

## 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 Enforcement 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.**

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ZBA Case No.: 25-974 Address 15 Dogwood Rd.

## TOWN OF LITTLETON BOARD OF APPEALS

37 Shattuck Street  
P.O. Box 1305  
Littleton, MA 01460  
Tel: 878-640-2420



## 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*  
*May 12<sup>th</sup>, 2025 - 9:15 AM*  
*AS*

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.

*Deborah A. 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 *JANICE HUBER O'CALLAGHAN* Date: 5/6/25  
Print Name JANICE Huber O'Callaghan Phone # 508 574-2712  
15 Dogwood Rd. Email Address janhuberoc@comcast.net  
Address Littleton, MA 01460  
Town, State, Zip Deed Reference: Bk \_\_\_\_\_ Page \_\_\_\_\_

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

*JANICE HUBER O'CALLAGHAN* Date: 5/6/25 Phone # 508 574-2712  
Signature JANICE Huber O'Callaghan Print Name (if different from petitioner)  
Email janhuberoc@comcast.net  
Address (if different from petitioner) Book 17852 Page 32

ASSESSOR MAP & PARCEL NUMBER U17-122-0

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

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

**FEE'S**  
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  
Please make check payable to Town of Littleton  
Comprehensive Permit \$1000 + \$100/unit over 10 units

## 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

Page 2

## 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? 173-10B(2)

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 JANICE HUBER O'CALLAGHAN

Print name JANICE HUBER O'CALLAGHAN

## 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

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**TOWN OF LITTLETON**

37 SHATTUCK ST, P. O. BOX 1305  
LITTLETON, MASSACHUSETTS 01460

**BUILDING COMMISSIONER  
ZONING OFFICER  
978-540-2424**

May 6, 2025

Mr. Donald O'Callaghan  
Ms. Janice Huber O'Callaghan  
15 Dogwood Road  
Littleton, MA 01460  
(508) 574-2712  
[janhuberoc@comcast.net](mailto:janhuberoc@comcast.net)

**RE: 15 DOGWOOD ROAD – BEDROOM ADDITION - VARIANCE**

Dear Mr. & Ms. O'Callaghan:

From the information that has been provided to this Department; *A certified plot plan from Alfred M. Berry, P.L.S. dated April 25, 2025, and building plans from Construction Design Services.*

Your submittal requires approval from the following board before a building permit can be issued.

Zoning Board of Appeals

(1) Variance – Section 173-10B (2)

Pursuant to 173-10B (2) Alteration of nonconforming structures with respect to a new nonconformity. For any reconstruction, extension, alteration or change of a nonconforming structure that involves the creation of a new nonconformity, such new nonconformity shall require the issuance of a variance from the Board of Appeals. The applicant proposes to remove an existing mudroom that is in disrepair with an existing nonconforming setback of 11.2 feet and add extend the existing bedroom and kitchen, the addition will create a new nonconformity of 5.5 feet & 5.6 feet, therefore Variance relief is required.

Contact the Town of Littleton Zoning Board of Appeal at (978) 540-2431 for information regarding the Zoning Board of Appeal process.

Respectfully,

Henry Fontaine CBO  
Building Commissioner  
Zoning Enforcement Officer  
ADA Coordinator

Littleton Zoning Board of Appeals  
37 Shattuck Street  
2nd Floor, Room 207  
Littleton, MA 01460

April 30, 2025

To Whom It May Concern:

We are 38 year residents of Littleton who are now well into our senior years. During these past 38 years, we have been active members of the Littleton community, have raised our now adult children here and always envisioned living out our days here. Due to medical issues impacting Janice's knees and back, managing stairs has become increasingly difficult and is expected to continue to worsen. As such, we are seeking a variance to expand the dimensions of existing rooms, so that we may have a usable first floor bedroom, enabling us to remain in our home, "aging in place". In order to accomplish this goal, we would like to remove the existing "mud-room", which is in disrepair on the side of our home, and expand the current first floor bedroom to provide sufficient bedroom space for us to spend the remainder of our years at 15 Dogwood Rd. Should we not be able to expand our first floor bedroom, we would need to relocate to accommodate Janice's medical needs, which would be truly heartbreaking.

Our neighbors are supportive of this plan and we will provide letters of support to that effect.

Thank you for your consideration.



Janice Huber O'Callaghan & Donald O'Callaghan  
15 Dogwood Rd.  
Littleton, MA 01460

# Town of Littleton

DATE:

5/7/2025

## 176 - Appeals

### Schedule of Departmental Payments to the Treasurer

Source/From Whom	Account Name	Account Number	Amount
Address <u>15 Dogwood</u>	Board Receipts	01176420-432000	ZBAFEE \$200.00
Name		8900-258161	REGFEE
Case #			BOA FEE \$25.00
	Adertising	20605200-538210	ZBAADS \$176.53
			\$
			\$
			\$
			\$
			\$

TOTAL Turnover

**\$401.53**

Credit \$

Cash \$

Checks \$ **\$401.53**

**TOTAL \$401.53**

Must equal total above

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

  
Committee/Department Signature

5/7/25  
Date

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

  
Treasurer's Office Signature

5/7/25  
Date

JANICE A. HUBER-OCALLAGHAN  
15 DOGWOOD RD.  
LITTLETON, MA 01460

303

62-7611/311

5/6/25

Date

CHECK ARMOR  
FRAUD PROTECTION

Pay to the  
Order of

Town of Littleton

\$ 401.53

four hundred and one and 53/100

Dollars



Photo  
Safe  
Deposit  
Details on back

Capital One

For

VARIANCE application

*[Signature]*

MP

Harvard Clarke

PAYMISE: 15 Dogwood Rd. Littleton, MA. 01460

02/09/87 02:48 TR 689 RE 25.00

BN 17852 PG 032

125

DEED

KNOW ALL MEN BY THESE PRESENTS, that We, Frank J. Stepien and Judy E. Stepien of Littleton, Middlesex County, Massachusetts for consideration paid and in full consideration of One Hundred Thirty Five Thousand Five Hundred and 00/100 (\$135,500.00) Dollars, grant to Donald J. O'Callaghan and Janice A. Huber, of 15 Dogwood Road, Littleton, Middlesex County, Massachusetts, as husband and wife, as tenants by the entirety

with QUITCLAIM COVENANTS

The land with the buildings thereon, in Littleton Middlesex County, Massachusetts and being shown as Lots 1424, 1425 and 1426 as shown on "Map A of Long Lake, Town of Littleton, Mass." recorded with Middlesex County Registry of Deeds (Southern) Plan Book 362, Page 26, and together being bounded and described as follows:

WESTERLY by Dogwood Road, 60 feet;  
NORTHERLY by Lot 1414, 1415, 1416, 1417 and 1418, as shown on said plan, 100 feet;  
EASTERLY by Lots 1449, 1450 and 1451 as shown on said plan, 60 feet, and  
SOUTHERLY by Lot 1427, as shown on said plan, 100 feet.

Containing 6000 square feet of land, and be any and all of said measurements or contents, more or less.

Subject to and with the benefit of restrictions and easements of record insofar as the same are now in force and applicable. Subject also to a taking by the Town of Littleton for layout of Dogwood Road under instrument dated February 7, 1955 and recorded with said Deeds in Book 8435, Page 128. See also Book 8674, Page 486 and Entry thereunder Book 8674, Page 486.

For title see deed of John C. Egan and Regina Murry dated December 5, 1984 Book 16009, Page 351.

WITNESS my hand and seal this 9th day of February, 1987.

2511-15



Frank J. Stepien  
Judy E. Stepien

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

February 9, 1987

Then personally appeared the above Frank J. Stepien and Judy E. Stepien and acknowledged the foregoing to be their free act and deed before me.

Notary Public

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 5/7/2025 8:24:34 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
689	DEED		17852/32	02/09/1987	
Property-Street Address and/or Description					
15 DOGWOOD RD LOTS 1424 1425 & 1426					
Grantors					
STEPIEN FRANK J &AL, STEPIEN JUDY E &AL					
Grantees					
OCALLAGHAN DONALD J &AL, HUBER JANICE A &AL					
References-Book/Pg Description Recorded Year					
20545/73 DIS 1990, 79363/205 HOME 2021, 81307/471 NOT 2023, 81307/474 EASE 2023					
Registered Land Certificate(s)-Cert# Book/Pg					

Littleton Zoning Board of Appeals  
37 Shattuck Street  
2nd Floor, Room 207  
Littleton, MA 01460

April 30, 2025

To Whom It May Concern:

I am writing to share my support for the variance request submitted to you by my neighbors Janice Huber O'Callaghan and Donald O'Callaghan, to expand their first floor bedroom to allow for a usable bedroom on the first floor. I understand that the proposed renovation will entail removing the current "mudroom" that is in disrepair and replacing it with another structure. This will be a great benefit to our neighbors who will then be able to remain in their home as they age, which I strongly support.

Sincerely,

*Brian McKee*  
7 Dogwood Rd

Littleton Zoning Board of Appeals  
37 Shattuck Street  
2nd Floor, Room 207  
Littleton, MA 01460

April 30, 2025

To Whom It May Concern:

I am writing to share my support for the variance request submitted to you by my neighbors Janice Huber O'Callaghan and Donald O'Callaghan, to expand their first floor bedroom to allow for a usable bedroom on the first floor. I understand that the proposed renovation will entail removing the current "mudroom" that is in disrepair and replacing it with another structure. This will be a great benefit to our neighbors who will then be able to remain in their home as they age, which I strongly support.

Sincerely,

Lisa Girolamo  
12 Dogwood Rd.  
Littleton, MA 01460

A handwritten signature in black ink, appearing to read "Lisa", with a stylized flourish extending from the end.

Littleton Zoning Board of Appeals  
37 Shattuck Street  
2nd Floor, Room 207  
Littleton, MA 01460

April 30, 2025

To Whom It May Concern:

I am writing to share my support for the variance request submitted to you by my neighbors Janice Huber O'Callaghan and Donald O'Callaghan, to expand their first floor bedroom to allow for a usable bedroom on the first floor. I understand that the proposed renovation will entail removing the current "mudroom" that is in disrepair and replacing it with another structure. This will enable our neighbors to remain in their home as they age, which we strongly support.

Please feel free to contact me directly at 603 531 0942 if necessary.

Sincerely,

A handwritten signature in cursive script that reads "Julianne Potenza". The signature is written in dark ink and is positioned below the word "Sincerely,".

Julianne Potenza  
10 Emerson Dr.  
Littleton, MA 01460

Littleton Zoning Board of Appeals  
37 Shattuck Street  
2nd Floor, Room 207  
Littleton, MA 01460

April 30, 2025

To Whom It May Concern:

I am writing to share my support for the variance request submitted to you by my neighbors Janice Huber O'Callaghan and Donald O'Callaghan, to expand their first floor bedroom to allow for a usable bedroom on the first floor. I understand that the proposed renovation will entail removing the current "mudroom" that is in disrepair and replacing it with another structure. I strongly support our neighbors being able to remain in their home as they age.

Please feel free to contact me directly at 978 387 7535 if necessary.

Sincerely,

A handwritten signature in cursive script that reads "Lori Erickson". The signature is written in dark ink and is positioned below the word "Sincerely,".

Lori Erickson  
8 Emerson Dr.  
Littleton, MA 01460



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

Date: May 8, 2025

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

Requestor: ZBA

Name of Firm: Town of Littleton

Mailing Address: \_\_\_\_\_

Subject Parcel Location: 15 Dogwood

Subject Owner: Donald O'Callaghan and Janice A Huber

Subject Parcel ID: U17 122 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) 31 including the subject parcel(s).

Certified by:

Kim Prehl / Office Assistant

Name & Title

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.

LAKE SHORE DR	U12 14 0
LITTLETON TOWN OF CONSERVATION COMMISSION PO BOX 1305 LITTLETON, MA 01460	LUC: 932
4 DOGWOOD RD	U17 100 0
SPIEGEL PATRICK J SPIEGEL ANNE R 4 DOGWOOD RD LITTLETON, MA 01460	LUC: 101
8 DOGWOOD RD	U17 102 0
RODGERS DAVID M RODGERS CHERYL D 8 DOGWOOD RD LITTLETON, MA 01460	LUC: 101
10 DOGWOOD RD	U17 103 0
LAPENTA AND WOODBURY INVESTMEN LAPENTA MATTHEW P- TRUSTEE 10 DOGWOOD RD LITTLETON, MA 01460	LUC: 101
14 DOGWOOD RD	U17 104 0
FOLEY KATHLEEN ANN 10 SARAH DOUBLET RD LITTLETON, MA 01460	LUC: 101
16 DOGWOOD RD	U17 105 0
JANE PLINER REVOCABLE TRUST PLINER JANE - TRUSTEE 16 DOGWOOD RD LITTLETON, MA 01460	LUC: 101
DOGWOOD RD	U17 106 0
SURPRENANT JEFFERY J AND SAMANTHA E TRS/REMY ROLLAND TR 11 EMERSON DRIVE LITTLETON, MA 01460	LUC: 132
15 EMERSON DR	U17 120 0
DOOEN TERRY A P O BOX 942 LITTLETON, MA 01460	LUC: 101
11 EMERSON DR	U17 121 0
SURPRENANT JEFFREY J SURPRENANT SAMANTHA E 11 EMERSON DR LITTLETON, MA 01460	LUC: 101
15 DOGWOOD RD	U17 122 0
O'CALLAGHAN DONALD J HUBER JANICE A 15 DOGWOOD RD LITTLETON, MA 01460	LUC: 101

7 DOGWOOD RD	U17 124 0
DILLARD CHRISTINA L MCKEON BRIAN D 7 DOGWOOD RD LITTLETON, MA 01460	LUC: 101
5 DOGWOOD RD	U17 125 0
WIKLUND THOMAS FENNELLY LAUREN 5 DOGWOOD RD LITTLETON, MA 01460	LUC: 101
37 LAKE SHORE DR	U17 127 0
GASPARI 2022 TRUST TRUSTEE GASPARI MARIANNE L 843 ANDOVER ST LOWELL, MA 01852	LUC: 101
36 LAKE SHORE DR	U17 128 0
GRUBER MICHAEL GRUBER JOYCE E 148 PINE HILL RD BOXBORO, MA 01719	LUC: 101
8 ELM RD	U17 129 0
THE RAFFI FAMILY TRUST RAFFI KATHLEEN TRUSTEE 8 ELM RD LITTLETON, MA 01460	LUC: 101
ELM RD	U17 132 0
ERICKSON JOHN N III ERICKSON LORI J 8 EMERSON DR LITTLETON, MA 01460	LUC: 132
6 EMERSON DR	U17 133 0
DANIEL PETER N DANIEL NATHALIE T 6 EMERSON DR LITTLETON, MA 01460	LUC: 101
8 EMERSON DR	U17 134 0
ERICKSON JOHN N III ERICKSON LORI J 8 EMERSON DR LITTLETON, MA 01460	LUC: 101
10 EMERSON DR	U17 135 0
PERRON JOHN H POTENZA JULIANNE 10 EMERSON DRIVE LITTLETON, MA 01460	LUC: 101
7 EMERSON DR	U17 136 0
FRENCH JORDAN LIVING TRUST TRUSTEE FRENCH BLAINE 7 EMERSON DR LITTLETON, MA 01460	LUC: 101

19 DOGWOOD RD	U17 154 B
JONSSON KIMBERLY A 19 DOGWOOD RD LITTLETON, MA 01460	LUC: 101
35 LAKE SHORE DR	U17 156 0
COREY ETHAN 35 LAKE SHORE DR LITTLETON, MA 01460	LUC: 101
33 LAKE SHORE DR	U17 157 0
O'DWYER RONALD F OAKLAND KATHLEEN M 33 LAKE SHORE DR LITTLETON, MA 01460	LUC: 101
EMERSON DR	U17 158 0
CALABRO JOHN CALABRO CAROL M 14 BEVERLY RD ACTON, MA 01720	LUC: 132
5 EMERSON DR	U17 179 0
MARCHAND NICHOLAS MARCHAND KAITLYN 5 EMERSON DR LITTLETON, MA 01460	LUC: 101
1 EMERSON DR	U17 180 0
MIZZONI BRIAN A 1 EMERSON DR LITTLETON, MA 01460	LUC: 101
14 CEDAR RD	U17 72 0
JPG DEVELOPMENT LIMITED PRTNSP PO BOX 610-182 NEWTON HIGHLANDS, MA 02461	LUC: 101
16 CEDAR RD	U17 73 0
WILLAND ROSS BOTTOMLEY SARAH 16 CEDAR RD LITTLETON, MA 01460	LUC: 101
16 EMERSON DR	U17 75 0
SOLOMON SCOTT B 16 EMERSON DRIVE LITTLETON, MA 01460	LUC: 101
17 CEDAR RD	U17 91 0
BANISTER BENJAMIN BANISTER ELIZABETH 17 CEDAR RD LITTLETON, MA 01460	LUC: 101

11 CEDAR RD

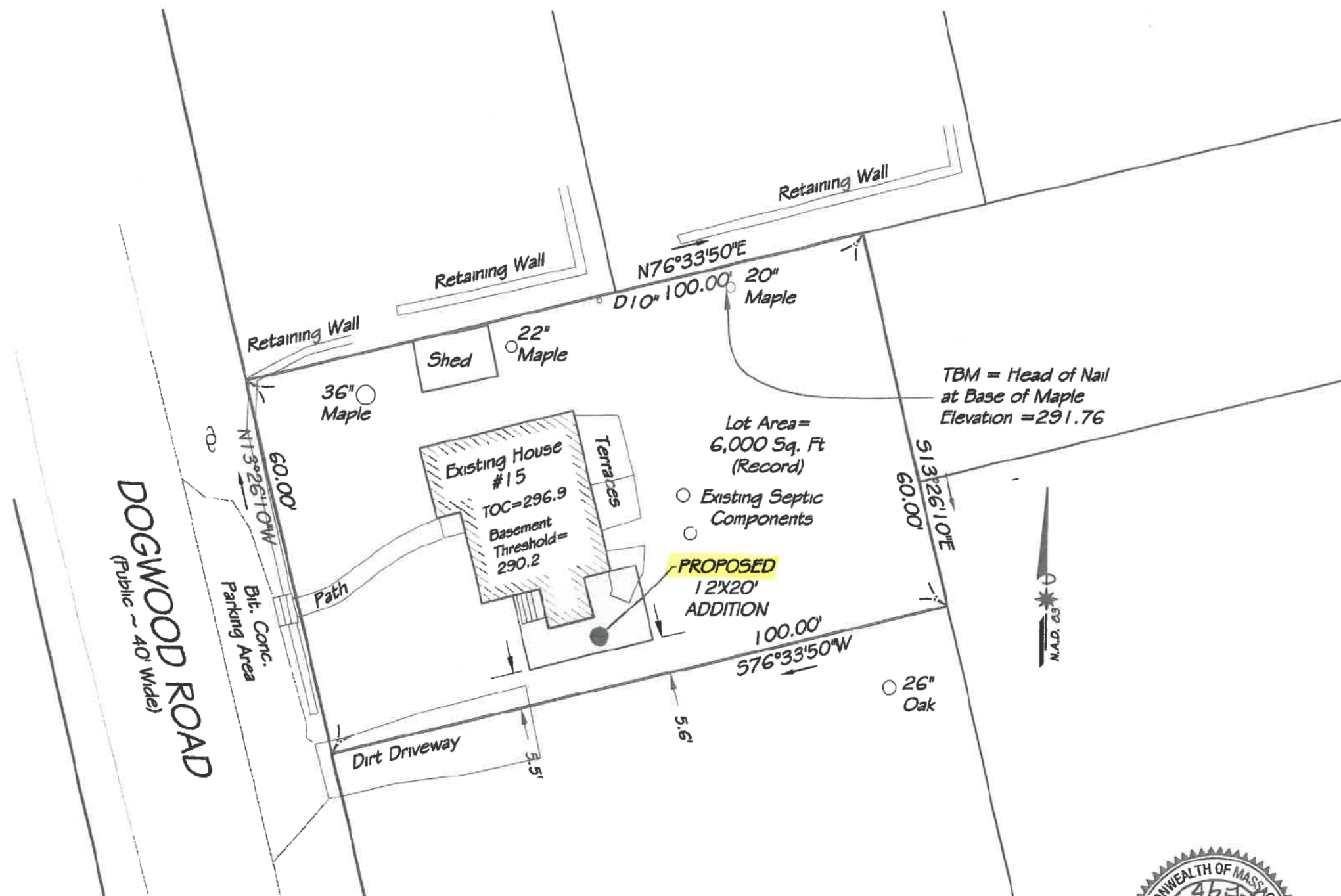
U17 93 0

LIC: 101

MCCOY KATHLEEN M

32 COBURN RD

WESTON, MA 02483



### Notes

1.) LOCUS DOES NOT LIE WITHIN ANY FEDERALLY DESIGNATED FLOOD ZONE AS SHOWN ON FIRM MAP 25017C0236F WITH AN EFFECTIVE DATE OF JULY 7, 2014.

2.) LOCUS DOES NOT LIE WITHIN ANY GROUND WATER OVERLAY DISTRICT.

3.) ELEVATIONS SHOWN ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD88).

### Zoning Information

District: Minimum Lot Area: 40,000 Sq. Ft.  
 Minimum Lot Frontage: 150'  
 Minimum Front Setback: 30'  
 Minimum Side Setback: 15' - Principal Building  
 10' - Accessory Building  
 Minimum Rear Setback: 15' - Principal Building  
 10' - Accessory Building

### Owner Information

Parcel ID: U17-122  
 Donald O'Callaghan & Janice Huber  
 Book 17852, Page 32

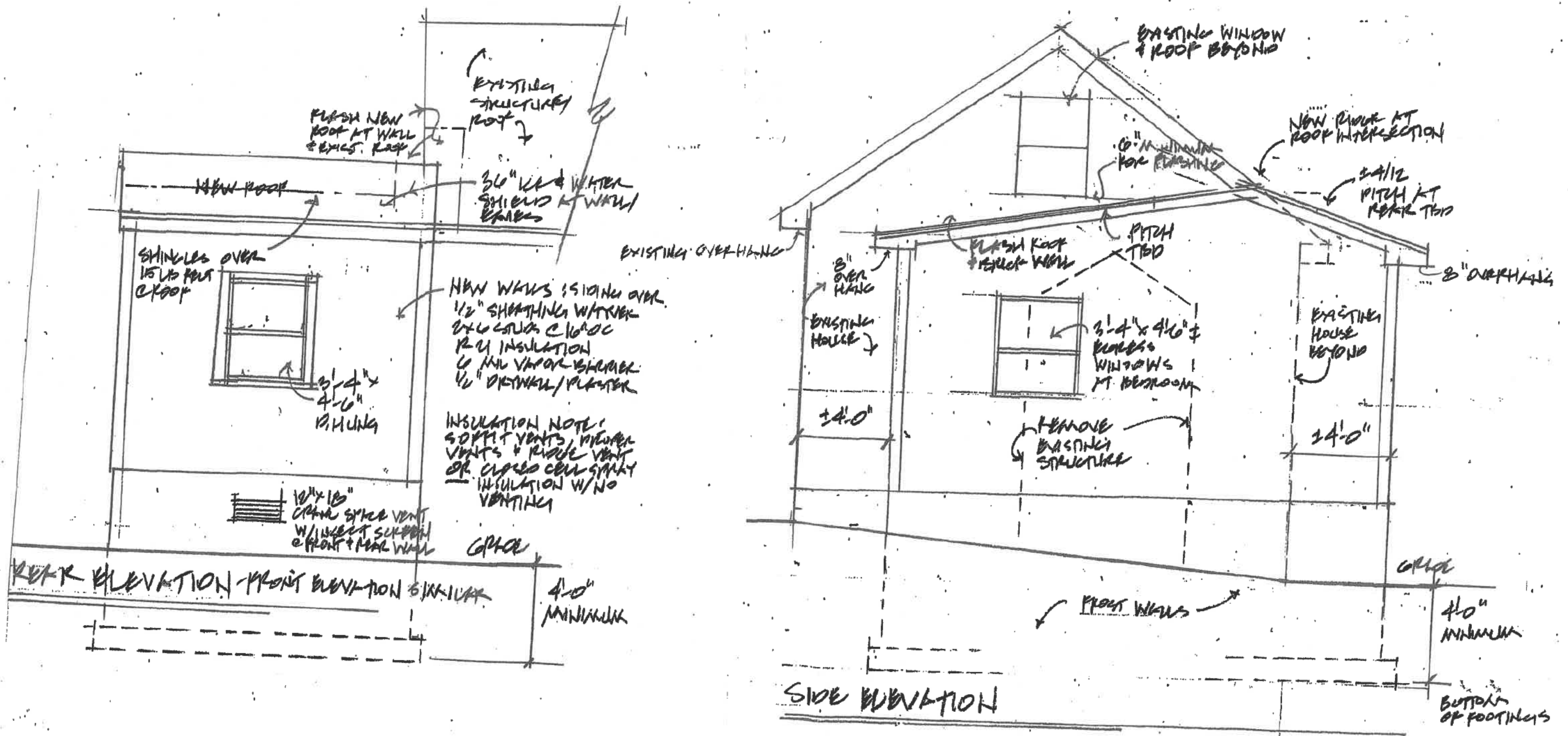
Certified Plot Plan  
 15 DOGWOOD ROAD  
 LITTLETON, MASSACHUSETTS  
 4/25/2025  
 1" = 20'

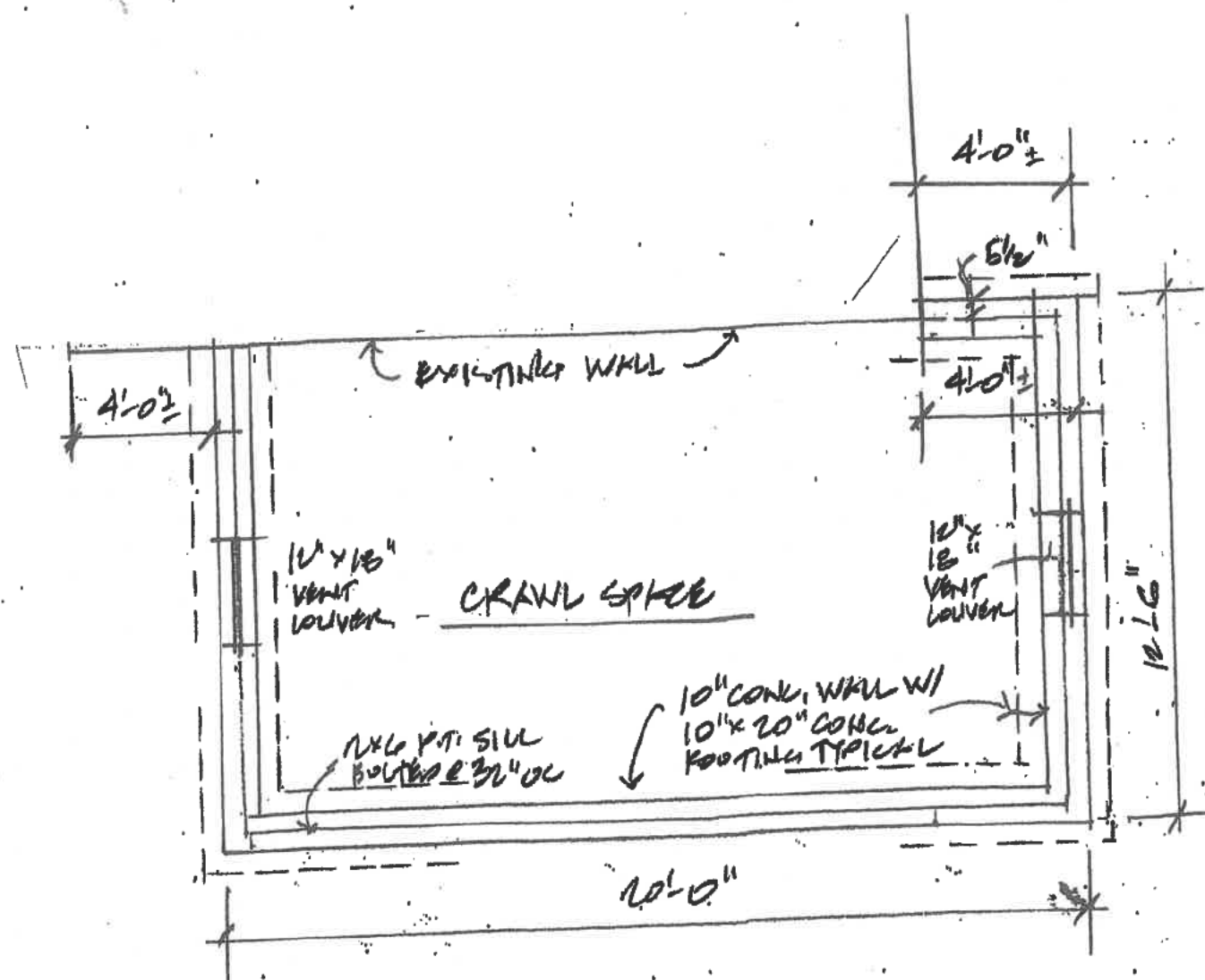
Alfred M. Berry, P.L.S.  
 Professional Land Surveyor

129 South Main Street, P.O. Box 188  
 Athol, Massachusetts 01331  
 P(508) 277-1161

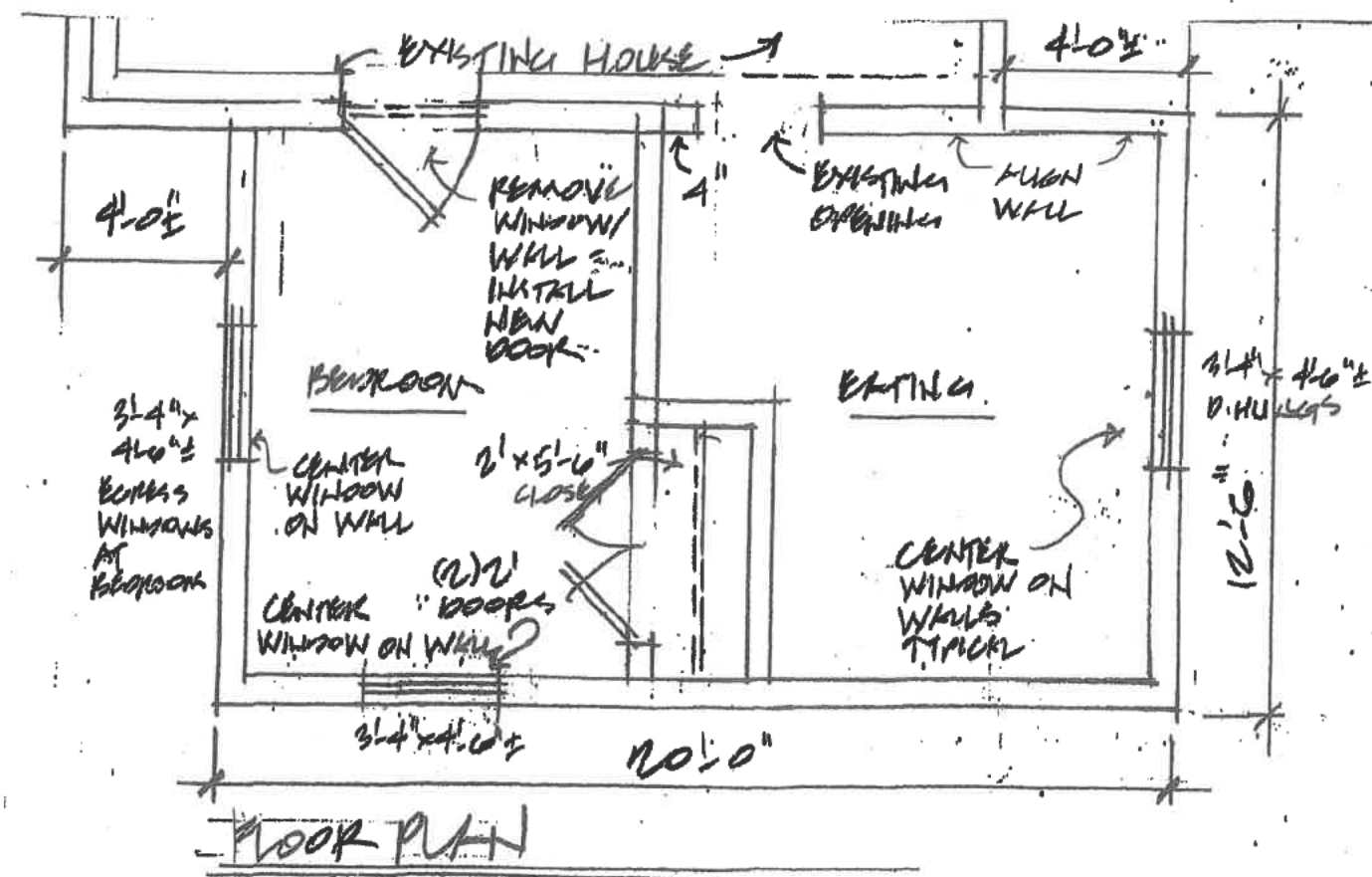




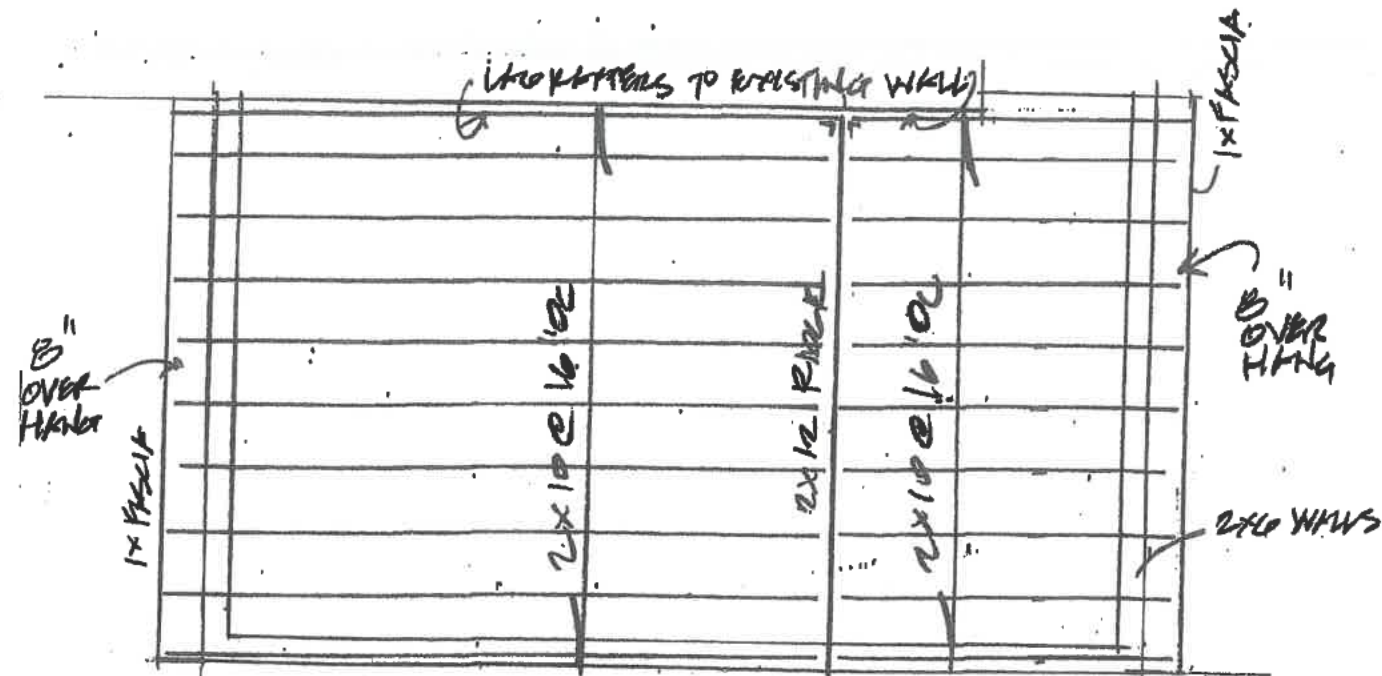




FOUNDATION/POST WALL PLAN

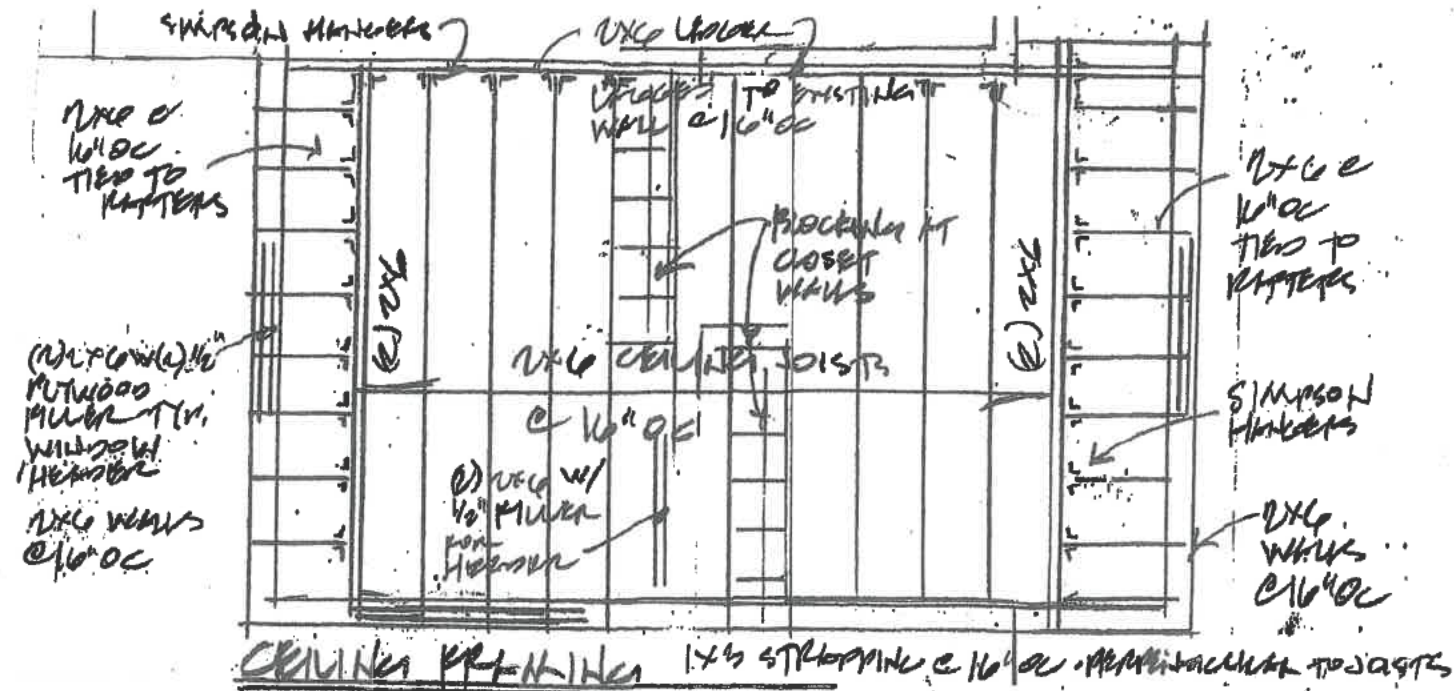


INSULATION:  
FLOOR R50  
WALLS R11  
CEILING/ROOF R49  
GLAZING U2125  
WALLS 1/2" EXT. GRAVE.  
PUTWALL WITH VER OR  
1/2" SIPWALL

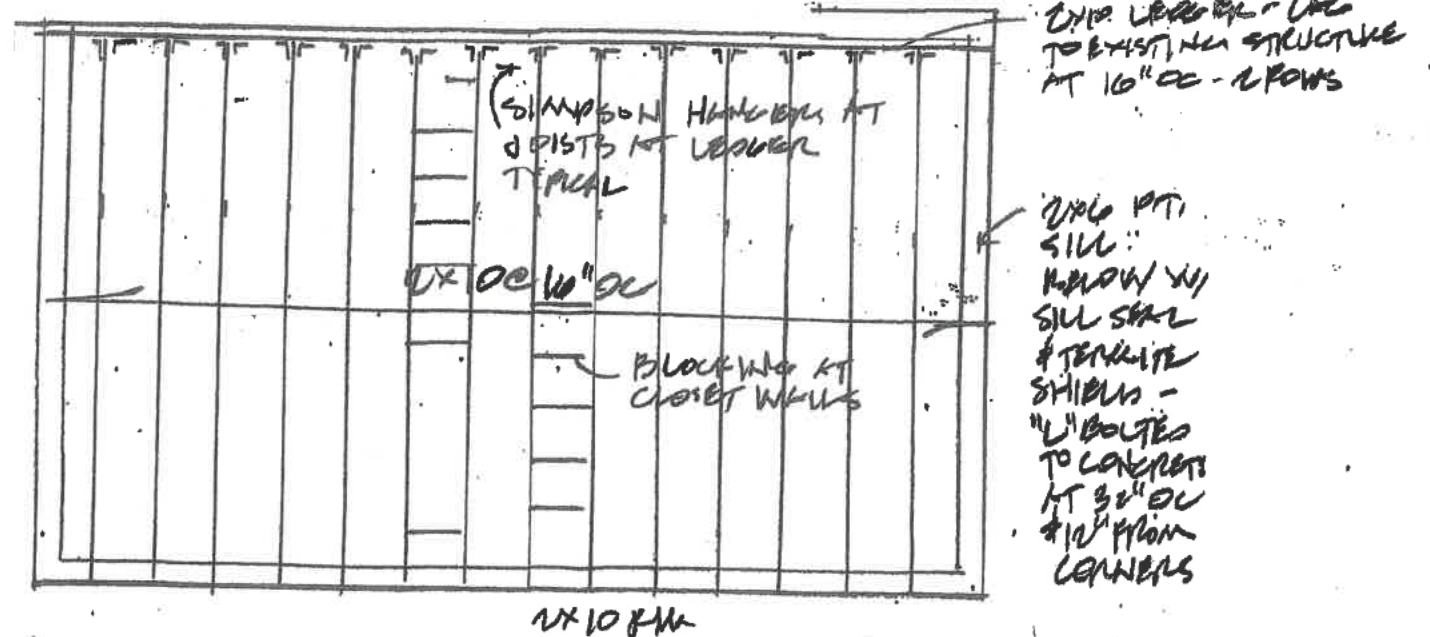


**ROOF FRAMING** 5/8" PLYWOOD SHEATHING OR 5/8" ZIPROOF

- HURRICANE RESISTANCE AT WALL TOP RAKE & RAFTER ATTACHMENT
- SYMPSON HANGERS AT RAFTERS TO RAKE CONNECTION



**CEILING FRAMING** 1x6 STRAPPING @ 16" OC - PERMANENTLY ATTACHED TO JOISTS



**FLOOR FRAMING**

- 3/4" T&G PLYWOOD
- SHAPROOF - GULIES & RAKE HANGERS
- KLUM NEW & EXISTING FLOORS



## ZONING BOARD OF APPEALS

P.O. Box 1305  
Littleton, Massachusetts 01460

Received: AS  
Date/Time: 5/27/25 – 11:30 AM  
Revised:  
Date/Time:

### LEGAL NOTICE NOTICE OF HEARING

The Littleton Zoning Board of Appeals will conduct a Public Hearing on Thursday, June 12, 2025, at 7:10 P.M., in the Littleton Town Offices, 37 Shattuck Street, Room 103, to consider the following petition:

7:10 P.M:

Case #25-974, 15 Dogwood Road. The Petitioner, Janice O'Callaghan, seeks a Variance pursuant to 173-10B (2) to extend the dimension of bedrooms and create a new non-conformity, and such other business as may properly come before the board.

LITTLETON ZONING BOARD OF APPEALS

Lowell Sun Dates: May 29, and June 5, 2025