



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

RECEIVED
4/27/11 11:30AM DC

Board Use Only ... Case # 792A Filing Date 4-27-11

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: Please print
A. Street Address 81 Tahattawan Rd.
B. Assessors' Map and Parcel # U33 03-3B
 Zoning District Aquifer District Water Resource District
C. Deed Reference

2. LITTLETON ZONING BYLAW SECTION(S)
A. Variance ✓
B. Special Permit ✓
C. Appeal 152-1

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

Existing fence is outside the 25' maximum distance
from the pool apron. Installing an additional fence inside
the existing fence is estimated to cost \$7,000 - 7,500.

4. PETITIONER(S) Amy Hilbert and Steve Roach

✓ Owner Tenant Licensee Agreed Purchaser Agent Other
NOTE: If petitioner is not the owner, furnish written authorization from owner below.

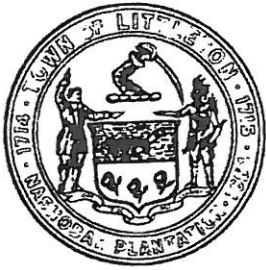
Amy Hilbert
Signature
81 Tahattawan Rd. Littleton MA
Mailing Address 01460

4/20/11
Date
978-486-4012
Telephone #

Town Clerk Use ONLY

Filing Fee Paid \$ 75.00
344649

Date 4/27/11



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

April 19, 2011

Ms. Hilbert
81 Tahattawan Road
Littleton, MA 01460

Re: pool fence
Chapter 152, Code of Littleton

Dear Ms. Hilbert,

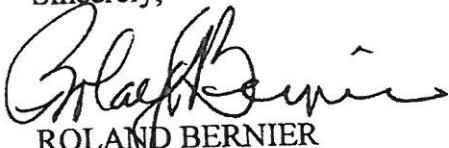
Pursuant to our discussion this date, you asked for a clarification regarding the distance of the pool fence barrier from the apron of the pool, specifically if the distance could be increased from the requirements of Chapter 152, §152-1 of the Code of Littleton.

The Code of Littleton has a maximum requirement of 25 feet from the edge of pool apron which cannot be exceeded except with the approval from the Littleton Board of Appeals. The appeal process pursuant to MGL c.40A, §8 requires a written order or decision. ***As such this office cannot grant a building permit for other than a barrier fence no greater than 25 feet from the apron of the pool.***

Should you decide to pursue a distance greater than that allowed by §152-1, it would be helpful to note to the Board of Appeals that all requirements of the Massachusetts State Building Code 8th edition will be followed.

If there are any further questions regarding this matter, please do not hesitate to contact this office.

Sincerely,


ROLAND BERNIER
Building Commissioner
Zoning Officer

Cc: sent via e-mail
Amyhilbert@MSN.com



Bk: 37885 Pg: 466

Recorded: 02/03/2003

Document: 00002020 Page: 1 of 1

QUITCLAIM DEED

We, MARK T. HOLLINGER and CHERYL C. HOLLINGER, also known as CHERYL COWLEY HOLLINGER, of Littleton, Middlesex County, Massachusetts
IN CONSIDERATION OF THE SUM OF ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 (\$185,000.00) DOLLARS,

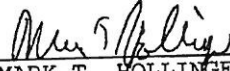
WITH QUITCLAIM COVENANTS

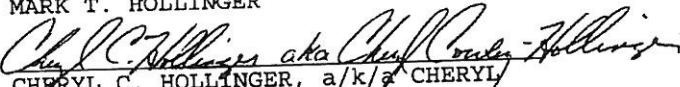
HEREBY GRANT TO AMY L. HILBERT and STEPHEN P. ROACH, husband and wife as tenants by the entirety,
both of 81 Tahattawan Road, Littleton, Middlesex County, Massachusetts,

A certain parcel of land in Littleton, Middlesex County, Massachusetts, more particularly described as Lot C-3 on a "Plan of Land in Littleton, Mass., Owned by Albert L. and Priscilla A. Ericsson and Timothy A. and Ronnie L. Coughlan, dated July 10, 1998, Scale: 1 inch = 50 feet", by R. Wilson and Associates, dated August 6, 1988 and recorded with Middlesex South District Registry of Deeds as Plan 847 of 1998. Said Lot C-3 contains 2.49 acres, more or less as shown on said plan.

Being the same premises conveyed to us by Deed of Coughlan, dated April 4, 2001 and recorded with said Deeds in Book 32634, Page 49.

IN WITNESS WHEREOF, the undersigned executes this instrument as a sealed instrument this 31st Day of January, 2003.


MARK T. HOLLINGER

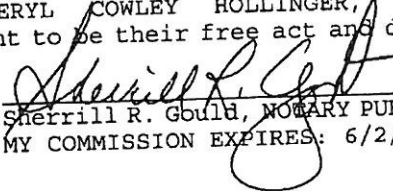

CHERYL C. HOLLINGER, a/k/a CHERYL
COWLEY HOLLINGER

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS:

January 31, 2003

Then personally appeared the above-named MARK T. HOLLINGER and CHERYL C. HOLLINGER, a/k/a CHERYL COWLEY HOLLINGER, and acknowledged the foregoing instrument to be their free act and deed


Sherrill R. Gould, NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/2/06

1

02/04/03 9:37AM 01
000000 #5709

FEE \$843.60

CASH \$843.60

CANCELLED
CAMERIDGE
DEEDS REG15
MIDDLE SOUTH

81 TAHATTAWAN RD. LITTLETON MASS. EXCISE TAX: \$843.60 *** 2020 45.00
MSD 02/03/03 03:41:08

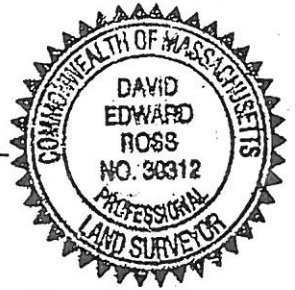
This plan is not to be used
for the establishment of
property lines, erection
of fences, landscaping or
construction of additional
structures.

Certified Inspection Plan

81 Tahattawan Rd. Littleton, MA
STREET TOWN

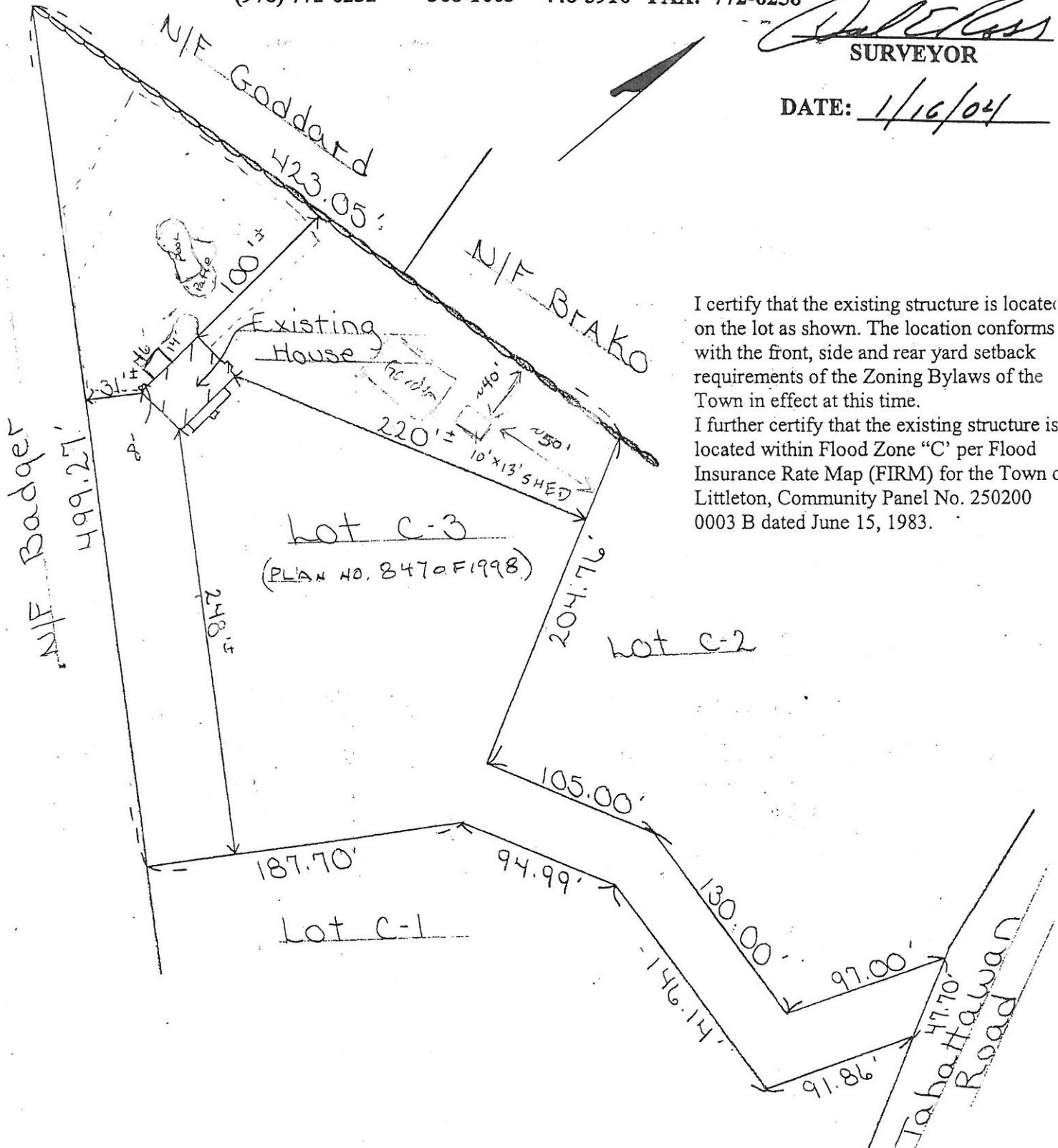
DAVID E. ROSS ASSOCIATES, INC.

111 FITCHBURG ROAD-P.O. BOX 368-AYER, MA 01432
(978) 772-6232 368-1065 448-3916 FAX: 772-6258



David E. Ross
SURVEYOR

DATE: 1/16/04



I certify that the existing structure is located on the lot as shown. The location conforms with the front, side and rear yard setback requirements of the Zoning Bylaws of the Town in effect at this time.
I further certify that the existing structure is located within Flood Zone "C" per Flood Insurance Rate Map (FIRM) for the Town of Littleton, Community Panel No. 250200 0003 B dated June 15, 1983.

Job No. 18785

REFERENCES: NB 502-70; L-6664; Plan No. 847 of 1998 PLAN NO. S-9568

MIDDLESEX FENCE

128 Poor Farm Rd.
Harvard, MA 01451
978-772-6847

Estimate

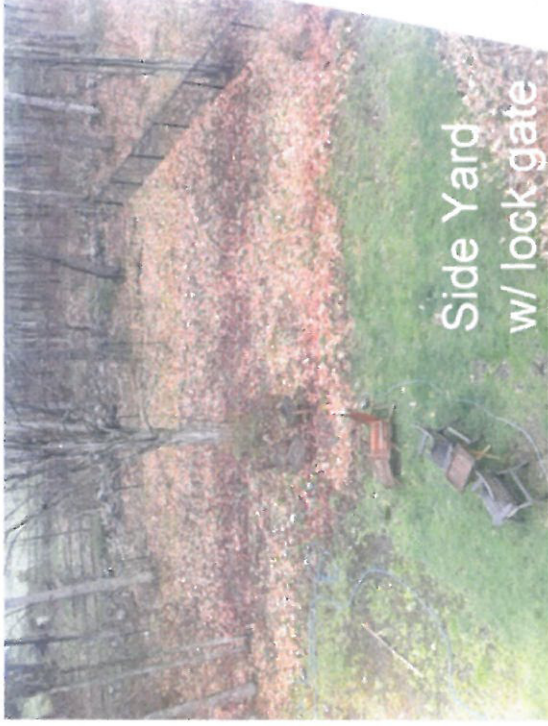
DATE	ESTIMATE NO.
4/27/2011	2442

NAME / ADDRESS
Steve Roach 81 Tahattawana Rd Littleton MA 01460

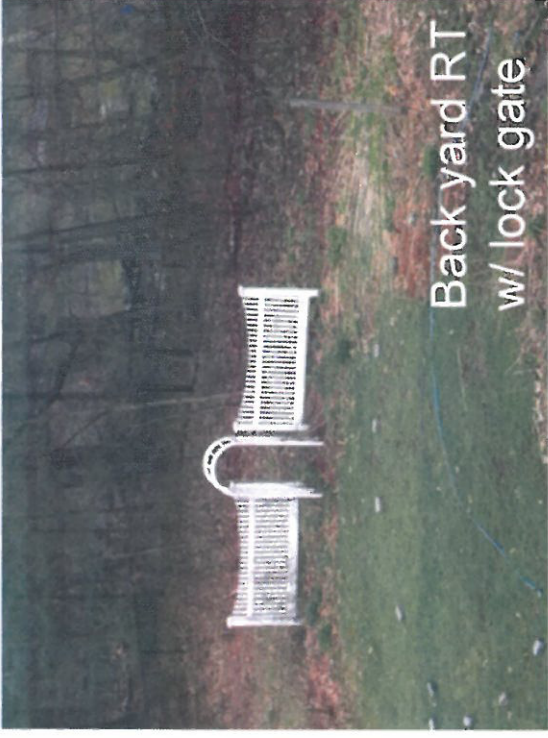
PROJECT

DESCRIPTION	QTY	COST	TOTAL
4 ft. all vinyl system 2 1/2 terminal post 2 'line post 13/8 top	410	17.50	7,175.00
rail mini mesh bottom tension wire post set in concrete	1	175.00	175.00
walk gate			
78-772-6847, cell 978-660-6997		TOTAL	\$7,350.00

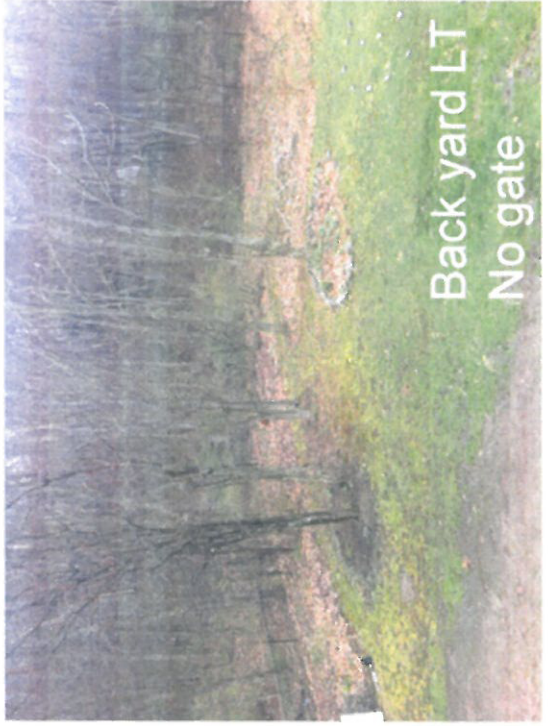
81 Tahattawan Road



Side Yard
w/ lock gate



Back yard RT
w/ lock gate



Back yard LT
No gate



Side Yard -
Main gate

81 Tahattawan Road

