



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

11/20/11 12:15 PM
JTB

Board Use Only ... Case # 799A Filing Date 10/20/11

The undersigned, having standing in this matter, hereby petitions the
Littleton Board of Appeals for a VARIANCE X 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 36 Robinson Rd Please print
B. Assessors' Map and Parcel # U-7 Parcel 41
 Zoning District Aquifer District Water Resource District
C. Deed Reference 28948 PG 74

2. LITTLETON ZONING BYLAW SECTION(S) 48082 PG 30

A. Variance
(B) Special Permit 173-10
C. Appeal

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

Deck set back relief
+ Addition set back relief

4. PETITIONER(S)

 Owner Tenant Licensee Agreed Purchaser X Agent Other

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

Signature [Signature]

Mailing Address 41 Robinson Rd
Littleton Mass

Date 10/19/11

Telephone # 978-521-6831

Town Clerk Use ONLY

Filing Fee Paid \$ 75.00 # 513
200.00 CK# 512

Date Oct. 20, 2011

Property Address: Robinson Road, Littleton, MA

I, Joseph A. Cataldo,³⁶ Trustee of J & D Realty Trust, under Declaration of Trust dated December 20, 1984 and recorded with Middlesex South Registry of Deeds in Book 15934, Page 181 of Littleton, Middlesex County, Massachusetts

for nominal consideration

grant to Dale L. Cataldo

of Robinson Road, Littleton, MA 01460

with quitclaim covenants

A certain parcel of land with the buildings thereon located on the northerly side of Robinson Road in Littleton, Middlesex County, Massachusetts, shown as Lot "A" on a plan entitled "Land in Littleton, Mass. Surveyed for Dale L. Cataldo, Scale: 1" = 40', December, 1992, David E. Ross Associates, Inc., Civil Engineers - Land Surveyors - Environmental Consultants", to be recorded herewith, and to which plan reference is made for a more particular description of Lot "A".

Lot "A" containing 40,020 square feet, according to said plan.

For grantor's title see deed of John N. Robinson et ux dated December 20, 1984 recorded with the Middlesex South Registry of Deeds in Book 15934, Page 186.

Executed as a sealed instrument this 5th day of August 19 98

J & D Realty Trust

By:

Joseph A. Cataldo
Joseph A. Cataldo, Trustee

The Commonwealth of Massachusetts

Middlesex,

ss.

August 5 19 98

Then personally appeared the above named Joseph A. Cataldo, trustee as aforesaid

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Stuart J. Frank
Stuart J. Frank

Notary Public
JUNE 1998
2004

My commission expires 11/19

MSD 08/10/98 01:25:50 308 25.00



Bk: 48082 Pg: 30 Doc: DEED
Page: 1 of 2 08/30/2006 01:45 PM

QUITCLAIM DEED

J & D Realty Trust, Joseph A. Cataldo, Jr., a/k/a Joseph A. Cataldo, Trustee, u/d/t/
dated December 20, 1984 and recorded with the Middlesex South Registry of Deeds in
Book 15934, Page 181, of Littleton, Middlesex County, Massachusetts,

For Consideration paid and in full consideration of ONE (\$1.00) DOLLAR

Grants to: **Dale L. Cataldo**, of Robinson Road, Littleton, Middlesex County,
Massachusetts

With Quitclaim Covenants

The land in Littleton, Middlesex County, Massachusetts being shown as Parcel B as
shown on "Plan of Land in Littleton, Mass. prepared for/owned by J & D Realty Trust
and Joseph & Dale Cataldo"; revision dated November 17, 2005; by Goldsmith, Prest &
Ringwall, Inc. Said Plan is recorded at the Middlesex South District Registry of Deeds
on January 9, 2006 as Plan number 24 of 2006 in Book 02006, Page 24.

Said Parcel B consisting of 0.05 \pm Acres

Prior Deed Reference Deed of John N. Robinson and Edna M. Robinson to J & D
Realty Trust dated December 20, 1984 recorded in Middlesex South Registry of Deeds in
Book 15934, Page 186.

WITNESS MY HAND AND SEAL, this 30 day of August 2006

J & D Realty Trust

By Joseph A. Cataldo, Jr.
Joseph A. Cataldo, Jr., Trustee

Parcel "B" Robinson Rd, Littleton, MA 01460

2TB



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BOARD OF APPEALS HEARING (11/17/2011)
LEGAL NOTICE

The Littleton Board of Appeals will conduct a public hearing on Thursday, November 17, 2011 at Littleton Town Offices, 37 Shattuck Street, in the Multi-Purpose Room to consider the following petitions:

7:15 p.m. – CASE 798A - FRANK RIEPE

for a Variance/Special Permit for proposed addition and garage at
52 POWERS ROAD.

9:00 p.m. – CASE 799A - JOSEPH CATALDO

for a Variance/Special Permit for proposed addition and deck at
36 ROBINSON ROAD.

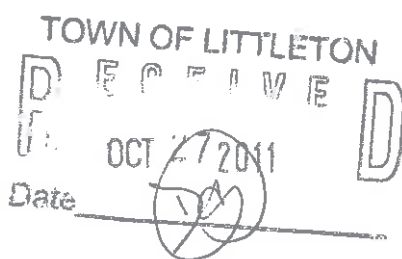
Any other business that may properly come before this meeting.

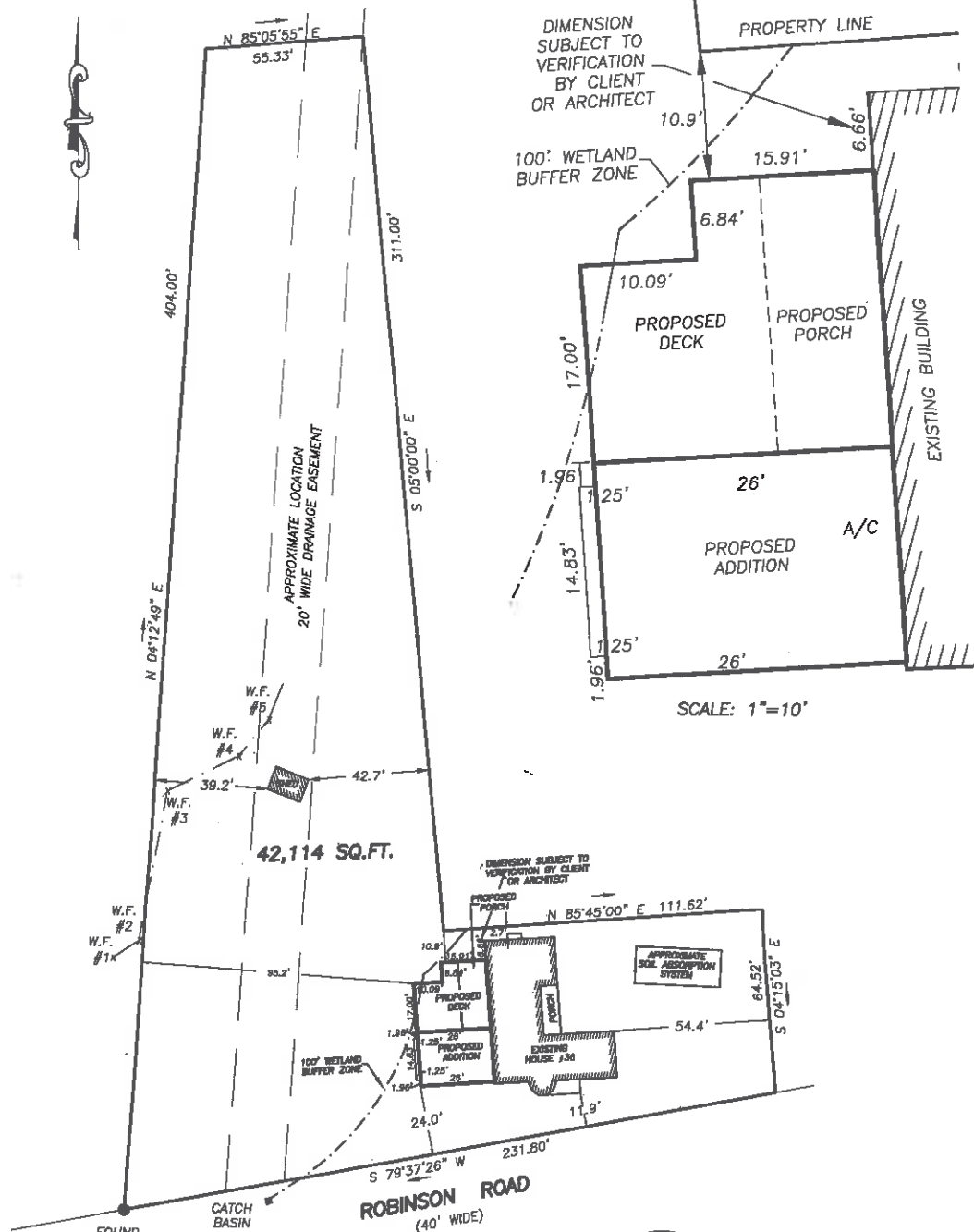
LITTLETON BOARDS OF APPEALS

Jeffrey Yates, Clerk

PUBLICATION DATES: 11/3/2011 and 11/10/2011

Littleton Independent Newspaper





RECORD OWNER:
DALE L. CATALDO
36 ROBINSON ROAD
P.O. BOX 397
LITTLETON, MA 01460

ASSESSOR'S MAP U-7 PARCEL 47
DEED BK 28948 PG 74
DEED BK 48082 PG 30
PLAN 857 OF 1998
PLAN BK 24 OF 2006

ZONING DISTRICT: RESIDENCE
FRONT: 30 FEET
SIDE: 15 FEET
REAR: 15 FEET

WETLAND LOCATION SHOULD BE CONSIDERED AS
APPROXIMATE UNTIL VERIFIED BY THE LITTLETON
CONSERVATION COMMISSION.



Dagoberto
10/13/11

CERTIFIED PLOT PLAN

36 ROBINSON ROAD
LITTLETON, MA 01460

PREPARED FOR:
JOE CATALDO
36 ROBINSON ROAD
LITTLETON, MA 01460

SCALE: 1" = 40 FEET DATE: OCTOBER 13, 2011



Acton Survey & Engineering, Inc. 97 GREAT ROAD
P.O. BOX 666
ACTON, MA 01720

Since 1967

PH. (978) 263-3666
FAX (978) 635-0218

FILE #6943C252

I CERTIFY TO THE BUILDING COMMISSIONER OF THE TOWN
OF LITTLETON THAT THE PROPOSED STRUCTURES DO
NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM
MAP 25017C0237E DATED JUNE 4, 2010.

CARLSONPROJECTS\6943C252