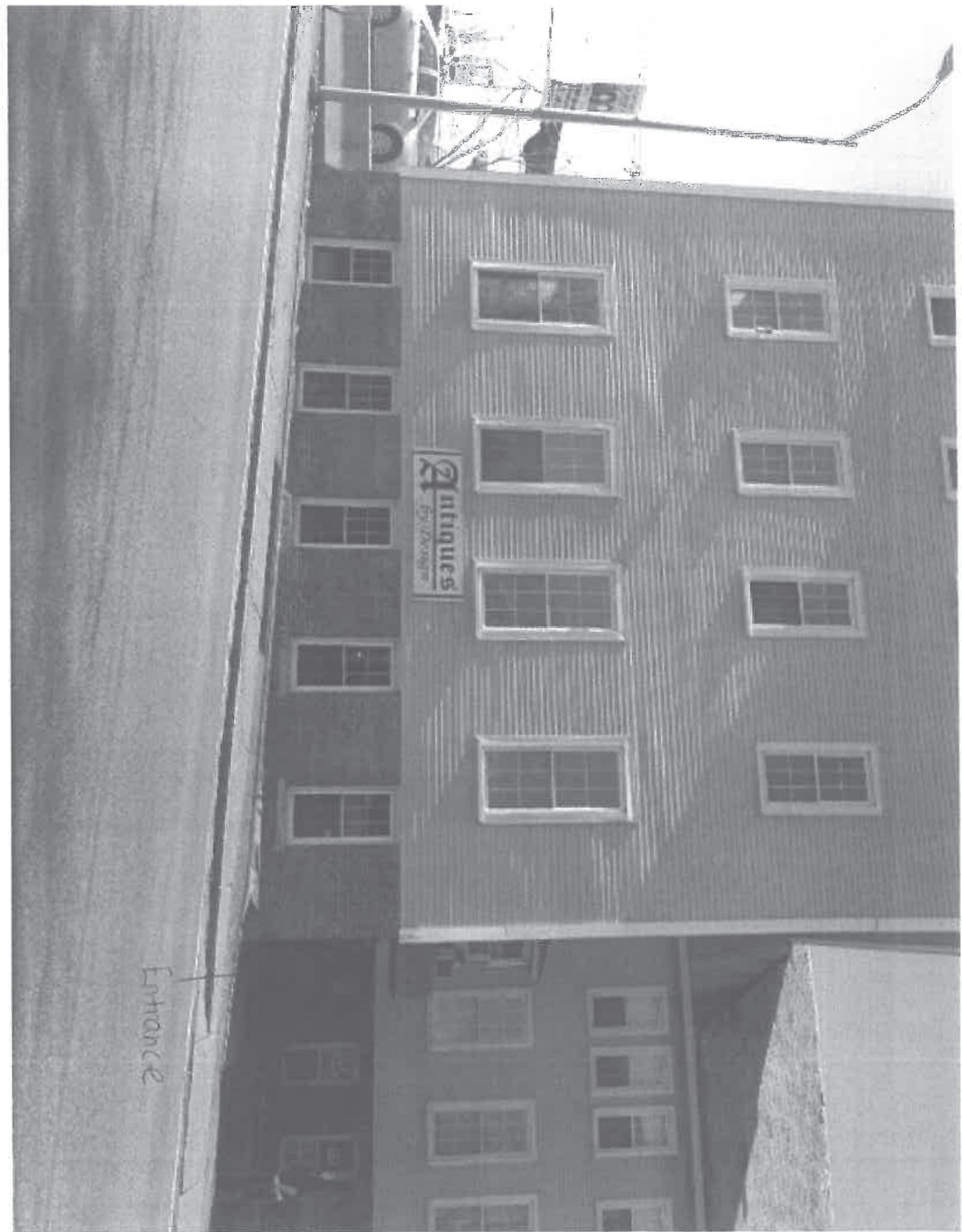
Since our recent tenancy, we have had several inquiries into our office for the former tenants, which proves to us that this sign is critical to locating the office. In addition, we host several NARI meetings, OSHA trainings and community educational seminars. The sign on the front of the building will easily identify our presence and is necessary to guide visitors. Along with our sign we also will enhance the property facing the street with seasonal flower pots increasing the overall appeal of the building.

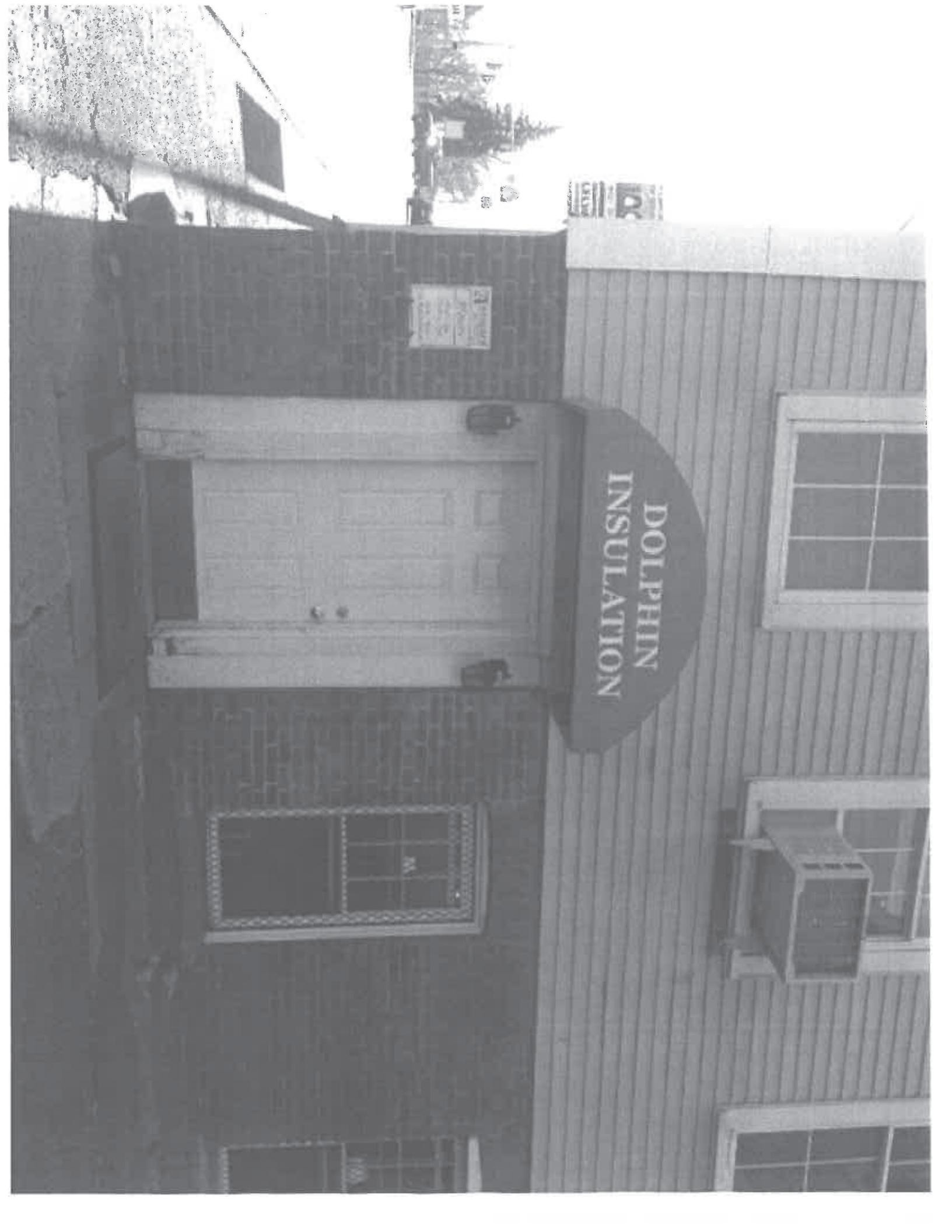
We seek a hearing to request our variance in front of the Littleton Board of Appeals. Please see attached pictures to aid in determining our request.

Sincerely,

Amanda Alphen

Treasurer/Secretary
Dolphin Insulation Inc.
410 Great Road, A6
Littleton, MA 01460





DOLPHIN
INSULATION



DOLPHIN INSULATION

Building Performance Professionals

(will be in color)

Music by
Ginger

S2

M.I.R. Associates, Inc.

a corporation duly established under the laws of the Commonwealth of Massachusetts
and having its usual place of business at 410 Great Road, Littleton,

Middlesex County, Massachusetts

for consideration paid and full consideration of for nominal consideration

grants to Joseph H. Collins, Trustee of the M.I.R. Associates Realty Trust under
Declaration of Trust dated November 8, 1988, and recorded herewith
with quietus in remanisthe land in with the buildings thereon shown as Parcel "A" on a plan entitled "Plan of
Land in Littleton, Mass. Owned by B.R.I. Realty Trust", dated February 1973 by
(Description and measurements, if any)DeCesare & Lang, Engineers, recorded at Middlesex South Registry of Deeds, Book 12393,
Page 145 bounded and described as follows:

NORTHEASTERLY by Great Road (Route 119), three hundred ninety-five (395.00) feet,

NORTHWESTERLY by Parcel "B" as shown on said plan, one hundred eighty-five
(185.00) feet,

NORTHEASTERLY by said Parcel "B", two hundred (200.00) feet,

NORTHWESTERLY by said Parcel "B" one hundred fifty-five (155.00) feet,

NORTHWESTERLY and WESTERLY by said Parcel "B", one hundred forty-three (143.00) feet,

WESTERLY by land now or formerly of McMahon, by Hillside Road, by land now
or formerly of Augustine Kish, and by land now or formerly of
M.I.R. Associates, all as shown on said plan, two hundred ninety-six
and 40/100 (296.40) feet,SOUTHERLY and SOUTHEASTERLY by land now or formerly of Marguerite Tracy, by land now or formerly
of Russell K. and Ruth F. Dodge, by land now or formerly of Kamlo
Manni, by land now or formerly of Associates Estates, Inc. and by
land now or formerly of Conant Littleton, Inc., all as shown on
said plan, by three lines measuring respectively, two hundred thirty
and 31/100 (230.31) feet, two hundred twenty-six and 14/100 (226.14)
feet, seventy-five and 53/100 (75.53),

Containing 3.92 acres, according to said plan.

~~Being a portion of the premises described in the deed from J. P. Stevens & Co., Inc.
to S. Stanley Sorensen, dated August 29, 1972 and recorded in Middlesex South District
Registry of Deeds in Book 12277, Page 446 and conveyed by said Sorensen to the grantee
by deed duly recorded with said Deed in Book 12287, Page 231.~~Said premises are conveyed together with the following rights and easements which
are appurtenant thereto:

1. The right and easement to pass and repass over the forty foot wide driveway
shown on said plan as "Driveway Easement" and located on Parcel "B" shown
on said plan;
2. The right and easement to use, maintain, repair, replace and remove, the
underground pipes and the outlets therefrom, and septic tank and leaching
field shown on said plan as "Exist. Town Storm Drain", "Exist. Boiler Room
Drain", "Exist. Sanitary Sewer", "Exist. Septic Tank" and "Leaching Field",
and located on Parcel "B" shown on said plan and to drain therefrom; and
3. The right and easement to remove and relocate the chain link fence shown on
said plan as "C. L. Fence" located partly on Parcel "B" shown on said plan.

Said premises are conveyed subject to and with the benefit of any other rights, eas-
ements, restrictions and takings of record, if any, insofar as the same are now in force
and applicable.For reference to title see deed by Walter E. Bartkus, Trustee, dated March 8, 1973,
and recorded at Middlesex South Registry of Deeds in Book 12393, Page 145.



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

Date: April 2, 2012

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

Applicant: Amanda Alphen Name of Firm: Dolphin Insulation
Mailing Address: 410 Great Rd., A6, Littleton, MA 01460

Subject Parcel Location: 410 Great Rd. (A6)
Subject Parcel Map & Parcel No.: U09-28-0
Subject Parcel Owner (s): Joseph H. Collins Trustee of MIR Associates Realty Trust

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) 30 including the applicant and subject parcel.

Certified by:

Lorraine Freitas, Assessment Analyst

Loc: 460 KING ST Parcel ID #: U09 24 0

LUC: 333

DODGE RUTH F TR OF DODGE FAM
IRREV INT C/O NOURIA ENERGY CO
326 CLARK ST

WORCESTER MA 01606-1214

Loc: 470 KING ST Parcel ID #: U09 25 0

LUC: 031

MERJANIAN LEON, MERJANIAN ANGE
MERJANIAN ELENA
94 SPRING VALLEY RD

BELMONT MA 02478

Loc: 476 KING ST Parcel ID #: U09 26 0

LUC: 325

MERJANIAN LEON, MERJANIAN ANGE
MERJANIAN ELENA
94 SPRING VALLEY RD

BELMONT MA 02478

Loc: 486 KING ST Parcel ID #: U09 27 0

LUC: 031

ATHANASIOU PETER TRUSTEE OF
P+A REALTY TRUST
P.O. BOX 422

LITTLETON MA 01460

Loc: 410 GREAT RD Parcel ID #: U09 28 0

LUC: 400

COLLINS JOSEPH H TRUSTEE OF
M I R ASSOCIATES REALTY TRUST
410 GREAT RD

LITTLETON MA 01460

Loc: GREAT RD Parcel ID #: U09 29 0

LUC: 441

CONCORD LUMBER REALTY LLC

P.O. BOX 1526

LITTLETON MA 01460

Loc: 55 WHITE ST Parcel ID #: U09 29 1

LUC: 313

CONCORD LUMBER CORPORATION

P.O. BOX 1526

LITTLETON MA 01460

Loc: GREAT RD Parcel ID #: U09 29 2

LUC: 441

CONCORD LUMBER CORPORATION

P.O. BOX 1526

LITTLETON MA 01460

Loc: LITTLETON COMMON Parcel ID #: U10 1 0

LUC: 930

LITTLETON TOWN OF
PARK DEPARTMENT
PO BOX1305

LITTLETON MA 01460

Loc: 441 KING ST Parcel ID #: U10 110 0

LUC: 111

FIELD MATTHEW P + SHEILA S
TRS OF MEMS REALTY TRUST
442 KING ST

LITTLETON MA 01460

Loc: 435 KING ST Parcel ID #: U10 111 0

LUC: 325

BEDFORD INVESTMENTS LLC

P. O. BOX 289

CARLISLE MA 01741-0289

Loc: 5 STEVENS ST Parcel ID #: U10 34 0

LUC: 325

FAIRHAVEN REALTY ASSOCIATES LLC

PO BOX 7179

CUMBERLAND RI 02864

Loc: 461 KING ST Parcel ID #: U10 72 0

LUC: 960

FIRST BAPTIST CHURCH

PO BOX 156

LITTLETON MA 01460

Loc: 459 KING ST Parcel ID #: U10 73 0

LUC: 031

MCNIFF JAMES + SHERYL TRUSTEES
OF THE KING TUCK TRUST
P.O. BOX 924

LITTLETON MA 01460

Loc: KING ST Parcel ID #: U07 42 0

LUC: 930

LITTLETON TOWN OF
PARK DEPARTMENT
PO BOX 1305

LITTLETON MA 01460

Loc: 550 KING ST Parcel ID #: U08 10 0

LUC: 404

WELLS REIT II-550 KING ST LLC
C/O THOMSON REUTERS
P.O. BOX 56607

ATLANTA GA 30343

Loc: 500 KING ST Parcel ID #: U08 5 0

LUC: 334

GLOBAL COMPANIES LLC
C/O ALLIANCE ENERGY LLC
36 EAST INDUSTRIAL RD

BRANFORD CT 06405

Loc: 510 KING ST Parcel ID #: U08 6 0

LUC: 031

FORSYTH PATRICK R TRUSTEE OF
A + R REAL ESTATE TRUST
P.O. BOX 983

ACTON MA 01720

Loc: 512 KING ST Parcel ID #: U08 7 0

LUC: 101

FORSYTH PATRICK R TRUSTEE OF
512 KING ST REAL ESTATE TRUST
P.O. BOX 983

ACTON MA 01720

Loc: 1 HILLSIDE RD Parcel ID #: U09 15 0

LUC: 101

MEDEIROS MANUEL F
MEDEIROS MARIA
1 HILLSIDE RD

LITTLETON MA 01460

Loc: 8 HILLSIDE RD Parcel ID #: U09 16 0

LUC: 101

MCMAHON HARRY E JR

8 HILLSIDE ROAD

LITTLETON MA 01460

Loc: 9 HILLSIDE RD Parcel ID #: U09 17 0

LUC: 101

KISH AUGUSTINE
KISH JACQUELINE R
9 HILLSIDE RD

LITTLETON MA 01460

Loc: HILLSIDE RD Parcel ID #: U09 18 0

LUC: 441

BASNETT ROBERT G AND LORI E
C/O MATHEWLEIGH LLC
PO BOX 1425

LITTLETON MA 01460

Loc: 2 HILLSIDE RD Parcel ID #: U09 19 0

LUC: 101

MATHEWLEIGH LLC

P O BOX 1425

LITTLETON MA 01460

Loc: 438 KING ST Parcel ID #: U09 20 0

LUC: 329

MATHEWLEIGH LLC

P O BOX 1425

LITTLETON MA 01460

Loc: 442 KING ST Parcel ID #: U09 21 0

LUC: 329

FIELD,MATTHEW P&SHEILA S TRUST
MEMS REALTY TRUST
442 KING STREET

LITTLETON MA 01460

Loc: 448 KING ST Parcel ID #: U09 22 0

LUC: 329

HARDY DANA P

WOOLTOP - 36-A ELM STREET

PEPPERELL MA 01463

Loc: 450 KING ST Parcel ID #: U09 23 0

LUC: 101

450 KING STREET LLC

410 GREAT RD
PO BOX A-1
LITTLETON MA 01460

Loc: 451 KING ST Parcel ID #: U10 74 0

LUC: 350

PARLMONT LIMITED PARTNERSHIP
ELAW CORPORATION
P.O. BOX 2350

ACTON MA 01720

INTERSTATE ROUTE 495

Applicant Requesting Abutter's List

Amanda Alphen
Dolphin Insulation
410 Great Rd., A6
Littleton, MA 01460