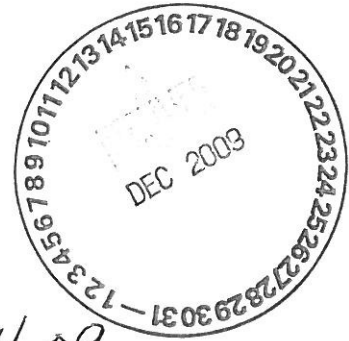




OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460
LITTLETON, MASSACHUSETTS 01460



Board Use Only ... Case # 770A Filing Date 12-14-09

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 60 Taylor Street

B. Assessors' Map and Parcel # Map 11-41; Parcel 27

IB Zoning District ☒ Aquifer District ☒ Water Resource District

C. Deed Reference Book 47005 Page 199 MSRD

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance _____

B. Special Permit 173-10

C. Appeal _____

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

See Attached Thunder Road Realty Trust is proposing to RECONSTRUCT THE EXISTING STRUCTURE LOCATED AT 60 TAYLOR STREET IN THE SAME LOCATION FOR THE SAME USE. ADDING AN ADDITIONAL SPECIAL PERMIT IS BEING REQUESTED FOR THE CHANGE, EXTENSION OR ALTERATION OF A PRE-EXISTING NON-CONFORMING STRUCTURE.

4. PETITIONER(S) Thunder Road Realty Trust

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

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

Deborah Bray-Tumhill

Signature

PO #2014, Littleton, MA 01460

Mailing Address

12-4-09

Date

978-486-1008

Telephone #

Town Clerk Use ONLY Filing Fee Paid \$ _____
Registry Fee Paid \$ 75.00 _____ Date _____

Letter of Transmittal

GPR

Case 770A

received
12/14/09
L: 3:30pm

Goldsmith, Prest & Ringwall, Inc.

Civil & Structural Engineering Land Surveying Land Planning

39 Main Street, Suite 301, Ayer, MA 01432

T (978) 772-1590

F (978) 772-1591

info@gpr-inc.com

www.gpr-inc.com

To: Littleton Zoning Board of Appeals
37 Shattuck Street
Littleton, MA 01460

Date: December 11, 2009
Job No: 091044
Subject: Small Water Systems Services, LLC
60 Taylor Street
Littleton, MA

Attention:

We Are Sending You:

☒ Attached

Via

hand

FEDEX

Under separate cover

mail

AM

PM

The Following Items:

COPIES

DATE

DESCRIPTION

14 December 2009

Zoning Board of Appeals Special Permit Application

1. Narrative to Accompany Special Permit Application

2. Special Permit Application

3. Current Deed (Middlesex South Book 47005 Page 199)

4. Certified Abutters List (within 300-feet)

14 November 2009

Commercial Development - Permit Plan Set (24" x 36")

14 October 2009

SWSS Building - Architectural Plan Set (24" x 36")

Disposition:

For approval

For bids due

☒ For your use

Approved as noted

For review and comment

Returned after loan to us

☒ Please contact me if questions

Returned as requested

I will contact you

As requested

Remarks:

*Town Clerk - Rcv'd 12/14/09
CR # 4498 75.00
Registry of Deeds*

Signed:

[Signature]

Andrew Pojasek, GPR

Copy To: Littleton Town Clerk
Small Water System Services, LLC
GPR File # 091044

Zoning Board of Appeals Special Permit Application

***Small Water Systems Services, LLC.
60 Taylor Street
Littleton, MA***

December 2009

**Submitted to:
*Littleton Zoning Board of Appeals
Town Office Building
37 Shattuck Street
Littleton, MA 01460***

**Submitted by:
*Thunder Road Realty Trust
Deborah Bray-Trumbull
P.O. Box 2014
Littleton, MA 01460***

**Prepared by:
*Goldsmith, Prest & Ringwall, Inc.
39 Main Street, Suite 301
Ayer, MA 01432***

**Project No:
*091044***



Table of Contents

Section	Title
1	Narrative to Accompany Special Permit Application
2	Special Permit Application
3	Current Deed (Middlesex South Book 47005 Page 199)
4	Certified Abutters List (within 300-Feet)

Attachments

Commercial Redevelopment - Permit Plans by GPR, Inc. (Dated November 2009)

SWSS Building - Architectural Plans by E.J. Rempelakis Associates (Dated October 15, 2009)



December 11, 2009

Narrative to Accompany an
Application for Special Permit
60 Taylor Street, Littleton, MA
Littleton Zoning Board of Appeals

Existing Site:

The site lies in an Industrial B (IB) Zone and consists of a one story wood frame structure being used as office space. The current structure consists of what appears to be an original one and one-half story structure with an "ell" on the north side and a newer one story "ell" extending to the south. The total footprint of the building is approximately 1,919 square feet.

The building has structural issues that limit its use and the Owner/Applicant requires additional functional space.

The site contains 5 parking spaces located on the north side and an un-striped area to the south side of the building. Also on the south side is a Quonset style open structure that provides covered storage. There is an existing wooden shed along the eastern property line behind the Quonset structure. Also, between the structure and the eastern boundary are at-grade wood decks.

There are no drainage facilities on the site currently.

The site is in an IB zone that runs along the northerly side of Taylor Street beginning at the intersection with King Street and continuing past the subject property. Directly across Taylor Street the land is zoned and used as Residential. The IB zone extends from the sideline of Taylor Street to the east to the Boston and Maine Railroad, where it abuts a Residential zone.

Goldsmith, Prest & Ringwall, Inc.

Proposed Site:

The proposal is to reconstruct the existing structure, including the foundation, in the exact same location, for the same use (office) adding a second floor. Although a second floor will be added, the "ell" on the north side will be razed and the existing alcove entrance will be filled in and the resulting footprint will be approximately 1,853 square feet or a 66 square foot reduction. The Quonset style structure will be removed from the site.

The parking area on the north will remain as is while the area to the south side of the building will be striped for two parking spaces, including one accessible space. The existing shed is proposed to be turned 90° and relocated behind the main structure and the wood decks behind the structure will be removed. An accessible ramp will be constructed on the south side of the building.

A drainage system consisting of a trench drain across the entrance to the eastern parking area will be installed. The trench drain will collect water from the paved area and direct it to a level spreader along the eastern boundary. The level spreader consists of a 2½' by 2½' stone trench approximately 55' long. The level spreader will infiltrate most runoff and excess runoff will be distributed evenly across the slope to the east side of the property. The runoff from the roof of the structure will be collected by gutters and send to a 500 gallon drywell located on the northeast corner of the building. This will infiltrate the roof runoff into the ground.

No change is required nor proposed to the existing on site septic system.

Special Permit Requested:

The current structure does not conform to either front or rear setbacks from property lines. The Zoning By-law minimum required front setback for the existing building is 30' and the minimum required side and rear setbacks are 20'. The current building is setback approximately 10' from the street line and approximately 8' from the rear property boundary.

Based on the proposed two story structure, the required front setback will be 34.5' and the rear setback will be 25'. Since the structure will remain in the same location, the proposed structure will continue to be non-conforming. Given the size and shape of the property it is not possible to reconstruct the building and conform to the required setbacks.

Section 173-10 B (1) allows the Zoning Board of Appeals to issue a Special Permit for the change, extension or alteration of a pre-existing non-conforming structure provided that the extension or alteration is not substantially more detrimental to the neighborhood. This proposal will provide the following benefits:

- Eliminate outside storage currently under the Quonset structure.
- Renovate and modernize an old structure whose useful life has been exceeded.

- Bring the building into compliance with the Building Code.
- Increase tax revenue for the Town.
- Improve drainage.
- Allow the existing business to remain in the Town.

In addition, there will be no increase in sewage flow; there will be no increase in the traffic flow to the site; there will be no change to noise levels or other environmental issues and the proposed renovation will not be substantially more detrimental to the neighborhood.



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

LITTLETON, MASSACHUSETTS 01460

Board Use Only ... Case # _____ Filing Date _____

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:

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IB Zoning District ✓ Aquifer District ✓ Water Resource District

C. Deed Reference Book 4700.5 Page 199 MSRD

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A. Variance

B. Special Permit 173-10

C. Appeal

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

See Attached

4. PETITIONER(S) Thunder Road Realty Trust

✓ Owner Tenant Licensee Agreed Purchaser Agent Other

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

Deborah Bray-Turnbull

Signature

12-4-09

Date

PO #2014, Littleton, MA 01460

Mailing Address

978-486-1008

Telephone #

Town Clerk Use ONLY Filing Fee Paid \$ _____
Registry Fee Paid \$75.00 _____ Date _____

4498

Small Water Systems Services
Operating Account
PO Box 2014
Littleton, MA 01460

RES OFFICERS, N.A.
272 Great Road
Littleton, MA 01460
5-70172110

12/04/2009

PAY TO THE
ORDER OF

Middlesex Registry of Deeds

\$ **75.00

Seventy-five and 00/100

Middlesex Registry of Deeds

DOLLARS

FOR

Recording fee - 60 Taylor Street, Littleton

Donna Bray-Turnbull

⑈004498⑈ 12110701751 1313220733⑈

THIS DOCUMENT CONTAINS A COLORED BACKGROUND ON WHITE PAPER. MICROPRINT IS LOCATED BELOW THIS WARNING BAND.

Small Water Systems Services/Operating Account

12/04/2009

Middlesex Registry of Deeds

4498

75.00

New Operations Acct Recording fee - 60 Taylor Street, Littleton

75.00

4497

Small Water Systems Services
Operating Account
PO Box 2014
Littleton, MA 01460

PAY TO THE
ORDER OF

Town Of Littleton

12/04/2009

\$ **350.00

Three hundred fifty and 00/100*****

DOLLARS

Town Of Littleton
PO Box 1305
Littleton, MA 01460

FOR

Filing Fee for 60 Taylor St

⑈004497⑈ ⑈21070175⑈ 131322073⑈

Deborah Bray-Tumble

THIS DOCUMENT CONTAINS A COLORED BACKGROUND ON WHITE PAPER. MICROPINT IS LOCATED BELOW THIS WARNING. RANDO.

Small Water Systems Services/Operating Account

12/04/2009

Town Of Littleton

4497

350.00

New Operations Acct Filing Fee for 60 Taylor St

350.00

QUITCLAIM DEED

2006 00032468
Bk: 47005 Pg: 199 Doc: DEED
Page: 1 of 1 02/23/2006 10:34 AM

Deborah A. Bray, of Littleton, Massachusetts

in consideration of One Dollar (\$1.00) and other valuable consideration

grant to **Deborah A. Bray, Trustee of the Thunder Road Realty Trust**, under Declaration of Trust dated December / , 2005, a Trustee's Certificate regarding said Trust being recorded with the Middlesex South District Registry of Deeds HEREWITH, of Littleton, Massachusetts

WITH QUITCLAIM COVENANTS

The land in Littleton, Middlesex County, Massachusetts, with the buildings thereon, situated on the easterly side of Taylor Street, bounded and described as follows:

BEGINNING: at the southwesterly corner of the premises at the east side of said street and at corner of land of one Landanno;

THENCE: running North 6°, 12' East by said street, two hundred thirty-nine and 5/10 (239.5) feet to land of the Boston & Maine Railroad;

THENCE: running easterly by said railroad land, twenty-one and 6/10 (21.6) feet;

THENCE: running southerly by said railroad land, two hundred fifty-two (252) feet to a bound;

THENCE: running North 81° West by land of said Landanno, seventy-four and 5/10 (74.5) feet, to the point of BEGINNING.

Being the same premises conveyed by deed of United Asset Trading Company, LLC, Trustee, dated December 1, 2005 and recorded in the Middlesex South District Registry of Deeds in Book 46613, Page 545.

Subject to easements, agreements and restrictions of record, if any there be, insofar as the same are now in force and applicable.

Witness my hand and seal this 15th day of December, 2005.

REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST:

Deborah A. Bray
Deborah A. Bray
Register
REGISTER

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 15th day of December, 2005, before me, the undersigned notary public, personally appeared the above-named Deborah A. Bray, personally known to me to be the person whose name is signed above or proved to me through satisfactory evidence of a Massachusetts Driver's License, and acknowledged to me that she signed the foregoing instrument voluntarily for its stated purpose,



Randall S. Barron
Notary Public: Randall S. Barron
My commission expires: 1-29-10

Return:
McWalter, Barron & Boisvert, P.C.
10 Monument Square, Suite 145
Concord, MA 01742-1852



**TOWN OF LITTLETON
BOARD OF ASSESSORS**

P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410
FAX: (978) 540-2410

October 29, 2009

This is a certified list of abutters 300 feet for Deborah A Bray, Trustee of the Thunder Road Realty Trust, P.O. Box 2014, Littleton, MA 01460. This property is located at 60 Taylor Street, Littleton, MA 01460 and shown on Assessor's Map U41 as Parcel 27.

CERTIFIED BY;

A handwritten signature in cursive script that reads "Anita Harding".

Anita Harding
Assessment Analyst

Loc: 71 TAYLOR ST Parcel ID #: U40 12 0
LUC: 101

BURBA JASON
BURBA CHRISTINE
71 TAYLOR ST

LITTLETON MA 01460

Loc: 67 TAYLOR ST Parcel ID #: U40 13 0
LUC: 101

FINAN DAVID E
FINAN MARY LOU
69 TAYLOR ST

LITTLETON MA 01460

Loc: 76 WHITCOMB AV Parcel ID #: U40 14 0
LUC: 930

LITTLETON TOWN OF
ELECTRIC + WATER DEPT
PO BOX 1305

LITTLETON MA 01460

Loc: 14 MASONBROOK LN Parcel ID #: U41 19 5
LUC: 101

SINGHAL ANURAG
SINGHAL SANDHYA
14 MASONBROOK LANE

LITTLETON MA 01460

Loc: 12 MASONBROOK LN Parcel ID #: U41 19 6
LUC: 101

PATRIQUIN KENNETH A
PATRIQUIN KAREN R
12 MASONBROOK LANE

LITTLETON MA 01460

Loc: 10 MASONBROOK LN Parcel ID #: U41 19 7
LUC: 101

GIBSON JUDITH TRUSTEE
JUDITH GIBSON INVESTMENT TRUST
10 MASONBROOK LN

LITTLETON MA 01460

Loc: HARWOOD AV Parcel ID #: U41 23 0
LUC: 901

BOSTON + MAINE RAILROAD

IRON HORSE PARK

NO BILLERICA MA 01821

Loc: 30 TAYLOR ST Parcel ID #: U41 26 0
LUC: 316

HITCHCOCK MARTIN TRUSTEE OF
HITCHCOCK REALTY TRUST
29 WILDWOOD ST

WINCHESTER MA 01890

Loc: 66 TAYLOR ST Parcel ID #: U41 28 0
LUC: 013

ROGERS DAVID A
ROGERS MARILYN
66 TAYLOR ST

LITTLETON MA 01460

Loc: 80 TAYLOR ST Parcel ID #: U41 29 0
LUC: 340

LITTLETON PROPERTIES LLC

P.O. BOX 1010

LITTLETON MA 01460

Loc: 51 TAYLOR ST Parcel ID #: U41 31 0
LUC: 101

RACELA HEATH J
RAHMAN SEEMA
51 TAYLOR ST

LITTLETON MA 01460

Loc: 55 TAYLOR ST Parcel ID #: U41 31 A
LUC: 101

KAZMAIER SUSAN M

51 PLAINFIELD ROAD

CONCORD MA 01742-5726

Loc: 47 TAYLOR ST Parcel ID #: U41 32 0
LUC: 101

BARKOVIC JAMES R AND
DOLL RHONDA F
47 TAYLOR ST

LITTLETON MA 01460

Loc: WHITCOMB AV Parcel ID #: U41 37 0
LUC: 930

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460