

received  
3/18/10 8:30 AM



OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

LITTLETON, MASSACHUSETTS 01460

Board Use Only ..... Case # 777A Filing Date March 18, 2010

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 8 CRICKET LANE

B. Assessors' Map and Parcel # U-46 PARCEL I

R Zoning District Aquifer District  Water Resource District

C. Deed Reference BK.42481-50

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance \_\_\_\_\_

B. Special Permit 173-31

C. Appeal \_\_\_\_\_

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

THE OWNER WISHES TO RECONSTRUCT A 2-BEDROOM HOME ON THE SITE OF

OF AN EXISTING 2-BEDROOM DWELLING. THE EXISTING DWELLING HAS BEEN ON THE PROPERTY SINCE 1930 AND CURRENTLY DOES NOT HAVE FRONTAGE ON A LEGAL WAY BUT HAS DEEDED RIGHTS TO A RIGHT OF WAY (CRICKET LANE)

4. PETITIONER(S) DEBORAH STEVENS

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

Deborah S. Stevens

Signature

8 CRICKET LANE LITTLETON MA 01460  
Mailing Address

3/16/10

Date

617-799-1935

Telephone #

Town Clerk Use ONLY

Filing Fee Paid

\$

Registry Fee Paid

\$ 75.00

1694

Date

3/18/10

# DAVID E. ROSS ASSOCIATES, INC.

*Civil Engineers, Land Surveyors, Environmental Consultants*

March 16, 2010

Board of Appeals  
Town of Littleton  
Shattuck Street  
Littleton, Ma. 01460

Re: Special Permit Application  
8 Cricket Lane  
Littleton, Ma.  
Project No.24995



Dear Board Members,

Enclosed please find an application for a Special Permit for Deborah Stevens for property located at 8 Cricket Lane.

Currently there is an existing 2-bedroom dwelling that is occupied by the applicant. According to Town records the house was constructed in 1930 and the property is being described in deed Bk.42481-50 which makes reference to a plan dated June 16, 1947 that shows the location of the house at that time. Relief is sought from section 173-31 of the Town of Littleton Zoning By-laws in regards to minimum lot frontage and area requirements. As shown on the record plan, the lot contains 36, 771 ± square feet and does not have frontage on a public way but has deeded rights to a right of way namely Cricket Lane.

It is the applicant's intention to raze the existing house and construct a new 2-bedroom dwelling in approximately the same location. The enclosed plans show the proposed improvements to the property and will conform to the front, side and rear requirements in effect at this time. Since the existing dwelling is inhabited year round, the location and grade of the existing driveway is of primary concern. In winter months the driveway becomes a hazard to the residents and emergency vehicles. The house is approximately 80 years old and needs updating in terms of its construction, septic system and use. The applicant has contracted with a local architect to design a new structure and our office has prepared a Site Plan which will dramatically improve the safety and function of the property and bring the exiting septic system into compliance with current Board of Health regulations.

It is our opinion that this proposed development will be consistent with the neighborhood citing the fact the in 2004 the Board of Appeals granted a Special Permit for the direct abutter, Diana & George Paradis, to demolish their existing house and construct a new dwelling. Our client is aware that Conservation Commission and Board of Health approval is also needed for the development and will be filing the appropriate paper work with the respective boards shortly.

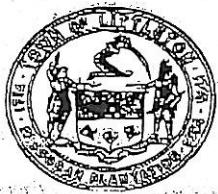
Please review the application and enclosures and contact the undersigned with any comments or questions and any dates for scheduled meetings or site inspections.

Very Truly Yours;  
David E. Ross Associates, Inc.:

A handwritten signature of Kevin R. Conover.

Kevin R. Conover

Enclosures:



OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

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Mailing Address

3/16/10

Date

617-799-1935

Telephone #

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

THIS PLAN IS FOR MORTGAGE PURPOSES ONLY, AND IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES, ERECTION OF FENCES, LANDSCAPING OR CONSTRUCTION OF ADDITIONAL STRUCTURES.

# Mortgage Inspection Plan

## #8 Cricket Lane Littleton, MA

STREET

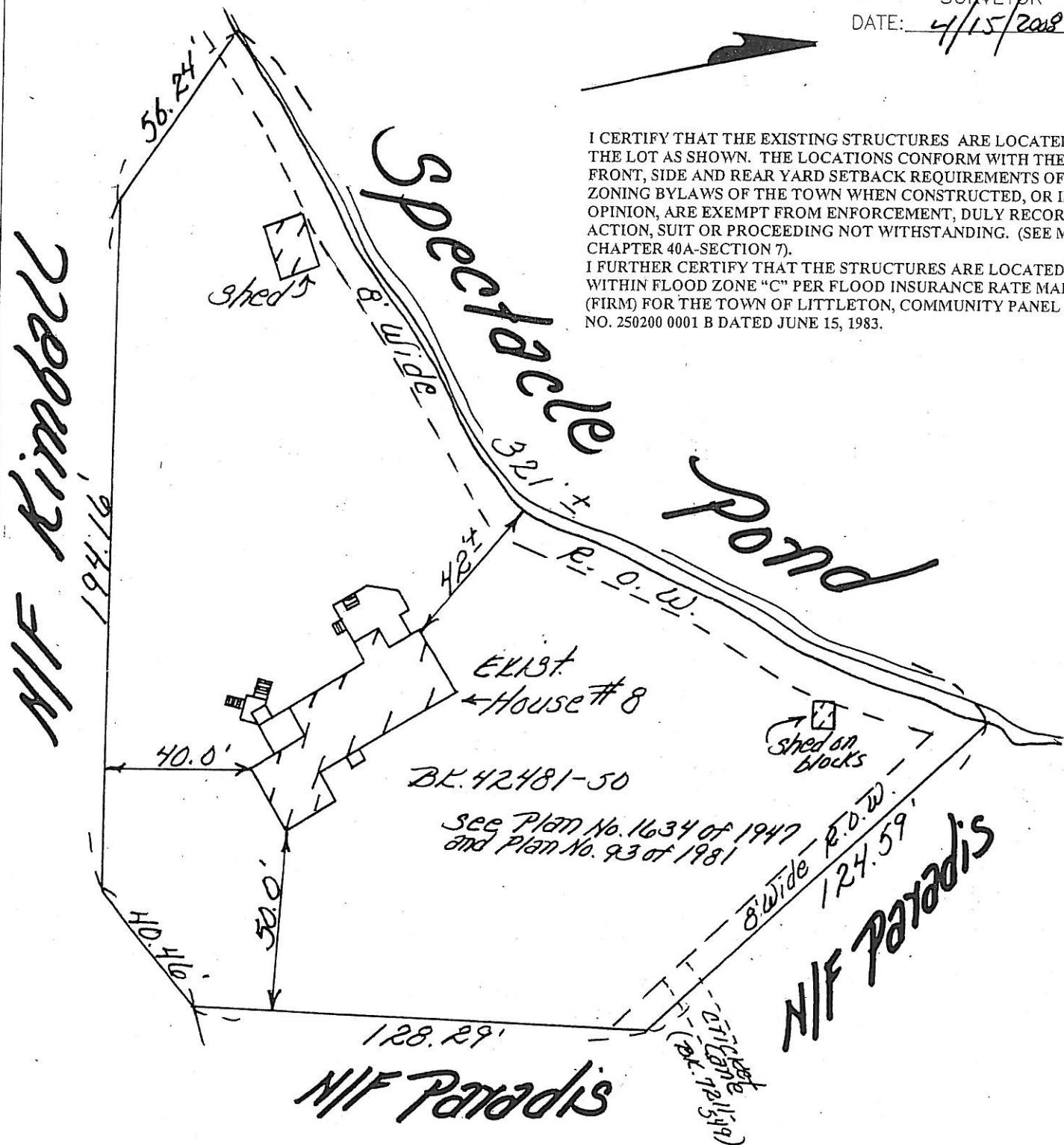
TOWN

David E. Ross Associates, Inc.

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

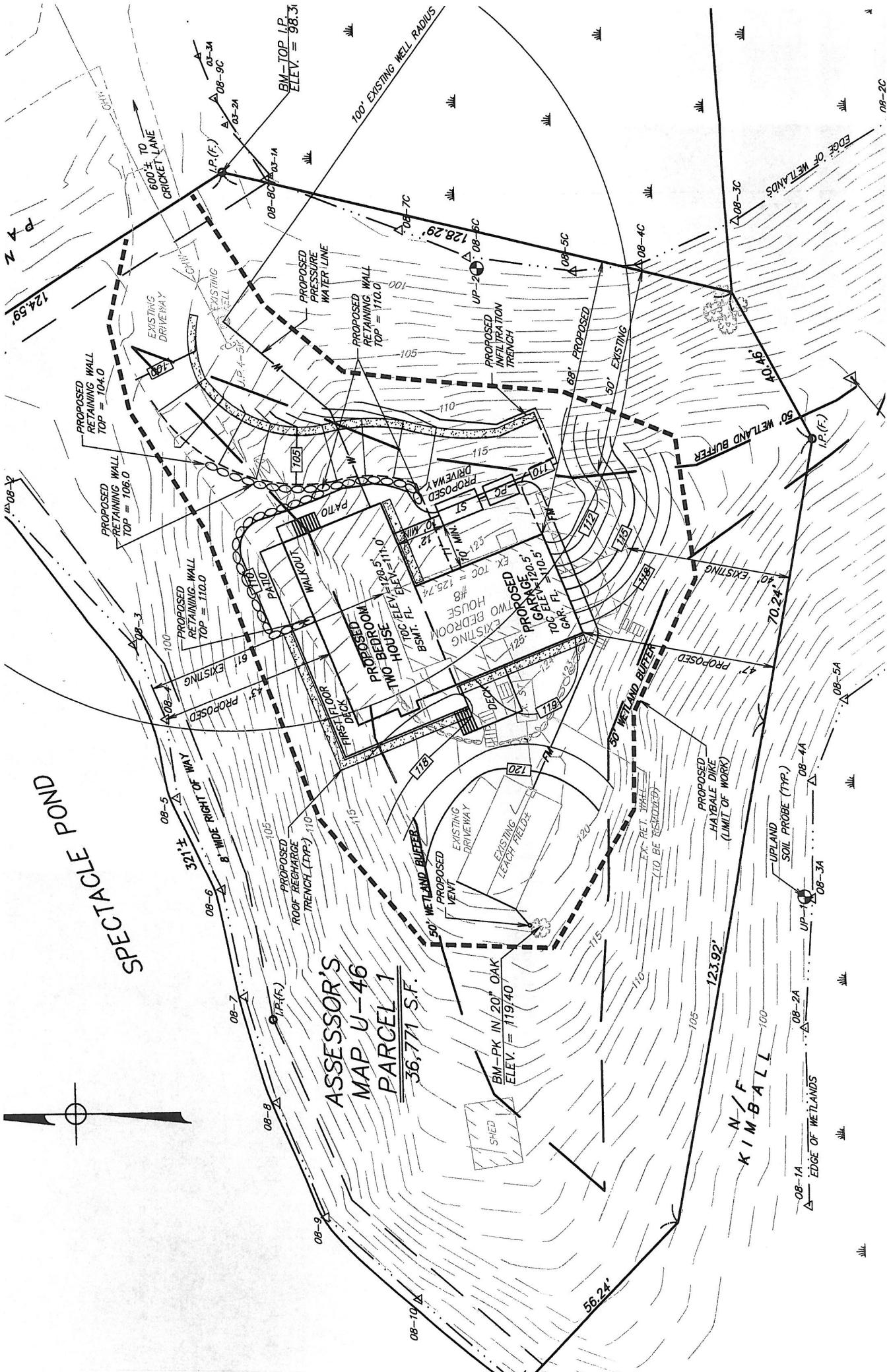


*Michael D. Montorella*  
SURVEYOR  
DATE: 4/15/2008



# SPECTACLE POND

ASSESSOR'S  
MAP U-46  
PARCEL 1  
36,771 S.F.



2

RICHARDS & ASSOCIATES  
390 MAIN ST., 3rd FLOOR  
WOBURN, MA 01801

## MASSACHUSETTS QUITCLAIM DEED

We, Deborah L. Stevens and Linda M. Turner of 8 Cricket Lane, Littleton, Massachusetts 01460, for consideration paid, and in full consideration of SIXTY-FIVE THOUSAND AND 00/100 Dollars (U.S. \$65,000.00) grant to Deborah L. Stevens, Individually, of 8 Cricket Lane, Littleton, Massachusetts 01460 with *quitclaim covenants* the following property in Middlesex County, Massachusetts.

A certain parcel of land together with the buildings thereon, in Littleton, Middlesex County, Massachusetts, shown on a plan entitled "Land in Littleton, surveyed for Marion F. Kimball" dated June 16, 1947, by Horace F. Tuttle, C.E., and recorded with Middlesex South District Registry of Deeds, Book 7211, Page 549, bounded and described as follows:

NORTHERLY: by Spectacle Pond as shown on said plan three hundred two (302) feet, more or less;

EASTERLY: by land now or formerly of one Kimball, as shown on said plan, one hundred twenty five (125) feet;

SOUTHEASTERLY by said land as shown on said plan one hundred twenty nine (129) feet;

SOUTHERLY: by said Kimball land as shown on said plan forty and 5/10 (40.5) feet;

SOUTHWESTERLY: by said Kimball land as shown on said plan one hundred twenty six and 5/10 (126.5) feet; and

WESTERLY: by said Kimball land as shown on said plan fifty eighty and 2/10 (58.2) feet.

Containing 36,771 square feet of land, more or less, according to said plan.

A strip of land eighty (8) feet wide along the edge of Spectacle Pond along the easterly boundary of said parcel is to be kept forever open as common passageway for the use of the owner and occupants of this parcel and all other parcels as shown on the plan hereinbefore mentioned to and for the use of the owner or occupants of all other parcels in the vicinity claiming by, through or the prior common grantor. For access to Spectacle Pond Road, see plan recorded with said Deeds, Book 13439, Page 611.

Being the same premises conveyed to the herein named grantor(s) by deed recorded with Middlesex South District Registry of Deeds in Book 34226, Page 98.

Witness my/our hand(s) and seal(s) this 8th day of April, 2004.



2004 00087273

Bk: 42481 Pg: 50 Doc: DEED  
Page: 1 of 2 04/13/2004 11:26 AM

Deborah L. Stevens

Deborah L. Stevens

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 0X  
Date: 04/13/2004 11:28 AM  
Ctrl# 027199 22134 Doc# 00087273  
Fee: \$298.40 Cons: \$65,000.00

## Commonwealth of Massachusetts

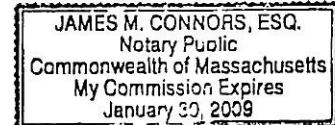
Middlesex, ss:

April 8, 2004

On this 8<sup>th</sup> day of April, 2004, before me, the undersigned notary public, personally appeared Deborah L. Stevens, proved to me through satisfactory evidence of identification, which was Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public: James M. Connors, Esq.  
My Commission Expires: 1/30/09

Witness my/our hand(s) and seal(s) this \_\_\_\_\_ day of April, 2004.



Linda M. Turner  
Linda M. Turner

## Commonwealth of Massachusetts

Middlesex, ss:

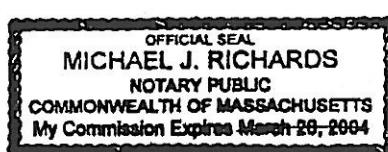
April 8<sup>th</sup>, 2004

On this 8<sup>th</sup> day of Apr. 1, 2004, before me, the undersigned notary public, personally appeared Linda M. Turner, proved to me through satisfactory evidence of identification, which was Massachusetts Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public: Michael J. Richards  
My Commission Expires: 3/17/11

PROPERTY ADDRESS: 8 Cricket Lane Littleton, Massachusetts 01460

REGISTRY OF DEEDS  
SOUTHERN DISTRICT  
ATTEST:  
*J. C. Brown*  
REGISTER



March 17, 2004





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

March 11, 2010

Attached is a Certified List of Abutters within 300 feet of property located at 8 Cricket Lane, being shown on Assessors' Map U46 Parcel 1, and owned by Deborah L. Stevens, 8 Cricket Lane, Littleton, MA 01460

Certified by:

*Lorraine Freitas*  
Lorraine Freitas,  
Assessment Analyst

Loc: 68 SPECTACLE POND RD      Parcel ID #: R22 12 14  
    LUC: 101

VENDITTI ALBERTO

68 SPECTACLE POND RD

LITTLETON MA 01460

Loc: 70 SPECTACLE POND RD      Parcel ID #: R22 12 15  
    LUC: 101

KUMAR SHAILESH  
KUMAR VANI  
70 SPECTACLE POND RD

LITTLETON MA 01460

Loc: 72 SPECTACLE POND RD      Parcel ID #: R22 12 16  
    LUC: 101

PURINTON CYNTHIA

72 SPECTACLE POND RD

LITTLETON MA 01460

Loc: 94 CRICKET LN      Parcel ID #: R23 2 7  
    LUC: 101

TESSLER MARC J  
TESSLER MARGARET W  
94 CRICKET LANE

LITTLETON MA 01460

Loc: 96 CRICKET LN      Parcel ID #: R23 2 8  
    LUC: 101

TRELA THEODORE J

96 CRICKET LN

LITTLETON MA 01460

Loc: 8 CRICKET LN      Parcel ID #: U46 1 0  
    LUC: 101

STEVENS DEBORAH L

8 CRICKET LN

LITTLETON MA 01460

Loc: 12 CRICKET LN      Parcel ID #: U46 2 0  
    LUC: 101

mysore shrikant  
MALKOOD CHANDRALA  
12 CRICKET LN

LITTLETON MA 01460

Loc: 4 CRICKET LN      Parcel ID #: U46 2 1  
    LUC: 101

FORNI RONALD J

4 CRICKET LN

LITTLETON MA 01460

Loc: 14 CRICKET LN      Parcel ID #: U46 3 0  
    LUC: 101

SCANTLEBURY PETER W  
SCANTLEBURY JEANNINE  
14 CRICKET LN

LITTLETON MA 01460

Loc: 2 CRICKET LN      Parcel ID #: U46 3 B  
    LUC: 101

SAMBOL VICTOR G  
SAMBOL CAROL  
2 CRICKET LN

LITTLETON MA 01460

Loc: 10 CRICKET LN      Parcel ID #: U46 3 C  
    LUC: 101

PARADIS GEORGE W/DIANA TRUSTEE  
GEORGE W PARADIS LIVING TRUST  
10 CRICKET LANE

LITTLETON MA 01460

SPECTACLE POND