

General Information

What authority does the Board of Appeals have?

The Board of Appeals obtains its authority under the Massachusetts General Laws Chapter 40A §14 and the Town of Littleton's Zoning By-law 173-6 to hear and decide *appeals*, to hear and decide applications for *Chapter 40A special permits*, and to hear and decide petitions for *variances*. The Board of Appeals also hears and decides applications for *special permits for low and moderate income housing* under Massachusetts General Laws Chapter 40B Sections 20, 21, 22, and 23.

What is an Appeal?

Pursuant to Massachusetts General Laws Chapter 40A §8 and Littleton Zoning By-law 173-6 B(3) and 173-6 B(5) the Board of Appeals hears and decides appeals by any person aggrieved by any written order or decision of the Zoning Enforcement Officer or other administrative official in violation of any provision of Massachusetts General Laws Chapter 40A or the Littleton Zoning By-laws. Building permits withheld by the Building Commissioner acting under MGL C. 41, §81Y as a means of enforcing the Subdivision Control Law may also be issued by the Board of Appeals. Action taken by the Building Commissioner acting under the Code of Littleton Chapter 152 will also be heard by the Board of Appeals. *If the Zoning Enforcing Officer or other administrative official does not issue a written order or decision, the Board of Appeals will not hear the appeal.* Appeals from the written decisions of the Zoning Enforcement Officer or other administrative official must be filed with the Office of the Town Clerk pursuant to Massachusetts General Laws Chapter 40A Section 15 within thirty (30) days from the date of the written order or decision which is being appealed. **Failure to file a timely appeal is fatal.**

What is a Chapter 40A Special Permit?

Certain uses of property are permitted as a matter of right. However, the Littleton Zoning By-laws provide that other uses are not allowed in certain zoning districts, and that specific types of uses shall only be permitted in specified zoning districts upon the issuance of a Special Permit from the Board of Appeals pursuant to Massachusetts General Laws Chapter 40A § 9, 9A, and 9B. Special Permits may be issued only for uses which are in harmony with the general purpose and intent of the By-law, and may be subject to general or specific provisions set forth therein, and such permits may also impose conditions, safeguards and limitations on time or use. A Special Permit, unlike a Variance, may be conditioned by limiting its duration to the term of ownership or use by the Applicant. When a Special Permit application is accompanied by plans or specifications detailing the work to be undertaken, the plans and specifications become conditions of the issuance of the permit. Therefore, once a Special Permit is granted, modification of the plans or specifications require as a prerequisite, modification of the Special Permit through the filing of a successive Special Permit application. No building permit may be issued by the Building Commissioner for a use or structure that requires a Special Permit until 1) a Special Permit has been granted by the Board of Appeals, 2) the expiration of the twenty (20) day appeal period pursuant to Massachusetts General Laws Chapter 40A Section 11, and 3) the Special Permit has been recorded at the Middlesex South District Registry of Deeds. The Building Commissioner shall require proof of recording at the Registry of Deeds from the Town Clerk prior to issuance of a building permit. No party is entitled "as a matter of right" to a Special Permit. The Board of Appeals, in the proper exercise of its discretion, is free to deny a Special Permit even if the facts show that such a permit could be lawfully granted. **Special Permits 40A shall lapse 24 months following the granting unless substantial use or construction has commenced.**


What is a Chapter 40B Special Permit?

Chapter 40B is a state statute, which enables local Boards of Appeals to approve affordable housing developments under flexible rules if at least 25% of the units have long-term affordability restrictions. Also known as the Comprehensive Permit Law, Chapter 40B was enacted in 1969 to help address the shortage of affordable housing statewide by reducing unnecessary barriers created by local approval processes, local zoning, and other restrictions. Its goal is to encourage the production of affordable housing in all communities throughout the Commonwealth. **Special Permits 40B shall lapse 3 years from the date the permit becomes final unless construction authorized by a comprehensive permit has begun, or unless specifically noted otherwise in the permit by the Board of Appeals.**

What is a Variance?

A Variance is a waiver of the zoning rules adopted by the Citizens of Littleton at Town Meeting. A Variance may be granted pursuant to the Littleton Zoning By-laws and Massachusetts General Laws Chapter 40A Section 10. Accordingly, it is only in rare instances and under exceptional circumstances that relaxation of the general restrictions established by the Zoning By-laws are permitted. A Variance is distinguished from a Special Permit. The Variance is used to authorize an otherwise prohibited use or to loosen dimensional requirements otherwise applicable to a structure. No person has a right to a Variance. *Variance of "use" is almost never granted by the Board of Appeals. Variance of "dimensional" requirements is granted in rare occasions.* **The Board of Appeals has no discretion to grant a Variance unless the petitioner provides evidence, and that the Board of Appeals determines that, owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.** Even if the Board of Appeals find that such hardship exists, it may exercise its discretion and not grant a Variance. No building permit may be issued by the Building Commissioner for a use or structure that requires a Variance until 1) a Variance has been granted by the Board of Appeals, 2) the expiration of the twenty (20) day appeal period pursuant to Massachusetts General Laws Chapter 40A Section 11, and 3) the Variance has been recorded at the Middlesex South District Registry of Deeds. The Building Commissioner shall require proof of recording at the Registry of Deeds from the Town Clerk prior to issuance of a building permit. **Rights authorized by a Variance must be exercised within 1 year of granting, or said variance shall lapse.**

TOWN OF LITTLETON
BOARD OF APPEALS
37 Shattuck Street
P.O. Box 1305
Littleton, MA 01460
Tel: 978-540-2420



APPLICATION FOR PUBLIC HEARING
Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning Bylaws

TOWN USE ONLY
Received by the Town Clerk Office

received
Kupfer 6/1/23

The filing is not official until stamped by the Town Clerk


Filing Fee paid: \$ _____ Check # _____

Pursuant to the provisions of Chapter 40, §57 of the Massachusetts General Laws as adopted by Town Meeting 2003, this document must be signed by the Tax Collector verifying payment of taxes.


Signature of Tax Collector

The undersigned hereby submits this petition for the following action (check all that apply):

- ☐ Appeal of Decision of Building Inspector or other administrative official(see page 2)
- ☐ Special Permit (40A)(see page 2)
- ☒ Variance (see page 3)
- ☐ Comprehensive Permit (40B) Complete additional application (see page 2)


PETITIONER: Signature  Date: 5/31/2023

JAMES P CURRAN
Print Name
236 TAYLOR ST
Address
LITTLETON, MA 01460
Town, State, Zip

978 742 4910
Phone #
jcurran10@gmail.com
Email Address

Deed Reference: Bk 29253 Page 244

PROPERTY OWNER: include authorization of Owner for Petitioner to represent Owner, if unsigned

 5/31/2023
Signature Date

978 742 4910
Phone #
jcurran10@gmail.com
Email

Print Name (if different from petitioner)

Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER _____

ZONING DISTRICT: R VC B IA IB (Circle all that apply)

- Check box if applicable
- ☐ AQUIFER DISTRICT
 - ☐ WATER RESOURCE DISTRICT

FEES
Residential Property \$200 filing + \$105 recording fee + \$25 abutter list + \$176.53 public hearing notice = \$ 506.53
Commercial Property \$350 filing + \$105 recording fee + \$25 abutter list + \$176.53 public hearing notice = \$ 656.53
Comprehensive Permit \$1000 + \$100/unit over 10 units
Please make check payable to Town of Littleton

Appeal

Under MGL c. 40A §. 8

The undersigned hereby appeals a written order or decision of the Building Commissioner / Zoning Officer or other administrative official alleged to be in violation of the provisions of MGL c. 40A or the Zoning By-laws to the Board of Appeals for the Town of Littleton.

1. From what Town Official or Board is the appeal being sought?

Mandatory: Attach copies of written order or decision under appeal

Administrative Official _____ Date of order / decision _____

2. Which statute or Zoning Bylaw do you rely for your appeal?

MGL c.40A § _____ Zoning Bylaw § _____ Code of Littleton § _____

You may also consider whether you qualify for relief under any other authority of the Board to grant a Special Permit or Variance.

3. I hereby certify that I have read the Board of Appeals Instructions for Appellants and that the statements within my appeal and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

Print name _____

Special Permit 40A

Under MGL c. 40A §. 9

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to grant a Special Permit for the reasons hereinafter set forth and in accordance with the applicable provisions of the Zoning By-law.

1. Special Permits are expressly permitted in the Zoning Bylaws. Which Zoning Bylaw section do you rely for your appeal?

Zoning Bylaw § _____

2. Why are you applying for a Special Permit? Attach a written statement that specifically describes existing conditions and your objectives, along with necessary exhibits as listed in the filing instructions. *You may also consider whether you qualify for relief under any other authority of the Board to grant a variance.*

3. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

Print Name _____

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the Issuance of a Comprehensive Permit under

Special Permit 40B

Under MGL c. 40B

M.G.L.c40B

Variance

Under MGL c. 40A §. 10

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to vary, in the manner and for the reasons hereinafter set forth, the applicable provisions of the Zoning By-law.

1. Specifically, from what Zoning bylaw section are you seeking relief? 173-31

2. Why are you seeking relief from a literal enforcement of this Zoning Bylaw?

Attach a written statement that specifically describes existing conditions and your objectives, along with plans, specifications, certified plot plan and any documentation necessary to support your request.

3. Show evidence that you meet the minimum requirements of a variance under section 173-6 B (2) of the Littleton Zoning Bylaws.

Attach a written statement which specifically includes why, owing to conditions (soil, shape, or topography) especially affecting the premises, but not affecting generally the zoning district in which it is located, a literal enforcement of the Zoning By-law would result in a substantial hardship to you. Applicant must clearly demonstrate the lack of alternative remedies.

4. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

Print name _____

Filing Instructions

1. IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLICATION. He will assist you with the proper zoning sections and application request(s). His review may save time by preventing delays in the hearing process.

2. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing with the Town Clerk.

Necessary Exhibits— provide 3 copies and an electronic copy of the following with the completed application:

1. A copy of the most recently recorded plan of land or where no such plan exists, a copy of a plot plan endorsed by a registered engineer or land surveyor. The plan should show;
 - A) metes and bounds of the subject land
 - B) adjacent streets and other names and readily identifiable landmarks and fixed objects
 - C) dimensional layout of all buildings
 - D) distances and setbacks from the various boundaries
 - E) exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
 - F) direction of North
 - G) the name of each abutting property owner
2. Copy of the latest recorded deed
3. A written statement which details the basis for your petition
4. Pictures, plans, maps, drawings and models are always helpful in explaining the problem
5. In cases pertaining to signs, a scale print of the sign lettering and colors
6. In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor
7. In cases pertaining to Accessory dwellings evidence that the Board of Health has approved the septic system
8. The date of the building construction and the history of ownership are useful in finding facts about the case

Completed applications filed with the Town Clerk by the third Thursday of the month will be considered at the next regularly scheduled Zoning Board of Appeals meeting, held on the third Thursday of the following month.

The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules

Town of Littleton

DATE: 5/31/2023

176 - Appeals

Schedule of Departmental Payments to the Treasurer

Source/From Whom	Account Name	Account Number	Amount
	--		\$
	--		\$
236 Taylor St.	Board Receipts	01176420-432000	ZBAFEE \$200.00
James Curran	--	--	CLK FEE \$105.00
	--	--	BOA FEE \$25.00
		20604200-484000	ZBAADS \$176.53
	--	--	\$
	--	--	\$
	--	--	\$
	--	--	\$
	--	--	\$

TOTAL Turnover **\$506.53**

Credit	\$
Cash	\$
Checks	\$ \$506.53
TOTAL	\$506.53

Must equal total above

The above listed receipts, collected by the Committee/Department have been turned over to the Treasurer.


Committee/Department Signature

5/31/23
Date

Received from the Committee/Department the total as listed above.


Treasurer's Office Signature

5/31/23
Date

JAMES P. CURRAN
YOLANDA M. RIGALI
236 TAYLOR ST
LITTLETON, MA 01460

7766

53-7073/2113
5

May 31, 2023

Date

CHECK ARMOR
FRAUD PROTECTION

Pay to the
Order of Town of Littleton

Five hundred and six and

\$ 506.53

fifty three
100

Dollars



Photo
Safe
Deposit
Details on back

 Rollstone Bank & Trust
Fitchburg, MA

For ZBA Application

James P. Curran

MP

⑆211370736⑆ 888521804⑈

07766



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

Date: May 31st, 2023

Re: **Certified List of Abutters for Board of Appeals (300 feet - public hearings, special permits
And/or for Variances)**

Applicant Town of Littleton
Mailing Address 37 Shattuck St

Subject Parcel Location: 236 Taylor St
Subject Owner James Curran
Subject Map & Parcel No: R09-31-1

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) 18 including the subject parcels + 1 Applicant Requesting Abutter's List. And Also abuts **Mill Pond and Interstate Route 495**

Certified by:


Hanna Axon, Office Assistant

8 CRANE RD	R09 28 0	BULKELEY RD	R09 5 0
ARMSTRONG JOANNIE L	LUC: 101	WEBSTER LYLE D	LUC: 601
STORMWIND BRIAN L		WEBSTER GRETCHEN O	
8 CRANE ROAD		33 BULKELEY RD	
LITTLETON, MA 01460		LITTLETON, MA 01460	
253 TAYLOR ST	R09 29 0	14 CRANE RD	R09 6 0
	LUC: 101	SLUYSKI KRISTEN L	LUC: 101
PARTHASARATHY VIJAYAN		14 CRANE RD	
NAGENDRA BHAVANA		LITTLETON, MA 01460	
253 TAYLOR ST			
LITTLETON, MA 01460			
4 LIBERTY SQ	R09 29 A	12 CRANE RD	R09 6 N
	LUC: 101	GARBERO PETRA V	LUC: 101
CANNISTRARO CHANG FAM TR		12 CRANE RD	
CANNISTRARO DD & CHANG JC-TRS		LITTLETON, MA 01460	
4 LIBERTY SQUARE			
LITTLETON, MA 01460			
LIBERTY SQ	R09 30 0	10 CRANE RD	R09 6 P
	LUC: 930	BERTOLINO VINCENT & MELISSA H	LUC: 101
LITTLETON TOWN OF		10 CRANE RD	
PARK DEPARTMENT		LITTLETON, MA 01460	
PO BOX 1305			
LITTLETON, MA 01460			
238 TAYLOR ST	R09 31 0	1254 HILL RD	R10 21 0
	LUC: 101	MARRESE CHRISTOPHER R	LUC: 101
MACLEOD DOUGLAS S		MARRESE NANCY A	
MACLEOD LOLA F		1254 HILL RD	
238 TAYLOR ST		LITTLETON, MA 01460	
LITTLETON, MA 01460			
236 TAYLOR ST	R09 31 1	1256 HILL RD	R10 22 0
	LUC: 101	MORRISON BRUCE A	LUC: 101
CURRAN JAMES P		MORRISON NANCY L	
RIGALI YOLANDA M		1256 HILL RD	
236 TAYLOR ST		LITTLETON, MA 01460	
LITTLETON, MA 01460			
240 TAYLOR ST	R09 31 2	247 TAYLOR ST	R10 23 0
	LUC: 101	SHIMMEL GARY A + KATHLEEN M	LUC: 101
SCULLY KATHLEEN K		TRUSTEES OF ATS REALTY TRUST	
240 TAYLOR ST		456 NEWTOWN RD	
LITTLETON, MA 01460		LITTLETON, MA 01460-2206	
242 TAYLOR ST	R09 31 3	2 WESTVIEW RD	R10 3 2
	LUC: 101	GUTIERREZ ARTURO+CATALDO CLASS	LUC: 440
DRINKWATER LAURA J		B TRS, SWEENEY D CLASS A TR	
242 TAYLOR ST		C/O THE GUTIERREZ COMPANY	
LITTLETON, MA 01460		200 WHEELER ROAD	
		BURLINGTON, MA 01803	
244 TAYLOR ST	R09 31 4		
	LUC: 101		
MOHLENHOFF BENJAMIN A			
MOHLENHOFF BROOKE E			
244 TAYLOR ST			
LITTLETON, MA 01460			
234 TAYLOR ST	R09 34 0		
	LUC: 400		
PREMIER HEALTHCARE GROUP, LLC			
234 TAYLOR ST			
LITTLETON, MA 01460			

James P Curran
236 Taylor St.
Littleton, MA 01460

May 31, 2023

Town of Littleton
Zoning Board of Appeals

Request for Relief from Zoning By-law requirements
Extension of privacy fence, 236 Taylor St

Dear Members,

In light of the visual impact of septic reconstruction at Sanctuary Medicinals, I am requesting relief from zoning requirements in order to add approximately 104' of privacy fencing to the existing 176' of fencing installed in 2020.

At that time, Sanctuary Medicinals worked with the petitioner to develop a mutually-agreeable approach to visual mitigation of its air-handling units. Sanctuary Medicinals had proposed, and the petitioner agreed, that a screening fence on the petitioner's property was a satisfactory approach to visual mitigation. The variance granted in 2020 allowed for a fence 8' in height, within one foot of the property line and with the finished side facing the petitioner's property. That fence has been installed.


In 2022, Sanctuary Medicinals replaced its septic system and the visual impact of construction extended past the end of the fence closest to Taylor St. with the largest change consisting of the removal of screening vegetation. In light of this, Sanctuary Medicinals has agreed to fund half of the cost of a new fence starting near the end of the existing fence and extending approximately 104' toward Taylor St.

A literal interpretation of the bylaws would have the same impact on this request as it would on the 2020 application. If the fence were treated as structure it would be subject to a setback requirement of either 10 feet or 40 feet from the property line. A 10 foot setback would place the fence on the paved surface of the driveway. A 40 foot setback would place the fence on the far side of the driveway. The topographical considerations are similar to those of the 2020 application. There is a stone wall running the length of the property line in question and it is largely wooded area on the Sanctuary Medicinals side of the property line, making fence construction on the Sanctuary side impractical.

I have discussed the fence proposal with the abutters at 244 Taylor St, Ben and Brooke Mohlenhoff, and they are supportive. A copy of their letter of support from 2020 is enclosed. The Director of Operations of Sanctuary Medicinals, Nick Satmary supports this request and has agreed to fund half of the cost of this fencing. No other abutter had any objections to the 2020 variance request. The new fence would be marginally visible or invisible from Taylor St.

I am therefore requesting a variance on fencing height to 8', for construction to within one foot of the property line and with the finished side of the fence facing my property.

Thank you for your assistance and consideration.

A handwritten signature in black ink, appearing to read 'James P. Curran', followed by a horizontal line.

James P. Curran

Benjamin and Brooke Mohlenhoff
244 Taylor St
Littleton, MA 01460

June 30, 2020

Sherrill Gould, Chair
Zoning Board of Appeals, Town of Littleton
Littleton Town Offices, Room 302
37 Shattuck St.
Littleton, MA 01460

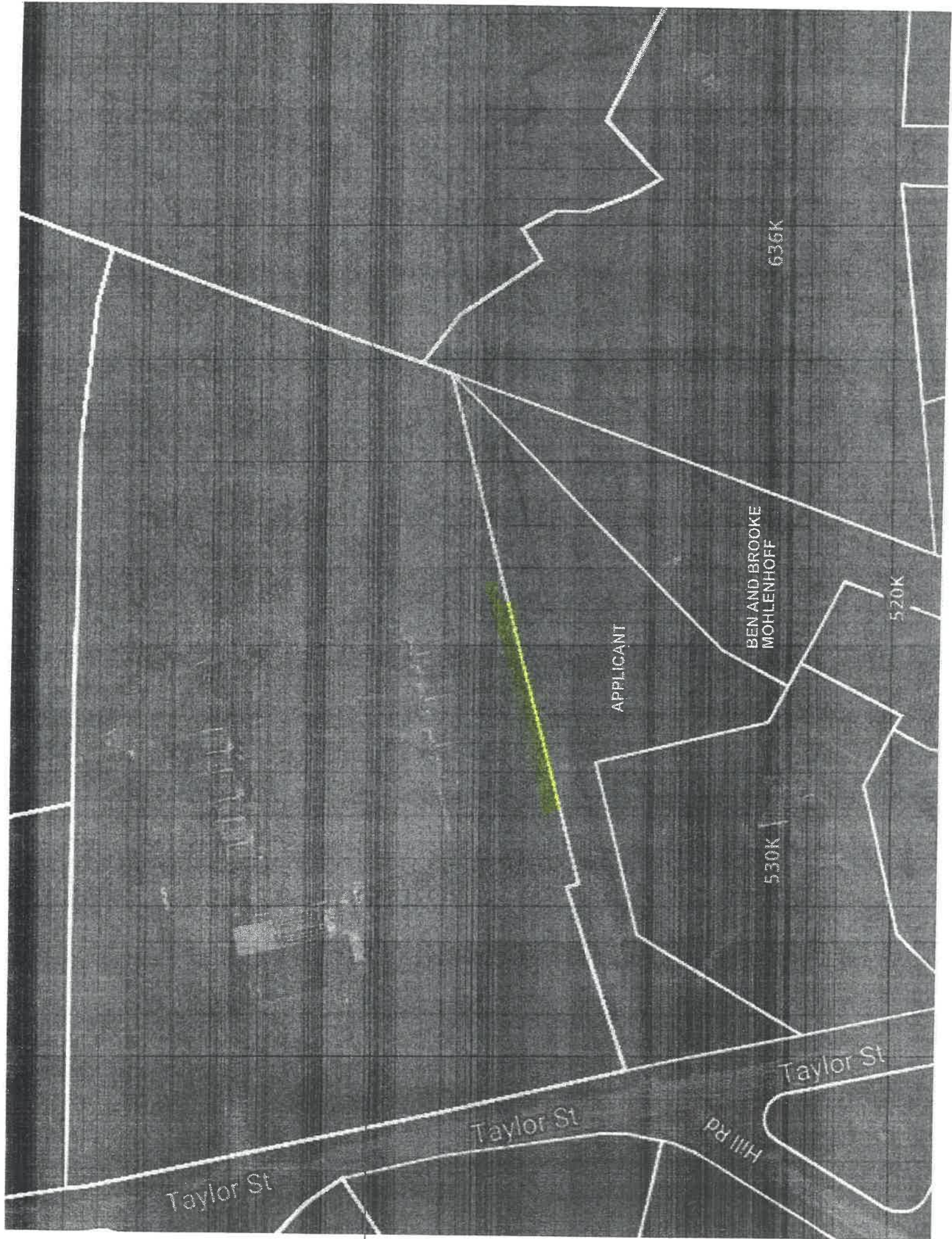
Re: Zoning Variance for Screening Fence at 234 Taylor St Property

Dear Chair Gould and Board Members:

We, as the closest neighbors impacted by the proposed eight foot screening fence between lots 234 and 236 Taylor St (Sanctuary Medical), support the request for a zoning variance for the installation of the fence. This zoning variance would allow our neighbors to place the screening fence at the edge of the property rather than having a 10 or 40 foot setback.

Sincerely,

Benjamin and Brooke Mohlenhoff



Return Form of
Quintillion 1000

TO

19

at 10 o'clock and 10 minutes.

Received and Entered with

Book Page

ARRE

Register

FROM THE OFFICE OF

Joyce Maguire
236 Taylor St
Hudson MA 01460
LAWYERS SYMINGTON CO.
BOSTON, MASS
FORM NO. 108

STATE OF CALIFORNIA

NOVEMBER 4 1992

LOS ANGELES COUNTY

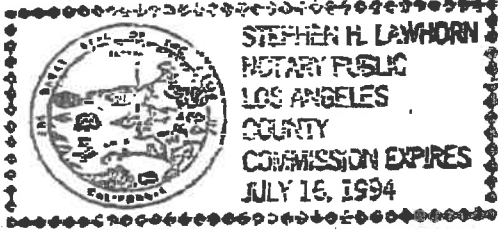
Then personally appeared the above named JOSEPH L. MAGUIRE

Joyce M. Maguire

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

Stephen H. Lawhorn

Notary Public—Justice of the Peace



My Commission expires JULY 16 1994

Return Form of

Outstanding Debt

TO

19

Repaired and Entered with

Book

Page

And:

Register

FROM THE OFFICE OF

Joyce Maguire

336 Taylor St

Los Angeles, CA 90017

PUBLISHED BY

LAURENCE P. BARNETT & CO.

BOSTON, MASS

FORM NO. 105

Joseph L. Maguire and Joyce M. Maguire, husband and wife as tenants by the entirety,
of 236 Taylor Street, Littleton, Middlesex County, Massachusetts.

being ~~unmarried~~, for consideration paid \$ one dollar

grant to Joyce M. Maguire, individually,

of 236 Taylor Street, Littleton, Middlesex County, Massachusetts with ~~quitclaim~~ ~~quitclaim~~

~~quitclaim~~

~~XXXXXX~~

A certain parcel of land with the buildings thereon located on the easterly side of Taylor Street in Littleton, Middlesex County, Massachusetts, shown as Lot 1-A on a plan entitled "Land in Littleton, Mass. Surveyed for Dawson Development Company", Scale: 1"=40', dated February, 1985, drawn by Charles A. Perkins Co., Inc., as Job No. 2325, Plan No. 56B7, recorded with the Middlesex South Registry of Deeds in Book 16146, Page 344, and to which plan reference is made for a more particular description of said Lot 1-A.

Said Lot 1-A containing 1.22 acres, according to said plan.

Subject to Driveway Easement "E" as shown on said plan.

Subject to and with the benefit of Proposed Right of Way and Utility Easement as shown on plan entitled "Plan of Right of Way and Easement in Littleton, Mass. made for Common Construction Co., Inc.", Scale: 1"=40', January 1986, Charles A. Perkins Co., Inc., Job No. 1236, Plan No. M-7694, recorded with said Deeds as Plan No. 164 of 1986, together with the right to pass and repass by foot or vehicle and otherwise for purposes for which ways are ordinarily used in the Town of Littleton.

The grantees agree and covenant by acceptance hereof that they, their heirs, successors and assigns shall repair, plow, keep open and otherwise maintain said right of way together with the owners of Lot 5; and that the grantees and the owners of Lot 5 shall share equally any and all expenses reasonably necessary to accomplish the foregoing.

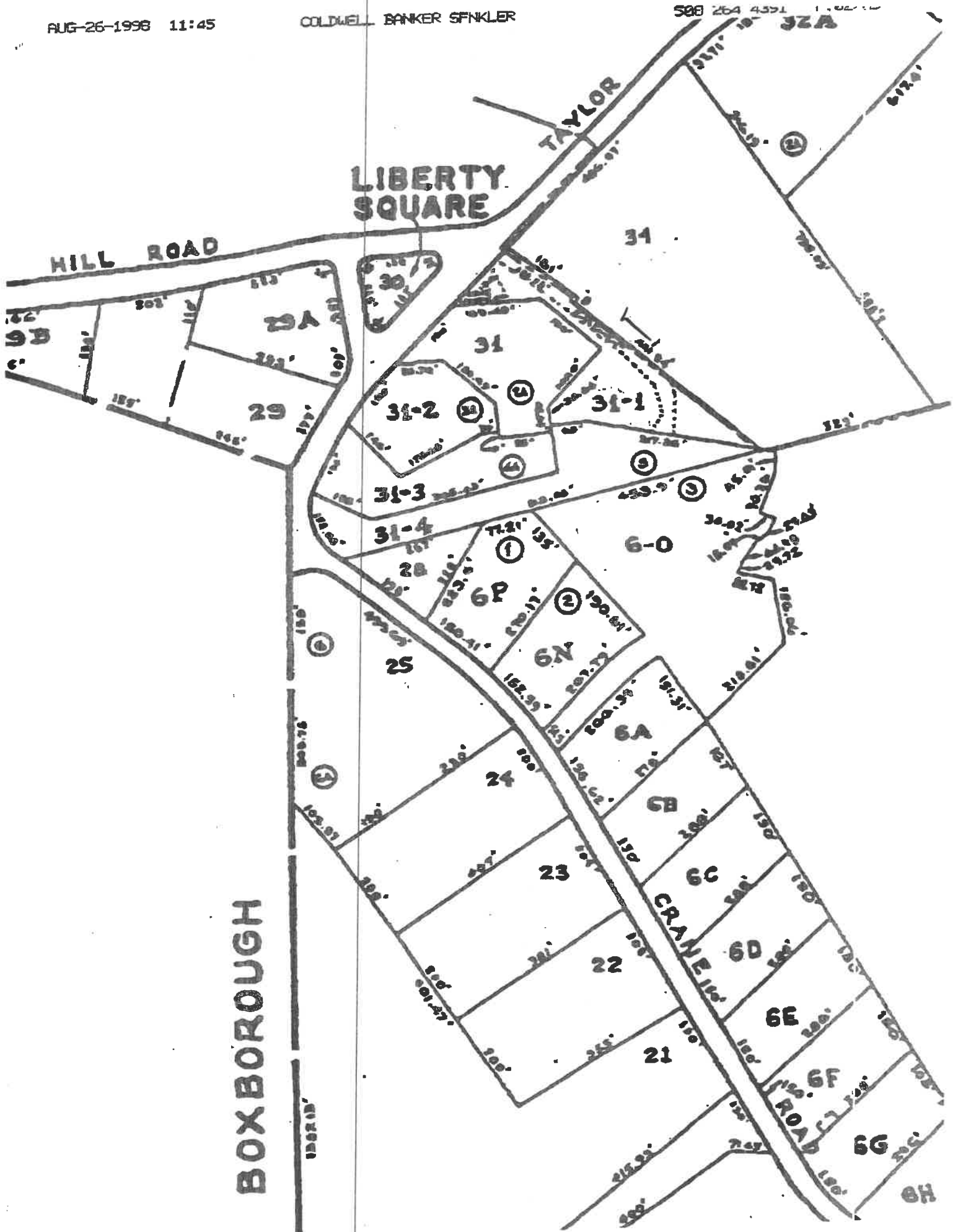
Subject to and with the benefit of all easements, restrictions and conditions of record, if any, insofar as the same are in force and applicable.

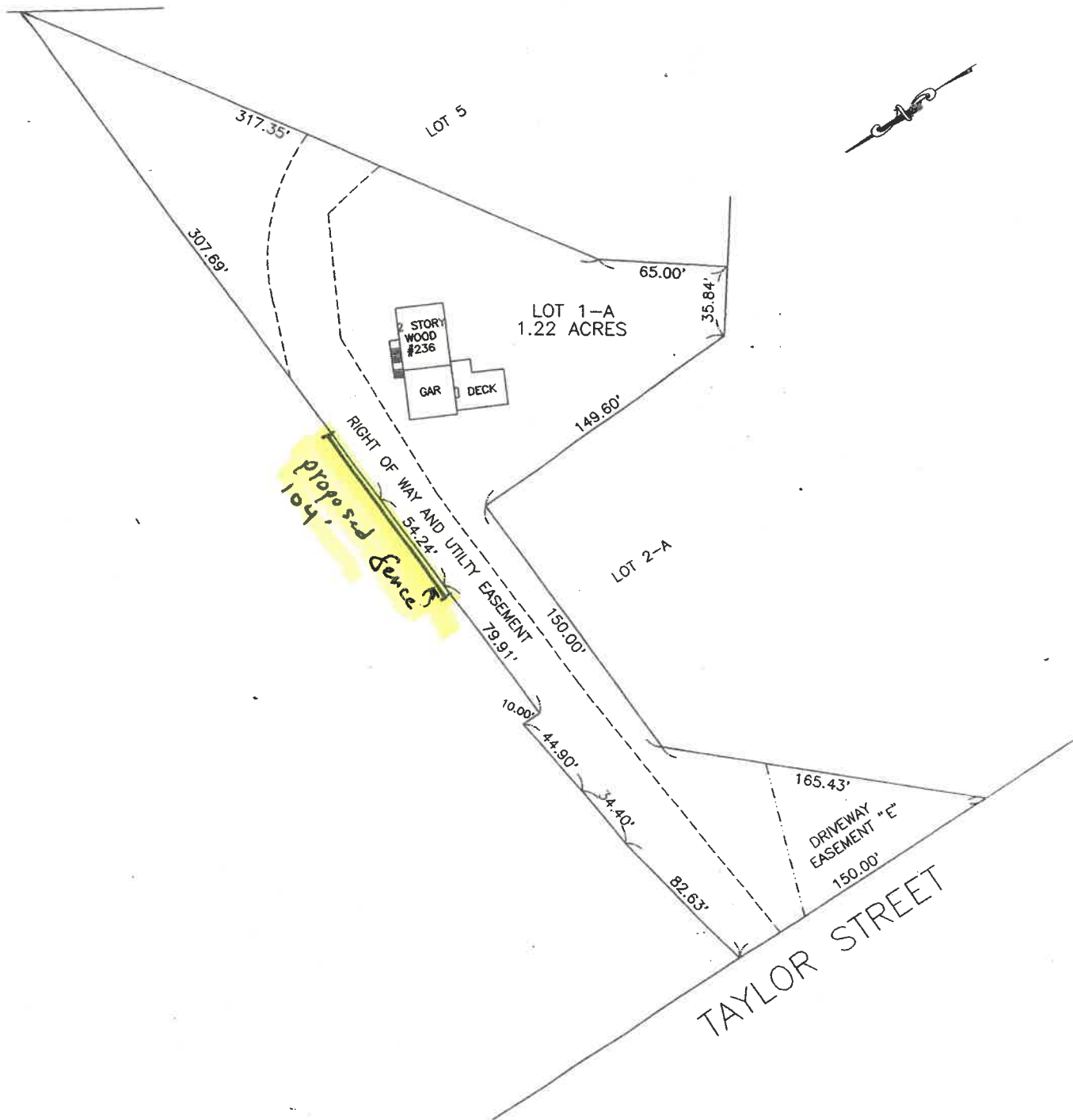
Being of the premises conveyed to us by deed of Common Construction Company dated June 5, 1986, recorded in the Middlesex Registry of Deeds in Book 17071, Page 002.

Witness my hand and seal this fourth day of November 19

Joseph M. Maguire
Joyce Maguire

~~The Commonwealth of Massachusetts~~





TO THE (N/A)
AND ITS TITLE INSURERS.

I CERTIFY THAT THE BUILDINGS SHOWN DO () CONFORM TO SETBACK REQUIREMENTS
I.E. (FRONT, SIDE, & REAR SETBACK ONLY) OF Littleton
WHEN CONSTRUCTED, OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L.
TITLE VII, CHAPTER 40A, SECTION 7, UNLESS OTHERWISE NOTED.

I FURTHER CERTIFY THAT THIS PROPERTY IS Not LOCATED IN THE ESTABLISHED FLOOD
HAZARD AREA.

COMMUNITY PANEL NO.: 250200 0005B DATE: 6-15-83

THIS COMPANY IS NOT RESPONSIBLE FOR ANY INDENTURES MADE SUBSEQUENT TO THE RECORDED
DATE OF THE LATEST DEED OF RECORD.

WHENEVER BUILDINGS ARE SHOWN LESS THAN ONE FOOT FROM THE PROPERTY LINE IT IS ADVISED
THAT A MORE PRECISE SURVEY BE MADE TO VERIFY THESE MEASUREMENTS.

NOTE:

THIS CERTIFICATION IS BASED ON THE LOCATION OF SURVEY MARKERS OF OTHERS, AND DOES NOT
REPRESENT A PROPERTY SURVEY. VERIFICATION OF SURVEY MARKERS USED AND OFFSETS, AS SHOWN,
MAY BE ACCOMPLISHED ONLY BY AN ACCURATE, INSTRUMENT SURVEY. DRIVEWAYS ARE NOT DEPICTED
ON THIS PLAN.

THIS CERTIFICATION TO BE USED FOR MORTGAGE PURPOSES ONLY.

OFFSETS AS SHOWN ARE NOT TO BE
USED FOR THE ESTABLISHMENT OF PROPERTY LINES

JAMES W. BOUGIOUKAS

R.L.S. #9529

MORTGAGE INSPECTION PLAN

LOCATED IN
LITTLETON

MASSACHUSETTS

DEED

BOOK 22668

PAGE 183

CERT. NO.

PLAN BK. 16146 PAGE 314

PLAN # DATED

Sept. 24, 1998

SCALE: 1" = 60'

BRADFORD
ENGINEERING CO.

P.O. BOX 1244
HAVERHILL MA. 01831
TEL. (978) 373-2396



ZONING BOARD OF APPEALS

P.O. Box 1305
Littleton, Massachusetts 01460

LEGAL NOTICE NOTICE OF HEARING

The Littleton Board of Appeals will conduct a Public Hearing on Thursday, June 15, 2023 at the Littleton Town Offices, 37 Shattuck Street, Room 103 to consider the following petitions:

7:10 P.M:

Case #23-966, 236 Taylor Street. The Petitioner, James Curran, seeks a Variance/Special Permit pursuant to 173 -31, to reduce side set back and install a fence, and such other business as may properly come before the meeting.

LITTLETON BOARD OF APPEALS
Lowell Sun Dates: June 1 and June 8, 2023

