

Stamski And McNary, Inc.
Engineering - Planning - Surveying
1000 Main Street
Acton, MA 01720

Application for Approval of a Preliminary Plan

Under the Subdivision Control Law and the Littleton Planning Board Subdivision of Land Regulations

for

Map U35, Parcels 12-A & 13-0
93 Foster Street
Littleton, MA 01460

Applicant: Habitech Acquisition and Permitting Trust
148 Park Street
North Reading, MA 01864

Date: October 20, 2017

SM-6063

RECEIVED
OCT 25 2017
Littleton Planning Board

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FILING FEE – COPY OF CHECK

COPY OF RECORD DEED

Attached Full Size Plan

“Preliminary Plan”

For 93 Foster Street

Littleton, Massachusetts

For: Habitech Acquisition and Permitting Trust

Scale: 1”=40’; October 20, 2017

By: Stamski and McNary, Inc.

FORM B
APPLICATION FOR APPROVAL OF PRELIMINARY
PLAN OF A SUBDIVISION

TOWN OF LITTLETON, MA



FORM B:

APPLICATION FOR APPROVAL OF PRELIMINARY PLAN OF A SUBDIVISION

Date: _____, 2017

File completed form with the Planning Board with 6 copies of the plans, plus original Mylar. File a copy of form and plan with the Town Clerk; and 1 copy with the Board of Health in accordance with the requirements of Chapter 249.

To the Planning Board:

The undersigned Applicant herewith submits the accompanying Preliminary Plan of property located in the Town of Littleton for approval as a Preliminary Subdivision as allowed under the Subdivision Control Law and the Rules and Regulations governing the Subdivision of Land of the Planning Board of the Town of Littleton.

1. Location of Property:

93 Foster Street and adjacent vacant parcel

Located at the northwesterly intersection of Foster Street and Mill Road

2. Name(s) and Address(es) of Applicant:

Habitech Acquisition and Permitting Trust Attn: Bruce Wheeler

148 Park Street

North Reading, MA 01864

3. Name(s) and Address(es) of Record Owner(s):

Janis H Vilcans & Aina Vilcans; P.O. Box 1325; Littleton, MA 01460 (Parcel U35- 12-A)

Janis H Vilcans & Aina Vilcans; 87 Oak Knoll Road; Carlisle, MA 01741 (Parcel U35-13-0)

4. Name and Address of Engineer or Surveyor:

Stamski And McNary, Inc.

1000 Main Street; Acton, MA 01720

5. Title of Plan: Preliminary Plan at 93 Foster Street

6. Date of Plan: October 20, 2017

7. Owner's Title Reference: Deed of Gannett dated June 1, 1971, [recorded at Middlesex South Registry of Deeds in Book 12006, Page 589], [filed at the Middlesex South Registry District of the Land Court as Document No. _____] and noted on Certificate of Title no. _____, in Registration Book _____, Page _____.

TOWN OF LITTLETON, MA

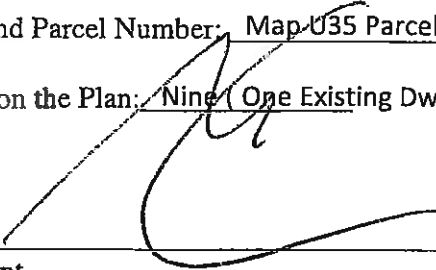
8. Zoning District: Residence District; Water Resource District

9. Assessor's Map and Parcel Number: Map U35 Parcel 12-A & Map U35 Parcel 13-0

10. Number of Lots on the Plan: Nine (One Existing Dwelling Lot & Eight Proposed Lots)

Signature of Applicant

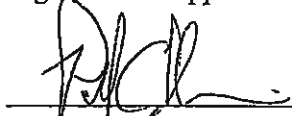
Date



10/20/17

Signature of Applicant

Date



10/19/17

Signature of Record Owner
(if other than Applicant)

Date

Signature of Record Owner
(if other than Applicant)

Date

Filing Fee: (\$1,000 plus \$1.00 per linear foot of road.) _____

Received by Town Clerk:

Date/Time: _____

Form Updated October 2011

PRELIMINARY DEVELOPMENT IMPACT REPORT

Preliminary Development Impact Report

(1) Environmental Analysis

The site is entirely upland soils, with an abutting intermittent stream along the northern back edge of the property. Bordering Vegetated Wetlands associated with this intermittent stream project a 100' Buffer Zone onto the locus property. No work is currently proposed in this Buffer. The work associated with this project will comply with the Wetlands Protection Act as well as the Town of Littleton Wetland Protection Bylaw.

Vegetative coverage analysis

The existing house, #93 Foster Street, will be retained. There are mature trees around the landscaped portion of the lot closer to the street. Further into the lot up the hill the site turns into a mixed deciduous and pine forest. Closer to the back of the lot the grade starts to drop off to the stonewall along the rear property line.

Surface water and groundwater quality and level

The proposed development of eight (8) single family homes is subject to the Stormwater Management Standards. Best management practices proposed at the site include catch basins, sediment forebays, and infiltration basins. Roof runoff may also be directed to drywells. As required by the Stormwater Management Standards, runoff will be treated and 80% of Total Suspended Solids will be removed prior to infiltration. On-site septic systems shall be designed according to Title 5 and local Board of Health Regulations.

Effects upon priority and estimated habitat for rare and endangered species, outstanding botanical features and scenic or historic environs

The area of work is not located within an area of Estimated Habitat of Rare Wildlife as indication on the most recent Estimated Habitat Map. The existing dwelling at #93 is an antique dwelling, built in 1797. This dwelling is proposed to remain on a reconfigured Approval Not Required lot along Foster Street.

Capability of soils, vegetative cover and proposed erosion-control efforts to support proposed development

According to the Natural Resources Conservation Service Web Soil Survey, the proposed project occurs largely on Charlton-Hollis-Rock outcrop complex (103B), Hydrologic Group A. Freetown Muck (53A), Hydrologic Group B/D occurs near the area of the abutting Bordering Vegetated Wetlands and intermittent stream. No work is proposed in this area.

Hydrologic Group A soils have a high infiltration rate and low runoff potential when thoroughly wet. Hydrologic Group B/D soils have a moderately low runoff potential and moderate infiltration rates, but a high water table.

Erosion controls including siltation barriers, strawbale check dams, construction entrances, and silt sacks for catch basins will prevent the indirect alteration of any resource area.

Relationship to the requirements of the Wetlands Protection Act

This project may require a Notice of Intent filing, which will comply with the Wetlands Protection Act as well as the Town of Littleton Wetland Protection Bylaw. Construction activities will comply with the Order of Conditions received from the Town.

(2) Traffic Study

Foster Street in Littleton is a two-lane road with a posted speed limit of 25 mph. A proposed Road A will serve 8 single family lots off Foster Street, approximately 323' west of Foster Street's intersection with Mill Road. This new road will be less than 750' long and consist of a 22-foot paved road.

Trip Generation, 9th edition, published by the Institute of Transportation Engineers, was used to estimate traffic volumes produced by the proposed development. *Trip Generation* contains models for different land uses which specify the average "Vehicle Trip Ends" per unit of a particular use. For the purposes of this project Land Use Code 210, the "Single-Family Detached Housing," model was used. The tables below summarize the number of vehicle trips estimated according to *Trip Generation*, 9th edition for the 8 lot development at 93 Foster Street, with the number of units being the independent variable.

Table 1: Summary of Daily Trip Generation Data

Day	Average Daily Trip Ends	Percent Entering	Percent Exiting
Weekday	77	50	50
Saturday	80	50	50
Sunday	69	50	50

Table 2: Summary of Peak Hour Trip Generation Data

Time	Average Hourly Trip Ends	Percent Entering	Percent Exiting
A.M. Peak Hour of Generator	7	26	74
P.M. Peak Hour of Generator	9	64	36
Peak Hour Saturday	8	54	46
Peak Hour Sunday	7	53	47

Since the peak hour vehicle trips are less than 10, this project is considered a Minor Project. With a 25 mph speed limit, AASHTO Stopping Sight Distance required is 155'. There is a Stopping Sight Distance of 320'+/- provided easterly from the intersection of the proposed Road with Foster Street, and a Stopping Sight Distance of 230' +/- provided westerly.

Sanitary Sewer Study

This project will utilize on-site sewage disposal systems. Soil testing will be performed and septic systems will be designed in compliance with Title 5 and local Board of Health Regulations.

Water Study

A hydrant exists in Foster Street, which confirms the existence of a water main. This proposed project intends to install a water main with hydrants in the proposed cul-de-sac to service the proposed dwellings. Applicant will contact the Water Division prior to the Definitive Subdivision Application.

Public Works cost

A more accurate cost analysis will be conducted with the Definitive Subdivision submittal, as the proposed Road length and locations are subject to adjustment following Preliminary approval.

Municipal service costs

A more accurate cost analysis will be conducted with the Definitive Subdivision submittal, as the proposed Road length and locations are subject to adjustment following Preliminary approval.

STAMSKI AND MCNARY, INC.

1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585
FAX (978) 263-9883

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

October 20, 2017
Littleton Planning Board
37 Shattuck Street
Littleton, MA 01460

Re: Preliminary Subdivision Plan at 93 Foster Street
Waiver Request Letter

Members of the Board:

On behalf of our client, Habitech Acquisition and Permitting Trust, we hereby request a waiver from Section 249-43, Streets and Paths, Section D: Access Control and Intersections, Part (10) of the Town of Littleton Subdivision of Land Regulations, Chapter 249. The proposed Road is off Foster Street, a Collector or Arterial Road. Mill Road intersects with Foster Street approximately 323' +/- from the intersection of the Proposed Road, where 400' is required.

The Proposed Road location does meet the 300' minimum offset between new street intersections per Section 249-43, Streets and Paths, Section D: Access Control and Intersections, Part (5) of the Town of Littleton Subdivision of Land Regulations, Chapter 249. This can be deemed an acceptable distance given the location of the site along a rural portion of the street with a lower posted speed limit of 25 mph.

Respectfully,

Daniel Carr, E.I.T.


Richard J. Harrington, P.E.

CERTIFIED ABUTTERS LIST



TOWN OF LITTLETON
BOARD OF ASSESSORS
P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410 FAX: (978) 952-2321

Date: October 17, 2017

Re: **Certified List of Abutters for Planning Board (300 feet - public hearings, special permits)**

Applicant: Richard Harrington Name of Firm: Stamski and McNary Inc
Mailing Address 1000 Main St, Acton, MA 01720

Subject Parcel Location 0 & 93 Foster St
Subject Owner: Janis H & Aina Vilcans
Subject Parcel ID: U35 12 A & U35 13 0

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. "Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town. The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes. The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s) 35 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:

Celia Jornet, MAA
Assistant Assessor

U35-13-0 93 FOSTER ST ✓
VILCANS JANIS H
VILCANS AINA
87 OAK KNOLL RD
CARLISLE, MA 01741

U35-12-A 0 FOSTER ST ✓
VILCANS JANIS H
VILCANS AINA
87 OAK KNOLL RD
CARLISLE, MA 01741

U34-10-0 96 FOSTER ST ✓
COZZENS BRIAN L
COZZENS JANET A
96 FOSTER ST
LITTLETON, MA 01460

U34-11-0 100 FOSTER ST ✓
LEDOUX ROBERTALEE S
100 FOSTER ST
LITTLETON, MA 01460

U34-12-0 104 FOSTER ST ✓
MOUNTAIN SCOTT CHRISTOPHER
JADE ERIN
104 FOSTER ST
LITTLETON, MA 01460

U34-15-0 166 MILL RD ✓
SACHDEV VINAY S
WARADE CHETNA D
166 MILL RD
LITTLETON, MA 01460

U34-16-0 168 MILL RD ✓
MORAN ROBERT J AS TRUSTEE OF
THE 2006 ROBERT J MORAN TRUST
168 MILL RD
LITTLETON, MA 01460

U34-17-0 172 MILL RD ✓
ZAFERACOPOULOS PETER A
ZAFERACOPOULOS AMY R
172 MILL RD
LITTLETON, MA 01460

U34-18-0 176 MILL RD ✓
CLARK GREGORY S
THOMPSON ROBIN L
176 MILL RD
LITTLETON, MA 01460

U34-19-0 83 FOSTER ST ✓
DUMONT JOSEPH H
DUMONT CHRISTINE M
83 FOSTER ST
LITTLETON, MA 01460

U34-20-0 79 FOSTER ST ✓
TELFORD WILLIAM P JR
TELFORD DIANE E
79 FOSTER ST
LITTLETON, MA 01460

U34-5-0 23 TAHATTAWAN RD ✓
SEBEN JR DOMENIC J, TRUSTEE
SEBEN REALTY TRUST
PO BOX 1212
LITTLETON, MA 01460

U34-6-A 78 FOSTER ST ✓
NEWMAN JOYCE, NEWMAN RICHARD E
NEWMAN ROBERT ALWIN
78 FOSTER ST
LITTLETON, MA 01460

U34-7-0 82 FOSTER ST ✓
GODDARD RONALD P
GODDARD ANN D
82 FOSTER ST
LITTLETON, MA 01460

U34-8-0 86 FOSTER ST ✓

SYLVAIN EMILY K
86 FOSTER ST
LITTLETON, MA 01460

U34-9-0 90 FOSTER ST ✓

ROTH BENJAMIN J
ROTH DANA R
90 FOSTER ST
LITTLETON, MA 01460

U34-9-A 92 FOSTER ST ✓

APFELBAUM HANS JACK+EVA M TRS
HANS JACK+EVA M APFELBAUM TR
92 FOSTER ST
LITTLETON, MA 01460

U35-10-0 129 FOSTER ST ✓

HESCH LEON
129 FOSTER ST
LITTLETON, MA 01460

U35-11-0 111 FOSTER ST ✓

PLAUGER CAROL A
PLAUGER DAVID J
P.O. BOX 2335
LITTLETON, MA 01460-3335

U35-11-A 105 FOSTER ST ✓

LEAHY ELIZAETH E TRUSTEE
105 FOSTER ST LOT 2+3 RLTY TRS
43 MARMION WAY
ROCKPORT, MA 01966

U35-14-0 185 MILL RD ✓

HARRIS CATHY A
185 MILL RD
LITTLETON, MA 01460-1545

U35-15-0 181 MILL RD ✓

MAXFIELD KYLE F
ROBINSON RACHAEL A
181 MILL RD
LITTLETON, MA 01460

U35-15-A 175 MILL RD ✓

HOLLINGWORTH PAUL
HOLLINGWORTH BEVERLY J
P O BOX 307
LITTLETON, MA 01460

U35-16-0 169 MILL RD ✓

SCHAUBERGER GARY L
SCHAUBERGER PATRICIA L
272 KING ST
LITTLETON, MA 01460

U35-17-0 161 MILL RD ✓

KERRIGAN PAUL R
KERRIGAN NANCY R
161 MILL RD
LITTLETON, MA 01460

U35-19-0 6 MILL LN ✓

TAYLOR JOHN R
TAYLOR RITA M
6 MILL LN
LITTLETON, MA 01460

U35-20-0 10 MILL LN ✓

MORRILL JAN
MORRILL PATRICIA
10 MILL LN
LITTLETON, MA 01460

U35-21-0 14 MILL LN ✓

TERRELL WARREN W
TERRELL VIRGINIA A
14 MILL LN
LITTLETON, MA 01460

U35-22-0 18 MILL LN ✓
CHRISTLE HENRY G
CHRISTLE SALLY E
18 MILL LANE
LITTLETON, MA 01460-1547

U35-30-0 MILL RD ✓
LITTLETON TOWN OF
CONSERVATION COMM.
PO BOX 1305
LITTLETON, MA 01460

U35-5-1 170 HARWOOD AV ✓
PATEL RASHMIN
170 HARWOOD AVE
LITTLETON, MA 01460

U35-9-1 143 FOSTER ST ✓
HEITHAUS WALTER
HEITHAUS HELEN
143 FOSTER ST
LITTLETON, MA 01460

U35-9-4 137 FOSTER ST ✓
CICCOLO RAYMOND J TRUSTEE OF
FOSTER STREET REALTY TRUST
C/O S BREITMAIER- 14 PATRICIA DR
AYER, MA 01432

U35-9-6 133 FOSTER ST ✓
WONG WAI MING
LEE WAI LIN
133 FOSTER ST
LITTLETON, MA 01460

U36-15-2 154 MILL RD ✓
HERING FRANK D
154 MILL RD
LITTLETON, MA 01460

REQUESTOR:
RICHARD HARRINGTON
STAMSKI AND MCNARY INC
1000 MAIN ST
ACTON, MA 01720

ABUTTER'S LIST:

0 93 FOSTER ST

U35-12-A U35-13-0

Parcel Number	Property Address	Owner Name	Co Owner Name	Owner Address	Owner State	Owner City	Owner Zip
U35-13-0	93 FOSTER ST	VILCANS JANIS H	VILCANS AINA	87 OAK KNOLL RD	MA	CARLISLE	01741
U35-12-A	0 FOSTER ST	VILCANS JANIS H	VILCANS AINA	87 OAK KNOLL RD	MA	CARLISLE	01741
U34-10-0	96 FOSTER ST	COZZENS BRIAN L	COZZENS JANET A	96 FOSTER ST	MA	LITTLETON	01460
U34-11-0	100 FOSTER ST	LEDOUX ROBERTALEE S		100 FOSTER ST	MA	LITTLETON	01460
U34-12-0	104 FOSTER ST	MOUNTAIN SCOTT CHRISTOPHER	JADE ERIN	104 FOSTER ST	MA	LITTLETON	01460
U34-15-0	166 MILL RD	SACHDEV VINAY S	WARADE CHETNA D	166 MILL RD	MA	LITTLETON	01460
U34-16-0	168 MILL RD	MORAN ROBERT J AS TRUSTEE OF	THE 2006 ROBERT J MORAN TRUST	168 MILL RD	MA	LITTLETON	01460
U34-17-0	172 MILL RD	ZAFERACOPOULOS PETER A	ZAFERACOPOULOS AMY R	172 MILL RD	MA	LITTLETON	01460
U34-18-0	176 MILL RD	CLARK GREGORY S	THOMPSON ROBIN L	176 MILL RD	MA	LITTLETON	01460
U34-19-0	83 FOSTER ST	DUMONT JOSEPH H	DUMONT CHRISTINE M	83 FOSTER ST	MA	LITTLETON	01460
U34-20-0	79 FOSTER ST	TELFORD WILLIAM P JR	TELFORD DIANE E	79 FOSTER ST	MA	LITTLETON	01460
U34-5-0	23 TAHATTAWAN RD	SEBBEN JR DOMENIC J, TRUSTEE	SEBBEN REALTY TRUST	PO BOX 1212	MA	LITTLETON	01460
U34-6-A	78 FOSTER ST	NEWMAN JOYCE, NEWMAN RICHARD E	NEWMAN ROBERT ALWIN	78 FOSTER ST	MA	LITTLETON	01460
U34-7-0	82 FOSTER ST	GODDARD RONALD P	GODDARD ANN D	82 FOSTER ST	MA	LITTLETON	01460
U34-8-0	86 FOSTER ST	SYLVAIN EMILY K		86 FOSTER ST	MA	LITTLETON	01460
U34-9-0	90 FOSTER ST	ROTH BENJAMIN J	ROTH DANA R	90 FOSTER ST	MA	LITTLETON	01460
U34-9-A	92 FOSTER ST	APFELBAUM HANS JACK+EVA M TRS	HANS JACK+EVA M APFELBAUM TR	92 FOSTER ST	MA	LITTLETON	01460
U35-10-0	129 FOSTER ST	HESCH LEON		129 FOSTER ST	MA	LITTLETON	01460
U35-11-0	111 FOSTER ST	PLAUGER CAROL A	PLAUGER DAVID J	P.O. BOX 2335	MA	LITTLETON	01460-3335
U35-11-A	105 FOSTER ST	LEAHY ELIZAETH E TRUSTEE	105 FOSTER ST LOT 2+3 RLTY TRS	43 MARMION WAY	MA	ROCKPORT	01986
U35-14-0	185 MILL RD	HARRIS CATHY A		185 MILL RD	MA	LITTLETON	01460-1545
U35-15-0	181 MILL RD	MAXFIELD KYLE F	ROBINSON RACHAEL A	181 MILL RD	MA	LITTLETON	01460
U35-15-A	175 MILL RD	HOLLINGWORTH PAUL	HOLLINGWORTH BEVERLY J	P O BOX 307	MA	LITTLETON	01460
U35-16-0	169 MILL RD	SCHAUBERGER GARY L	SCHAUBERGER PATRICIA L	272 KING ST	MA	LITTLETON	01460
U35-17-0	161 MILL RD	KERRIGAN PAUL R	KERRIGAN NANCY R	161 MILL RD	MA	LITTLETON	01460
U35-19-0	6 MILL LN	TAYLOR JOHN R	TAYLOR RITA M	6 MILL LN	MA	LITTLETON	01460
U35-20-0	10 MILL LN	MORRILL JAN	MORRILL PATRICIA	10 MILL LN	MA	LITTLETON	01460
U35-21-0	14 MILL LN	TERRELL WARREN W	TERRELL VIRGINIA A	14 MILL LN	MA	LITTLETON	01460
U35-22-0	18 MILL LN	CHRISTLE HENRY G	CHRISTLE SALLY E	18 MILL LANE	MA	LITTLETON	01460-1547
U35-30-0	MILL RD	LITTLETON TOWN OF	CONSERVATION COMM.	PO BOX 1305	MA	LITTLETON	01460
U35-5-1	170 HARWOOD AV	PATEL RASHMIN		170 HARWOOD AVE	MA	LITTLETON	01460
U35-9-1	143 FOSTER ST	HEITHAUS WALTER	HEITHAUS HELEN	143 FOSTER ST	MA	LITTLETON	01460
U35-9-4	137 FOSTER ST	CICCOLO RAYMOND J TRUSTEE OF	FOSTER STREET REALTY TRUST	C/O S BREITMAIER-14 PATRICIA DR	MA	AYER	01432
U35-9-6	133 FOSTER ST	WONG WAI MING	LEE WAI LIN	133 FOSTER ST	MA	LITTLETON	01460
U36-15-2	154 MILL RD	HERING FRANK D		154 MILL RD	MA	LITTLETON	01460
REQUESTOR:		RICHARD HARRINGTON	STAMSKI AND MCNARY INC	1000 MAIN ST	MA	ACTON	01720

**FILING FEE
(COPY OF CHECK)**

PRELIMINARY PLAN FILING FEE

Preliminary Plan - \$1,000.00 + \$1.00/linear foot of road

- \$1,000.00 + (1,026 ft. of road x \$1.00) = \$2,026.00

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICRONURAN ENDTILE

229

READING CO-OPERATIVE BANK
READING/WILMINGTON, MA

HABITECH AQUISITION & PERMITTING TRUST
148 PARK STREET
NORTH READING, MA 01864

53-7240/2113

DATE	AMOUNT
Oct 18, 2017	****\$2,026.00

PAY Two Thousand Twenty-Six and 00/100 Dollars

TO THE ORDER OF TOWN OF LITTLETON
37 SHATTUCK STREET
LITTLETON, MA 01460



000229 211372404 2600096421

7-

Wo, BENJAMIN H. GANNETT and ADLUMIA S. GANNETT, husband and wife, both of Manchester, Essex County, Massachusetts, for consideration paid in the amount of \$64,500, grant to JANIS VILCANS and AINA VILCANS, husband and wife, as tenants by the entirety, both of 8 Clarissa Road, Chelmsford, Middlesex County, Massachusetts 01824, with quitclaim covenants, the land with the buildings thereon situate in Littleton, said Middlesex County, now known and numbered as 93 Foster Street, consisting of the following two parcels:

Parcel One

The premises shown on a plan entitled "Land in Littleton owned by Jonnie L. Furbush" by Harlan E. Tuttle, Surveyor, dated May 29, 1956, recorded with Middlesex County South District Registry of Deeds, Book 8791, Page 380, and being more particularly bounded and described as follows:

Beginning at a pipe bound at the intersection of said Foster Street and Mill Road; thence running

SOUTH 40° 28' West, along the stone wall by said Foster Street, 121.10 feet to a drill hole in the wall; thence running South 47° 21' West, in part along the stone wall by said Foster Street, 185.90 feet to a stone bound; thence running

NORTH 23° 22' West, by land now or formerly of Jonnie L. Furbush, 224.70 feet to a stone bound at the end of a stone wall; thence running

NORTH 30° 40' West, along the stone wall by land now or formerly of Jonnie L. Furbush, 126.70 feet to a stone bound; thence running

NORTH 60° 44' East, by land now or formerly of Jonnie L. Furbush, 188.42 feet to a stone bound at land of Francis Hanigan; thence running

SOUTH 14° 1' East, by said Hanigan land, 132.98 feet to a stone bound at land of George D. Wilson; thence running

SOUTH 19° 15' East, by said Wilson land, 99.50 feet to a stone bound; thence running

NORTH 58° 45' East, by said Wilson land, 149.77 feet to a stone bound at said Mill Road; thence running

SOUTH 16° 4' East, in part along the stone wall by said Mill Road, 45.20 feet to the point of beginning.

Parcel Two

The premises being more particularly bounded and described as follows:

Beginning at a stone bound at said Foster Street at the southeasterly corner of Lot 3 shown on the plan entitled "Land in Littleton owned by Jennie L. Furbush", by Tuttle, dated December 13, 1960, recorded with said Deeds, Book 9776, Page 499, and thence running

NORTH 24° 03' 50" West, by said Lot 3, being land now or formerly of Furbush, to a stone bound, 268.58 feet; thence
 SOUTH 63° 39' 30" West, 493.40 feet by Lots 3, 2 and 1, as shown on said plan to a stone bound in a stone wall at land now or formerly of Herbert Harwood; thence
 NORTH 30° 7' West, by said Harwood land, 167.76 feet; thence
 NORTH 30° 50' 50" West, by said Harwood land, 94.01 feet; thence
 NORTH 29° 56' West, by said Harwood land, 218.48 feet to an intersection of stone walls, the last three lines running along a stone wall; thence running along a stone wall by land now or formerly of Charlotte Leahy by the following courses:
 SOUTH 88° 18' 40" East, 27.11 feet;
 SOUTH 25° 4' 50" East, 11.84 feet;
 SOUTH 40° 46' 30" East, 39.98 feet;
 NORTH 72° 55' 40" East, 28.11 feet;
 NORTH 59° 6' East, 36.60 feet;
 NORTH 46° 46' 30" East, 29.71 feet;
 NORTH 49° 35' 20" East, 43.72 feet;
 NORTH 41° 54' 50" East, 147.30 feet;
 NORTH 48° 15' 10" East, 55.05 feet;
 NORTH 60° 27' 50" East, 23.06 feet;
 NORTH 56° 33' East, 88.61 feet;
 NORTH 67° 21' 30" East, 12.97 feet;
 NORTH 60° 59' 10" East, 61.29 feet;
 NORTH 64° 20' 20" East, 128.08 feet;
 NORTH 64° 33' East, 115.71 feet to a stone bound at land of George E. Spurr; thence
 SOUTH 23° 29' East, by said Spurr land, 100 feet to a stone bound; thence
 NORTH 65° 2' East, by said Spurr land, 50.35 feet to a stone bound; thence
 SOUTH 13° 9' East, by land of Francis Hannigan (see plan No. 1912 of 1946 at Book 7068, Page 190) 324.12 feet to a stone bound; thence
 SOUTH 61° 36' West, by land formerly of said Furbush, now of Husseys, 188.42 feet to a stone bound at the end of a stone wall; thence
 SOUTH 29° 48' East, along the stone wall by said Husseys land, 126.70 feet to a stone bound; thence

SOUTH 22° 30' East, by said Husseys land, 224.70 feet to a stone bound at said street; said Husseys land being shown on the plan recorded at Book 8791, Page 380; thence

SOUTH 50° 30' West, by said street, 50.64 feet to the point of beginning.

Containing 8.48 acres more or less.

The granted premises are conveyed subject to real estate taxes for the year 1971.

For our title, see deed of Peter J. Hofmann and Penelope D. Hofmann to us dated February 28, 1969, recorded with said Deeds, Book 11647, Page 516.

This instrument does not create any new boundaries.

WITNESS our hands and seals this 1st day of June, 1971.



Benjamin H. Gannett

Adeline S. Gannett

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

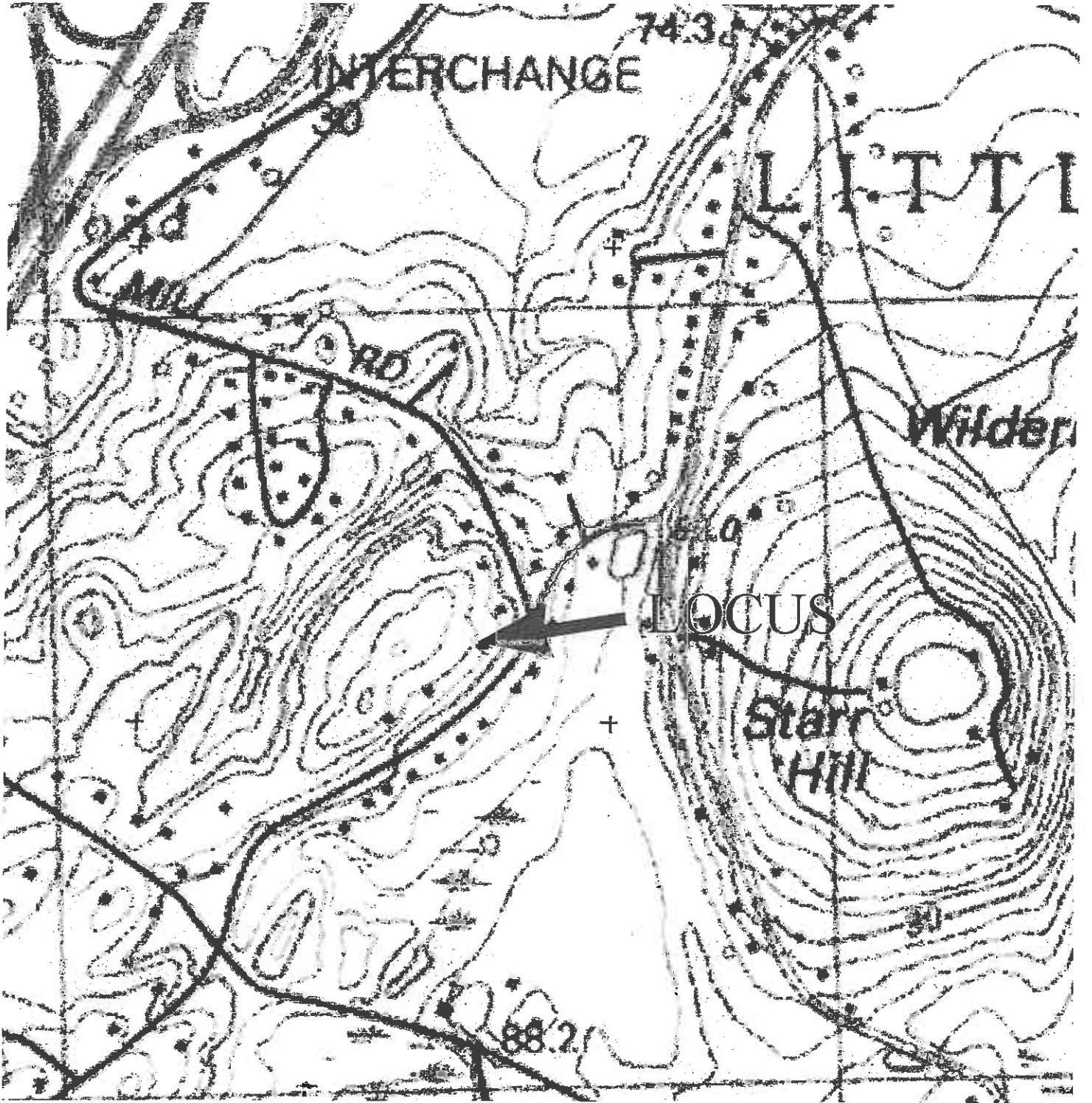
June 1, 1971

Then personally appeared the above-named Benjamin H. Gannett and acknowledged the foregoing instrument to be his free act and deed

Before me,

Doris Adams
Notary Public

My commission expires Jan. 25, 1974

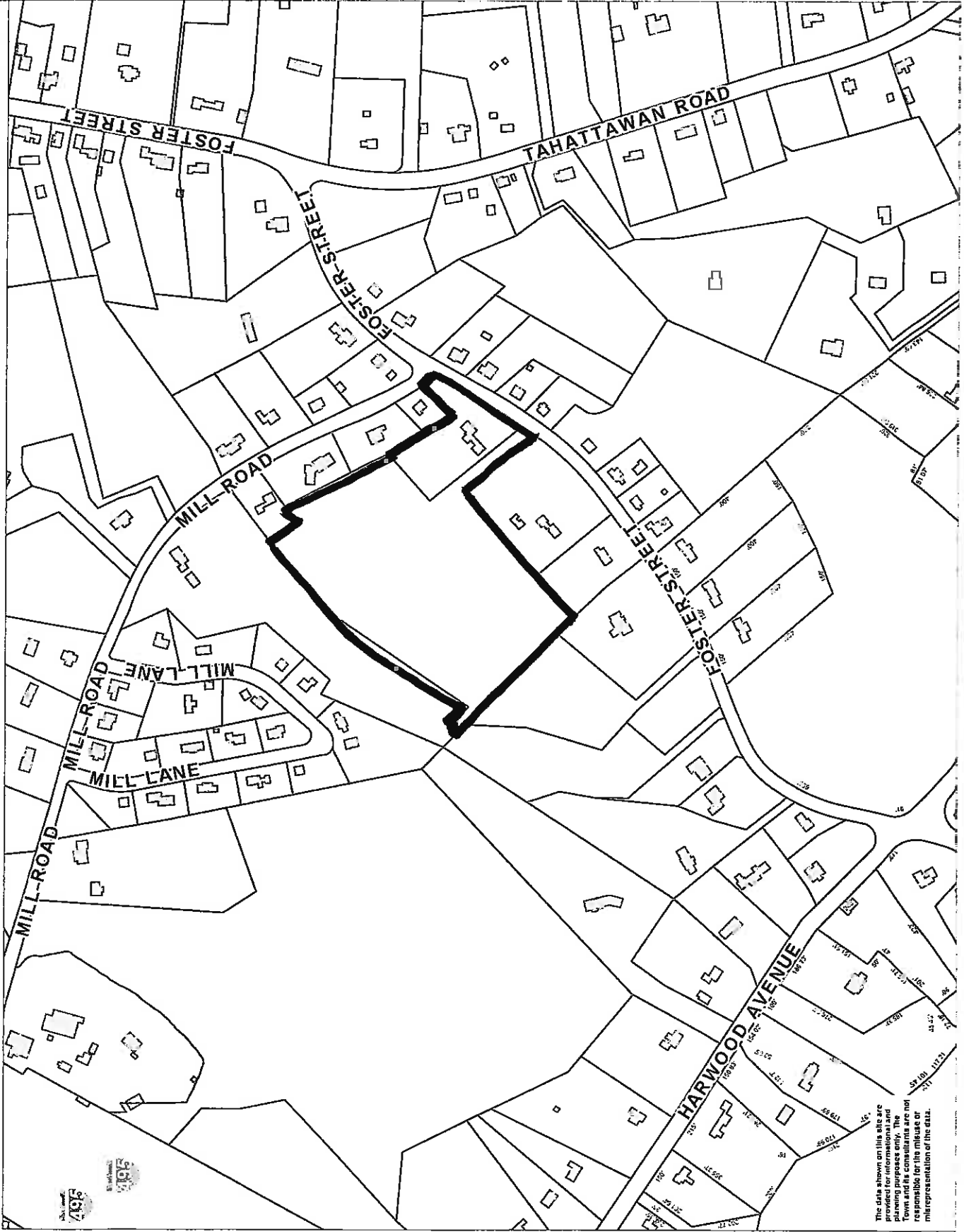


LOCUS PLAN

SCALE: 1"=600'



- MA Poles
- Fire Station
- Police Station
- Public Library
- Public School
- Public (Level III)
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Abutting Towns
- Streets
- Buildings



The data shown on this site are provided for informational and reference purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

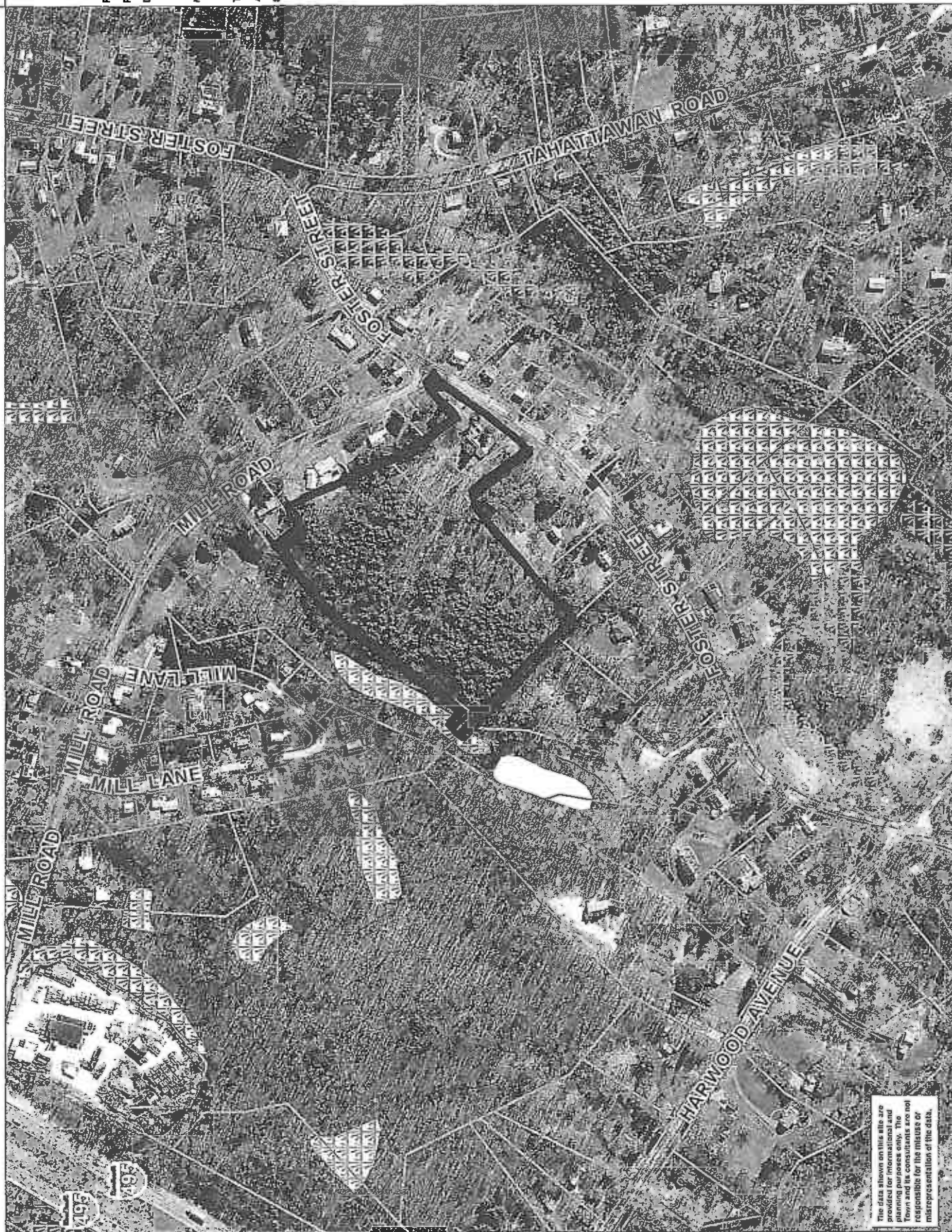
93 Foster Street

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- Parcel (Level III)
- Parcel with Orbits
- DEP Wetlands
- Marsh/Bog
- Wooded Inwash
- Cranberry Bog
- Open Water
- MA Highways
- US Highway
- Numbered Routes
- Town Boundary
- Abutting Towns
- Streets



93 Foster Street

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0 400 800 ft

**PRELIMINARY PLAN
(SEE ATTACHED)**