



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
3/28/08 JKD

Board Use Only Case # 744A Filing Date 3-28-08

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:

A. Street Address 221 GREAT ROAD *Please print* LITTLETON, MA (ACTON TOYOTA of LITTLETON)

B. Assessors' Map and Parcel # U06 PARCEL 1

 Zoning District N/A Aquifer District N/A Water Resource District

C. Deed Reference BOOK 49686 PAGE 16

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance X

B. Special Permit

C. Appeal

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

ATTACHED SIGNAGE (EXTerior) WAS REJECTED BY THE BUILDING DEPARTMENT

4. PETITIONER(S) 225 GREAT ROAD LLC

X Owner Tenant Licensee Agreed Purchaser X Agent Other

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

July 1
Signature

184 GREAT ROAD ACTON, MA
Mailing Address 01720

3/27/08
Date 978-815-0256
Telephone #

Town Clerk Use ONLY

CK# 1183 \$350.00
Filing Fee Paid CK# 1184 \$75.00

Date 3/28/08



March 27, 2008

Town of Littleton
Board of Appeals
37 Shattuck Street
P.O. Box 1305
Littleton, MA 01460
Attn: Beverly Cyr

Re: 221 Great Road – Acton Toyota of Littleton

Dear Beverly,

Please find enclosed information for the rejected exterior signs at 221 Great Road. Please find fourteen copies of:

1. Registered Deed
2. Latest Site Plan
3. Sign Description and Layout
4. Notes from Littleton Building Department

We would like to be on the agenda for the meeting on April 17th to get approval on these signs. Please call me with any questions or items you may be missing. Thank you for your time regarding this issue.

Sincerely,

A handwritten signature in black ink, appearing to read 'John W. Nidzgorski'.

John W. Nidzgorski

Cc: File - BMD



May 7, 2008

Ms. Sherrill Gould, Chairman
Littleton Board of Appeals
37 Shattuck Street
Littleton, MA 01460

Via: Hand Delivery

Reference: Acton Toyota of Littleton
221 Great Road
Littleton, Massachusetts

Dear Ms. Gould, Chairman and Members of the Board:

Attached please find revisions to the Toyota of Littleton Project signs. Also enclosed is a list of the signs and revisions.

We will be prepared to talk about the uniqueness of the building site and the hardships we are facing with the project such as:

1. Size of the building.
2. Location of site with relation to the common.
3. Getting people off 119 into the right area to shop safely within the jobsite.
4. Pedestrian traffic within the site.
5. Getting customers on the site as opposed to getting lost in the common or on residential streets.
6. Selling two different franchise type vehicles – Toyota and Scion.

We look forward to discussing the sign issues further and working together with the board to come to a mutual agreement on the sign size and location on Thursday May 15, 2008.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John W. Nidzgorski'.

John W. Nidzgorski
Bob Moran Developer, LLC

JWN/esb

May 9, 2008

Littleton Toyota Sign Changes
221 Great Road

<u>Sign#</u>	<u>Description</u>	<u>Old Sign Sq.Ft.</u>	<u>Revised Sign Sq.Ft.</u>	<u>Change Sq.Ft</u>
1.	Toyota Sign	62.95	48.54	-14.41
2.	Littleton Sign	12.19	13.45	+1.26
3.	Scion Sign	16.52	16.52	0
4.	Service Signs	22.2	16.38	-5.82
5.	Toyota Door Sign	4.97	4.97	0
6.	Scion Door Sign	6.57	6.57	0
7.	Pylon Sign @ Road	75 (Height 24')	45.68 (Height 18')	-29.32
8.	Directional Sign	20.4	20.4	0
9.	Directional Sign	20.4	20.4	0
10.	Directional Sign	20.4	20.4	0

Bk: 40686 Pg: 16

Latest Deed

fc 2008



2007 001 18522
 Bk: 40686 Pg: 16 Doc: DEED
 Page: 1 of 2 08/28/2007 12:13 PM

Return to:
 Wilson & Orcutt, P.C.
 201 Great Road
 Acton, MA 01720

QUITCLAIM DEED

Robert R. Moran, Trustee of Mishrob Trust u/d/t dated January 25, 1979 recorded in Middlesex South District Registry of Deeds at Book 13632, Page 735 for consideration of Less than One and 00/100 (\$1.00) Dollar grants to 225 Great Road, LLC, a Massachusetts Limited Liability Company with a business address of 198 Great Road, Acton, Middlesex County, Massachusetts 01720 with QUITCLAIM COVENANTS

225 Great Road, Littleton, MA

Parcel A

A certain parcel of land with the buildings thereon known as 225 Great Road in Littleton, Middlesex County, Massachusetts, more particularly shown on a plan of land entitled, "Plan of Land in Littleton, Mass." Owned by J. Fred Herpy and Ruth G. Herpy by Harlan E. Tuttle, dated December 9, 1971, recorded with said Deeds, Book 12131, Page 208, bounded and described as follows:

- Southwesterly by Great Road by two lines measuring six hundred two and 87/100 (602.87) feet and sixty-five and 14/100 (65.14) feet respectively;
- Northwesterly two hundred (200) feet and Southwesterly eighty-six and 50/100 (86.50) feet by land now or formerly of Charles Richard Moffic;
- Northwesterly three hundred seventy and 35/100 (370.35) feet by land now or formerly of John N. and Edna M. Robinson;
- Northeasterly by the same by seven lines measuring one hundred forty-eight and 49/100 (148.49) feet, one hundred forty-four and 97/100 (144.97) feet, eleven and 40/100 (11.40) feet, one hundred fifty-two and 75/100 (152.75) feet, eighty-five and 67/100 (85.67) feet, seventy two and 77/100 (72.77) feet and twelve (12) feet, respectively; and
- Southeasterly and Easterly by land now or formerly of Francis W. and Dorothy K. Flagg by six lines measuring fifty-three and 29/100 (53.29) feet, sixty-three and 97/100 (63.97) feet, forty-seven and 23/100 (47.23) feet, fifty-seven and 14/100 (57.14) feet, ninety and 50/100 (90.50) feet, and fifty-one and 85/100 (51.85) feet.

Property Description: 225 Great Road, Littleton, MA 01460

The above premises are conveyed subject to all easements, covenants and restrictions of record and subject to the rights of existing tenants occupying the premises.

PARCEL B

A certain parcel of land situated on the Northeasterly side of Great Road, Littleton, Massachusetts, being shown as Lot A on a "Plan of Land in Littleton, Mass., prepared for David W. and Richard K. Flagg, Trustees of the Dorothy K. Flagg, Trust, 201 Great Road, Littleton, MA." Goldsmith. Prest & Ringwall, Inc., dated January 15, 1999 and recorded with Middlesex South District Registry of Deeds as Plan No. 137 of 1999, Book 29785, Page 506.

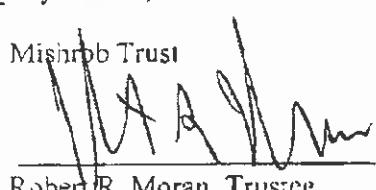
Said Lot A contains 5.2 acres, more or less according to said plan

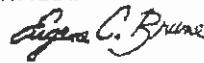
The above premises are conveyed subject to all easements, covenants and restrictions of record

The undersigned trustee hereby certifies that (i) the said trust is in full force and effect as of the date hereof, has not been terminated and that there are no amendments or modifications pertaining to said trust except such as are recorded at the Middlesex South District Registry of Deeds; (ii) that the undersigned is the sole trustee of said trust and that he/she has not been removed by a vote of the beneficiaries, and that he/she has not resigned as trustee as of the date hereof; and (iii) that the undersigned has been specifically directed by the beneficiaries of the Trust to transfer the trust's property as set forth in the within deed and to sign, execute and deliver all other documents necessary to effectuate the same.

Being the same premises conveyed to the Grantor by deed dated February 7, 2006 recorded with Middlesex South District Registry of Deeds at Book 46942, Page 430.

Witness my hand and seal this 20 day of June, 2007.

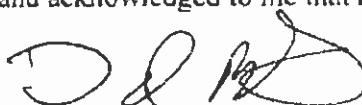
Mishrob Trust
By: 
Robert R. Moran, Trustee
COMMONWEALTH OF MASSACHUSETTS

REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST:

C. Brune
REGISTER

Middlesex, ss

June 2007

On this 20 day of June, 2007, before me, the undersigned Notary Public, personally appeared Robert R. Moran, Trustee of Mishrob Trust, proved to me through satisfactory evidence of identification which was a Massachusetts driver's license to be the person whose name is signed on the preceding documents, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Notary Public: Daniel B. Greenberg
My Commission Expires: September 18, 2009


DANIEL B. GREENBERG
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 18, 2009

PLATE ONE
THE LAND IN
THEIR OWN IMAGE

A circular library stamp with a decorative border. The text inside the border reads "UNIVERSITY LIBRARIES" at the top and "UNIVERSITY OF MICHIGAN" at the bottom. In the center, it says "ANN ARBOR, MI" above "APR 1952".

APPENDIX I
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
CHAPTER 41, SECTION 18 P
THIS ENDORSEMENT IS NOT TRUE
AS FURNISHED AS A STATEMENT OF THE
CONNECTIONS OR ANY TURNING
BOUNDARIES AS SHOWN HEREON
DATE: December 24, 1981
George L. Johnson
City of Lakewood

OCOMBER 3, 1912
AND USEFUL SOURCE.
SOCIETY, THE UNIVERSITY
OF TORONTO, THE UNIVERSITY
OF MONTREAL, THE UNIVERSITY
OF BRITISH COLUMBIA, AND
THE LINES OF STATE HIGH
WAYS SHOWN ARE THOSE OF
PUBLIC OR PRIVATE EJECTS
WHICH ALREADY ESTABLISHED
SUCH THAT NO NEW LINES HAVE
BEEN SHOWN. THE DIRECTION
OF NEW HIGHWAYS IS
SHOWN AS SHOWN
ON THE MAP.

RESIDENCE 0/578/ET

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4003

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INDUSTRIAL & DISTRICT

278,434± S.F.
6.392± ACRES

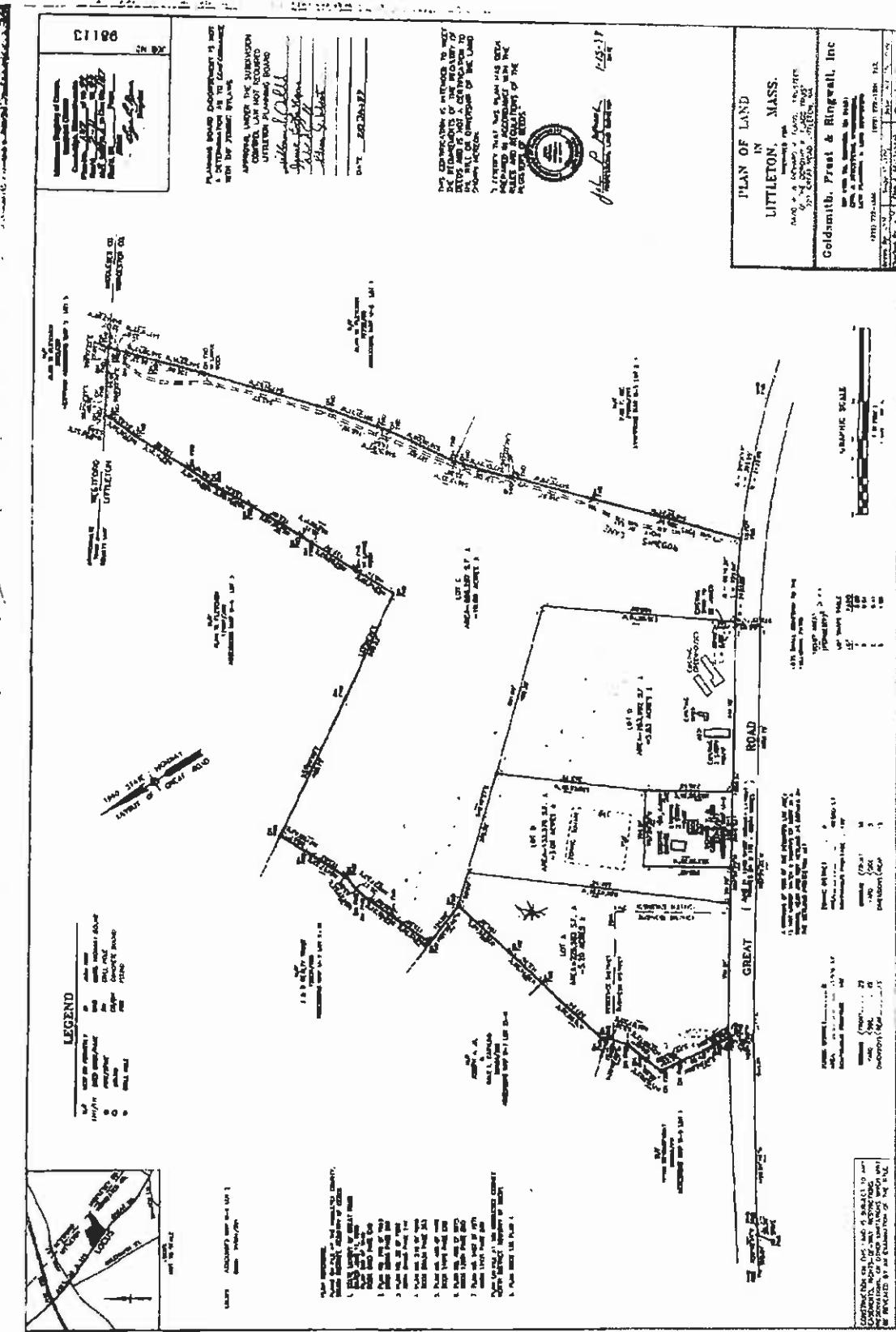
602-82
12-3217 10525

**THE GREAT
ROUTE 24419 STATE HIGHWAY**

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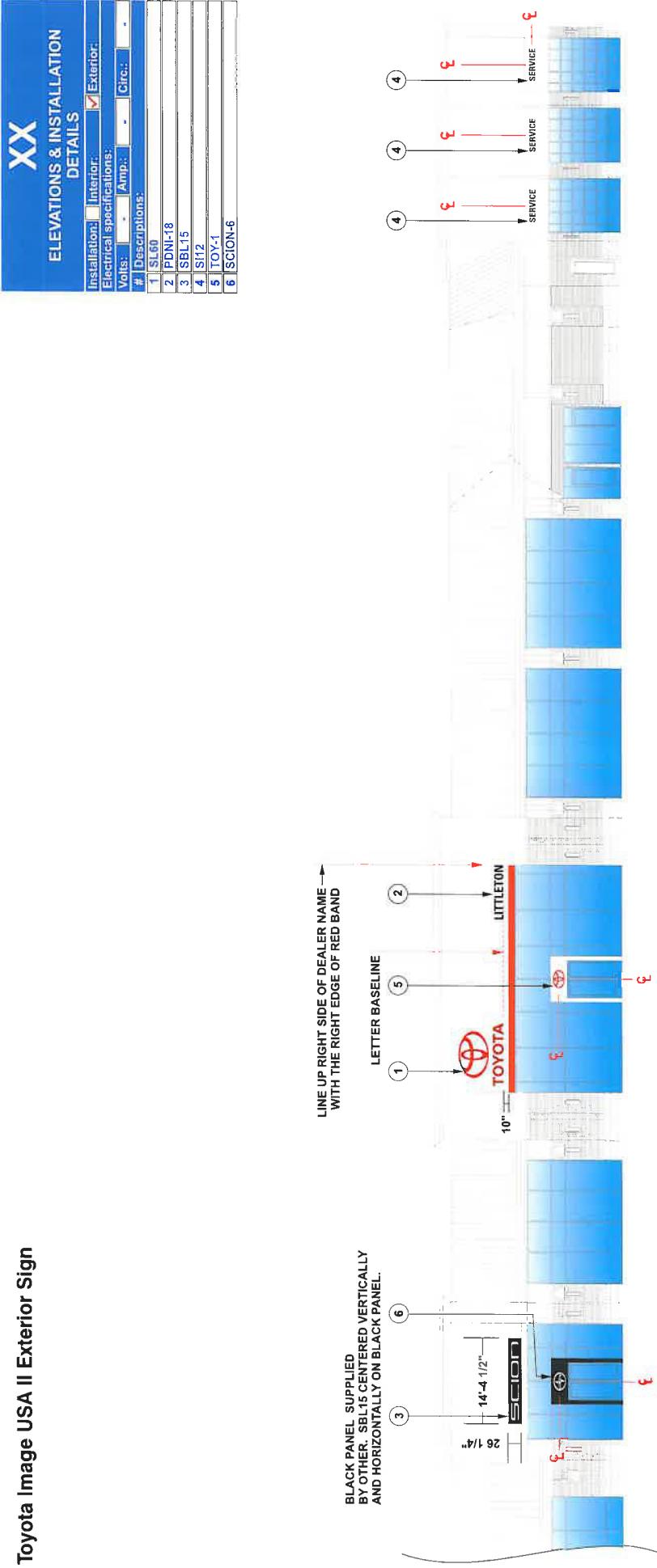
1457

11/57



905958762

Toyota Image USA II Exterior Sign



FRONT ELEVATION

Customer Approval:		Date:	By:
PRODUCTION INFORMATION : XX		XX	XX
Descriptions:		Plate #:	Date:
XX		XX	XX
XX		XX	XX

This sign intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

This sign is to be illuminated by the following:	
Neon and/or H.D. lamps	
These lamps contain Mercury (Hg)	
Disposal of these lamps according to Local, Provincial, State, or Federal Laws	

ISO 9001:2000 Certified by PATTISON

2008 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

F-1-10

ENSEIGNE **PATTISON** **SIGN GROUP**

#	Revision(s)	By	Date
A	CHANGE TOY-2 FOR TOY-1	DIG 01-24-2008	XX
A	XX	XX	XX
A	XX	XX	XX

Tel (506) 735-5506 Fax (506) 737-1740 Toll Free: 1-800-561-9758

Client: ACTION TOYOTA

Site: 201114

Consultant: LUC DUGUAY

Draftsman: DJ GARCIA

Date: 01-18-2008

Page: 1/12 Scale: 1/16 = 1'-0"

Project: LS-21183

www.pattison-sign.com