

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 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 Road Please print

B. Assessors' Map and Parcel # VOT-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 - S. & 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 previously non conforming lot

4. PETITIONER(S)

Owner Tenant Licensee Agreed Purchaser Agent Other

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

Dale J. Cataldo

Signature

36 Robinson Road

Mailing Address

Littleton, Mass 01460

1/21/08

Date

978-486-4685

Telephone #

Town Clerk Use ONLY

Filing Fee Paid \$ 300.00
ck# 1711

Registry \$75.00
ck# 1712

Date Jan 22, 2008



2006 00168081
 Bk: 48082 Pg: 30 Doc: DEED
 Page: 1 of 2 08/30/2006 01:45 PM

213

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 ± 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 20 day of August 2006

J & D Realty Trust

By

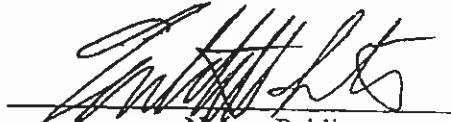
Joseph A. Cataldo, Jr., Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

August 30 2006

Before me personally appeared the above named Joseph A. Cataldo, Jr. Trustee of J & 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 J & D Realty Trust.



Notary Public

My Commission Expires:



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



Attest: Mitchell Starr

8828948PG074

I, Joseph A. Cataldo, ^{3rd} 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 for nominal consideration

grant to Dale L. Cataldo

of Robinson Road, Littleton, MA 01460
Abode/Residence

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 1998

J & D Realty Trust

By: *Joseph A. Cataldo, Trustee*
Joseph A. Cataldo, Trustee

The Commonwealth of Massachusetts

Middlesex, ss.

August 5 1998

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

My commission expires 11/14

Notary Public
Commonwealth of Massachusetts
2004



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

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

