

General Information

What authority does the Board of Appeals have?

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

What is an Appeal?

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

What is a Chapter 40A Special Permit?

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

What is a Chapter 40B Special Permit?


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

What is a Variance?

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

TOWN OF LITTLETON  
BOARD OF APPEALS

37 Shattuck Street  
P.O. Box 1305  
Littleton, MA 01460  
Tel: 978-540-2420



APPLICATION FOR PUBLIC HEARING

Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning Bylaws

TOWN USE ONLY  
Received by the Town Clerk Office

*received*  
*May 12, 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 *Gary Gomme* Date: *5-7-25*

*Gary Gomme*  
Print Name

*978-257-5707*  
Phone #

*436 Newton Rd*  
Address

*Littleton Ma 01460*  
Town, State, Zip

*whitehorsesbuilders@verizon.net*  
Email Address

Deed Reference: Bk \_\_\_\_\_ Page \_\_\_\_\_

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

*Christine E. LeLacheur* *5/7/25*  
Signature Date

*978 486 8266*  
Phone #

*CHRISTINE E. LELACHEUR*  
Print Name (if different from petitioner)

*75 Gilson Rd.*  
Address (if different from petitioner)

*clacheur@verizon.net*  
Email

Book *81769* Page *104*

ASSESSOR MAP & PARCEL NUMBER *U47-152-0*

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.c.40B

## 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?** 173-27(D)

**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 Christine E. Leclacheur

Print name CHRISTINE E. LECACHEUR

## Filing Instructions

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

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

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

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

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

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



**TOWN OF LITTLETON**

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

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

May 7, 2025

Ms. Christine Leacheur

75 Gilson Road

Littleton, MA 01460

(978) 413-9043

[cleacheur@verizon.com](mailto:cleacheur@verizon.com)

*Cleacheur.net*

**RE: 75 GILSON ROAD – ACCESSORY STRUCTURE - VARIANCE**

Dear Ms. Leacheur:

From the information that has been provided to this Department; *A certified plot plan from David E. Ross Associates dated May 5, 2025, and building plans by the contractor Mr. Gary Shimmel, for a 22 feet by 24 feet garage.*

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

Zoning Board of Appeals

(1) Variance – Section 173-27 General Regulations, Subsection (D)

Pursuant to 173-27 General Regulations, Subsection (D) Street setback: On corner and through lots, street setbacks shall be maintained from each abutting street or way which qualifies to provide lot frontage for division of a parcel into lots. Except where stated to the contrary, all street setbacks shall be measured from the legal boundary of the way, but, where no such boundary is established, the setbacks shall be measured from a line 25 feet from the center of the traveled roadway.

The applicant proposes to construct a 22 feet by 24 feet garage to the right side of existing dwelling. Pursuant to Table of Intensity of Use Schedule, the front yard setback is 30 feet whereas the applicant proposes 22.1 feet, therefore a Variance 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*

Henry Fontaine CBO

Building Commissioner

Zoning Enforcement Officer/ADA Coordinator

5/9/25

Hi Neighbors,

I am looking to put an attached garage on the right side of my house along the Clark Road side. I do not meet the setback requirements. When Clark Road was put in after my husband and I built our house it turned our lot into a corner lot. This made the side set back 30" instead of 15" requirements. I am asking for a variance from the town so I can add the garage. The town has requested me to reach out to my neighbors to see if anyone is opposed to this. If not could you either sign this letter or write a letter with your approval and return to me either by email or by mail. My email address is [clacheur@verizon.net](mailto:clacheur@verizon.net).

Thank you,

Christine Lelacheur

75 Gilson Road

Littleton, MA 01460

It's fine with me. Anne-Marie Chernosky. If you have any questions please contact me. 978 501 6983  
67 Gilson Road, Littleton, MA.

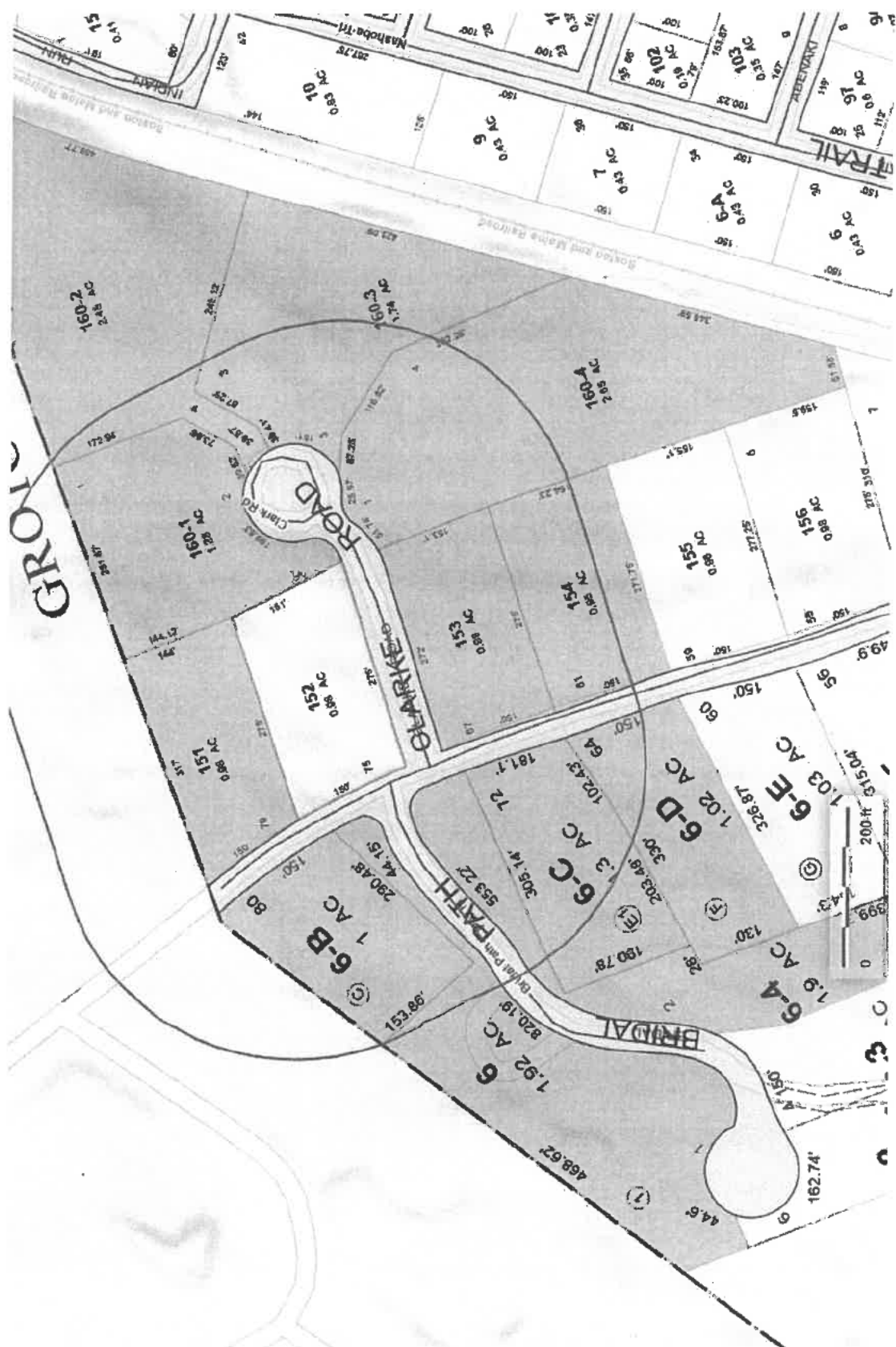
No objections.

Adam Walker  
79 Gilson Rd Littleton, MA 01460

No objections.

Joann Scaringella  
2 Clarke Rd.  
Littleton, MA 01460

No Objections  
have C Pe  
y Bridge Path  
Littleton MA





# 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 - 75 Gilson Rd.	Board Receipts	01176420-432000	ZBAFEE \$200.00
Name - C. LeLacheur		8900-258161	REGFEE
Case # 25-975			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

5/7/2025  
Date

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

  
Treasurer's Office Signature

5/7/25  
Date

W.F. LeLacheur  
C.E. LeLacheur  
75 Gilson Road  
Littleton, Mass. 01460

53-7075/2113 4616

5/7 2025

www.Check.com

PAY TO  
the order of

Town of Littleton

\$ 401.53

Four Hundred One and 53/100

Dollars

Security features  
are included.  
Details on back

Main Street Bank

Memo

Christine E. LeLacheur





## 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 7:25 P.M., in the Littleton Town Offices, 37 Shattuck Street, Room 103, to consider the following petition:

7:25 P.M.

Case #25-975, 75 Gilson Road. The Petitioner, Christine LeLacheur, seeks a Variance pursuant to 173-27D to build a garage and reduce the front yard setback, 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



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

Current datetime: 5/7/2025 10:56:45 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
77215	DEED		81768/104	07/14/2023	1.00
<b>Property-Street Address and/or Description</b>					
75 GILSON RD					
<b>Grantors</b>					
LELACHEUR WILLIAM F, LELACHEUR CHRISTINE E					
<b>Grantees</b>					
LELACHEUR WILLIAM F TR, LELACHEUR CHRISTINE E TR, LELACHEUR FAMILY TRUST					
<b>References-Book/Pg Description Recorded Year</b>					
81768/108 HOME 2023, 82794/72 AFF 2024, 82794/75 DEATH 2024					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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

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### Recording Information

Document Number	: 77215
Document Type	: DEED
Recorded Date	: July 14, 2023
Recorded Time	: 08:25:54 AM
Recorded Book and Page	: 81768 / 104
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2925906
Recording Fee (including excise)	: \$155.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 07/14/2023 08:25 AM  
Ctrl# Doc# 00077215  
Fee: \$.00 Cons: \$1.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

**QUITCLAIM DEED**

WE, WILLIAM F. LELACHEUR and CHRISTINE E. LELACHEUR, a married couple, of Littleton, Middlesex County, Massachusetts

**In consideration paid and in full consideration of ONE AND NO/100 (\$1.00) DOLLAR**

Grant to WILLIAM F. LELACHEUR and CHRISTINE E. LELACHEUR, Trustees of the LeLacheur Family Trust, u/d/t dated July 13, 2023 (See Trustee Certificate recorded herewith) of 75 Gilson Road, Littleton, MA 01460.

***With Quitclaim Covenants***

The land in Littleton, Middlesex County, Massachusetts, with the buildings thereon, situated on the Easterly side of Gilson Road and shown as Lot 2 on a Plan entitled "Plan of Land in Littleton, Mass., Owned by Diego Gerace Tr., Surveyed March 30, 1970, Richard L. McGlinchey", which Plan is recorded as Plan No. 564 of 1970 in Middlesex South District Registry of Deeds, Book 11844, Page 323, and being thus bounded and described:

Beginning at a stake at said road at corner of Lot 1, as shown on said Plan; thence

N 80°00'00" E. 275 feet by said Lot 1 to a stake at land of Diego Gerace Tr., as shown on said Plan; thence

S. 14°01'55" E. 151 feet by said Gerace land to a stake at a proposed way; thence

S. 80°12'30" W. 275 feet by said Way to a corner at said road; thence

N. 14°03'30" W. 150 feet by said road to the point of beginning.

Containing 41,245 square feet.

Subject to a road easement as shown on said Plan.

Also another parcel being shown as Parcel "A" containing 1,467 square feet, as shown on a Plan entitled "Clarke Road Subdivision – Definitive Subdivision of Land in Littleton, MA for John Clarke dated January 12, 1993, prepared by Bill Boston Survey, Inc., recorded in South Middlesex Registry of Deeds in Book 20128, Page 138.

Said parcel is conveyed subject to a slope easement and a radius road easement, as shown on said Plan.

This deed is intended to release any and all homestead rights that we and any member of our family may have currently, or who may have had in the past, in the property being conveyed herein, and further state under the pains and penalties of perjury that there is no former spouse or partner in a civil union who can claim the benefit of a homestead.



**NO TITLE SEARCH REQUESTED AND NONE PERFORMED**

Being the same premises conveyed to the Grantors herein by deed dated May 30, 1973 and recorded with said Registry at Book 12443, Page 160, and for Parcel A, by deed dated April 26, 1993, recorded with said Registry at Book 23135 Page 336.

**(THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK)**



WITNESS our hands and seals this 13<sup>th</sup> day of July, 2023.

  
WILLIAM F. LELACHEUR  
  
CHRISTINE E. LELACHEUR

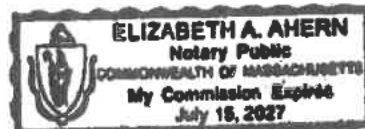
COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

On this 13<sup>th</sup> day of July, 2023, before me, the undersigned notary public, personally appeared WILLIAM F. LELACHEUR and CHRISTINE E. LELACHEUR, proved to me through satisfactory evidences of identification, which were MASS DRIVER'S LICENSE (sources of identification) to be the persons who signed the preceding/attached document in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief, and acknowledged to me that they signed said document voluntarily for its stated purpose.

  
Notary Public

My commission expires 7/15/2027



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

Current datetime: 5/7/2025 11:02:47 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
1244381	DEED		12443/160	05/30/1973	
<b>Property-Street Address and/or Description</b>					
GILSON RD					
<b>Grantors</b>					
LELACHEUR WILLIAM F					
<b>Grantees</b>					
LELACHEUR WILLIAM F, LELACHEUR CHRISTINE E					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

I, William F. LeLacheur,  
of Chelmsford, Middlesex

County, Massachusetts,

do hereby certify for consideration and grant of love and affection, grant, to myself,  
the said William F. LeLacheur and my wife, Christine E. LeLacheur,  
as tenants by the entirety, both of 32 Concord Road, in said  
Chelmsford,  
etc

with quiet enjoyment

the land in Littleton, Middlesex County, Massachusetts, with the buildings  
thereon, situated on the easterly side of Gilson Road and shown as Lot 2  
on a plan entitled "Plan of Land in Littleton, Mass., Owned by Diego  
Garcia Jr., Surveyed March 30, 1970, Richard L. McGlinchey", which plan  
is recorded as Plan Number 564 of 1970 in Middlesex South District  
Registry of Deeds, Book 11864, Page 323, and being thus bounded and  
described:

Beginning at a stake at said road at corner of Lot 1, as shown  
on said plan;  
Thence N 89° 00' 00" E 275 feet by said Lot 1 to a stake at  
land of Diego Garcia Jr., as shown on said plan;  
Thence S 14° 01' 55" E 151 feet by said Garcia land to a stake  
at a proposed way;  
Thence S 89° 12' 30" W 275 feet by said way to a corner at said  
road;  
Thence N 14° 03' 30" W 150 feet by said road to the point of  
beginning.

Containing 41,245 square feet.

Subject to a road easement as shown on said plan.

Being the same premises conveyed to me by John T. Hayes by deed  
dated April 28, 1971 and recorded in said Registry, Book 11,999, Page  
467.

Witness my hand and seal this 30th day of May, 1973

William F. LeLacheur

Richard T. Hall

The Commonwealth of Massachusetts

Middlesex ss. Lowell, May 30, 1973

Then personally appeared the above named William F. LeLacheur  
and acknowledged the foregoing instrument to be his free act and deed, before me

Richard T. Hall  
Notary Public - Middlesex County  
My commission expires Feb. 21, 1975

(Individual—Joint Tenants—Tenants in Common—Tenants by the Entirety.)

CHAPTER 184A, § 4 AS AMENDED BY CHAPTER 381 OF 1967

Every deed purporting to convey shall be void unless it be duly attested and signed by the grantor.  
Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is  
in compliance with the requirements of this section.

(21

**QUITCLAIM DEED**

We, **JOHN G. CLARKE** and **LINDA M. CLARKE** of 4 Clarke Road, Littleton, Middlesex County, Massachusetts

for consideration of One Dollar (\$1.00) and 00/100

**GRANT TO:** **WILLIAM F. LELACHEUR** and **CHRISTINE E. LELACHEUR**  
Husband and Wife as Tenants by the Entirety  
of 75 Gilson Road, Littleton, MA

All our right, title and interest in Parcel A containing 1,467 square feet as shown on a Plan entitled Clarke Road Subdivision - Definitive Subdivision of Land in Littleton, MA for John Clarke dated Jan 12, 1993 prepared by Bill Boston Survey, Inc. recorded in South Middlesex Registry of Deeds in Book 20128 Page 138.

Said parcel is conveyed subject to a slope easement and a radius road easement as shown on said plan.

Said parcel A to be combined with other land of LeLacheur to form one lot.

Being a part of the premises conveyed to the Grantors by deed of Diego Gerace, Trustee of Puritan Realty Trust dated September 11, 1978 and recorded in South Middlesex Registry of Deeds in Book 13536 Page 570.

Witness our hands and seals this 26 day of April, 1993

  
John G. Clarke


  
Linda M. Clarke

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss

4-26, 1993

Then personally appeared the above named John G. Clarke and Linda M. Clarke and acknowledged the foregoing instrument to be their free act and deed, before me,

  
Notary Public  
My commission expires: 11-27-98

Property address: Parcel A, Clark Road, Littleton, MA  
Grantee address: 75 Gilson Road, Littleton, MA 01460-2500



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

Current datetime: 5/7/2025 11:03:43 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
899	DEED		23135/336	04/30/1993	1.00
<b>Property-Street Address and/or Description</b>					
CLARK RD PCL A					
<b>Grantors</b>					
CLARKE JOHN G &AL, CLARKE LINDA M &AL					
<b>Grantees</b>					
LELACHEUR WILLIAM F &AL, LELACHEUR CHRISTINE E &AL					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					



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 Planning Board (300 feet - public hearings, special permits)**

Applicant: \_\_\_\_\_  
Name of Firm: Town of Littleton  
Mailing Address: \_\_\_\_\_  
  
Subject Parcel Location: 75Gilson Rd  
Subject Owner: LeLacheur Family Trust  
Subject Parcel ID: U47 152 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) 13\* including the subject parcel(s). \*This list is inclusive of Littleton abutters only.

Certified by:

Kim Prehl, Office Assistant

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.

1 BRIDAL PH R24 6 0  
LUC: 101  
PERIVOLOTIS THOMAS G  
PERIVOLOTIS JUDITH A  
4 BRIDAL PATH  
LITTLETON, MA 01460

2 BRIDAL PH R24 6 4  
LUC: 101  
PERIVOLOTIS DAVID J  
PERIVOLOTIS SHERRIANN  
2 BRIDAL PATH  
LITTLETON, MA 01460

80 GILSON RD R24 6 B  
LUC: 101  
BERUBE SHAWN P  
LAMBERT MEGHAN S  
80 GILSON RD  
LITTLETON, MA 01460

72 GILSON RD R24 6 C  
LUC: 101  
MCINTIRE-HERGERT TRUST  
MCINTIRE CM & HERGERT JD - TRS  
72 GILSON ROAD  
LITTLETON, MA 01460

64 GILSON RD R24 6 D  
LUC: 101  
STEARNS PATRICK A  
STEARNS COLLEEN M  
64 GILSON RD  
LITTLETON, MA 01460

79 GILSON RD U47 151 0  
LUC: 101  
WALKER ADAM J  
WALKER ELISABETH J  
79 GILSON RD  
LITTLETON, MA 01460

75 GILSON RD U47 152 0  
LUC: 101  
LELACHEUR FAMILY TRUST  
TRUSTEE LELACHEUR WILLIAM F  
75 GILSON RD  
LITTLETON, MA 01460

67 GILSON RD U47 153 0  
LUC: 101  
CHERNOSKY ANNE-MARIE H  
67 GILSON ROAD  
LITTLETON, MA 01460

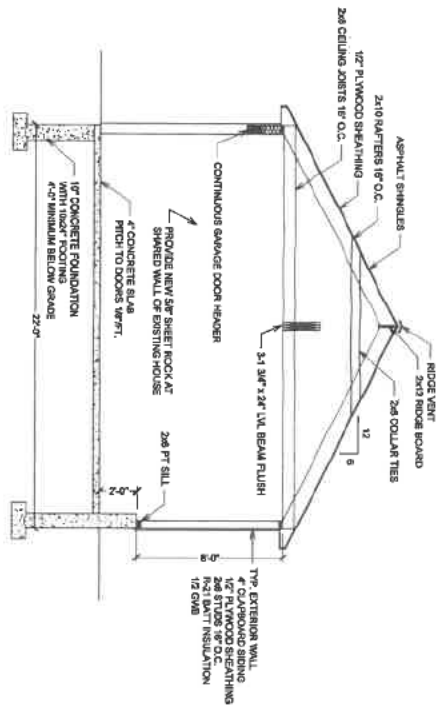
61 GILSON RD U47 154 0  
LUC: 101  
FLOCKHART IAN T, DINA E  
DANIEL C ZIMMERMAN  
61 GILSON RD  
LITTLETON, MA 01460

2 CLARKE RD U47 160 1  
LUC: 101  
SCARINGELLA DAVID T  
SCARINGELLA JOANN  
2 CLARKE RD  
LITTLETON, MA 01460

4 CLARKE RD U47 160 2  
LUC: 101  
CLARKE JOHN G  
CLARKE LINDA M  
4 CLARKE ROAD  
LITTLETON, MA 01460

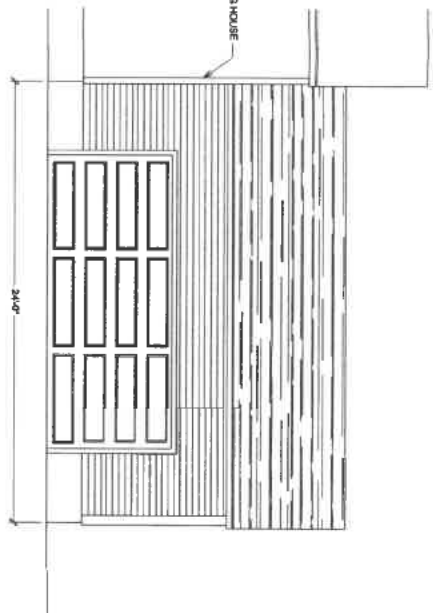
3 CLARKE RD U47 160 3  
LUC: 101  
JEFFREY S BURNETT REVOCABLE TR  
JANINE D BURNETT REVOCABLE TRU  
3 CLARKE ROAD  
LITTLETON, MA 01460

1 CLARKE RD U47 160 4  
LUC: 101  
DONLON KEVIN C + KIMBERLY D  
TRS OF ONE CLARKE ROAD RLTY TR  
1 CLARKE RD  
LITTLETON, MA 01460

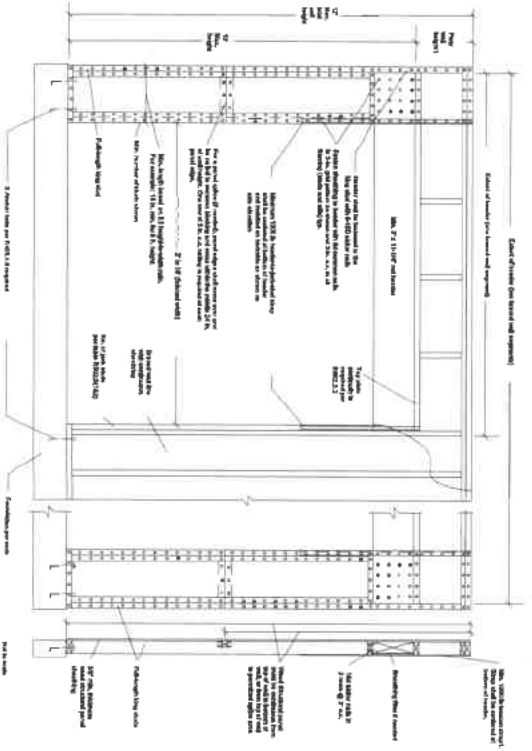


**BUILDING SECTION**  
SCALE: 1/8" = 1'-0"

OVER CONCRETE OR MASONRY BLOCK FOUNDATION



**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"



PROJECT: WHITEHORSE BUILDERS  
75 GILSON RD.  
LITTLETON, MA

**BUILDING SECTION  
AND FRONT ELEVATION**

DATE:	4/2/2025	REVISIONS	DATE
SCALE:	1'-0"		
CONSTRUCTION DOCUMENTS			



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

# Certified Plot Plan

75 Gilson Road

Littleton, Mass.

STREET

TOWN

**David E. Ross Associates, Inc.**

6 LANCASTER COUNTY ROAD - P.O. BOX 785 - HARVARD, MASS 01451  
(978) 772-6232 FAX 772-6258



SURVEYOR

5/5/2025

DAVID & JOANN  
SCARINGELLA  
BK. 23408-137  
PL. NO. 1127 OF  
1989

ADAM &  
ELIZABETH  
WALKER  
BK. 74070-94  
PL. NO. 1389 OF  
1969



**Zoning Classification: Residential**

**Scale: 1"=50'**

I certify that the existing house and proposed addition are located on the lot as shown.

I further certify that the existing house and proposed addition are located within Flood Zone "X" (unshaded) per Flood Insurance Rate Map (FIRM) for the Town of Littleton, Community Panel No. 250200 0209 E dated June 4, 2010.

REFERENCES: **Job #34676, NB853-59**

PLAN NO. **S-15382**