

Case No.: 807A
Filing Date: 4/23/12

received
4/24/12 10AM
LBB

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: ✓ 193 Foster St

B. Assessors Map and Parcel Number: ✓ 12-11-11-1

Zoning District R Aquifer District Water Resource District

C. Deed Reference: ✓ 022685B March 3, 2003

2. LITTLETON ZONING BYLAW SECTION(S):

Variance 173-26 Special Permit 173-6 B (3) Appeal

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

✓ See attached

4. PETITIONER(S): please print ✓ Heath Carroll

Owner Tenant Licensee Agreed Purchaser Agent Other _____

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

✓
Signature(s)

4-9-12

Date

Mail Address: 193 Foster St Littleton MA 01460
Street Town State Zip Code

Telephone Number: (578) 742-6944

Town Clerk Use only:

Filing fee paid: \$ 75.00 CK 4098 Date: Apr 12, 2012
200.00 CK 4098

Keith and Lisa Carroll
193 Foster Street
Littleton, Ma. 01460
April 23, 2012

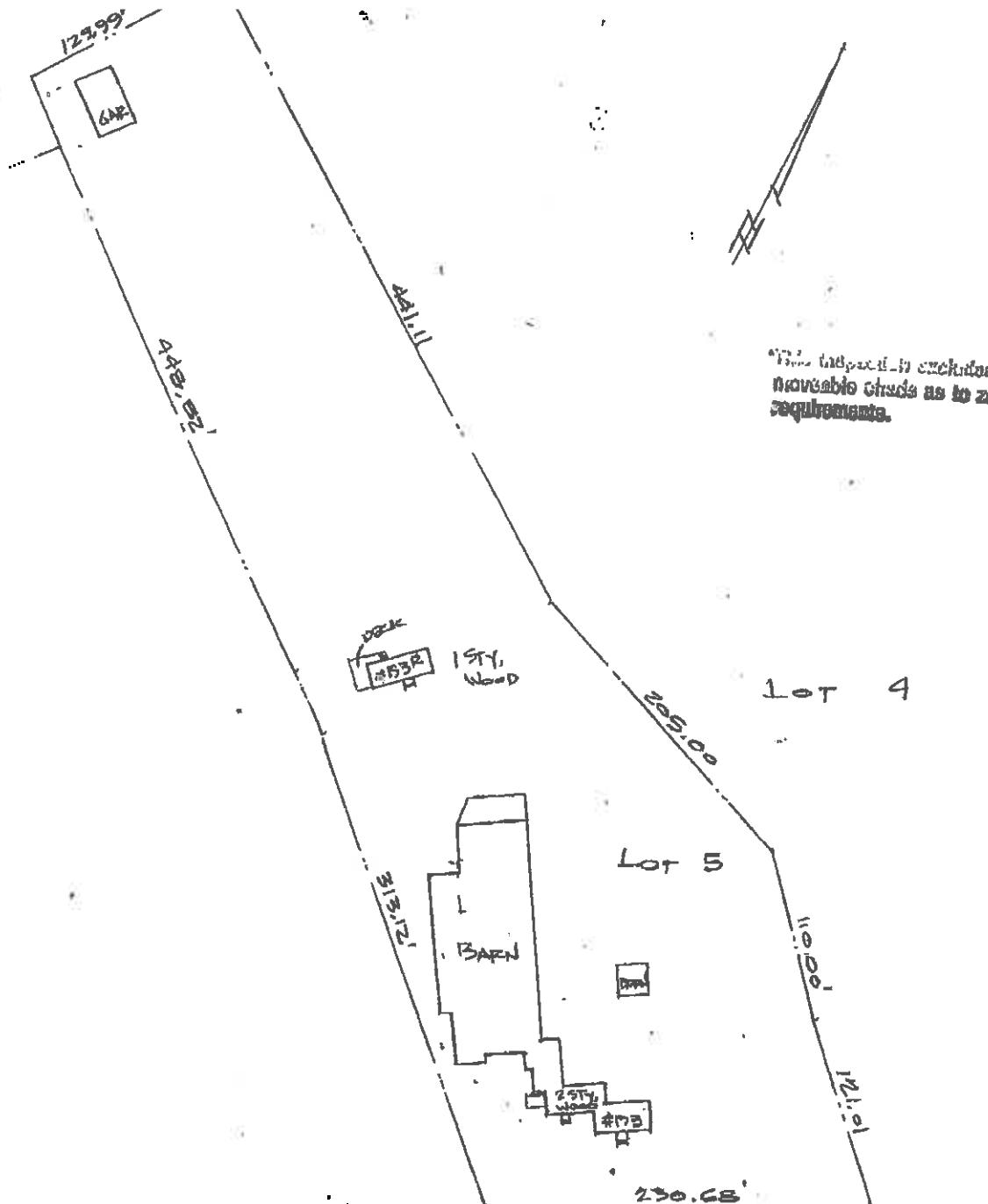
To Whom it May Concern;

I am filing for an appeal as the owner of the property at 193 Foster Street. I do not agree with the letter I received from the town of Littleton's Zoning Officer on March 30, 2012. This letter states that I am in violation of section 173-26 of Littleton's Zoning bylaw, specifically the operating of a motor vehicle service station. I do not believe my activities have caused any traffic, noise, and or other problems incompatible with the residential character in the area.

Thank You;



Keith Carroll



FOSTER ST

TO THE BOSTON MORTGAGE CORP.
AND ITS TITLE INSURERS

MORTGAGE INSPECTION PLAN
LOCATED IN
LITTLETON
MASSACHUSETTS

I CERTIFY THAT THE BUILDINGS SHOWN DO (LITTLETON) CONFORM TO SETBACK REQUIREMENTS
I.E. (FRONT, SIDE, & REAR SETBACK ONLY) OF LITTLETON
WHEN CONSTRUCTED, OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L.
TITLE VII, CHAPTER 40A, SECTION 7, UNLESS OTHERWISE NOTED.

I FURTHER CERTIFY THAT THIS PROPERTY IS Not LOCATED IN THE ESTABLISHED FLOOD HAZARD AREA. COMMUNITY PANEL NO: 150200-0003B DATE: 6-15-23
THIS COMPANY IS NOT RESPONSIBLE FOR ANY INDENTURES MADE SUBSEQUENT TO THE RECORDED DATE OF THE LATEST DEED OF RECORD.

WHENEVER BUILDINGS ARE SHOWN LESS THAN ONE FOOT FROM THE PROPERTY LINE IT IS ADVISED THAT A MORE PRECISE SURVEY BE MADE TO VERIFY THESE MEASUREMENTS.

NOTE: THIS CERTIFICATION IS BASED ON THE LOCATION OF SURVEY MARKERS OF OTHERS, AND DOES NOT REPRESENT A PROPERTY SURVEY. VERIFICATION OF SURVEY MARKERS USED AND OFFSETS, AS SHOWN, MAY BE ACCOMPLISHED ONLY BY AN ACCURATE, INSTRUMENT SURVEY. DRIVEWAYS ARE NOT DEPICTED ON THIS PLAN.

THIS PLAN,
THIS CERTIFICATION TO BE USED FOR MORTGAGE PURPOSES ONLY.

OFFSETS AS SHOWN ARE NOT TO BE
USED FOR THE ESTABLISHMENT OF PROPERTY LINES

DEED
BOOK 1213
PAGE 187
CERT. NO. 216739
PLAN BK. _____ PAGE _____
PLAN # 5466 C DATED _____

MARCH 10 2000

SCALE: 1" -

SCALE 1:100
BRADFORD

QUITCLAIM DEED

I, Lisa M. Carroll, of Littleton, Middlesex County, Massachusetts,

for consideration paid of One Dollar (\$1.00),

grant to Keith S. Carroll and Lisa M. Carroll, husband and wife, as Tenants by the Entirety,
193 Foster Street, Littleton, Middlesex County, Massachusetts,

With Quitclaim Covenants,

That certain parcel of land situated in Littleton, the County of Middlesex and Commonwealth
of Massachusetts, described as follows:

Southeasterly by Foster Street (formerly Boxboro Road), two hundred thirty and 68/100 feet;

Southwesterly by land now or formerly of John H. Hardy, Jr. and by Lot 4 as shown on plan
hereinafter mentioned, seven hundred sixty-one and 94/100 feet;

Northwesterly, one hundred twenty-nine and 99/100 feet; and

Northeasterly, by three lines measuring together as shown on said plan, eight hundred seventy-
seven and 12/100 feet, by said Lot 4.

Said parcel is shown as Lot 5 on said plan. (Plan No. 5466C)

All of said boundaries are determined by the Court to be located as shown on a subdivision
plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed
in the Registry of Deeds for the South Registry District of Middlesex County in Registration
Book 1034, Page 113, with Certificate 180863.

There is appurtenant to the above described land a right of way across said Hardy land to be
determined in accordance with a stipulation filed in the Land Registration Office in Case No.
5466 on December 1, 1915, after the original decree, December 13, 1915.

The above described land is subject to a Grant of Easement from Roger F. Kimball et ux to
American Telephone and Telegraph Company, Document N. 397503.

Subject to a grant of easement from Edward J. Boyle and Janet M. Boyle to Littleton Medical
Investors, Limited Partnership dated May 18, 1992 filed as document #871861.

For title reference see Deed recorded at Certificate #1134953.

Cert # 217874 1219-126

Witness my hand this 24th day of February, 2003.

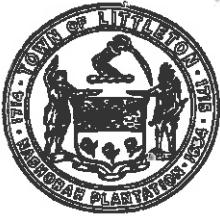
Lisa M. Carroll
Lisa M. Carroll

COMMONWEALTH OF MASSACHUSETTS

Essex, ss

February 24, 2003

Then personally appeared the above-named Lisa M. Carroll and acknowledged the
foregoing to be her free act and deed, before me.



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 May 17, 2012 at the Littleton Town Offices, 37 Shattuck Street, Room 103 to consider the following petitions:

7:00 p.m. Case #807A – KEITH AND LISA CARROLL
for an Appeal from Building Inspector's decision. Variance for commercial storage and for operation of a motor vehicle service station at 193 FOSTER STREET.

8:45 p.m. Case #694A –MANNION PLACE DEVELOPMENT, LLC
for a Request for Modification of a Comprehensive Permit at 14 Mannion Place.

Any other business that may properly come before this meeting.

LITTLETON BOARDS OF APPEALS
Jeffrey Yates, Clerk

PAID

AFR 5/3/2012

Publication dates May 3 and 10, 2012
Littleton Independent Newspaper

TOWN OF LITTLETON



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

Date: April 9, 2012

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

Applicant: Keith S. Carroll Name of Firm: _____
Mailing Address: 193 Foster St., Littleton MA 01460

Subject Parcel Location: 193 Foster Street

Subject Parcel ID: R11-11-1

Subject Parcel Owner (s): Keith S Carroll & Lisa M. Carroll

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) 16 including the owner/applicant of subject parcel.

Certified by:

Lorraine Freitas, Assessment Analyst

Loc: 176 FOSTER ST Parcel ID #: R08 4 7
 LUC: 101

TUMENAS EDWARD J
MORRILL MELISSA A
176 FOSTER STREET

LITTLETON MA 01460

Loc: 186 FOSTER ST Parcel ID #: R08 7 0
 LUC: 101

LANG RALPH K
LANG NANCY L
186 FOSTER ST

LITTLETON MA 01460

Loc: 188 FOSTER ST Parcel ID #: R08 7 A
 LUC: 101

TORTORICH RODNEY
KORBA DEIDRE
188 FOSTER ST

LITTLETON MA 01460

Loc: 196 FOSTER ST Parcel ID #: R08 8 0
 LUC: 101

GOLAY LEON H
GOLAY MARION E TRUSTEES
PO BOX 1272

LITTLETON MA 01460

Loc: 198 FOSTER ST Parcel ID #: R08 8 1
 LUC: 101

GRANT ANDREW F
GRANT LORI G
198 FOSTER STREET

LITTLETON MA 01460

Loc: 202 FOSTER ST Parcel ID #: R08 9 0
 LUC: 101

PEPICELLI JOSEPH A
JOHNSTON MONICA L
202 FOSTER ST

LITTLETON MA 01460

Loc: 204 FOSTER ST Parcel ID #: R08 9 2
 LUC: 106

HERGET III ALFRED C
PO BOX 811

WESTFORD MA 01886

Loc: 191 FOSTER ST Parcel ID #: R11 11 0
 LUC: 304

HCRI MASS PROPERTIES TRUST II

3001 KEITH STREET

CLEVELAND TN 37312

Loc: 193 FOSTER ST Parcel ID #: R11 11 1
 LUC: 109

CARROLL KEITH S
CARROLL LISA M
193 FOSTER ST

LITTLETON MA 01460

Loc: 181 FOSTER ST Parcel ID #: R11 12 0
 LUC: 101

RUSSELL JANE F

73 FOSTER ST

LITTLETON MA 01460

Loc: 201 FOSTER ST Parcel ID #: R11 9 0
 LUC: 101

CONLON MARK D
SCHOPF-CONLON LISA R
201 FOSTER ST

LITTLETON MA 01460

Loc: 3 JILLIAN WAY Parcel ID #: R11 9 2
 LUC: 101

SCHOFIELD FRANK B
SCHOFIELD MAURA C
3 JILLIAN WAY

LITTLETON MA 01460

Loc: 5 JILLIAN WAY Parcel ID #: R11 9 3
 LUC: 101

NOYES JAMES S

5 JILLIAN WAY

LITTLETON MA 01460

Loc: 4 JILLIAN WAY Parcel ID #: R11 9 4
 LUC: 101

ASLAM SAMI
AZAM SEEMA
4 JILLIAN WAY

LITTLETON MA 01460

Loc: 2 JILLIAN WAY Parcel ID #: R1195

LUC: 101

YOUNG BRIAN S
YOUNG KERRY A
2 JILLIAN WAY

LITTLETON MA 01460

Loc: 1 JILLIAN WAY Parcel ID #: R119B

LUC: 101

FRIEDMAN MICHAEL P
LEE SOYOUNG
1 JILLIAN WY

LITTLETON MA 01460