

Filing Fee Paid \$ 200.⁰⁰ ck #984
 Registry Fee Paid \$ 75.00 #985 Date June 24

**BUILDING COMMISSIONER****ZONING OFFICER**

P.O. BOX 1305
LITTLETON, MA 01460
VOICE (978) 952-2308
FAX (978) 952-2321

July 14, 2009

TO: Board of Appeals

FROM: Zoning Officer, Roland Bernier

RE: 19 Middlesex Drive
244 Great Road

Pursuant to MGL Chapter 40A, §15, please accept the attached documents and papers constituting the record of the case in which the above noted appeal is being taken.

19 Middlesex Drive

A permit application to construct a second level addition to an existing structure was received on June 15, 2009. A review of the plot plan provided with the application showed that the existing structure is pre-existing non-conforming, and located on a lot less than 40,000 square feet. It should be noted that the second story addition will be constructed on a portion of the existing structure that was permitted by this office in 1984 absent of a special permit, without challenge to the presumed nonconforming status of the structure.

The roughly drawn addition (drawn by other than the stamped land surveyor) on the submitted plot plan does not provide enough detail to determine required setback compliance. As such, this office has determined that the existing 1984 permitted wing where the addition is proposed to be constructed is nonconforming (setback distance from street) and that §173-10A does not apply without further evidence of an instrument survey.

Based on these assumptions, it is the opinion of this office that any addition above the existing structure will be increasing the nonconforming nature of the structure, requiring a special permit [§173-10B(1)] from the Board of Appeals to proceed.

No further comment



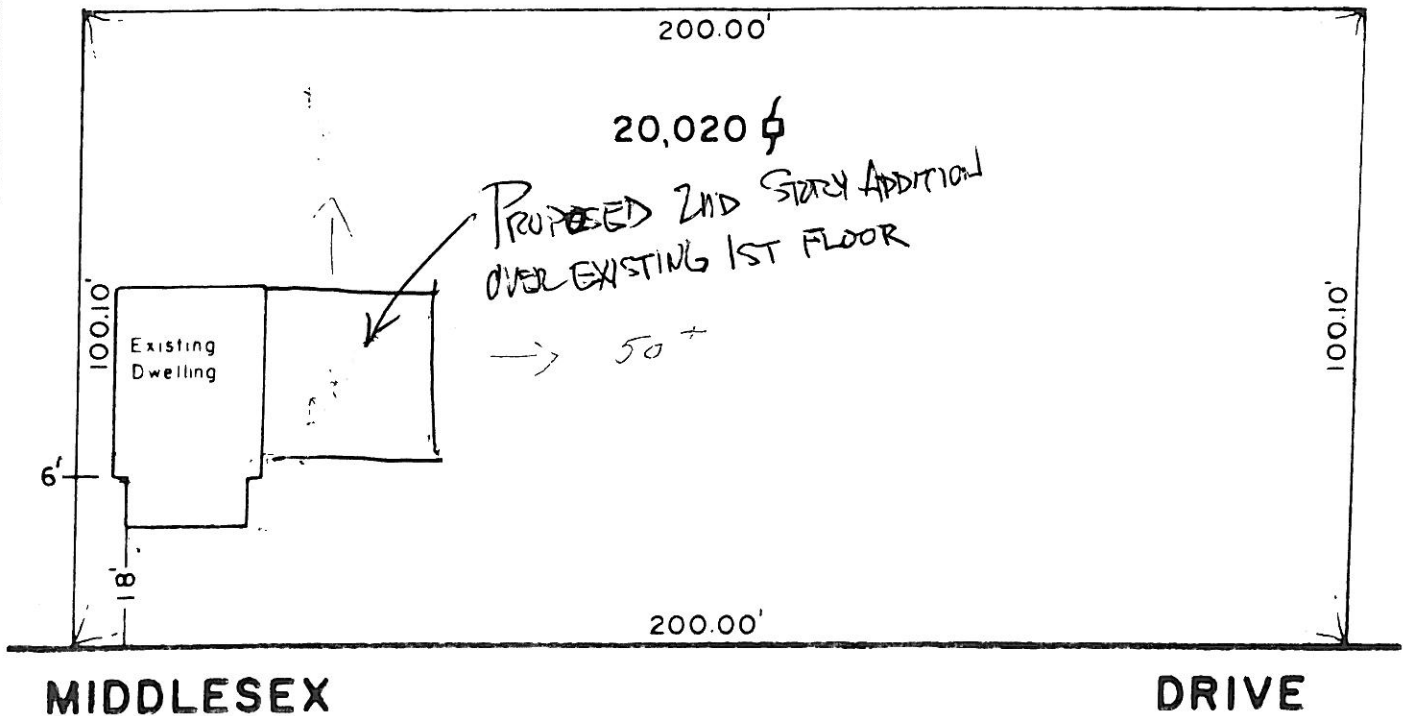
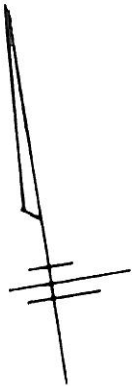
PLOT PLAN
19 MIDDLESEX DRIVE
LITTLETON, MASS.

SCALE: 1" = 30'

AUGUST, 1983

WILLIAM G. TROY

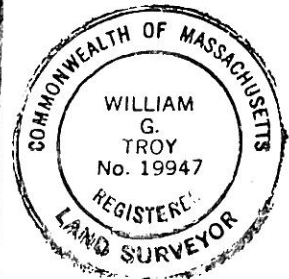
REGISTERED LAND SURVEYOR
12 EUCLID ROAD - TEWKSBURY, MASS.



I HEREBY CERTIFY TO THE TITLE INSUROR AND TO THE BANK THAT
THE DWELLING IS LOCATED ON THE LOT AS SHOWN AND THAT IT DOES
CONFORM WITH THE TOWN OF LITTLETON ZONING REGULATIONS
REGARDING SETBACKS FROM STREETS AND LOT LINES.

I FURTHER CERTIFY THAT THIS DWELLING IS NOT LOCATED IN THE
FEDERAL FLOOD HAZARD AREA AS SHOWN ON MAP DATED 8/20/76

William G. Troy
REGISTERED LAND SURVEYOR



THIS PLAN FOR MORTGAGE PURPOSES - NOT FOR BOUNDARY DETERMINATION.
BOUNDARY INFORMATION TAKEN FROM: EXISTING RECORDS

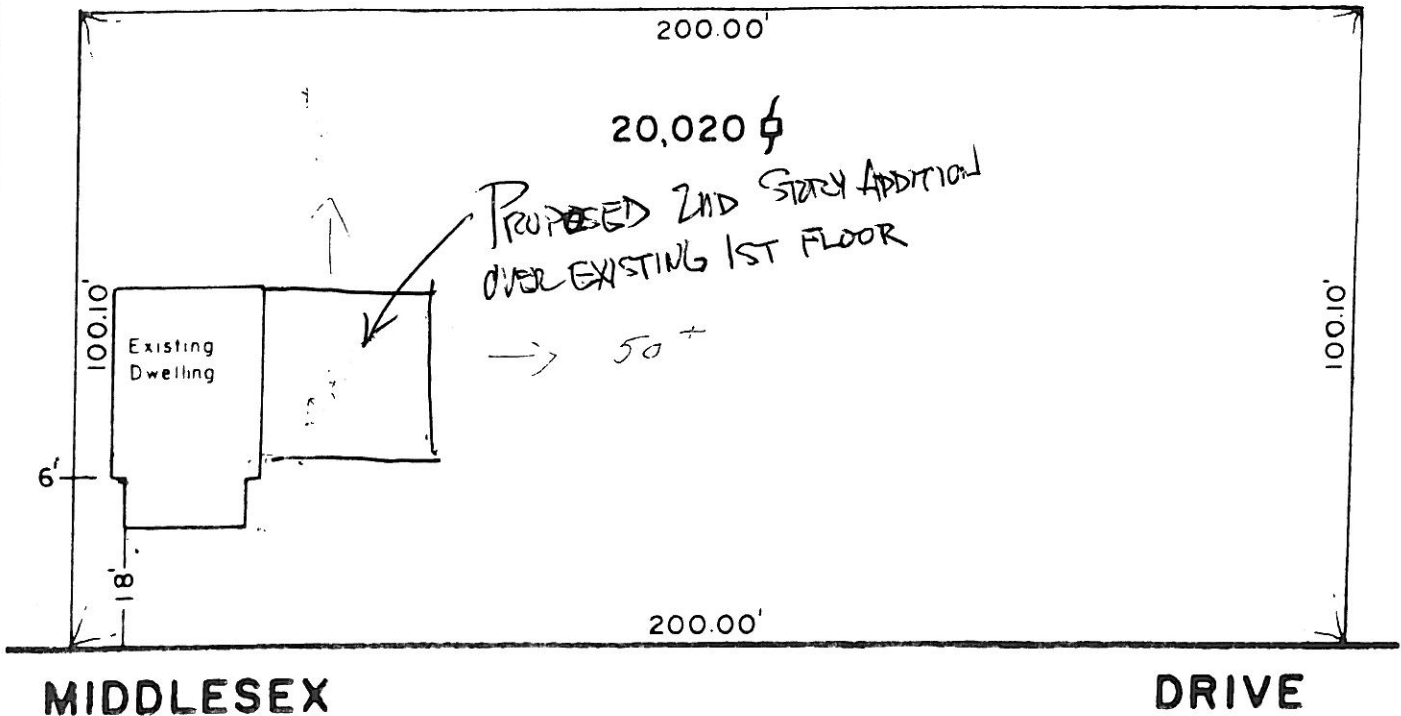
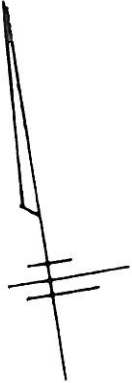
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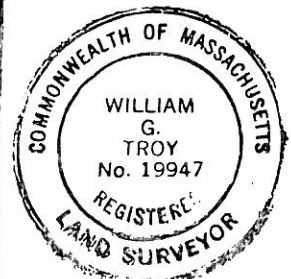
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BOUNDARY INFORMATION TAKEN FROM: EXISTING RECORDS

MONAHAN, CORRINE L. & WILLIAM T.

646287

1. Conveyance of land by decree of Middlesex Probate Court No. 545120 dated 14, 1983 in consideration of forty eight thousand dollars (\$48,000.00) County, Massachusetts

U 15-132, 33, 34

M-
Y-
W-
M-

grant to Corrine L. Monahan and William T. Monahan, husband and wife, as tenants by the entirety, of 19 Middlesex Drive, Littleton, Massachusetts, with quitclaim covenants the land in Littleton, with buildings thereon, bounded and described as follows:

Southerly by Middlesex Drive two hundred (200) feet; Westerly by land now or formerly of Gertrude Baldes one hundred and 10/100 (100.10) feet; Northerly by lands now or formerly of Margaret T. McNeff and Leo J. Callahan two hundred (200) feet; Easterly by land now or formerly of Carmen J. Leone one hundred and 10/100 (100.10) feet.

All of said boundries are determined by the Court to be located as shown on a plan by Charles A. Perkins Co., Surveyors, dated November, 1961 and June 19, 1963, as modified and approved by the Court, and filed in the Land Registration Office. Plan in Book 100, Page 591.

For our title see Estate of Concetta Prestejohn, Middlesex Probate, docket #545120.

AUG 25 1983

COMMONWEALTH OF MASSACHUSETTS
RECEIVED
AUG 25 1983

AUG 25 1983

Executed as a sealed instrument this

14th

day of

August

1983

Aug 24, 1983
APPROVED FOR REGISTRATION

BY THE COURT and decree

of Probate Court.

Stephen M. Maloney
DEPUTY RECORDER

CATHERINE M. SULLIVAN

The Commonwealth of Massachusetts

Middlesex

ss.

August

14, 1983

Then personally appeared the above named

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

Before me,

Stephen J. Rancoliani

Notary Public

My commission expires 6/15/90

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7-5

PROGRESS PRINT
NOT FOR CONSTRUCTION

PROJECT
Monihan
Residence

19 Middlesex Rd
Littleton MA

OWNER
BILL MONIHAN

Project Phase DESIGN
Proj Issue Date NA
Project No. 2009.07

COPYRIGHT
BuildAmerica 2008

SHEET TITLE

FIRST FLOOR
PLAN

SHEET ISSUE DATE: 6/10/2009

SK-101

01 FLOOR
1/4" = 1'-0"

