



OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

received  
2/1/08

Board Use Only ... Case # 740A Filing Date 2/1/08

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 4 Cedar Rd.

B. Assessors' Map and Parcel # U17 Parcel 65 and 67

R      Zoning District      Aquifer District      Water Resource District

C. Deed Reference B46318 P 360

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance 173 - 27(B)

B. Special Permit     

C. Appeal     

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

It is intended that Parcel 65 be conveyed and joined with Abutter land at 49 Lakeshore to give that lot septic expansion - Parcel 65 is not necessary to 4 Cedar. Result will require a Variance.

4. PETITIONER(S) Sherrill R. Gould, Trustee

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

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

Sherrill R. Gould, Jr.  
Signature

PO 1212, Littleton, MA. 01460  
Mailing Address

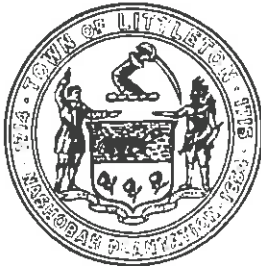
2/1/08  
Date

978-501-2744  
Telephone #

Town Clerk Use ONLY

Filing Fee Paid \$ 200 ck #10069 Date     

75 ck #10070 2/1/08



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**

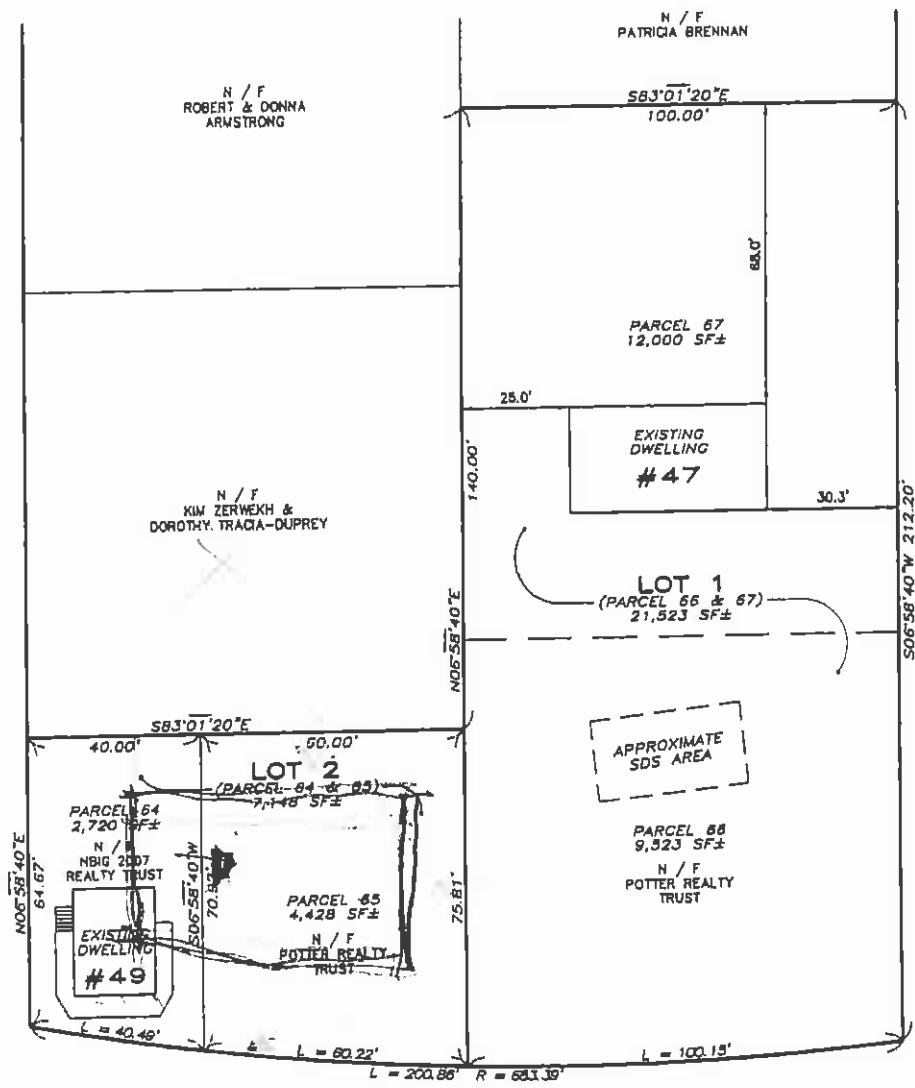
This office does not have enough information to comment...

**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



BIRCH ROAD  
PUBLIC - 40' WIDE



CEDAR ROAD  
PUBLIC - 40' WIDE

THE PURPOSE OF  
BY COMBINING PA  
NEW LOTS 1 AND

LAKE SHORE DRIVE  
PUBLIC WAY



Property Address: 47 Lake Shore Drive, Littleton, Middlesex County, Massachusetts

QUITCLAIM DEED

Bk: 46318 Pg: 360 Doc: DEED  
Page: 1 of 2 10/21/2005 10:01 AM

I, DWIGHT PETER POTTER also known as D. PETER POTTER, and Dwight P. Potter

in consideration of *Less than \$100.00*

grant to SHERRILL R. GOULD, TRUSTEE OF POTTER REALTY TRUST under a Declaration of Trust dated October 14, 2005 and pursuant to the Certificate of Trust recorded herewith

*With Quitclaim Covenants*

The land with the buildings thereon known as and numbered 47 Lake Shore Drive, Littleton, Middlesex County, Massachusetts, as more particularly described in the attached "Exhibit A"

Being the same premises conveyed to Grantors by deed recorded with Middlesex South District Registry of Deeds in Book \_\_\_\_\_, Page \_\_\_\_\_.- See attached "Exhibit A"

Executed as a sealed instrument this 14th day of October, 2005

*Dwight Peter Potter*  
DWIGHT PETER POTTER also known as  
D. PETER POTTER

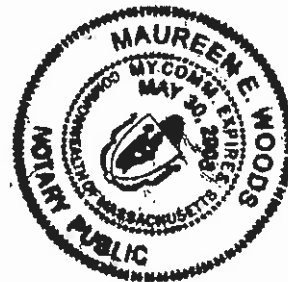
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

DATE: 10/14/05

On this day, before me, the undersigned notary public, personally appeared DWIGHT PETER POTTER also known as D. PETER POTTER, proved to me through satisfactory evidence of identification which was a valid driver's licenses, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose,

*Maureen E. Woods*  
Notary Public: Maureen E. Woods  
My Commission Expires: 5/30/08



A. JUSTIN MCCARTHY, P.C.  
Attorney at Law  
285 Littleton Road  
Westford, MA 01886

## EXHIBIT A

The land with the buildings thereon being known as and numbered 47 Lake Shore Drive, Littleton, Middlesex County, Massachusetts and being shown as Lots 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1337, 1338, 1339, 1340, 1341, 1342, 1343, and 1344 as shown on a plan entitled "Map A of Long Lake, Town of Littleton, Middlesex County, Massachusetts", said plan being recorded with the Middlesex South District Registry of Deeds in Book of Plans 362, Plan 26.

Excepting from this conveyance is the property, if any, taken by the Town of Littleton at Book 8864, Page 346 for the construction of the "taking" of Cedar Road

For title to Lots 1334, 1340, 1341, 1342, 1343 and 1344 see Deed dated November 4, 1983 and recorded with Middlesex South District Registry of Deeds in Book 15535, Page 553.  
15535

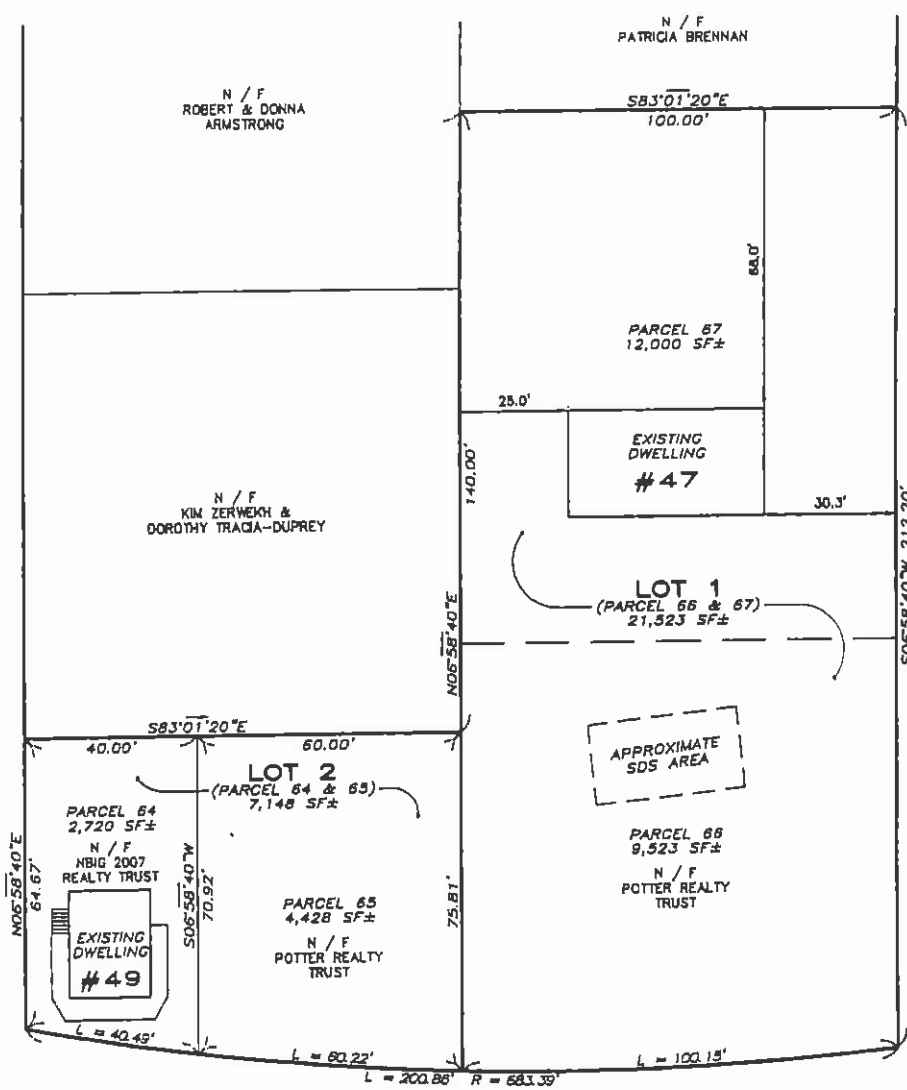
For title to Lots 1337, 1338 and 1339 see Deed dated May 28, 1946 and recorded in Book 7370, Page 182 and Middlesex Probate Docket No. 526605.

For title to Lots 1330, 1331, 1332, 1333, 1328 and 1329 see Deed dated May 5, 1999 and recorded in Book 30142, Page 110.

REGISTRY OF DEEDS  
SOUTHERN DISTRICT  
REGISTER  
*Eugene C. Brune*  
REGISTER



BIRCH ROAD  
PUBLIC - 40' WIDE



CEDAR ROAD  
PUBLIC - 40' WIDE

THE PURPOSE OF  
BY COMBINING PA  
NEW LOTS 1 AND

LAKE SHORE DRIVE  
PUBLIC WAY

BUYER: Edwin Marohane