received
12/29/23 KRH

ZBA Case No.: 24-969 Address 82 Spectacle Pond Rd.

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

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: 12/14/23

Print Name JUSTIN & DIANE BRONDER
Address 82 SPECTACLE POND ROAD LITTLETON, MA. 01460
Town, State, Zip

978-804-5387 (DIANE)
Phone #
peters.diane05@gmail.com
Email Address
Deed Reference: Bk 70507 *Page* 579

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

_____ 12/14/23
Signature *Date*

978 804 5387
Phone #

Diane Brander
Print Name (if different from petitioner)

peters.diane05@gmail.com
Email

82 Spectacle Pond Rd
Address (if different from petitioner)

Book - 70507
Page - 579

ASSESSOR MAP & PARCEL NUMBER R23 2 3

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? CHAPTER 173-INTENSITY OF USE SCHEDULE

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.***

_____ Diane Bronder
Signature Print name

Filing Instructions

1. **IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLCATION.** 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

DAVID E. ROSS ASSOCIATES, INC.

Civil Engineers, Land Surveyors, Environmental Consultants

December 19, 2023

Town of Littleton
Board of Appeals
37 Shattuck Street
Littleton, Ma. 01460

Re: Project Narrative
Justin & Diane Bronder
82 Spectacle Pond Road
Littleton, Ma.
Project No.34437

Dear Board Members,

On behalf of our client, Justin & Diane Bronder of 82 Spectacle Pond Road, enclosed please find the Variance application for the construction of a proposed garage onto the existing dwelling located at the above-referenced property.

The subject property is situated on the westerly side of Spectacle Pond Road and is located within the Residential Zoning District which requires a minimum side yard setback of 15-feet to any proposed structures (see Chapter 173-Intensity of Use Schedule of the Town of Littleton Zoning Bylaws). It is our client's intent to construct a new two-car garage onto the left side of the existing house which will place the new addition 9.4 feet from the side lot line adjacent to land of Rohwer at 80 Spectacle Pond Road. It appears that when the house was constructed on the adjacent property it was not placed in conformance with the setback requirements and a lot line adjustment was made. Because of this alteration, a lot line adjustment is not possible to make the proposed addition conform with the current setback regulations.

Please be aware that the garage addition would not create any safety issues since it will be located at the end of the existing driveway and would be consistent with the neighborhood. If you have any comments or questions regarding the contents of this application, please contact the undersigned.

Very Truly Yours;
David E. Ross Associates, Inc.:

Kevin R. Conover

Enclosures: Certified Plot Plan, Board of Appeals Application, Certified List of Abutters and filing fee.

6 Lancaster County Road P.O. Box 795 Harvard, Massachusetts 01451
978-772-6232 FAX 978-772-6258 davideross.com

Town of Littleton

DATE: 12/28/2023

176 - Appeals

Schedule of Departmental Payments to the Treasurer

Source/From Whom		Account Name		Account Number			Amount
82 Spectacle Pond Road	--	Board Receipts		01176420-432000		ZBAFEE	$200.00
Diane Bronder	--		--			CLK FEE	$105.00
Case # 24-969	--		--			BOA FEE	$25.00
		Adertising		20605200-538210		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 — Date: 12/28/23

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

Treasurer's Office Signature — Date: 12/28/23

DIANE BRONDER
82 SPECTACLE POND ROAD
LITTLETON, MA 01460

53-8614/2113

789

PAY TO THE ORDER OF Town of Littleton

DATE 12/15/23

Five hundred six 53/100 DOLLARS

$ 506.53

Tewksbury Federal Credit Union
Banking At Its Best
www.tewksburyfcu.com

MEMO Board of Appeals

⑈211386144⑈

002576⑈ 0789

DAVID E. ROSS ASSOCIATES, INC.

6 Lancaster County Road - P.O. Box 795
Harvard, MA 01451
(978) 772-6232 FAX (978) 772-6258

LETTER OF TRANSMITTAL

DATE	*12/21/2023*	JOB NO.	*34437*
ATTENTION			
RE:	*VARIANCE APPLICATON*		
	JUSTON & DIANE BRONDER		
	82 SPECTACLE POND ROAD		

TO *TOWN OF LITTLETON*
BOARD OF APPEALS
37 SHATTUCK STREET
LITTLETON, MA. 01460

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
3		*S-15292*	*PLOT PLAN OF LAND DATED DECEMBER 19, 2023 PREPARED FOR JUSTIN &*
			DIANE BRONDER BY DAVID E. ROSS ASCCOICATES, INC.
3			*BOARD OF APPEALS APPLICATION*
3			*PROJECT NARRATIVE*
1			*CERTIFIED LIST OF ABUTTERS*
1			*FILING FEE CHECK FOR $506.53*
1			*PROPOSED BUILDING PLANS*
3			*CURRENT DEED FOR THE PROPERTY (BK.70507-579)*

THESE ARE TRANSMITTED as checked below:

☐ For Approval ☐ Approved as submitted ☐ Resubmit_____copies for approval
☐ For your use ☐ Approved as noted ☐ Submit_____copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return_____corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19_____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

RECEIVED BY: Laurie Locetti

Littleton Planning Board
DEC 28 2023
Received

COPY TO

SIGNED: ***Kevin R. Conover*** ***kconover@davideross.com***

If enclosures are not as noted, kindly notify us at once.

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 6178
Document Type	: DEED
Recorded Date	: January 12, 2018
Recorded Time	: 03:09:28 PM
Recorded Book and Page	: 70507 / 579
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2169922
Recording Fee (including excise)	: $125.00

****
MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 01/12/2018 03:09 PM
Ctrl# 276055 29753 Doc# 00006178
Fee: $.00 Cons: $395,100.00
****

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com

Property Address: 82 Spectacle Pond Road, Littleton, MA 01460

Commitment Number: 160299487
Seller's Loan Number: 1698206682

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

-- PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER R23-2-3

QUITCLAIM DEED

Exempt: 64D:1.

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, whose mailing address is **P.O. Box 650043, Dallas, TX 75265-0043**, hereinafter grantor, for $395,100.00 (Three Hundred Ninety Five Thousand One Hundred Dollars and Zero Cents) in consideration paid, grants and quitclaims to **JUSTIN BRONDER** and **DIANE BRONDER**, hereinafter grantees, whose tax mailing address is **82 SPECTACLE POND ROAD LITTLETON, MA 01460**, with Quitclaim Covenants:

The land located in Spectacle Pond Road, Littleton, Middlesex County, Massachusetts, with the buildings thereon, described as follows: Lot 3A as shown on a plan entitled "Land in Littleton, Mass., surveyed for John & Adair A. Cantino", May, 1987, Charles A. Perkins Co., Inc., Civil Engineers & Surveyors, recorded with Middlesex South District Deeds as Plan No. 951 of 1987 in Book 18311, Page End. Said Lot 3A contains 40,291 square feet of 1987, Charles A. Perkins Co., Inc. Civil Engineers & Surveyors, recorded with Middlesex South District Deeds as Plan No. 951 of 1987 in Book 18311, Page End. Said Lot 3A contains 40,291 square feet of land with 160 feet frontage on Spectacle Pond Road, according to said plan. (Lot 3A being a part of Lot 3 as shown on plan by Colburn Engineering dated March 14, 1974 and recorded with Deeds in Book 12649, Page 341). Subject to an easement to The Littleton Water Department and Littleton Municipal Light Department dated July 5, 1989, recorded with said Deeds in Book 19940, Page 16. For title

reference, see deed from Walter E. Bartkus, Trustee of Spectacle Realty Trust dated December 1, 1989, recorded with Middlesex South District Registry of Deeds in Book 20258, Page 455. Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. This property has the address of 82 Spectacle Pond Road, Littleton, MA 01460. BEING THE SAME PREMISES as conveyed from Nationstar Mortgage LLC to Federal National Mortgage Association as set forth in Book 68001 Page 204, dated 07/25/2016 and recorded 09/13/2016 in Middlesex Registry of Deeds.
Property Address is: 82 SPECTACLE POND ROAD, LITTLETON, MA 01460

BEING the same property conveyed to Grantor in Foreclosure Deed recorded in Book 68001, Page 204.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned under seal on Jan 3rd, 2018:

This conveyance does not constitute the sale or transfer of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts

FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION

By: ServiceLink LLC, its Attorney In Fact

By: Marissa Viti

Name: Marissa Viti

Title: AVP

STATE OF Pennsylvania
COUNTY OF Allegheny

ACKNOWLEDGED AND EXECUTED BEFORE ME, on this 3rd day of January, 2018, by Marissa Viti AVP **of ServiceLink LLC, as the Attorney in Fact for FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION,** and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown N/A as identification, who after being by me first duly sworn, deposes and says that he/she has the full binding legal authority to sign this deed on behalf of the aforementioned corporation and acknowledge said authority is contained in an instrument duly executed, acknowledged; and recorded as set forth above, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him/her power of attorney.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
TAMARA L. CLAWSON, Notary Public
North Sewickley Township, Beaver County
My Commission Expires May 23, 2020

Tamara L Clawson
NOTARY PUBLIC
My Commission Expires MY COMMISSION EXPIRES MAY 23, 2020

This instrument prepared by:
Nowell Bloomenthal Esq., (Massachusetts Bar Number: 046760), 935 Main Street # 3, Waltham, MA 02451-7437 and Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209, (513) 247-9605 Fax: (866) 611-0170.

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

Date: December 18, 2023

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

Applicant:	Justin & Diane Bronder
Name of Firm:	N/A
Mailing Address:	82 Spectacle Pond Rd.
Subject Parcel Location:	**82 Spectacle Pond**
Subject Owner:	**Justin & Diane Bronder**
Subject Parcel ID:	**R23-2-3**

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) 16 including the subject parcel(s).

Certified by:

Katherine E Miller

Katherine Miller, Chief Assessor

NOTE: This **abutters list** will be **valid** for three (3) months from the date of signature. Please be aware that per **Massachusetts** General Law (G. L. c 66, § 10) this office has up to 10 calendar days to fulfill this request.

REAR WHITETAIL WY R21 15 1
LUC: 132
WHITETAIL TRUST
LEWIS R, PALMER W JR, T, S & M
222 LITTLETON RD
WESTFORD, MA 01886-3513

OFF SPECTACLE POND RD R21 16 0
LUC: 132
WHITETAIL TRUST
LEWIS R, PALMER W JR, T, S & M
222 LITTLETON RD
WESTFORD, MA 01886-3513

72 SPECTACLE POND RD R22 12 16
LUC: 101
SHAH SUKETU
SHAH LAUREL
72 SPECTACLE POND RD
LITTLETON, MA 01460

SPECTACLE POND RD R22 13 3
LUC: 440
MIDDLESEX MATERIALS MNGMT LLC
AKA TMC LEASING LLC
1 SPECTACLE POND ROAD
LITTLETON, MA 01460

78 SPECTACLE POND RD R23 2 1
LUC: 101
MUCHINE ANTONY
MUCHINE CYNDY
78 SPECTACLE POND RD
LITTLETON, MA 01460

80 SPECTACLE POND RD R23 2 2
LUC: 101
ROHWER ANDREW K
KELLY-ROHWER ERIN E
80 SPECTACLE POND RD
LITTLETON, MA 01460

82 SPECTACLE POND RD R23 2 3
LUC: 101
BRONDER JUSTIN
BRONDER DIANE
82 SPECTACLE POND RD
LITTLETON, MA 01460

84 SPECTACLE POND RD R23 2 4
LUC: 101
SIGNOR JR JOSEPH
DUPLESSIS PAULA
84 SPECTACLE POND ROAD
LITTLETON, MA 01460

86 SPECTACLE POND RD R23 2 5
LUC: 101
COLSON MICHAEL
COLSON APRIL
86 SPECTACLE POND RD
LITTLETON, MA 01460

88 SPECTACLE POND RD R23 2 6
LUC: 101
TIM & ALICE FITZPATRICK TRUST
FITZPATRICK TIMOTHY K, TRUSTEE
88 SPECTACLE POND RD
LITTLETON, MA 01460

94 CRICKET LN R23 2 7
LUC: 101
TESSLER MARC J
TESSLER MARGARET W
94 CRICKET LANE
LITTLETON, MA 01460

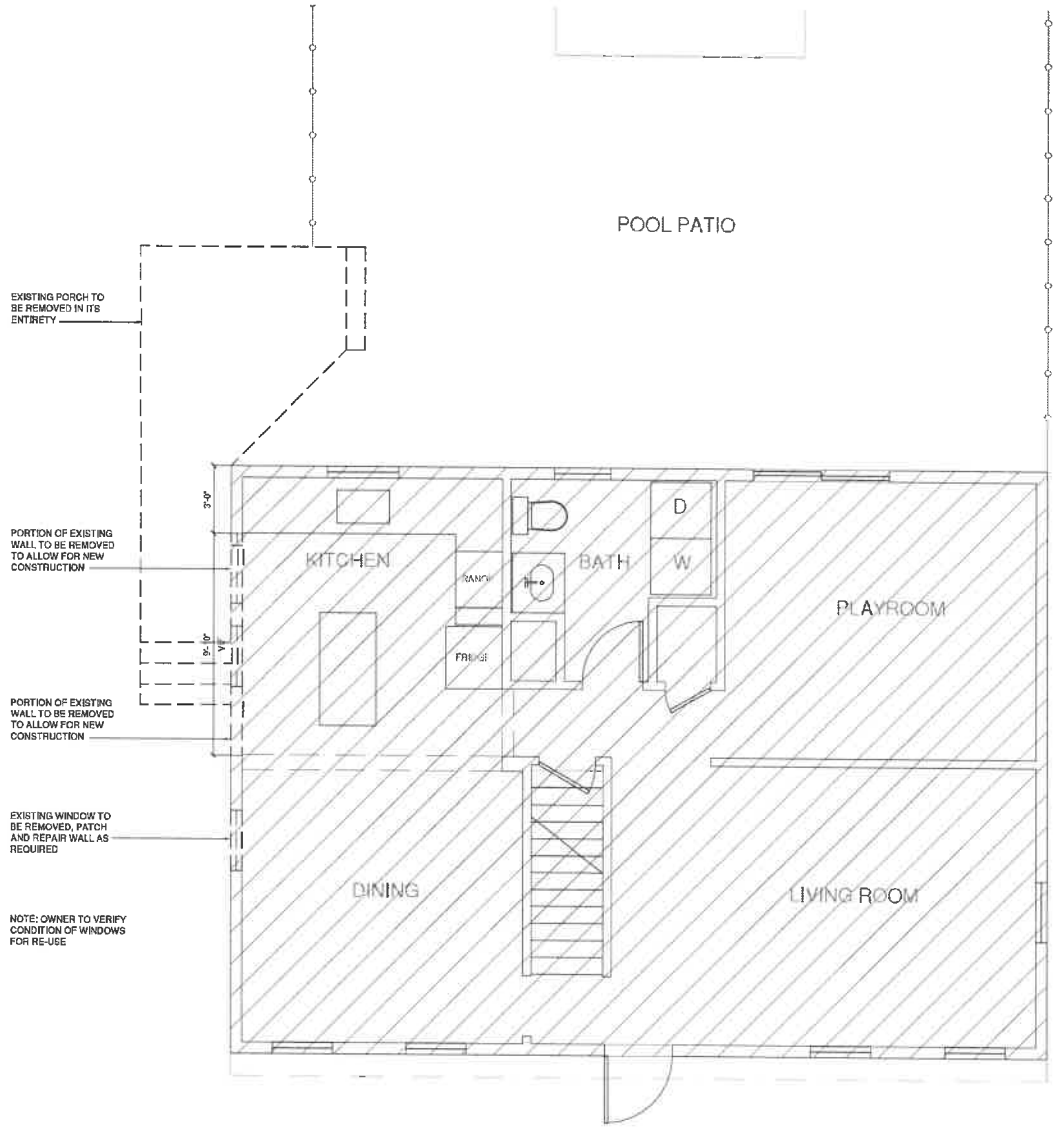
96 CRICKET LN R23 2 8
LUC: 101
TRELA THEODORE J
96 CRICKET LN
LITTLETON, MA 01460

93 SPECTACLE POND RD R23 22 0
LUC: 101
SAPIENZA MICHELLE E
SAPIENZA BRIAN V
93 SPECTACLE POND RD
LITTLETON, MA 01460

91 SPECTACLE POND RD R23 23 0
LUC: 101
MIDDLESEX MATERIALS MNGTMT INC
AKA TMC LEASING LLC
1 SPECTACLE POND RD
LITTLETON, MA 01460

2 CRICKET LN U46 3 B
LUC: 101
CLARK SUSAN
2 CRICKET LN
LITTLETON, MA 01460

6 CRICKET LN U46 3 E
LUC: 101
PARADIS GEORGE W LIVING TR
PARADIS DIANA LIVING TR
10 CRICKET LN
LITTLETON, MA 01460



EXISTING PLAN
3/16"=1'-0"

RCH DESIGN

THESE DRAWINGS ARE FOR SCHEMATIC DESIGN AND GENERAL PERMITTING PURPOSES ONLY. ALL SPECIFIED DIMENSIONS, STRUCTURAL COMPONENTS, MATERIALS, AND FINISHES SHALL BE VERIFIED BY GENERAL CONTRACTOR AND APPROPRIATE ENGINEERS PRIOR TO CONSTRUCTION, FABRICATION AND INSTALLATION.

PROJECT:

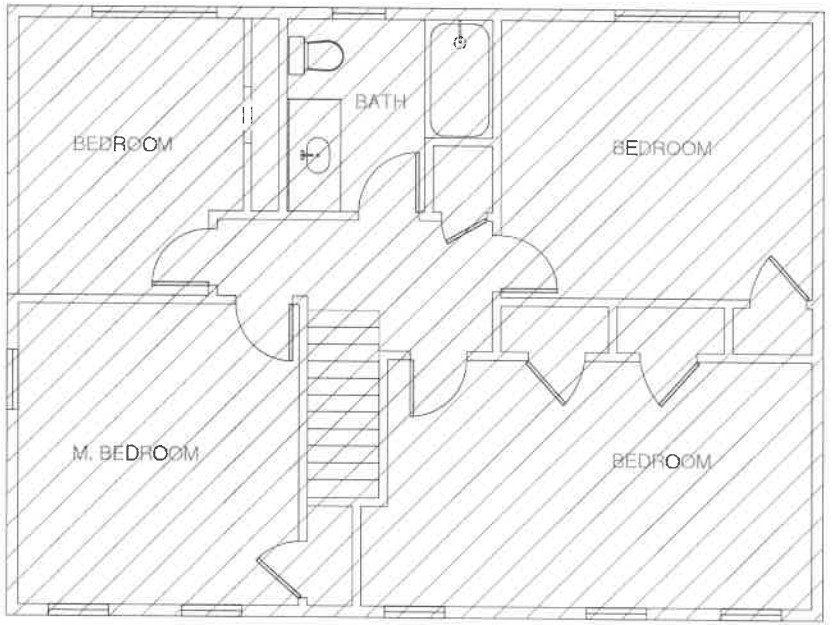
BRONDER RESIDENCE
82 SPECTACLE POND RD.
LITTLETON, MA 01460

ISSUED FOR:

11.22.2020	SK REVIEW
12.17.2020	SK REVIEW
12.21.2020	PERMIT

DRAWING TITLE
LEVEL 1
FLOOR PLAN

DRAWING NO:
EX-101



NO MODIFICATIONS TO EXISTING INTERIOR

N

EXISTING PLAN
3/16"=1'-0"

RCH
DESIGN

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PROJECT:

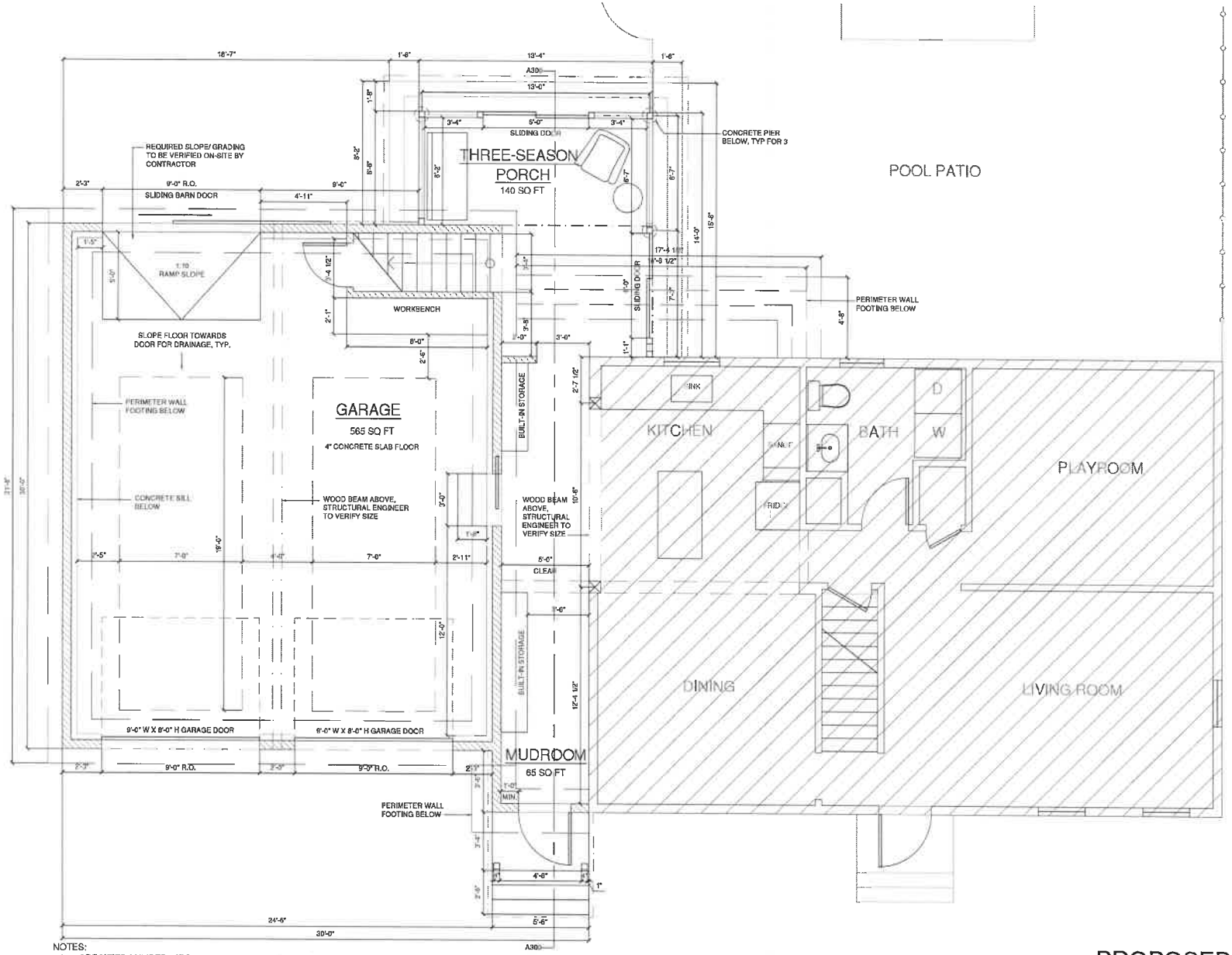
BRONDER RESIDENCE
82 SPECTACLE POND RD.
LITTLETON, MA 01460

ISSUED FOR:

11.22.2020	SK REVIEW
12.17.2020	SK REVIEW
12.21.2020	PERMIT

DRAWING TITLE
LEVEL 2
FLOOR PLAN

DRAWING NO:
EX-102



NOTES:
1. SPECIFIED LUMBER SIZES, FASTENERS, CONNECTIONS, MATERIALS AND DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR.
2. STRUCTURAL MEMBERS, FOUNDATION TYPE, SIZES, LOCATIONS AND MATERIALS SHALL BE VERIFIED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL WINDOW SIZES AND MAINTAIN ALL REQUIRED EGRESS.

N

PROPOSED PLAN
3/16"=1'-0"

RCH DESIGN

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PROJECT:

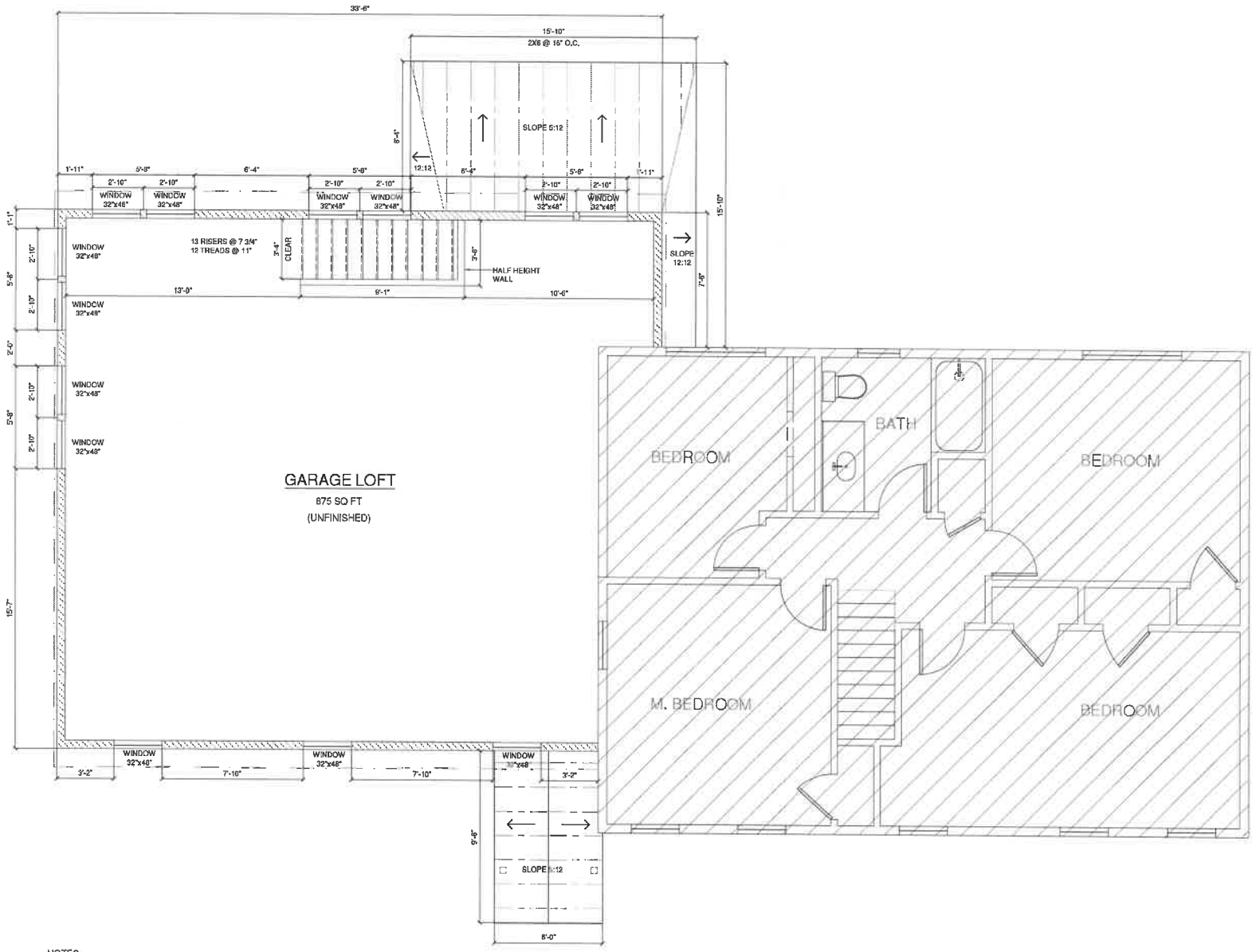
BRONDER RESIDENCE
82 SPECTACLE POND RD.
LITTLETON, MA 01460

ISSUED FOR:

11.22.2020	SK REVIEW
12.17.2020	SK REVIEW
12.21.2020	PERMIT

DRAWING TITLE
LEVEL 01
FLOOR PLAN

DRAWING NO:
A101



NOTES:
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2. STRUCTURAL MEMBERS, FOUNDATION TYPE, SIZES, LOCATIONS AND MATERIALS SHALL BE VERIFIED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL WINDOW SIZES AND MAINTAIN ALL REQUIRED EGRESS.

N

PROPOSED PLAN
3/16"=1'-0"

RCH DESIGN

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PROJECT:

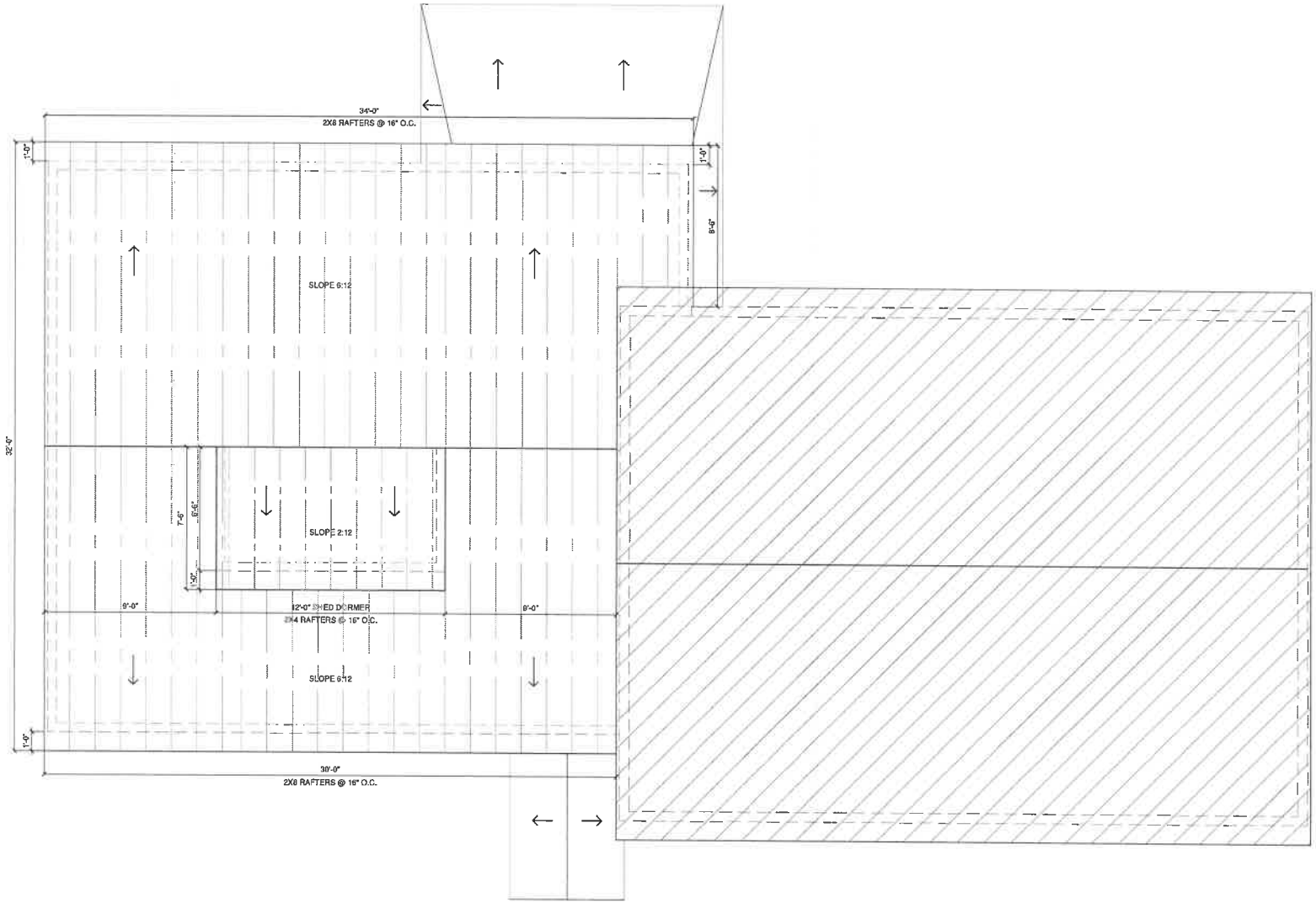
BRONDER RESIDENCE
82 SPECTACLE POND RD.
LITTLETON, MA 01460

ISSUED FOR:

11.22.2020	SK REVIEW
12.17.2020	SK REVIEW
12.21.2020	PERMIT

DRAWING TITLE
LEVEL 02
FLOOR PLAN

DRAWING NO:
A102



N

PROPOSED PLAN
3/16"=1'-0"

NOTES:
1. SPECIFIED LUMBER SIZES, FASTENERS, CONNECTIONS, MATERIALS AND DIMENSIONS SHALL BE VERIFIED BY CONTRACTOR.
2. STRUCTURAL MEMBERS, FOUNDATION TYPE, SIZES, LOCATIONS AND MATERIALS SHALL BE VERIFIED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL WINDOW SIZES AND MAINTAIN ALL REQUIRED EGRESS.

RCH DESIGN

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PROJECT:

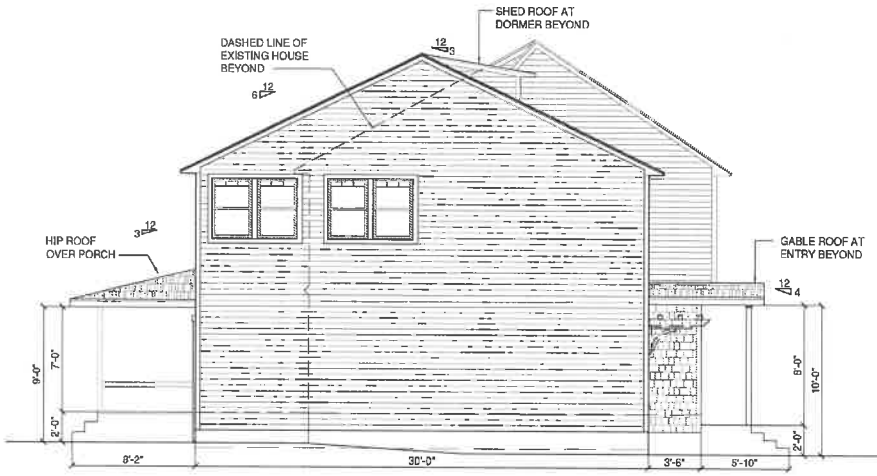
BRONDER RESIDENCE
82 SPECTACLE POND RD.
LITTLETON, MA 01460

ISSUED FOR:

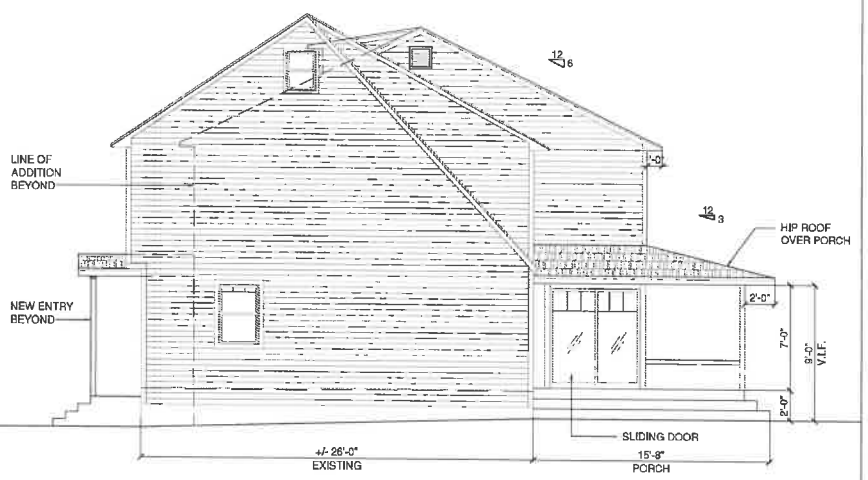
11.22.2020	SK REVIEW
12.17.2020	SK REVIEW
12.21.2020	PERMIT

DRAWING TITLE
ROOF PLAN

DRAWING NO:
A103

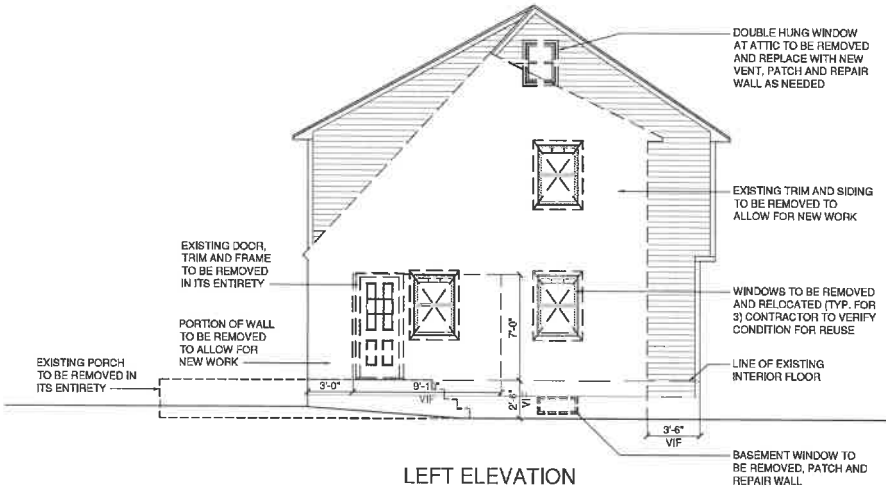


LEFT ELEVATION

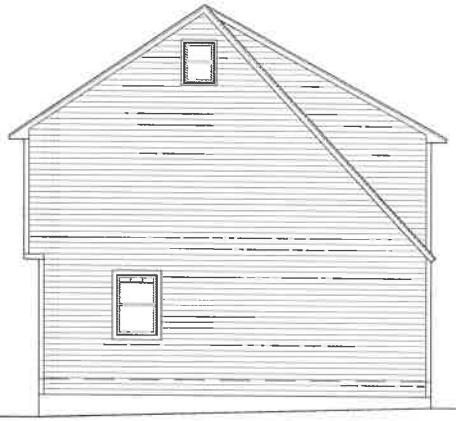


RIGHT ELEVATION

PROPOSED ELEVATIONS
SCALE: 1/8"=1'-0"



LEFT ELEVATION



NO MODIFICATIONS TO EXISTING FACADE

RIGHT ELEVATION

EXISTING ELEVATIONS
SCALE: 1/8"=1'-0"

RCH DESIGN

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PROJECT:

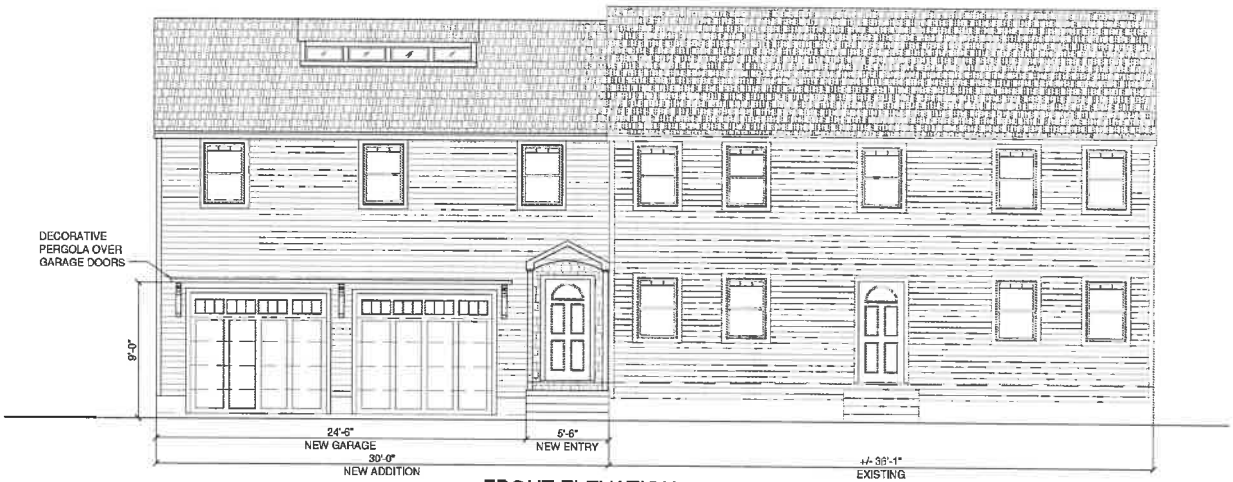
BRONDER RESIDENCE
82 SPECTACLE POND RD.
LITTLETON, MA 01460

ISSUED FOR:

12.17.2020	SK REVIEW
12.21.2020	PERMIT

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NO:
A200



FRONT ELEVATION

PROPOSED ELEVATION
SCALE: 1/8"=1'-0"

FRONT ELEVATION

EXISTING ELEVATION
SCALE: 1/8"=1'-0"

RCH DESIGN

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PROJECT:

BRONDER RESIDENCE
82 SPECTACLE POND RD.
LITTLETON, MA 01460

ISSUED FOR:

12.17.2020	SK REVIEW
12.21.2020	PERMIT

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NO:
A201

REAR ELEVATION

PROPOSED ELEVATION
SCALE: 1/8"=1'-0"

NO MODIFICATIONS TO EXISTING FACADE

REAR ELEVATION

EXISTING ELEVATION
SCALE: 1/8"=1'-0"

PCH DESIGN

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PROJECT:

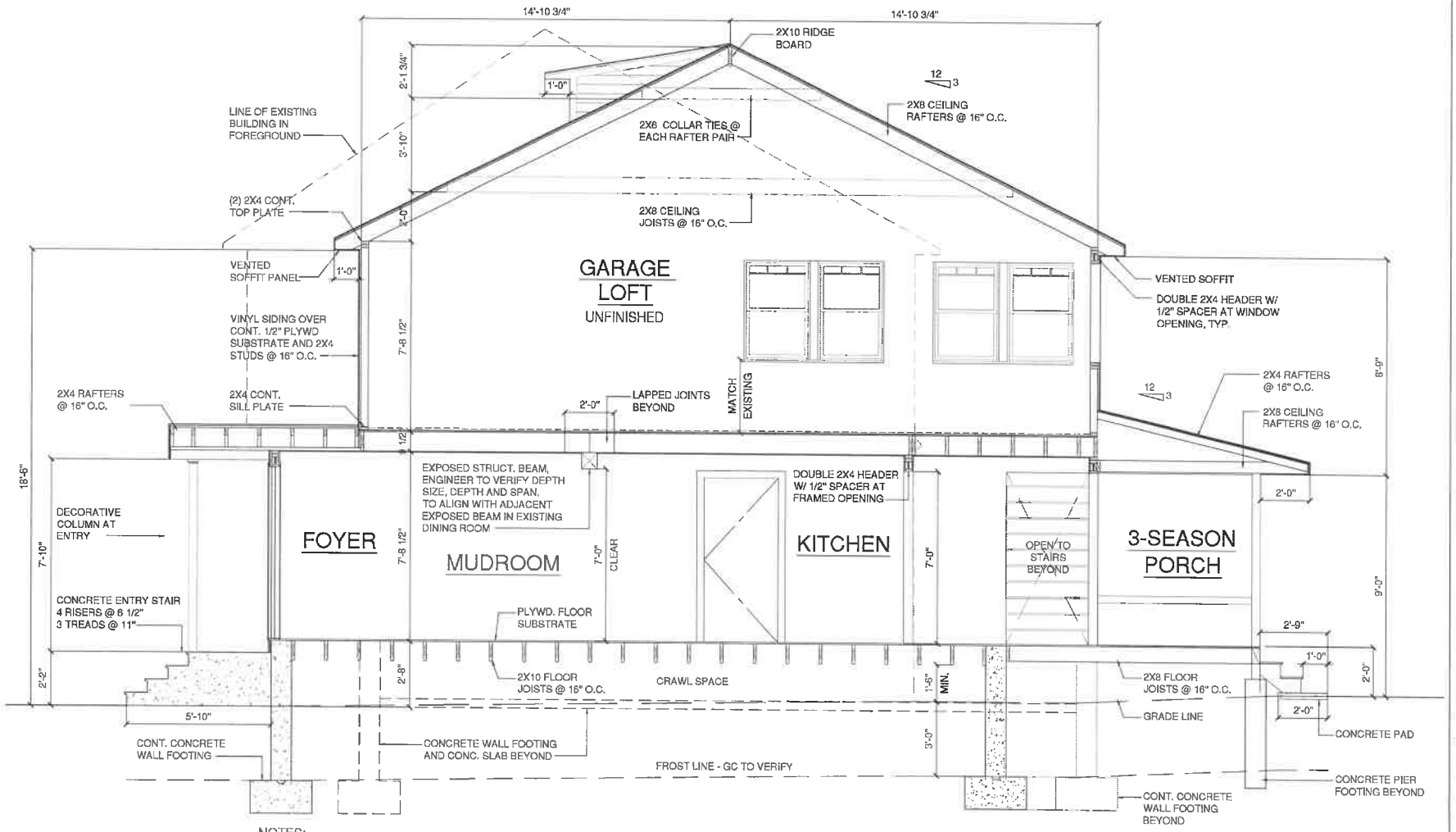
BRONDER RESIDENCE
82 SPECTACLE POND RD.
LITTLETON, MA 01460

ISSUED FOR:

12.17.2020	SK REVIEW
12.21.2020	PERMIT

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NO:
A202



NOTES:

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2. STRUCTURAL MEMBERS, FOUNDATION TYPE, SIZES, LOCATIONS AND MATERIALS SHALL BE VERIFIED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL WINDOW SIZES AND MAINTAIN ALL REQUIRED EGRESS.
4. GRADE LINE TO BE VERIFIED IN FIELD BY CONTRACTOR. CONTRACTOR TO MAINTAIN PROPER SLOPE FOR ADEQUATE DRAINAGE.

SECTION THROUGH ENTRY CORRIDOR

1/4"=1'-0"

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PROJECT:

BRONDER RESIDENCE
82 SPECTACLE POND RD.
LITTLETON, MA 01460

ISSUED FOR:

12.21.2020 PERMIT

DRAWING TITLE

BUILDING SECTION

DRAWING NO:

A300

THIS PLAN IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES, ERECTION OF FENCES, LANDSCAPING

Certified Plot Plan

82 Spectacle Pond Road (STREET) **Littleton, Mass.** (TOWN)

David E. Ross Associates, Inc.

6 LANCASTER COUNTY ROAD – P.O. BOX 795 – HARVARD, MASS 01451
(978) 772-6232 FAX 772-6258

COMMONWEALTH OF MASSACHUSETTS
ROBERT T. CONWAY
No. 56614
PROFESSIONAL LAND SURVEYOR

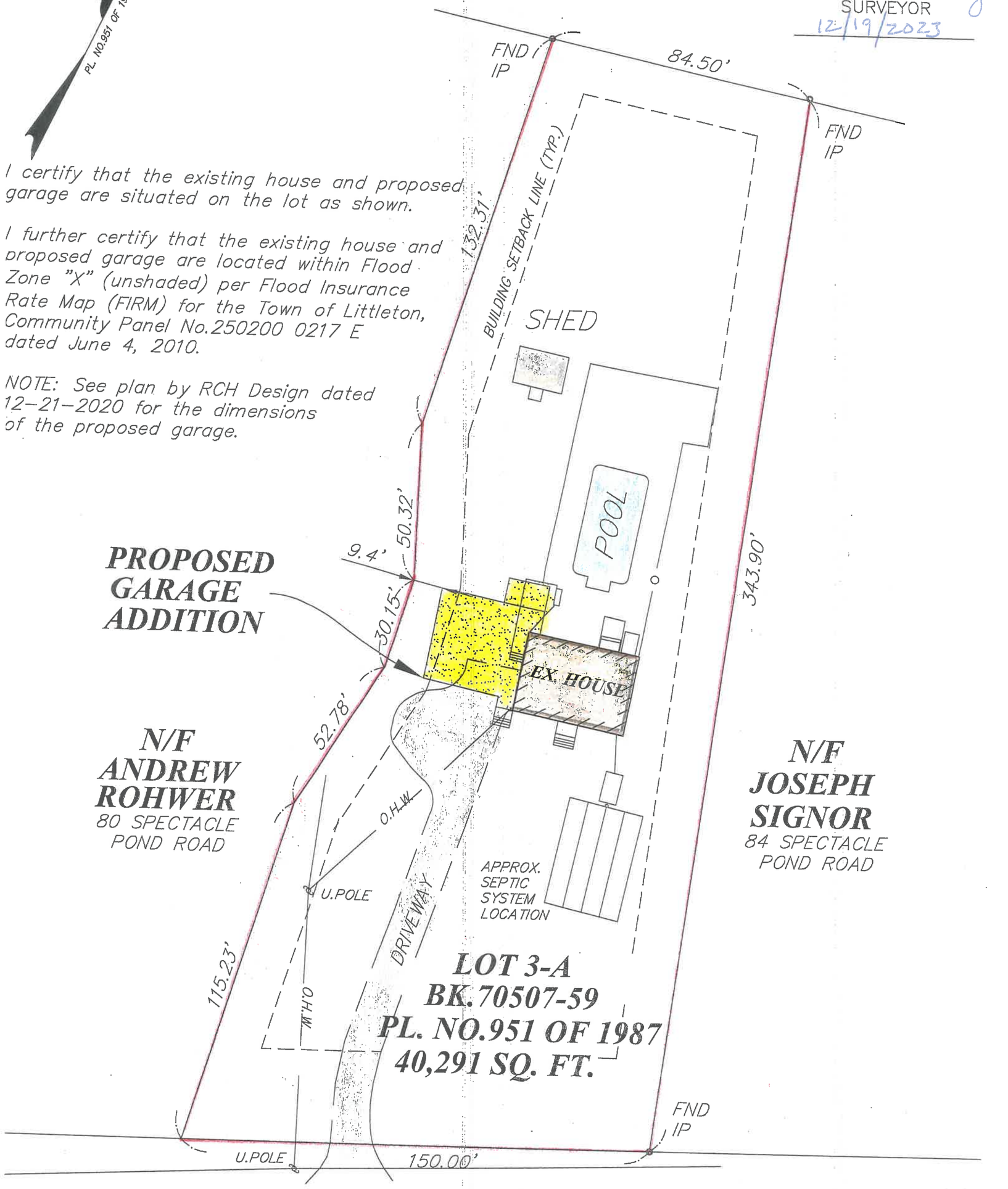
Robert T. Conway
SURVEYOR
12/19/2023

PL. NO.951 OF 1987

I certify that the existing house and proposed garage are situated on the lot as shown.

I further certify that the existing house and proposed garage are located within Flood Zone "X" (unshaded) per Flood Insurance Rate Map (FIRM) for the Town of Littleton, Community Panel No.250200 0217 E dated June 4, 2010.

NOTE: See plan by RCH Design dated 12-21-2020 for the dimensions of the proposed garage.



SPECTACLE POND ROAD

Zoning Classification: Residential

Scale: 1"=30'

REFERENCES: **Job #34437, NB847-25**

PLAN NO. **S-15292**