

OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

**received**  
1/22/08 LL

Board Use Only ... Case # 739A Filing Date Jan. 22, 2008

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 Robison Road *Please print*

B. Assessors' Map and Parcel # U07-47-0

   Zoning District NO Aquifer District NO Water Resource District

C. Deed Reference Book 28948 Page 074  
Deed Date 08/10/1998

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance   

B. Special Permit Front + Side Setback 173-31 + 173-10B(1)

C. Appeal   

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

To allow encroachment into  
the required front + side setback  
on a preexisting non conforming lot

4. PETITIONER(S)   

X Owner    Tenant    Licensee    Agreed Purchaser    Agent    Other   

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

Dee Z. Cataldo  
Signature

36 Robison Road  
Mailing Address

Littleton, Mass 01460

1/21/08  
Date

978-486-4685  
Telephone #

Town Clerk Use ONLY

Filing Fee Paid \$ 200.<sup>00</sup>

Date Jan. 22, 2008

Registry \$75.<sup>00</sup>  
CR# 1712



2008 00168081  
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/w 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 ± 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 01466

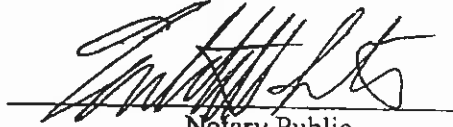
213

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

August 30 2006

Before me personally appeared the above named Joseph A. Cataldo, Jr. Trustee of I & D Realty Trust, and having identified himself to me by his Massachusetts Driver's License, acknowledged the foregoing instrument to be his free act and deed as Trustee of I & D Realty Trust.




Notary Public

My Commission Expires:



MITCHELL STARR  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
September 14, 2012

  
Attest: Middlesex & Register

BK28948PG074

I, Joseph A. Cataldo, <sup>3rd</sup> 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

~~in consideration of~~ for nominal consideration

grant to Dale L. Cataldo

of Robinson Road, Littleton, MA 01460  
Middlesex

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, 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,

My commission expires 11/19

Notary Public

2004

Property Address: Robinson Road, Littleton, MA

MSD 08/10/98 01:22:00 596 25.00




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

 **FILE**

February 14, 2008

**TO:** Board of Appeals

**FROM:** Zoning Officer, Roland Bernier 

**RE:** 36 Robinson Road  
4 Cedar Road  
9 Beaverbrook Road

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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.

**36 Robinson Road**

Received in office an application to construct a new 14 x 18 addition and new 6 x 32 porch... Upon review of the plan of land prepared by GPR dated November 17, 2005, it appeared the existing dwelling is nonconforming, and the proposed addition will increase the nonconformity... A Special Permit was recommended...

**4 Cedar Road**

This office does not have enough information to comment...

**9 Beaverbrook Road**

Application is addressed "11A Beaverbrook Road" which conflicts with permit application received in office... Applicant seeking variance to erect attached sign in excess of 50 square feet... no further comment

THIS LOT IS IN ZONE C (AREAS OF MINIMAL FLOODING), AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR LITTLETON, MASS., DATED JUNE 15, 1983. COMMUNITY-PANEL NO. 250200 0004 "B" ZONE HAS BEEN DETERMINED BY SCALE AND NOT NECESSARILY ACCURATE. ACCURATE DETERMINATION CANNOT BE MADE UNLESS A VERTICAL CONTROL SURVEY IS PERFORMED.

BUILDING PERMIT PLAN  
at # 41 ROBINSON ROAD  
LITTLETON, MASS.

DATE: JAN. 21, 2008  
PREPARED FOR: JOE CATALDO  
SCALE: 1" = 50'

Engineering Solutions  
for Land & Structures

**GOLDSMITH, PREST & RINGWALL, INC.**

39 MAIN ST., SUITE 301, AYER, MA 01432  
CIVIL & STRUCTURAL ENGINEERING • LAND SURVEYING & LAND PLANNING  
VOICE: 978.772.1590 FAX: 978.772.1591 WEB: [www.gpr-inc.com](http://www.gpr-inc.com)

OFFSETS ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES

