



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

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Board Use Only ... Case # 814A Filing Date 8/1/12

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 45 Washington Dr. Please print
B. Assessors' Map and Parcel # 417 359
☒ Zoning District ☐ Aquifer District ☐ Water Resource District
C. Deed Reference _____

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

REQUESTING TO BUILD A DECK ON AN EXISTING
NOW CONFORMING LOT

4. PETITIONER(S) _____

☒ Owner ☐ Tenant ☐ Licensee ☐ Agreed Purchaser ☐ Agent ☐ Other _____

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

[Signature] JULY 21, 2012
Signature Date
Mailing Address Telephone #

Town Clerk Use ONLY Filing Fee Paid \$ 200.00 CK 591
Registry Fee Paid \$ 75.00 CK 590 Date 8/1/12



2012 00058841

Bk: 58724 Pg: 377 Doc: DEED

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After recording, please return to:

Qua Hall Harvey + Walsh
25 Fletcher Street
Chelmsford MA 01824

SPECIAL WARRANTY DEED

Parcel Id # U17-359-0

THIS INDENTURE, Made on the 14 day of March, 2012 by and between Federal National Mortgage Association, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, having its principal office in the City of Washington, District of Columbia, and an office for the conduct of business at International Plaza II, 14221 Dallas Parkway, Suite 1000, Dallas TX 75254-2916 (hereinafter referred to as "Grantor") and Skip Ciccarelli and Shafiya Ciccarelli, husband and wife as tenants by the entirety of 60 Greenwood Avenue, Tewksbury, MA 01876 (hereinafter referred to as "Grantee") for the consideration of ONE HUNDRED THOUSAND FOUR HUNDRED DOLLARS 00/100 and 00/100 Dollars (\$100,400.00), received to its full satisfaction, does give, grant, bargain, sell and confirm unto said Grantee as Sole owner and their heirs and assigns, the real property described on Schedule "A" attached hereto and made part hereof.

AND BEING the same property conveyed to the Grantor herein by virtue of that FORECLOSURE DEED dated 12/23/10 and recorded 05/03/11, in Deed Book Vol.: 56811 at Page 169, Instrument Number 201100078756 among the MIDDLESEX County land records.

TO HAVE AND TO HOLD the Premises to Grantees and unto Grantees, their heirs and assigns forever, to its and their own proper use and behoof.

AND ALSO, Grantor does, for itself its successors and assigns, covenant with Grantees, their heirs and assigns forever, that the premises are free from all encumbrances made or suffered by the Grantor.

AND FURTHERMORE, Grantor does by these presents bind itself, its successors and assigns forever, to warrant and defend the Premises to Grantees, their heirs and assigns forever, against the claims and demands made or suffered by Grantor, except as aforesaid, but against none other.

Commonly known as: 45 WASHINGTON DRIVE, LITTLETON, MA 01460

461553C

Property Address: 45 Washington Drive, Littleton MA

SCHEDULE "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Middlesex, STATE OF Massachusetts, AND IS DESCRIBED AS FOLLOWS:

THE LAND IN LITTLETON, MIDDLESEX COUNTY, WITH THE BUILDINGS THEREON, AND BEING SHOWN AS LOTS NO. 480, 481, 482 AND 483 ON A PLAN OF LAND ENTITLED, "MAP A OF LONG LAKE, TOWN OF LITTLETON, MIDDLESEX COUNTY," RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS, PLAN BOOK 362, PLAN 26.

ALSO ANOTHER PARCEL OF LAND WITH THE BUILDINGS THEREON BEING SHOWN AS LOTS NO. 528 AND 529 ON THE AFOREMENTIONED PLAN.

Parcel ID: U17-359-0

Commonly known as: 45 WASHINGTON DRIVE, LITTLETON, MA 01460

461553C

- SUPPLY WELLS ARE SHOWN.
12. ANY WATER LINE CONNECTIONS MUST BE AT LEAST 10 FT. FROM THE PROPOSED SEPTIC SYSTEM.
 13. THERE IS NO FOUNDATION DRAIN PROPOSED FOR THE DWELLING SHOWN.
 14. CONTRACTOR MUST VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
DIG-SAFE TELEPHONE NUMBER: 1-888-DIG-SAFE
 15. ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAGNETIC MARKING TAPE OR A COMPARABLE MEANS IN ORDER TO LOCATE THEM ONCE BURIED.
[310 CMR 15.22 (12)]
 16. FOR SEPTIC TANKS AND D-BOXES EQUIPPED WITH RISERS, THE RISERS SHALL BE NO DEEPER THAN 6 (6) INCHES BELOW GROUND SURFACE. [310 CMR 15.22 (13)]

DEED REFERENCE: BOOK 56811, PAGE 169

PLAN REFERENCE: PLAN BK 362 PL 26

ASSESSOR'S REFERENCE: MAP U-17, PARCEL 359

ZONING DISTRICT: RESIDENTIAL

SEPTIC SYSTEM UPGRADE AT

45 WASHINGTON DRIVE LITTLETON MASS

OWNER: FEDERAL NATIONAL MORTGAGE ASSOCIATION
P.O. BOX 650043, DALLAS, TX 75265-0043

APPLICANT: HENRY F. CICCARELLI JR. AND SHAFIYA CICCARELLI
60 GREENWOOD AVENUE TEWKSBURY, MASS 01876

SCALE: 1 INCH = 20 FEET

DATE: DECEMBER 31, 2011

R. WILSON & ASSOCIATES, INC.

LAND SURVEYORS AND CIVIL ENGINEERS

676 GREAT ROAD P.O. BOX 236 LITTLETON, MA 01460

PHONE: 978-486-0203

FAX: 978-486-0644

ATE

1828

DWG NO. 1828WP

SHEET NO. 1 OF 1



N/F ROSENBAUM

LOTS 528 AND 529
ALSO LOTS
480 THROUGH 483
AREA=9560 S.F.±

N/F SPARKS

N/F HALL

PROPOSED
1500 GALLON
2-COMPARTMENT
SEPTIC TANK

PROPOSED
ENVIRO-SEPTIC
(PRESBY) SYSTEM
SIX - 30 LF LINES
2.0' ON CENTER
13' x 32' SAND BED
SYSTEM SLOPE = 0%

EXT. BULK H.D.

N/F BRIGANT

HSE#45
EXISTING 2 BEDROOM
DWELLING

TOP FOUNDATION=202.20

PROPOSED
8 x 24' DECK

SEE GENERAL
NOTE #2

WS

80.1'

CATCH BASIN
RIM=198.32

WASHINGTON

DRIVE

BENCHMARK:
PK SPK IN
UTIL. POLE #11
ELEV.=200.00
(ASSUMED)

DOGWOOD
ROAD

196.6

PROPOSED
62' LONG

N/F RICE

190

193.5

81.0'

193.2

193.5

190

192.2

191.7

194

196

198

199

199.6

15'

32'

10.2'

12'

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