

OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
7/16/08

Board Use Only Case # 750A Filing Date July 16, 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 55 White St *Please print*

B. Assessors Map and Parcel # 109 29-1

Zoning District Aquifer District Water Resource District

- Zone 2

C. Deed Reference 18422-496

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance

B. Special Permit

C. Appeal

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

Please see cover letter.

4. PETITIONER(S) Littleton Agricultural Commission

Owner Tenant Licensee Agreed Purchaser Agent Other Town entity
NOTE: If petitioner is not the owner, furnish written authorization from owner below.

Jill Brown
Signature

32 Beaver Brook Rd
Mailing Address

7/14/08
Date

978-486-8567
Telephone #

Town Clerk Use ONLY

Filing Fee Paid \$

wavered

Date July 16, 2008

July 14, 2008

Littleton Agricultural Commission

Petition to Littleton Zoning Board of Appeals:

The Agricultural Commission seeks permission to put up a sign on Littleton Lumber's property along route 119 by Route 495.

The sign will point the way to local produce available at Littleton farmstands along Route 119. Please see attached drawing. NB: The words on the arrows, (there may be as many as six at one time), will change according to the season.

Littleton Lumber has kindly given their permission to set up this sign in such a way that commuters on Route 495N will see it as they exit the off-ramp at exit 31 onto Route 119.

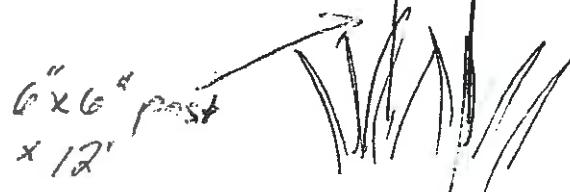
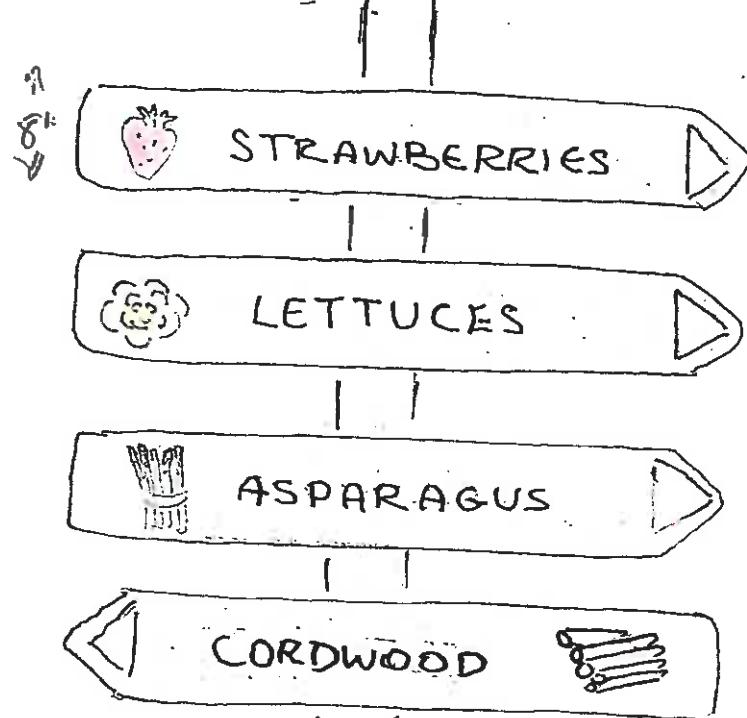
We trust that, as a town entity, the Agricultural Commission is not liable for any filing fees.

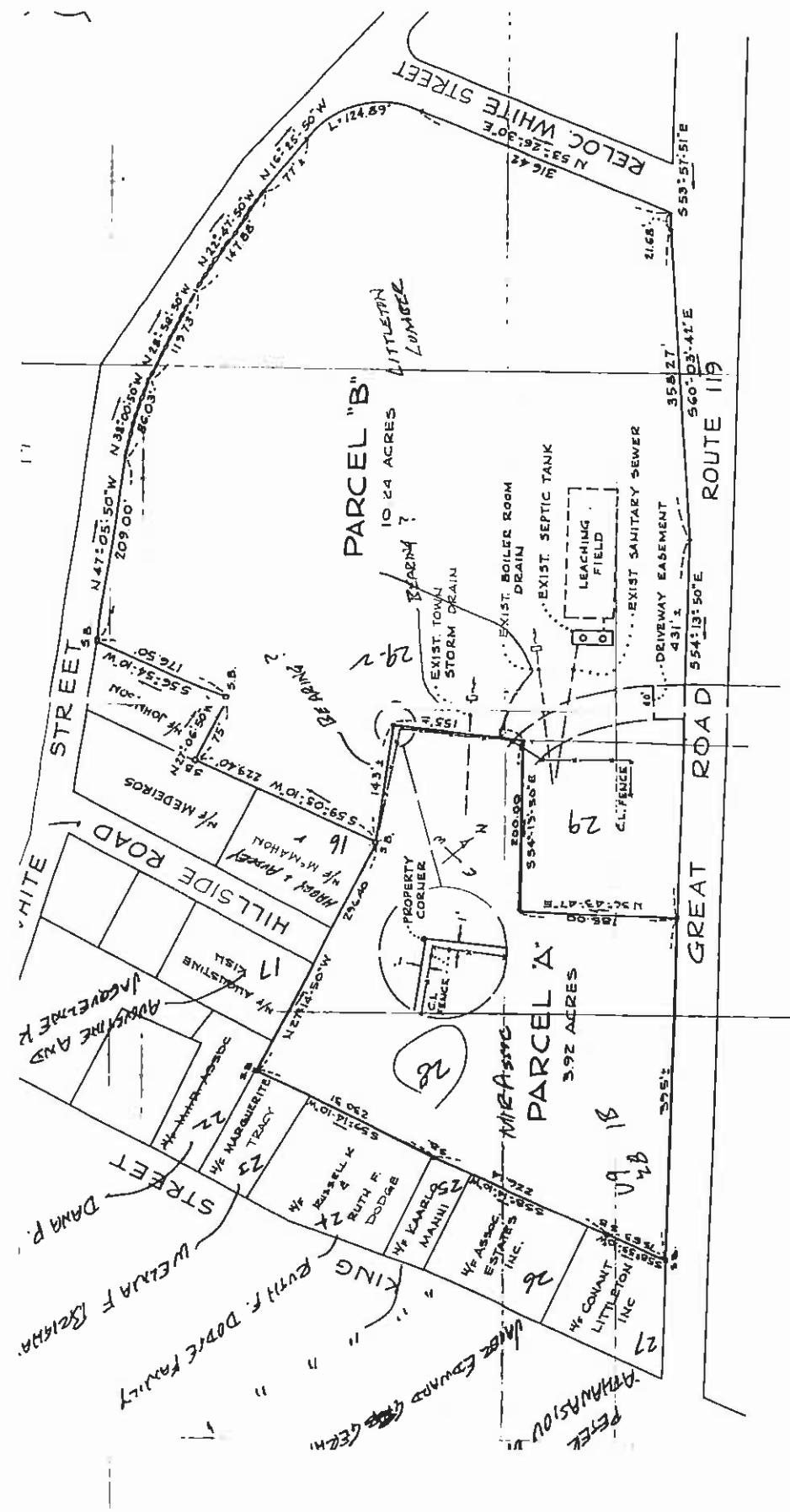
Thank you for your kind consideration and assistance with our enterprise.

Sincerely,



Jill Brown (for the Littleton Agricultural Commission)
32 Beaver Brook Road
978-486-8567





Approval Under Subdivision Control Law Not Required

PLAN OF LAND IN
LITTLETON, MASS.
OWNED BY
B.R.I. REALTY TRUST

CONCORD LUMBER CORPORATION

Please Reply to: P.O. Box 1526 • Littleton, MA 01460 • (978) 486-9877 • Fax (978) 952-2408

July 14, 2008

Sherrill Gould, Chair
Littleton Zoning Board of Appeals
Littleton Town Offices
37 Shattuck Street
Littleton, MA. 01460

Dear Ms. Gould:

I grant permission to the Littleton Agricultural Commission to place a sign on Littleton Lumber property across from where Exit 31 from Rte 495 meets Rte 119.

In addition to meeting all requirements of the Zoning Board of Appeals, we request a sign that satisfies our own standards: that it is a reasonable size and design, that it is maintained annually, and that it is placed at a location that we approve. We have already begun to work with representatives of the Agricultural Commission to accomplish those goals.

Please contact me with questions.

Sincerely,



Rick McCrobie
President
Concord Lumber Corporation
978-486-9877



BUILDING COMMISSIONER

ZONING OFFICER

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

August 14, 2008

TO: Board of Appeals

FROM: Zoning Officer, Roland Bernier

RE: 55 White Street

One Monarch Drive

Variance for sign

Variance from height restriction

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.

✓ **55 White Street**

Applicant seeks a variance from the zoning bylaw §173-38 Off-premise signs...no comment.

One Monarch Drive

Applicant seeks variance from §173-34, 173-35 and 173-38 regarding a propose freestanding sign...no comment

One Monarch Drive

Applicant seeks variance from the height restriction of §173-31. No comment

25.00

1034

07/30/87 03:43:55

CONFIRMATORY DEED

I, DAVID J. ELIADES, TRUSTEE of W. S. Blanchard Realty Trust under Declaration of Trust dated May 30, 1986, recorded with the Middlesex South District Registry of Deeds in Book 17053, Page 300, of Concord, Middlesex County, Massachusetts, for consideration paid of FIVE HUNDRED THOUSAND (\$500,000.00) DOLLARS grant to CONCORD LUMBER CORPORATION, a corporation duly established under the laws of the Commonwealth of Massachusetts, with a principal place of business at 126 Lowell Road, Concord, Middlesex County, Massachusetts, with QUITCLAIM COVENANTS, the land with the buildings thereon situated on the Southwesterly side of Great Road (Route 119), and on the Easterly side of White Street and the Southeasterly side of relocated White Street in the Town of Littleton, County of Middlesex, Commonwealth of Massachusetts and being shown as Lot 2 on a plan entitled "Land In Littleton, Mass. Surveyed For W.S. Blanchard Realty Trust", dated February, 1986, by Charles A. Perkins Co., Inc., Civil Engineers & Surveyors, Clinton, Mass., which plan is recorded with said Deeds in Book 17400, Page 20. Said Lot 2 is more particularly bounded and described as follows:

NORTHEASTERLY: by said Great Road by two courses measuring respectively twenty-one and 68/100 (21.68) feet and forty-two (42.00) feet;

SOUTHEASTERLY: by Lot 1 as shown on said plan by one course measuring one hundred six and 93/100 (106.93) feet;

17400

20

EASTERLY: by said Lot 1 by three courses totalling seven hundred sixty-seven and 19/100 (767.19) feet;

SOUTHEASTERLY: by land of Manuel F. & Marie Madeiros as shown on said plan, one hundred thirty-five and 20/100 (135.20) feet;

WESTERLY: by White Street by seven courses totalling seven hundred eleven and 79/100 (711.79) feet;

WESTERLY AND NORTHWESTERLY by said White Street and relocated White Street by an arc measuring one hundred twenty-four and 89/100 (124.89) feet;

NORTHWESTERLY by relocated White Street, three hundred sixteen and 42/100 (316.42) feet.

Containing 5.35 acres as shown on said plan.

Said premises are conveyed subject to and with the benefit of all easements, rights and restrictions of record, if any, insofar as the same are now in force and applicable.

Said premises include a portion of the premises conveyed to the grantor hereof by deed of Bendo, Inc., dated June 27, 1986, recorded with said Deeds in Book 17148, Page 511, and also include the premises conveyed to the grantor by deed of John K. Holmer, Trustee of White Street Realty Trust, dated May ²⁹ 28, 1986, recorded with said Deeds in Book 17053, Page 303.

This Confirmatory Deed is given to correct certain scriveners errors in the deed from the grantor to the grantee dated September 12, 1986, recorded with said Deeds in Book 17400, Page 20, including without limitation the erroneous designation of the grantee as Concord Lumber Corp. rather than Concord Lumber Corporation.

3 1 : 4 2 " 0 4 9 8

WITNESS my hand and seal this 29th day of

July, 1987.

David J. Eliades

David J. Eliades, Trustee of
W.S. Blanchard Realty Trust,
but not individually

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

July 29, 1987

Then personally appeared the above named David J. Eliades,
Trustee as aforesaid, and acknowledged the foregoing instrument
to be his free act and deed, as Trustee, before me

Beatrice Epler
Notary Public

My commission expires: 8-19-90