

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?

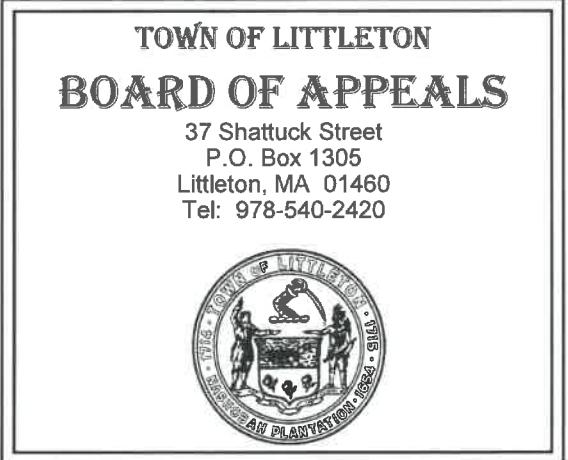
Certain uses of property are permitted as a matter of right. However, the Littleton Zoning By-laws provide that other uses are not allowed in certain zoning districts, and that specific types of uses shall only be permitted in specified zoning districts upon the issuance of a Special Permit from the 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.**



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

TOWN USE ONLY
Received by the Town Clerk Office
1/18/2024 10:30 AM

The filing is not official until stamped by the Town Clerk
Filing Fee paid: \$ 105.00 Check # 3243

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.

Debrah Richards
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 *Eliza J. Woodbury* Date: 1/3/24
 Print Name Eliza J. Woodbury
 Address 10 Dogwood Road
 Littleton MA 01460
 Town, State, Zip

(617) 460-4888

Phone # woodbury_eliza@yahoo.com
 Email Address

Deed Reference: Bk 44319 Page 573

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

Signature *Eliza J. Woodbury* Date: 1/3/24
 Print Name (if different from petitioner)

Phone #

Address (if different from petitioner)

Email

Book 44319 Page 573

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 + \$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
 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?

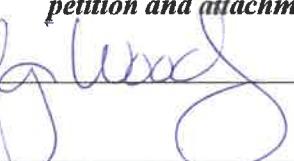
Attach a written statement that specifically describes existing conditions and your objectives, along with plans, specifications, certified plot plan and any documentation necessary to support your request.

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 _____



Eliza J. Woodbury

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

10 Dogwood Road

The petitioners, Eliza Woodbury & Matthew LaPenta, seek a variance pursuant to 173-31 Intensity of Use to allow for the replacement and expansion of an existing garage.

Our family is seeking to reconstruct and expand an existing garage. The existing garage is shown on the plot plan prepared by Cabco Consult dated October 13, 2023. We have also provided photographs of the existing garage in the packet of documents prepared by Ann Walters of Walters Design Studio dated April 17, 2023.

The current garage, which is in disrepair and which will be removed, is a pre-existing non-conforming structure which is setback approximately five- and one-half feet from the neighboring property line. The required setback is ten feet.

It is our plan to remove the existing garage and construct a new garage in accordance with the plans that are submitted with this variance application.

While the newly constructed garage will not increase the non-conformity with respect to the setback from our neighbor's lot line, we are extending the structure in a westerly direction, thereby extending the length of the non-conformity. Due to this configuration, under 173-31 we must secure a variance to extend the intensity of this use.

While we originally intended to move the garage closer to the middle of our property by extending it to the South, it is impossible for us to do that. Due to the sloping topography of our lot and the fact that expanding to the middle of our property would encroach on our existing septic system, we have no alternative but to move the garage in a westerly direction, maintaining the same setback from our neighbor's lot line.

We have provided you photos and plans showing the existing garage, and the proposed garage in relation to our existing septic system.

We plan to use the proposed garage for the storage of our cars, small boats such as our Sunfish, canoe, paddle boards and kayaks, as well as have workshop space. Our current garage is too small and narrow to store a car in addition to small machines (lawn mower, snow blower), yard tools, boats, and the like. This has created a hardship for us as we cannot store the cars and boats out of the winter elements.

We have consulted with our neighbor who will be directly affected by this construction, and she is very supportive of this plan and has provided a letter of support for our variance request.

The allowance of this variance request will allow us to improve our property and provide us with a secure way to store our cars and our boat.

We respectfully request that this Board grant our variance request.

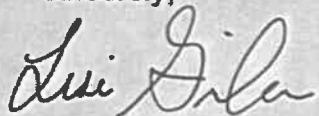
Eliza Woodbury & Matthew LaPenta

Dear Littleton Zoning Board of Appeals,

I'm writing to share my support for the variance request my neighbors Eliza Woodbury and Matt LaPenta of 10 Dogwood Road submitted to you to replace their existing garage. I am aware that this variance, if granted, would extend their current garage non-conformity. The design they've submitted is a more attractive building than their current garage and pushes the structure further back on their property so that it is not as close to my house as the current structure, which I appreciate.

Please feel free to contact me directly if necessary. My cell phone number is 978-870-2045 and my email address is lisagirolamo@gmail.com

Sincerely,



Lisa Girolamo

12 Dogwood Road

Littleton, MA 01460

Town of Littleton

DATE:

1/8/2024

176 - Appeals

Schedule of Departmental Payments to the Treasurer

Source/From Whom	Account Name	Account Number	Amount	
Address - 10 Dogwood Road	-- Board Receipts	01176420-432000	ZBAFEE	\$200.00
Name - Eliza Woodbury	--	--	CLK FEE	\$105.00
Case # 24-970	--	--	BOA FEE	\$25.00
	Advertising	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.

Eliza Woodbury
Committee/Department Signature

1/8/2024
Date

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

D. Richards
Treasurer's Office Signature

1-8-24
Date

SCHEIER KATIN & EPSTEIN, P.C.

IOLTA ACCOUNT
103 GREAT ROAD
ACTON MA 01720
(978) 264-4655

ENTERPRISE BANK AND TRUST CO
53-274/113

3243

PAY TO THE Town of Littleton
ORDER OF

\$ *506.53

Five Hundred Six and 53/100*****

*****DOLLARS

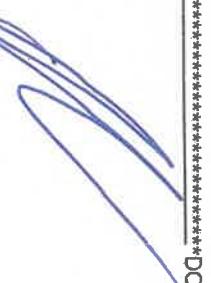
Town of Littleton

10/11/03

0497781 Woodbury

10003243100113027420

47626510





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

Date: January 8, 2024

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

Applicant: Town of Littleton Name of Firm:
Mailing Address 37 Shattuck St., Littleton, MA 01460

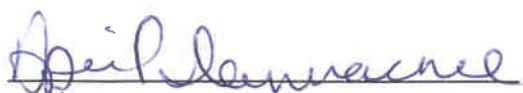
Subject Parcel Location: 10 Dogwood Rd.
Subject Owner: Matthew Lapenta & Eliza Woodbury
Subject Parcel ID: U17-103-0

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) 43 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:


April Iannaccone, Assistant Assessor

LAKE SHORE DR	U12 14 0	5 DOGWOOD RD	U17 125 0	35 LAKE SHORE DR	U17 156 0
LITTLETON TOWN OF CONSERVATION COMMISSION PO BOX 1305 LITTLETON, MA 01460	LUC: 932	WIKLUND THOMAS FENNELLY LAUREN 5 DOGWOOD RD LITTLETON, MA 01460	LUC: 101	COREY ETHAN 35 LAKE SHORE DR LITTLETON, MA 01460	LUC: 101
4 DOGWOOD RD	U17 100 0	3 DOGWOOD RD	U17 126 0	9 ASPEN RD	U17 46 0
KAMINSKI JOHN T/KAMINSKI TESSA 9 LENA ROAD NATICK, MA 01760	LUC: 101	WALSH DIANE P 3 DOGWOOD RD LITTLETON, MA 01460	LUC: 101	KIDD JOSEPH E BANGAL PRIYA P 9 ASPEN RD LITTLETON, MA 01460	LUC: 101
8 DOGWOOD RD	U17 102 0	37 LAKE SHORE DR	U17 127 0	8 BIRCH RD	U17 50 0
RODGERS DAVID M RODGERS CHERYL D 8 DOGWOOD RD LITTLETON, MA 01460	LUC: 101	GASPARI 2022 TRUST TRUSTEE GASPARI MARIANNE L 843 ANDOVER ST LOWELL, MA 01852	LUC: 101	HARVEY SHELLEY M 8 BIRCH RD LITTLETON, MA 01460	LUC: 101
10 DOGWOOD RD	U17 103 0	36 LAKE SHORE DR	U17 128 0	12 BIRCH RD	U17 51 0
LAPENTA MATTHEW P WOODBURY ELIZA J 10 DOGWOOD RD LITTLETON, MA 01460	LUC: 101	GRUBER MICHAEL GRUBER JOYCE E 148 PINE HILL RD BOXBORO, MA 01719	LUC: 101	KELLY SCOTT WILLIAM DIPUCCHIO ZORA YVONNE FEENEY 12 BIRCH RD LITTLETON, MA 01460	LUC: 101
14 DOGWOOD RD	U17 104 0	8 ELM RD	U17 129 0	16 BIRCH RD	U17 52 0
FOLEY KATHLEEN ANN 10 SARAH DOUBLET RD LITTLETON, MA 01460	LUC: 101	THE RAFFI FAMILY TRUST RAFFI KATHLEEN TRUSTEE 8 ELM RD LITTLETON, MA 01460	LUC: 101	BAKEY JAMES F JR BAKEY CAROL P 16 BIRCH RD LITTLETON, MA 01460	LUC: 101
16 DOGWOOD RD	U17 105 0	ELM RD	U17 132 0	18 BIRCH RD	U17 53 0
JANE PLINER REVOCABLE TRUST PLINER JANE - TRUSTEE 16 DOGWOOD RD LITTLETON, MA 01460	LUC: 101	ERICKSON JOHN N III ERICKSON LORI J 8 EMERSON DR LITTLETON, MA 01460	LUC: 132	RUSSELL KIRBY G RUSSELL RACHEL H 18 BIRCH RD LITTLETON, MA 01460	LUC: 101
15 EMERSON DR	U17 120 0	6 EMERSON DR	U17 133 0	20 EMERSON DR	U17 57 0
DOOEN TERRY A P O BOX 942 LITTLETON, MA 01460	LUC: 101	DANIEL PETER N DANIEL NATHALIE T 6 EMERSON DR LITTLETON, MA 01460	LUC: 101	SELVIDIO RYAN PARRA MARTA ROMERO 20 EMERSON DR LITTLETON, MA 01460	LUC: 101
11 EMERSON DR	U17 121 0	8 EMERSON DR	U17 134 0	15 BIRCH RD	U17 59 0
SURPRENANT JEFFREY J SURPRENANT SAMANTHA E 11 EMERSON DR LITTLETON, MA 01460	LUC: 101	ERICKSON JOHN N III ERICKSON LORI J 8 EMERSON DR LITTLETON, MA 01460	LUC: 101	RAMON M PAQUIN REV TRUST PAQUIN RAMON M - TRUSTEE 15 BIRCH ROAD LITTLETON, MA 01460	LUC: 101
15 DOGWOOD RD	U17 122 0	10 EMERSON DR	U17 135 0	9 BIRCH RD	U17 61 0
O'CALLAGHAN DONALD J HUBER JANICE A 15 DOGWOOD RD LITTLETON, MA 01460	LUC: 101	PERRON JOHN H POTENZA JULIANNE 10 EMERSON DRIVE LITTLETON, MA 01460	LUC: 101	ARMSTRONG ROBERT L JR 9 BIRCH RD LITTLETON, MA 01460	LUC: 101
7 DOGWOOD RD	U17 124 0	19 DOGWOOD RD	U17 154 B	1 BIRCH RD	U17 63 0
DILLARD CHRISTINA L MCKEON BRIAN D 7 DOGWOOD RD LITTLETON, MA 01460	LUC: 101	JONSSON KIMBERLY A 19 DOGWOOD RD LITTLETON, MA 01460	LUC: 101	DEGEN MARIA-TERESA 1 BIRCH RD LITTLETON, MA 01460	LUC: 101

4 CEDAR RD	U17 65 0	3 CEDAR RD	U17 96 0
	LUC: 101		LUC: 101
S & S FAMILY TRUST		GERAGHTY JAMES A	
TRUSTEE FOSS STEPHEN S		WOOD JOAN C	
4 CEDAR RD		10 CHARLESGATE E APT 601	
LITTLETON, MA 01460		BOSTON, MA 02215-2349	
8 CEDAR RD	U17 70 0	43 LAKE SHORE DR	U17 97 0
	LUC: 101		LUC: 101
BRENNAN PATRICIA M		WOOD JOAN C	
8 CEDAR RD		GERAGHTY JAMES A	
LITTLETON, MA 01460		10 CHARLESGATE E APT 601	
		BOSTON, MA 02215-2349	
CEDAR RD	U17 71 0	2 DOGWOOD RD	U17 99 0
	LUC: 106		LUC: 101
14 LEXX LLC		KLEIN SEBASTIEN	
PO BOX 134		KLEIN JENNIFER	
LEXINGTON, MA 02420-0003		2 DOGWOOD RD	
		LITTLETON, MA 01460	
14 CEDAR RD	U17 72 0		
	LUC: 101		
JPG DEVELOPMENT LIMITED PRTNSP			
PO BOX 610-182			
NEWTON HIGHLANDS, MA 02461			
16 CEDAR RD	U17 73 0		
	LUC: 101		
BOTTOMLEY SUSAN M			
16 CEDAR RD			
LITTLETON, MA 01460			
16 EMERSON DR	U17 75 0		
	LUC: 101		
SOLOMON SCOTT B			
16 EMERSON DRIVE			
LITTLETON, MA 01460			
18 CEDAR RD	U17 76 0		
	LUC: 101		
MALVI SANTOSH			
SHARMA ARCHANA			
18 CEDAR RD			
LITTLETON, MA 01460			
17 CEDAR RD	U17 91 0		
	LUC: 101		
BANISTER BENJAMIN			
BANISTER ELIZABETH			
17 CEDAR RD			
LITTLETON, MA 01460			
11 CEDAR RD	U17 93 0		
	LUC: 101		
MCCOY KATHLEEN M			
32 COBURN RD			
WESTON, MA 02493			
7 CEDAR RD	U17 95 0		
	LUC: 101		
ALLARA ANN MARIE			
5 FRANKLIN CT			
BROOKLINE, MA 02445			

QUITCLAIM DEED

WE, IAN J. RAUM and JOANNA C. RAUM, also known as JOANNA C. SCHULTZ, As Tenants by the Entirety, of 10 Dogwood Road, Littleton, Middlesex County, Massachusetts

In consideration of Two Hundred Ninety-Nine Thousand Nine Hundred Dollars (\$299,900.00)

Grants to Matthew LaPenta and Eliza Woodbury, husband and wife, tenants by the entirety, of 32 Andrew Street, # 2, Cambridge, Middlesex County, Massachusetts

with Quitclaim Covenants

Parcel One

The Land with the Buildings thereon, situated in Littleton, Middlesex County, Massachusetts, and being shown as Lots 1387, 1388, 1389 on a plan entitled "Map A, Long Lake, Town of Littleton, Middlesex County, Massachusetts", recorded with Middlesex South District Deeds, in Plan Book 362, Plan 26, bounded and described as follows:

EASTERLY	by Dogwood Road, 60 feet;
NORTHERLY	by Lot 1386 on said plan, 100 feet;
WESTERLY	by Lots 1362, 1363 and 1364, 60 feet; and
SOUTHERLY	by Lot 1390 on said plan, 100 feet.

Containing 6,000 square feet of land, according to said plan.

Being the same premises conveyed to Grantors by deed dated January 21, 2000 and recorded with Middlesex South District Registry of Deeds in Book 31104, Page 402.

Parcel Two

Lots 1362, 1363, 1364, and 1365 which are shown on a plan of Warren Smadbeck recorded with Middlesex South District Deeds in Plan Book 362, Plan No. 16 and containing about one fifth of an acre.

Being the same premises conveyed to Ian J. Raum and Joanna C. Raum dated October 12, 2001 and recorded at the Middlesex South District Registry of Deeds at Book 33856, Page 376.

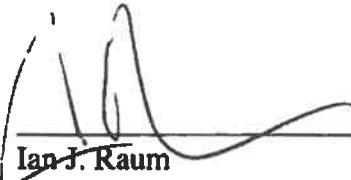
The property is conveyed subject to a Deed Restriction dated August 8, 2003 and recorded with the Middlesex South District Registry of Deeds in Book 40374, Page 625.



2004 00315808
Bk: 44319 Pg: 573 Doc: DEED
Page: 1 of 2 12/17/2004 12:01 PM

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 12/17/2004 12:01 PM
Ctrl# 044297 13021 Doc# 00315808
Fee: \$1,388.00 Con: \$299,900.00

WITNESS my hand and seal, this 16 day of December, 2004.



Ian J. Raum


Joanna C. Raum

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

On this 16 day of December, 2004, before me, the undersigned notary public, personally appeared Ian J. Raum, proved to me through satisfactory evidence of identification, which were drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



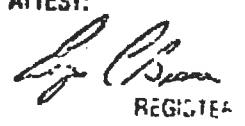
Notary Public
My Commission Expires: ROBERT W. ANCTIL
NOTARY PUBLIC
My Commission Expires May 8, 2009

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss.

On this 16 day of December, 2004, before me, the undersigned notary public, personally appeared Joanna C. Raum, proved to me through satisfactory evidence of identification, which were drivers license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



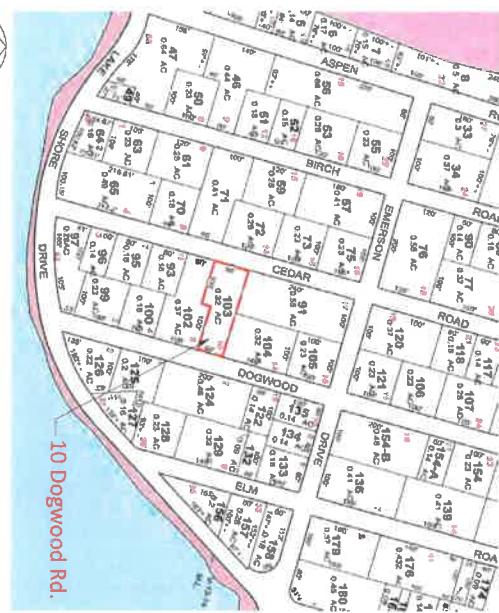
Notary Public
My Commission Expires: ROBERT W. ANCTIL
NOTARY PUBLIC
My Commission Expires May 8, 2009


REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST:

LJ Raum
REGISTRA

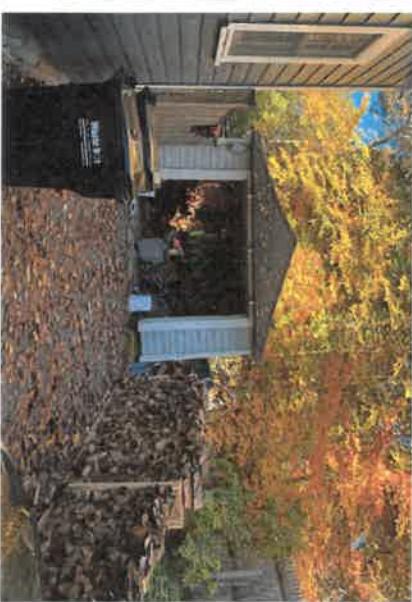
Progress Prints

NOT FOR CONSTRUCTION
By: AW Date: 4-10-2023

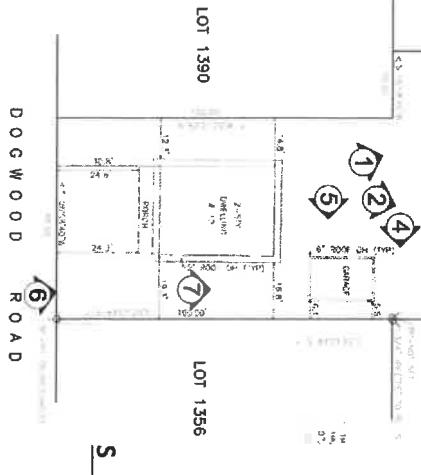




6.



7.



7.



1.



2.



3.

Walters Design Studio

ARCHITECTURE

102 Robbins Road, Watertown, MA 02472
www.waltersdesignstudio.com (617)923-4836

Photos of Existing Site

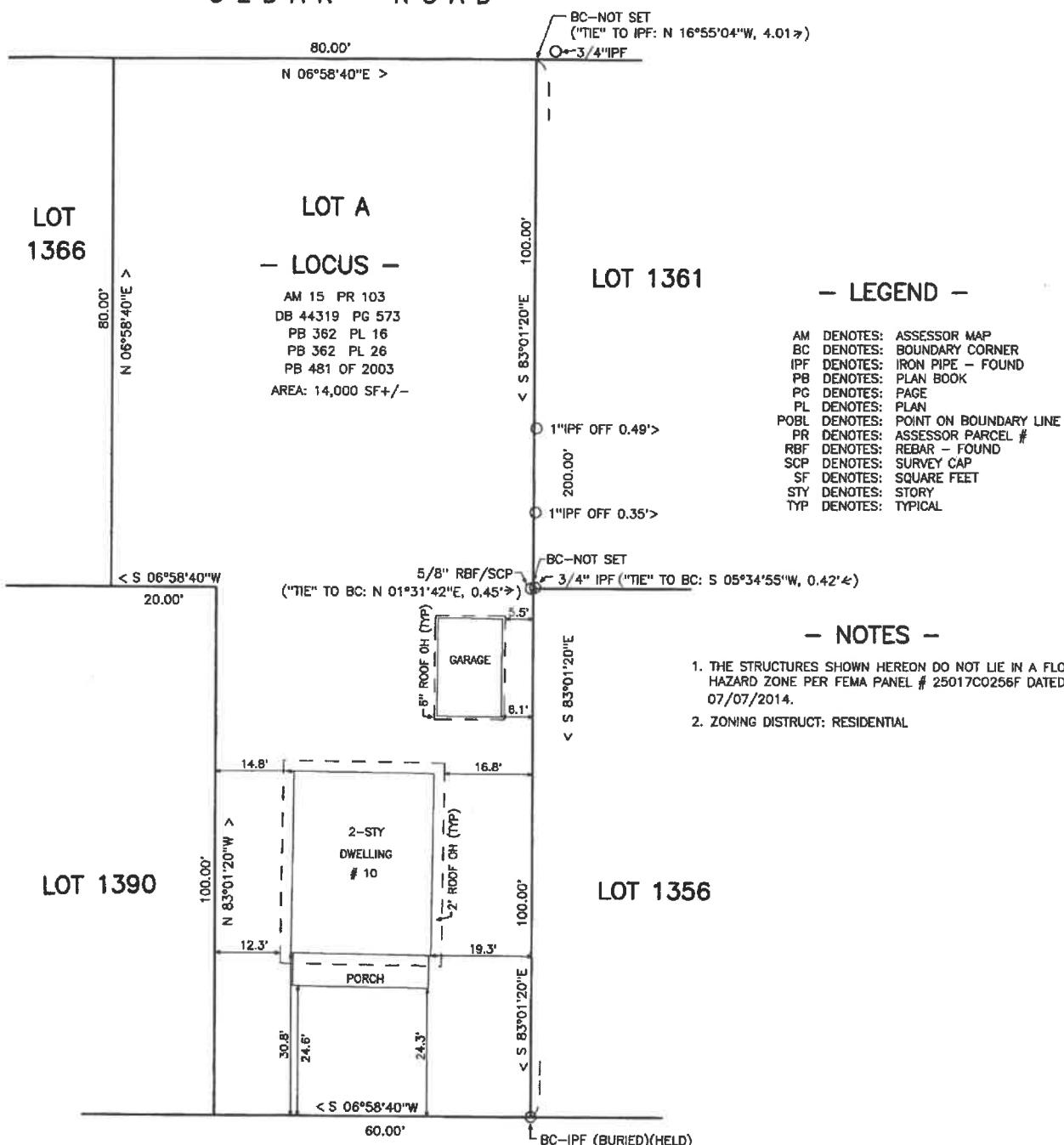
LaPenta/Woodbury
Garage and Mudroom
10 Dogwood Rd., Littleton, MA

Job No: 2209.00
Date: 4-17-23

Ex.L.1.2

PB 362
SCALE: 1" = 20
PLAN 26

CEDAR ROAD



DOGWOOD ROAD

CERTIFICATION:

I hereby certify that this plan represents a boundary survey and a building plot plan prepared by me in accordance with the deeds, plans, and found field evidence referenced herein.

OCTOBER 13, 2023

C. A. Budnick, PLS
Mass. Reg. # 33178



BUILDING PLOT PLAN

Project: # 10 DOGWOOD ROAD
LITTLETON, MA

Prepared For:
MATTHEW P. LAPENTA & ELIZA J. WOODBURY



LAND AND ENVIRONMENTAL CONSULTING SERVICES

Scale: 1" = 20' Date: 10/13/23 By: CA
P.D. No: 10692313 X File No.: MIS 158.20 Sheet 1 of 1

C E D A R R O A D

80.00' 06°58'40"E > 

LOT A

1366

— LOCUS —
100.00
1 OT 1361

— LOCUS —
AM 15 PR 103
DB 44:19 PG 57:3
PB 362 PL 16
PB 362 PL 26
PB 481 OF 2003
AREA: 14,000 SF +/
N 065°58'40"E

Approximate buildable area for new garage (pink), see Ex.SP.1.1 –

LOT 1356

LOT 1390

NOTE.
See full survey drawing
sheet for additional notes
and land surveyor's stamp.

 CALLED NORTH

B O O G W O O D B O A D

Walters Design Studio

LaPenta/Woodbury

Garage and Mudroom
10 Dogwood Rd., Littleton, MA
Job No: 2209.00 **FY SP**
Date: 10-27-22

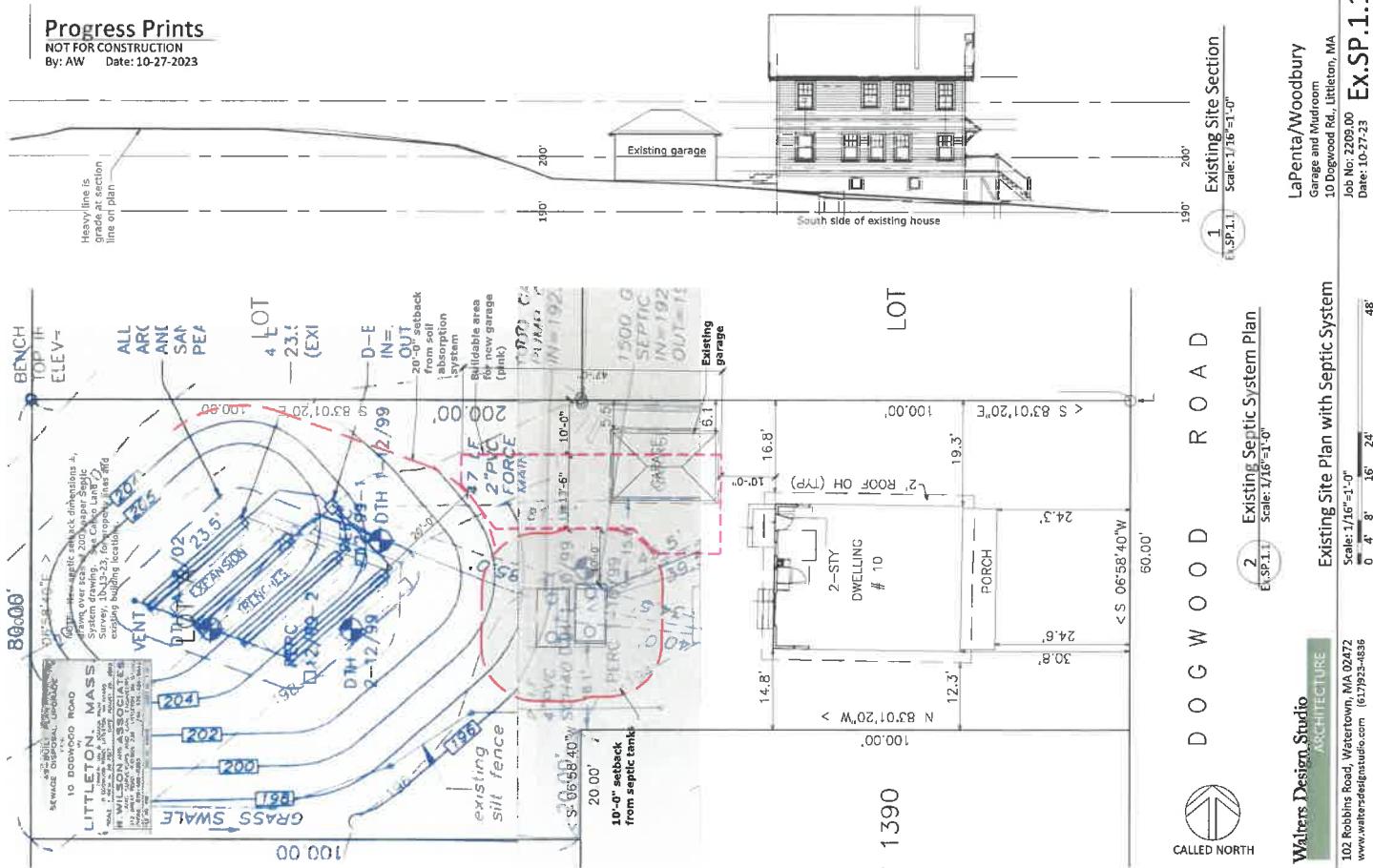
102 Robbins Road, Watertown, MA 02472
www.walkersdesignstudio.com (617)933-4836

Existing Site Plan with Buildable Area
Scale: 1/16" = 1'-0" 

10 Dogwood Rd., Littleton, MA
Garage and Mudroom
Job No.: 2209.00
Date: 10.27.23
Ex SP

Progress Prints

NOT FOR CONSTRUCTION
By: AW Date: 10-27-2023



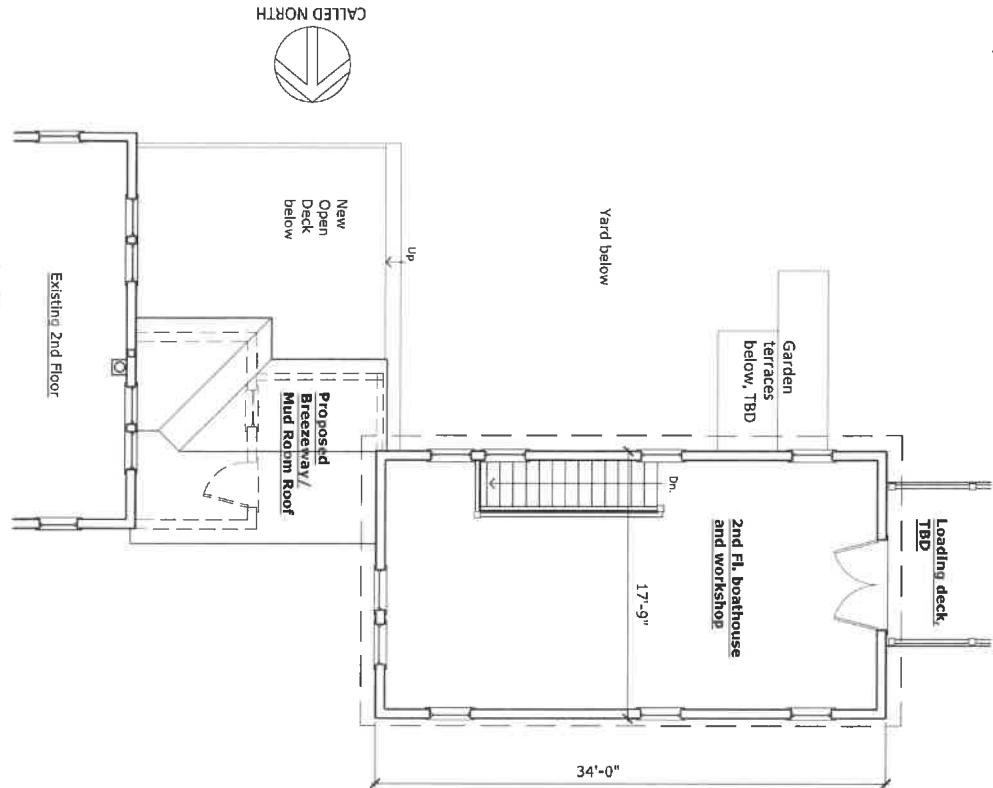
Progress Prints

NOT FOR CONSTRUCTION
By: AW Date: 11-6-2023

2
A.1.1

Proposed 2nd Floor Plan

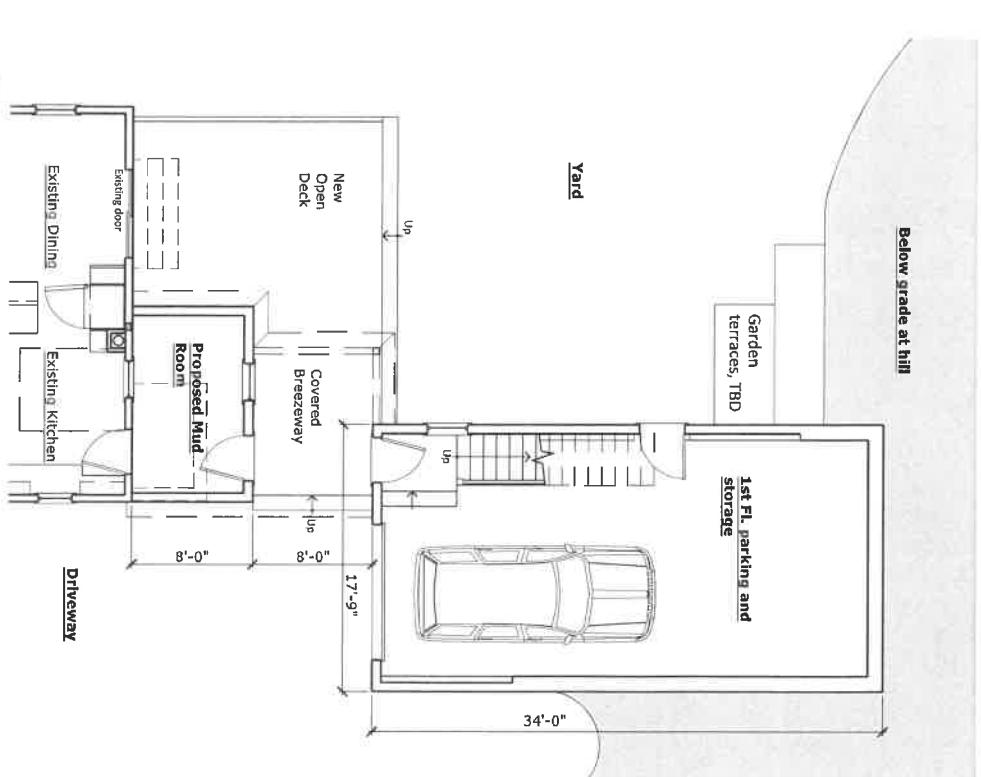
Scale: 1/8"=1'-0"



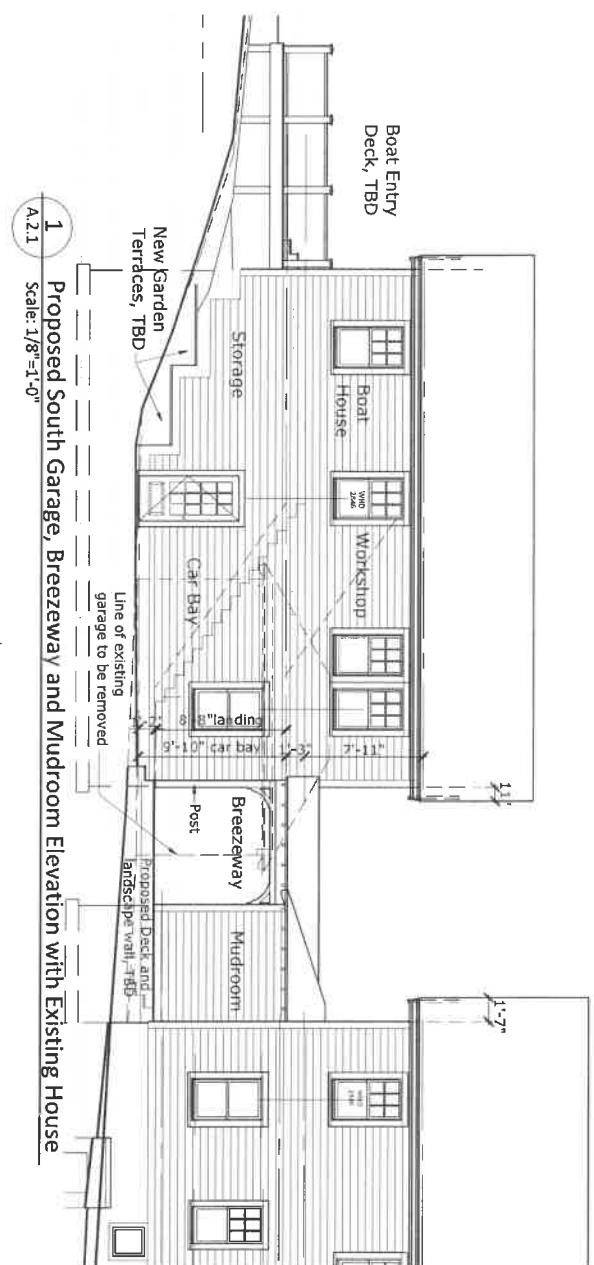
1
A.1.1

Proposed 1st Floor Plan

Scale: 1/8"=1'-0"



Progress Prints
NOT FOR CONSTRUCTION
By: AW Date: 11-6-2023



2 Proposed Garage East Elevation
A.2.1
Scale: 1/8"=1'-0"

Progress Prints

NOT FOR CONSTRUCTION
By: AW Date: 11-6-2023

Rv. AW

Date: 11-6-2023

Proposed West Garage Elevation
Scale: 1/8"=1'-0"

2
A.2.2
Sc
Pr

Scale: 1/8"=1'-0"

This architectural drawing shows a house with a gable roof and gutters, featuring a 9:12 roof pitch. The drawing includes various dimensions and labels:

- Car bay: $\pm 9'-10''$ wide.
- Front door: $5'-1\frac{1}{2}''$ wide.
- Side door: $\pm 7'-9''$ wide.
- Front gable height: $5'-6''$.
- Side gable height: $\pm 7'-6\frac{1}{2}''$.
- Front door height: $7'-10\frac{1}{2}''$.
- Side door height: $7'-10\frac{1}{2}''$.
- Front gable width: $\pm 21'-1''$.

The drawing also shows the house's footprint, windows, and a side entrance.

Architectural site plan showing the layout of a house addition. The plan includes the following details:

- Dimensions:**
 - Car bay: 8'-10"
 - Front door: 1'-7"
 - Garage: 7'-9"
 - Existing Driveway: 7'-10"
 - Mudroom d/c ht: 7'-10"
 - Proposed Mudroom: 10'-0"
 - Proposed Dining Room: 10'-0"
 - Proposed Kitchen: 10'-0"
 - Proposed Garage: 10'-0"
 - W/D: 21'-20"
- Features:**
 - Existing Driveway
 - Mudroom d/c ht
 - Proposed Mudroom
 - Proposed Dining Room
 - Proposed Kitchen
 - Proposed Garage
 - W/D (Washer/Dryer) area
 - Line of proposed garage in front of view
 - Line of proposed driveway
 - Line of proposed landscape wall, TBD
 - Line of proposed breezeway post and roof, TBD

3
A.2.2

End of Existing House with Proposed Mudroom and Garage, North Elevation

This architectural site plan illustrates the layout of a house addition and the conversion of an existing garage into a workshop. The plan shows the following features and labels:

- Existing Kitchen:** Located on the left side of the main house.
- Mudroom:** Located between the kitchen and the breezeway.
- Breezeway:** A walkway connecting the mudroom to the car bay.
- Car Bay:** A designated area for parking a vehicle.
- Storage:** A storage unit located near the car bay.
- Workshop:** A room with two windows, part of the garage conversion.
- Boat House:** A room with two windows, part of the garage conversion.
- Boat Entry Deck, TBD:** A planned deck area for boat entry.
- Steps up to breezeway:** Stairs leading from the ground level to the breezeway area.
- Line of existing garage to be removed:** A dashed line indicating the existing garage structure that will be demolished.

Walters Design Studio
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Proposed West and North Elevations

LaPenta/Woodbury
Garage and Mudroom
10 Dogwood Rd., Littleton, MA

Job No: 2209.00
Date: 11-6-23

102 Robbins Road, Watertown, MA 02472
www.waltersdesignstudio.com (617)923-4836

Scale: 1/8"=1'-0"

0 2' 4' 8' 12'

48'

A.2.2

Progress Prints
NOT FOR CONSTRUCTION
By: AW Date: 11-6-2023

LaPenta/Woodbury Residence
10 Dogwood Road, Littleton, MA
Garage and Mudroom

Summary Table

Town of Littleton Zoning By-Law, Section 173, Attachment 1, Intensity of Use Schedule	
District	
Lot Area, Minimum	40,000 SF
Lot Frontage, Minimum	150'
Street Setback, Minimum	30'
Side Setbacks, Minimum	
Principal Building, 15'	
Accessory Building, 10'	
Rear Setbacks, Minimum	
Principal Building, 15'	
Accessory Building, 10'	
Building Height, Maximum	32'
Lot Coverage, Maximum	
By Buildings- No Req. --	
By Building plus paving, 60%	

Existing	Proposed
Residential	no change
14,000 SF	no change
60'	no change
24.3' to deck	no change
12.3' South side roof	no change
5.5' North side roof	no change
6.1' North side wall	no change
24.4'	no change
134.75'	128'
105'	85.1'
26'	no change
17%	23%

List of Drawings

Dwg.	Drawing Title	Date
T.1.1	Cover sheet with List of Drawings and Summary Table	11-6-23
Ex.L.1.1	Locus/Vicinity Map and MassGIS Arial View	4-10-23
Ex.L.1.2	Site photos	4-17-23
Ex.SP.1.1	Existing Site Plan with Septic System, $\frac{1}{16}$ " = 1'-0"	10-27-23
Ex.SP.1.2	Existing Site Plan with Buildable Area, $\frac{1}{16}$ " = 1'-0"	10-27-23
SP.1.1	Proposed Site Plan with Septic System, $\frac{1}{16}$ " = 1'-0"	10-27-23
A.1.1	Proposed Mudroom and Garage Floor Plans, $\frac{1}{8}$ " = 1'-0"	11-6-23
A.2.1	Exterior Elevations: East and South, $\frac{1}{8}$ " = 1'-0"	11-6-23
A.2.2	Exterior Elevations - West and North, $\frac{1}{8}$ " = 1'-0"	11-6-23