



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
12/10/08

Board Use Only ... Case # 759A Filing Date Dec. 10, 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:

Please print

A. Street Address 16 Snow Terrace

B. Assessors' Map and Parcel # U3 - 14

R Zoning District No Aquifer District No Water Resource District

C. Deed Reference 13875 page 18

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance

B. Special Permit 173-10 B (1); 173-31

C. Appeal

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

To enclose an existing open
deck - To make ramp & access more
safe.

4. PETITIONER(S)

✓ Owner Tenant Licensee Agreed Purchaser Agent Other

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

Richard A. Gibe

Signature

16 Snow Terrace

Mailing Address

Date

978-952-0131

Telephone #

Town Clerk Use ONLY

Filing Fee Paid \$ 200.⁰⁰ ck # 1239 Date Dec. 10, 2008

Registry 75.00 ck # 1240

Alene Cray Dec 10, 2008



BUILDING COMMISSIONER

ZONING OFFICER

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

January 13, 2009

TO: Board of Appeals

FROM: Zoning Officer, Roland Bernier

RE: 16 Snow Terrace

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.

16 Snow Terrace

A building permit application was received on Nov. 14, 2008 for the proposed removal of an existing open front entry deck and ramp and replace with new enclosed entry with ramp in the same location. The existing deck and ramp is presently located in the required setback. Said proposal increases the existing non-conformity of less than 30 feet from the street property line. Special Permit request is recommended. §173-10 of the Littleton Zoning Bylaws does not apply as the proposed change does not comply with current zoning. No further comment.

5597 557 0473455

~~being mentioned; for consideration only and for consideration of~~ nominal consideration only

grants to Roland A. Gibson and Joyce E. Gibson, husband and wife as joint tenants with rights of survivorship, both

of 16 Snow Terraco, Littleton, MA with quadrilateral covenants

the land with the buildings thereon situated in Littleton, Massachusetts consisting of two parcels:

(B) L J T H X K N E X K X L K X X H X X

Parcel (1) being shown as Lot 56 on a plan entitled, "Section #2, Meadowbrook Acres, Sub-division Plan of Land in Littleton, Mass., owned by William Snow & William J. Snow" dated December 14, 1955, Survey by MacCarthy Engineering Service, Inc., duly recorded with Middlesex South District Deeds at the end of Book 8677, and bounded and described as follows:

NORTHEASTERLY by Snow Terrace, two hundred fifty-nine and 39/100 (259.39) feet;

SOUTHEASTERLY by Lot 12, as shown on said plan, one hundred twenty (120) feet;

SOUTHWESTERLY by land now or formerly of Chester W. and Louise A. Bell, two hundred fifty-five and 60/100 (255.60) feet:

NORTHWESTERLY by said land now or formerly of said Bell, one hundred twenty and 06/100 (120.06) feet.

Containing, according to said plan, 30,899 square feet of land.

Together with the benefit of and subject to rights of way over said Snow Terrace, Snow Drive and Woodridge Road, as shown on said plan, and on other plans of record, for all purposes for which streets and ways may be used in the Town of Littleton, in common with all others legally entitled thereto.

Parcel (2) being shown as Parcel 2 on a plan entitled "Plan of Land in Littleton, Mass., owned by James S. and Muriel E. Vincent," dated June 20, 1967, surveyed by Harlan E. Tuttle, Surveyor, duly recorded with Middlesex South District Deeds, Book 11381, and bounded and described as follows:

SOUTHEASTERLY by Lot 11, as shown on said plan, Seventy-four and 18/100 (74.18) feet;

SOUTHWESTERLY by land formerly of James S. Vincent et ux, shown on said plan as Parcel 1, one hundred fifty-eight and 45/100 (158.45) feet;

NORTHEASTERLY by land now or formerly of James S. Vincent at ux
as shown on said plan one hundred seventy-three
and 27/100 (173.27) feet.

Containing, according to said plan, 5,886 square feet more or less.

Being the same premises conveyed to the Grantor by deed of Roland A. Gibson et ux dated March 20, 1978 and recorded with Middlesex South District Deeds, Book 13406, Page 338.

Said premises are conveyed subject to a mortgage given to First Federal Savings and Loan Association of Lowell which the Grantees agree to assume and pay.

I witness my hand and seal this 4th day of JANUARY 1980

Roland A. Gibson
Roland A. Gibson

The Commonwealth of Massachusetts

MIDDLESEX ss.

JANUARY 4 1980

Then personally appeared the above named Roland A. Gibson

and acknowledged the foregoing instrument to be his free act and deed, before me

William J. [Signature]
Notary Public — Justice of the Peace

My Commission Expires MARCH 2 1984

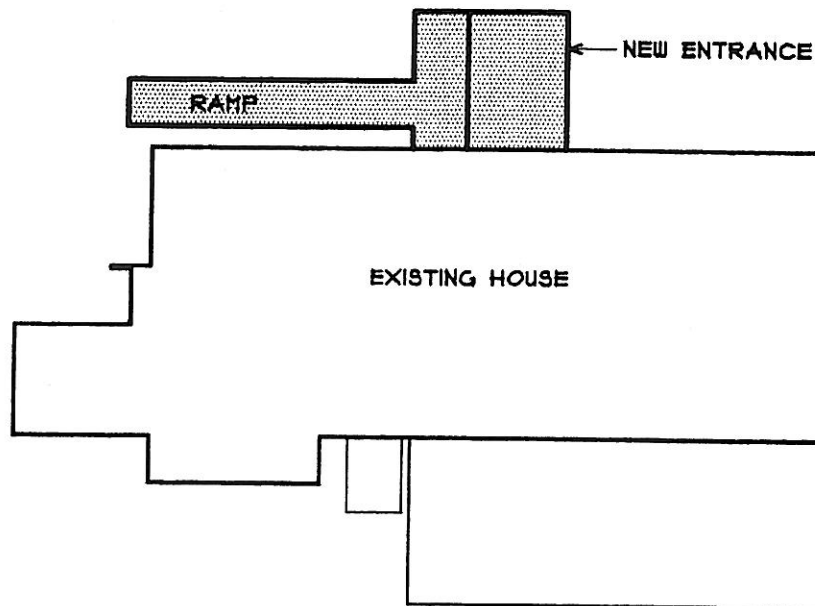
CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

GIBSON RESII

16 SNOW TERRACE, LITTLE

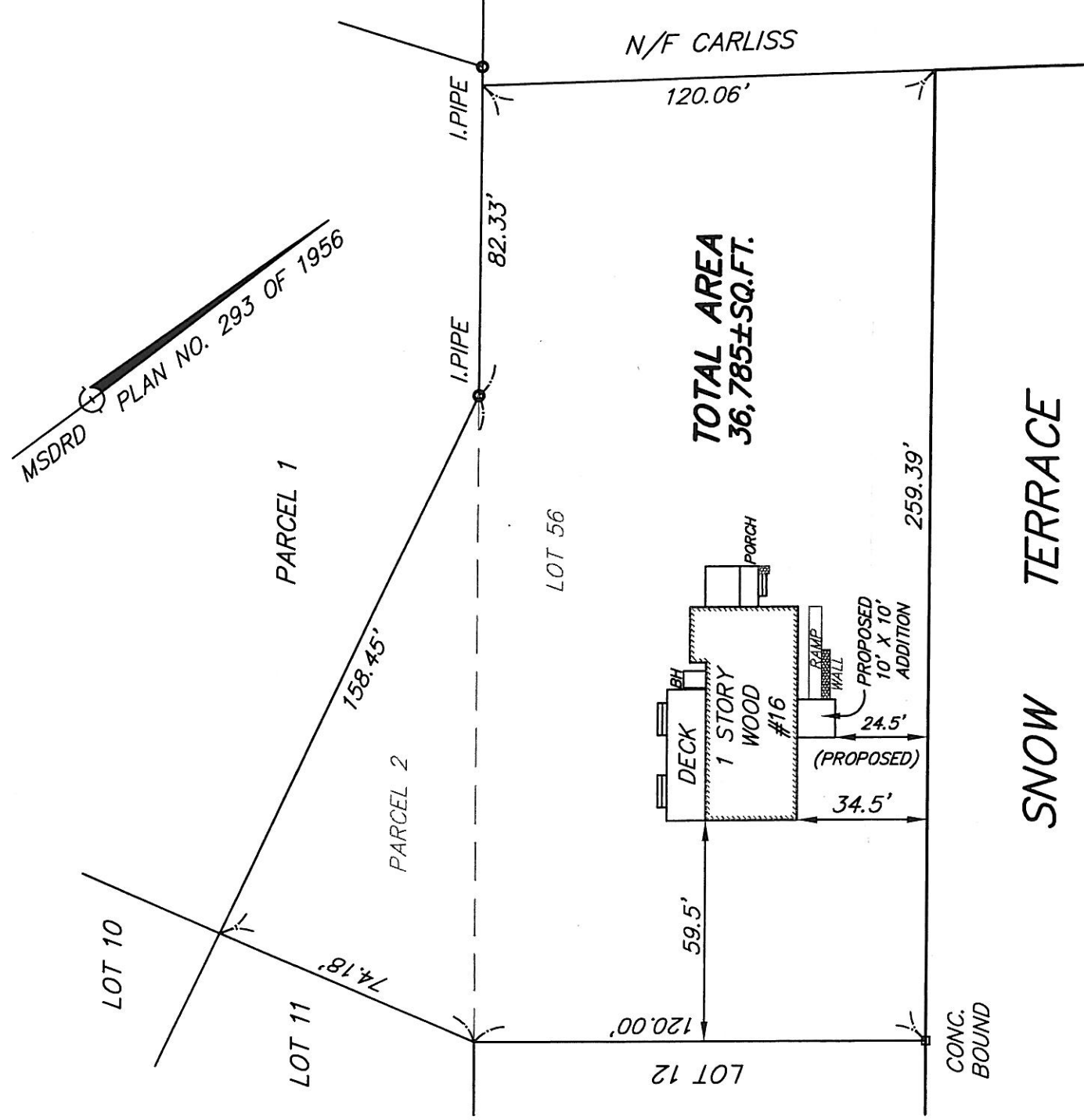
KEY PLAN



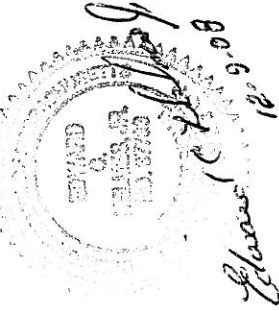
N.T.S.

LOCUS

NOTE: PLAN IS NOT INTENDED TO BE USED FOR PROPERTY LINE DETERMINATION.



SCALE: 1"=40'



I CERTIFY THAT THE STRUCTURE SHOWN ABOVE LIES ENTIRELY WITHIN THE LOT LINES AS SHOWN AND IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS SHOWN ON FLOOD HAZARD INSURANCE RATE MAPS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
COMMUNITY PANEL NO. 250200 , DATED JUNE 15, 1983.

Roland A. Gibson
PROFESSIONAL LAND SURVEYOR

DECEMBER 9, 2008
DATE

CERTIFIED PLOT PLAN
16 SNOW TERRACE
LITTLETON, MASSACHUSETTS

PREPARED FOR
ROLAND A. GIBSON

REFERENCES

MSDRD
DEED BOOK 13875, PAGE 18

NORSE DESIGN SERVICES, INC.

3 PONDVIEW PLACE
TYNGSBOROUGH, MA 01879

(978) 649-1966 FAX (978) 649-2241

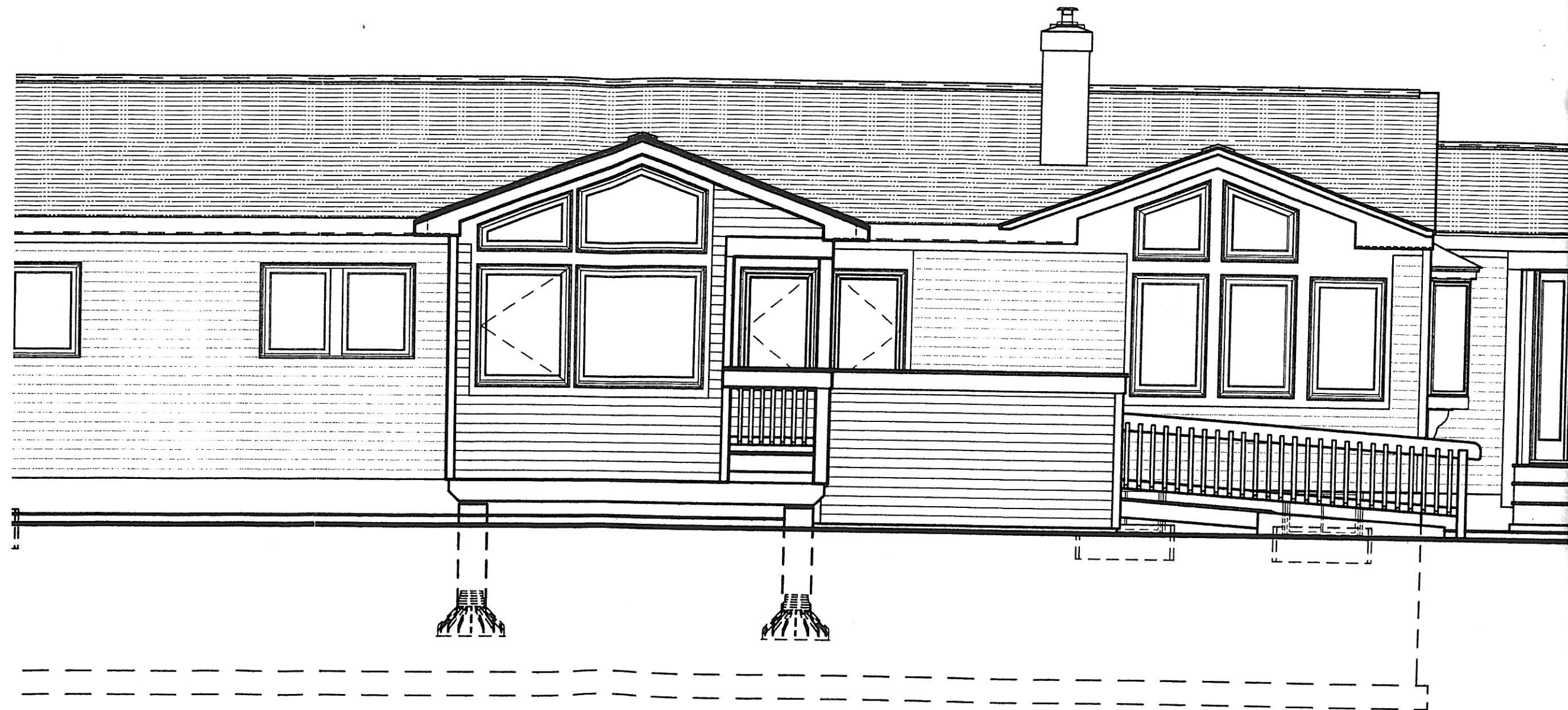
DEC. 9, 2008

DWG. NO. C-573



EXISTING FRONT (NORTHEAST) ELEVATION

SCALE: 1/4" = 1'-0"



FRONT (NORTHEAST) ELEVATION: RE-MODEL

SCALE: 1/4" = 1'-0"