

## 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 By-laws

**TOWN USE ONLY**  
Received by the Town Clerk Office

**received**  
July 30, 2025 - 2:00 PM  
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** \_\_\_\_\_ Date: \_\_\_\_\_

*Craig & Suzanne Daniels*

*Print Name*

35 Birch Road

*Address*

Littleton, MA 01460

*Town, State, Zip*

Date: 978-302-4500

Phone # cdaniels@yahoo.com

Email Address

Deed Reference: Bk 38573 Page 69

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

*Signature* \_\_\_\_\_ Date \_\_\_\_\_

*Craig & Suzanne Daniels*

*Print Name (if different from petitioner)*

35 Birch Road, Littleton, MA

*Address (if different from petitioner)*

Date: 978-302-4500

Phone # cdaniels@yahoo.com

Email

Book 38573 Page 69

**ASSESSOR MAP & PARCEL NUMBER** Map U17, Parcel 86

**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  
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?

*Attalatory: 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

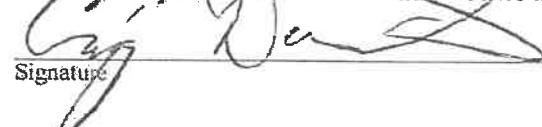
2. Why are you seeking relief from a literal enforcement of this Zoning Bylaw?

*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.*  
Seeking reduced front setback for front entry porch/stairs.

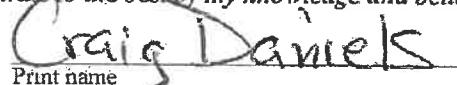
3. Show evidence that you meet the minimum requirements of a variance under section 173-6 B (2) of the Littleton Zoning Bylaws.

*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.* See enclosed. The existing stairs extend past the minimum front setback, and the house is constructed such that extensive changes to topography or the structure itself would be required in order to meet the zoning setback.

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



Signature \_\_\_\_\_



Print name \_\_\_\_\_

## Filing Instructions

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

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

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

1. A copy of the most recently recorded plan of land or where no such plan exists, a copy of a plot plan endorsed

by a registered engineer or land surveyor. The plan should show:

A) metes and bounds of the subject land

B) adjacent streets and other names and readily identifiable landmarks and fixed objects

C) dimensional layout of all buildings

D) distances and setbacks from the various boundaries

E) exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations

F) direction of North

G) the name of each abutting property owner

2. Copy of the latest recorded deed

3. A written statement which details the basis for your petition

4. Pictures, plans, maps, drawings and models are always helpful in explaining the problem

5. In cases pertaining to signs, a scale print of the sign lettering and colors

6. In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor

7. In cases pertaining to Accessory dwellings evidence that the Board of Health has approved the septic system

8. The date of the building construction and the history of ownership are useful in finding facts about the case

Completed applications filed with the Town Clerk by the third Thursday of the month will be considered at the next regularly scheduled Zoning Board of Appeals meeting, held on the third Thursday of the following month. The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules



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

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

July 7, 2025

Mr. Craig Daniels  
Mrs. Suzanne Daniels  
35 Birch Road  
Littleton, MA 01460

**RE: 35 BIRCH ROAD – PROPOSED PORCH ADDITION - VARIANCE**

Dear Mr. & Mrs. Daniels:

From the information that has been provided to this Department; A certified plot plan from Dillis & Roy Civil Design Group dated June 3, 2025, and building plans from Asher Architectural Services.

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

Zoning Board of Appeals  
(1) Variance – Intensity of Use Schedule

The applicant proposes to construct a covered front entry and porch addition to the front of the existing dwelling. Pursuant to Table of Intensity of Use Schedule, the front yard setback is 30 feet whereas the applicant proposes 27.5 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

June 23, 2025

Town of Littleton  
Board of Appeals  
37 Shattuck Street  
Littleton, MA 01460

**Re: Project Narrative**

**Job #8463**

Craig & Suzanne Daniels  
35 Birch Road (Parcel ID 2375)  
Littleton, MA 01460

Dear Members of the Board,

On behalf of our client, Craig & Suzanne Daniels of 35 Birch Road, enclosed please find the Variance application for the construction of a proposed garage onto the existing dwelling located at the above-referenced property.

The subject property is situated on the southeasterly side of Birch Road and is located within the Residential Zoning District, which requires a minimum frontage of 150 feet, a minimum lot area of 40,000 square feet, and a minimum front setback of 30 feet (see Chapter 173—Intensity of Use Schedule of the Town of Littleton Zoning Bylaws). It is the wish of our client to construct a new two-car garage to the side of their home that will remain beyond the front setback, as well as the 15-foot side setback as shown on the attached plans. However, to better access their home from the front, the client wishes to construct a new covered front entry and porch that will extend the roof line from the present 32.1 ft setback to 27.5 feet. Additionally, the existing driveway shall be replaced with one that is located entirely on the lot, as the current driveway extends into the lot neighboring to the north.

Please be aware that the front entry addition would not create any safety issue as it will be located at the front of the existing home and will provide better access to the existing dwelling and is consistent with homes in the neighborhood. If you have any comments or questions regarding the contents of this application, please contact the undersigned.

Regards,

**DILLIS & ROY**  
CIVIL DESIGN GROUP, INC.



Seth Donohoe  
Vice President

# Town of Littleton

DATE:

7/30/2025

## 176 - Appeals

### Schedule of Departmental Payments to the Treasurer

Source/From Whom	Account Name	Account Number	Amount
Address - 35 Birch St.	-- Board Receipts	01176420-432000	ZBAFEE \$200.00
Name - Craig Daniels	-- Registry of Deeds	-- 8900-258161	REGFEE \$0.00
Case # 25-978	-- Abutters List	-- 01141420-432000	BOA FEE \$0.00
	Advertising	20605200-538210	ZBAADS \$176.53
			\$
			\$
			\$
			\$
			\$
			\$

TOTAL Turnover **\$376.53**

Credit	\$
Cash	\$
Checks	\$ <b><u>\$376.53</u></b>
<b>TOTAL</b>	<b><u>\$376.53</u></b>

Must equal total above

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

  
Committee/Department Signature

  
Date

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

  
Treasurer's Office Signature

  
Date

SUZANNE J. DANIELS  
CRAIG W DANIELS  
35 BIRCH RD  
LITTLETON, MA 01460-1845

7/30/25

103

53-9182/2113  
49

 CHECK ARMOR  
Fraud Protection

Pay to the  
Order of Town of Littleton \$ 376.53  
Three hundred Seventy Six and 53/100

 Photo  
Safe  
Deposit®  
Details on back

**DCU** Digital Federal  
Credit Union  
[www.dcu.org](http://www.dcu.org)

2BA

GD S

Notary Date



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

Date: June 16 2025

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

Requestor: Cheryl Pinault

Name of Firm: Dillis & Roy Civil Design

Mailing Address: 1 Main St Suite 1 Lunenburg MA 01462

Subject Parcel Location: 35 Birch Rd

Subject Owner: Suzanne Daniels and Craig Daniels

Subject Parcel ID: U17 86 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) 38 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.

24	DOGWOOD RD	U17 107 0	ASPEN RD	U17 24 0	47	WASHINGTON DR	U17 357 0
		LUC: 101		LUC: 132			LUC: 101
BRENNAN GREGORY THOMAS			MCCROSKEY GAIL		BRIGANTI ROBERT A		
BRENNAN KAITLYN PATRICIA			36 BIRCH ROAD		SCOTT ELLEN M		
24 DOGWOOD RD			LITTLETON, MA 01460		47 WASHINGTON DR		
LITTLETON, MA 01460-1817					LITTLETON, MA 01460		
28	DOGWOOD RD	U17 109 0	49 ASPEN RD	U17 27 0	BIRCH RD		U17 37 0
		LUC: 101		LUC: 936			LUC: 936
BOURNE JAMES W			LITTLETON TOWN OF		LITTLETON TOWN OF		
LAMOREAUX ELIZABETH			P.O. BOX 1305		P.O. BOX 1305		
28 DOGWOOD RD			LITTLETON, MA 01460		LITTLETON, MA 01460		
LITTLETON, MA 01460							
32	DOGWOOD RD	U17 110 0	28 BIRCH RD	U17 28 0	61 DAHLIA DR		U17 380 0
		LUC: 101		LUC: 101			LUC: 101
RUSSELL MICHELE			BATES-HAUS NIKOLAUS R		MICHAELS ANGUS J		
RUSSELL ALYSSA			BATES-HAUS ELIZABETH F		61 DAHLIA DR		
32 DOGWOOD RD			28 BIRCH RD		LITTLETON, MA 01460		
LITTLETON, MA 01460			LITTLETON, MA 01460				
36	DOGWOOD RD	U17 111 0	ASPEN RD	U17 28 A	34 BIRCH RD		U17 39 0
		LUC: 101		LUC: 132			LUC: 101
CRYSTAL D ORTON TRUST			BATES-HAUS NIKOLAUS R		MARSHALL FAMILY TRUST		
TRUSTEE ORTON CRYSTAL D			BATES-HAUS ELIZABETH F		MARSHALL SARAH E S- TRUSTEE		
36 DOGWOOD RD			28 BIRCH RD		34 BIRCH ROAD		
LITTLETON, MA 01460			LITTLETON, MA 01460		LITTLETON, MA 01460		
35	CEDAR RD	U17 112 0	ASPEN RD	U17 29 0	36 BIRCH RD		U17 40 0
		LUC: 101		LUC: 936			LUC: 101
DAVIS CHRISTOPHER J			LITTLETON TOWN OF		MCCROSKEY GAIL		
COSTA EMMA I			P.O. BOX 1305		36 BIRCH RD		
35 CEDAR RD			LITTLETON, MA 01460		LITTLETON, MA 01460		
LITTLETON, MA 01460							
29	CEDAR RD	U17 113 0	26 BIRCH RD	U17 30 0	WASHINGTON DR		U17 41 0
		LUC: 101		LUC: 101			LUC: 132
KINNEY IV THOMAS B			KEENAN H. DOUGLAS		MCCROSKEY GAIL		
GALBALLY-KINNEY KRISTIN L			26 BIRCH STREET		36 BIRCH ROAD		
29 CEDAR RD			LITTLETON, MA 01460		LITTLETON, MA 01460		
LITTLETON, MA 01460							
25	CEDAR RD	U17 116 0	24 BIRCH RD	U17 34 0	BIRCH RD		U17 422 0
		LUC: 101		LUC: 101			LUC: 132
WHITE WILLIAM L + CAROL A TRS			FREEDOM ONE TRUST		CONNORS DARLENE F		
WHITE FMLY RVCBLE TR OF 2012			HARTWELL: PETER HAYWOOD		47 KNIGHT ROAD EXT		
25 CEDAR RD			P.O. BOX 1491		FRAMINGHAM, MA 01701-3739		
LITTLETON, MA 01460			LITTLETON, MA 01460-4491				
23	CEDAR RD	U17 117 0	52 DAHLIA DR	U17 350 0	38 BIRCH RD		U17 427 0
		LUC: 101		LUC: 101			LUC: 101
COFFEY JAMES M			ERIKSSON MATTIAS B		RIORDAN CHRISTINA E		
COFFEY MARY N			ERIKSSON LAURA B		38 BIRCH RD		
23 CEDAR RD			52 DAHLIA DR		LITTLETON, MA 01460		
LITTLETON, MA 01460			LITTLETON, MA 01460				
21	CEDAR RD	U17 118 0	53 WASHINGTON DR	U17 351 0	18 CEDAR RD		U17 76 0
		LUC: 101		LUC: 101			LUC: 101
HAYASHI MICHAEL			SILL DAVID L		MALVI SANTOSH		
HAYASHI RIE			SILL JEAN B		SHARMA ARCHANA		
21 CEDAR RD			53 WASHINGTON DR		18 CEDAR RD		
LITTLETON, MA 01460			LITTLETON, MA 01460		LITTLETON, MA 01460		
ASPEN RD		U17 19 0	60 DAHLIA DR	U17 353 0	20 CEDAR RD		U17 77 0
		LUC: 936		LUC: 101			LUC: 101
LITTLETON TOWN OF			MCDONOUGH SEAN M		COLLINS EDWARD T		
P.O. BOX 1305			MCDONOUGH MARIA J		20 CEDAR RD		
LITTLETON, MA 01460			60 DAHLIA DR		LITTLETON, MA 01460		
			LITTLETON, MA 01460				

26 CEDAR RD U17 80 0

LUC: 101

MYERS NICOLE L

MYERS OWEN D

26 CEDAR RD

LITTLETON, MA 01460

28 CEDAR RD U17 81 0

LUC: 971

LITTLETON TOWN OF

LIGHT + WATER DEPARTMENT

PO BOX 1305

LITTLETON, MA 01460

34 CEDAR RD U17 83 0

LUC: 971

LITTLETON TOWN OF

WATER DEPARTMENT

PO BOX 1305

LITTLETON, MA 01460

39 BIRCH RD U17 84 0

LUC: 101

AXTMAN RICHARD L

AXTMAN SHERYL A

39 BIRCH RD

LITTLETON, MA 01460

E/S BIRCH RD U17 85 0

LUC: 974

LITTLETON TOWN OF

LIGHT + WATER DEPARTMENT

PO BOX 1305

LITTLETON, MA 01460

35 BIRCH RD U17 86 0

LUC: 101

DANIELS SUZANNE J

DANIELS CRAIG W

35 BIRCH RD

LITTLETON, MA 01460

E/S BIRCH RD U17 87 0

LUC: 974

LITTLETON TOWN OF

LIGHT + WATER DEPARTMENT

PO BOX 1305

LITTLETON, MA 01460

27 BIRCH RD U17 89 0

LUC: 101

HALE ERIN

HALE JASON

27 BIRCH RD

LITTLETON, MA 01460

PROPERTY ADDRESS: 35 Birch Road, Littleton, Middlesex County, Massachusetts



2  
Bk: 38573 Pg: 069

Recorded: 03/28/2003  
Document: 00002346 Page: 1 of 2

QUITCLAIM DEED

I, STEPHEN J. KIJAK,

IN CONSIDERATION OF TWO HUNDRED FORTY SIX THOUSAND AND NO/100 (\$246,000.00) DOLLARS  
GRANT TO *Suzanne J. Peregrino*  
of 35 Birch Road, Littleton, Middlesex County, Massachusetts  
*with quitclaim covenants*

SEE ATTACHED EXHIBIT "A"

Being the same premises conveyed to Grantor by Deed recorded with Middlesex South Registry of Deeds in Book 25327, Page 359.

Executed as a sealed instrument this 19th day of DECEMBER, 2002.

*Stephen J. Kijak*  
STEPHEN J. KIJAK

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

December 19th 2002

Then personally appeared the above-named STEPHEN J. KIJAK and acknowledged the foregoing to be HIS free act and deed, before me,

*JG*  
Notary Public: J. Samatha Gould  
My Commission Expires: 10/29/04

03/31/03 8:53AM 01  
000000 #7904

FEE \$1121.76

CASH - \$1121.76  
*CANCELLED*

CAMBRIDGE  
DEEDS REG15  
MIDDLE SOUTH

2346 125.00  
MSD 03/28/03 01:55:49

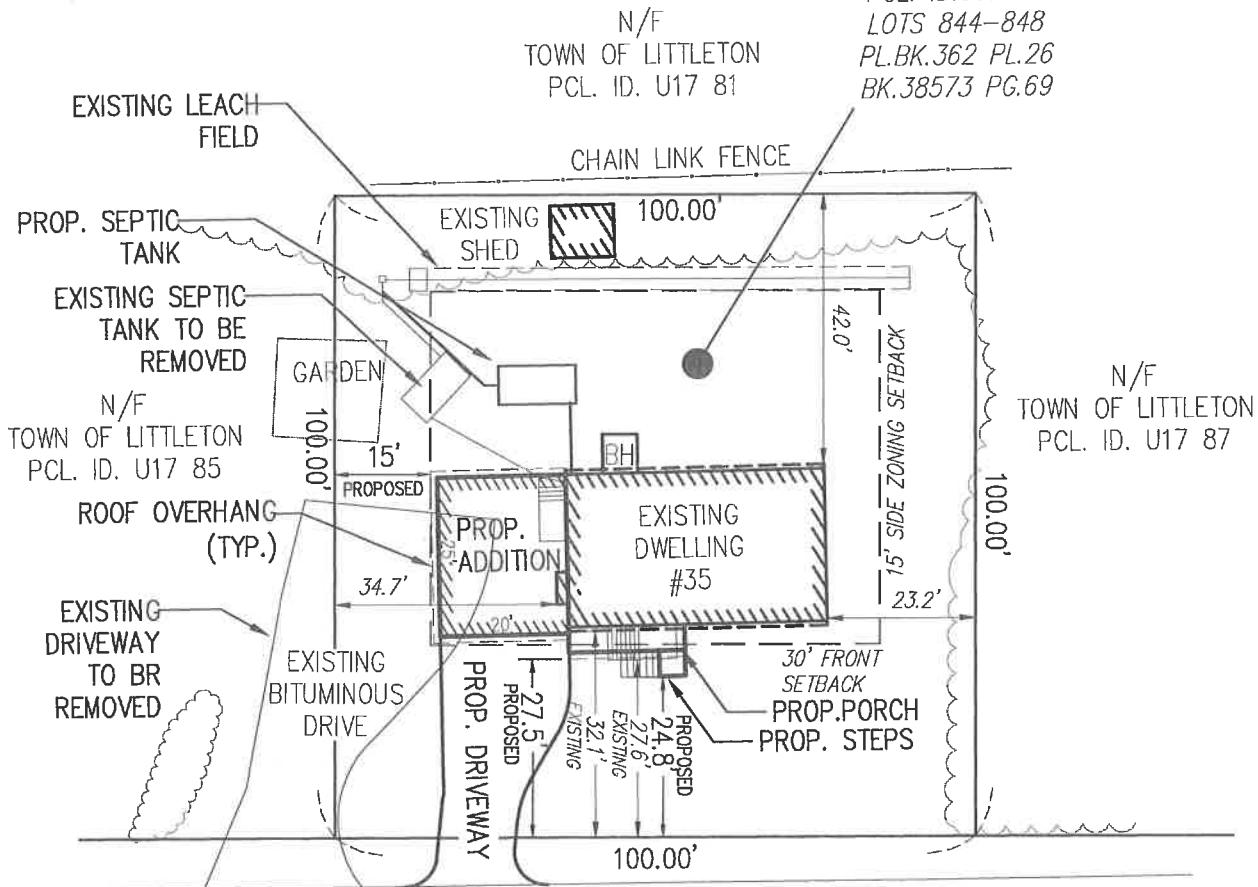
**Exhibit "A"**

The land on Birch Road, Littleton, Massachusetts, shown as Lots 844-848 inclusive, on Map "A" of Long Lake, said Map recorded in Plan Book 362, as Plan Number 26, with the Middlesex South District Registry of Deeds, and reference may be had to said plan for a more particular description of the premises conveyed.

For title see deed recorded in Book 25327 Page 359.

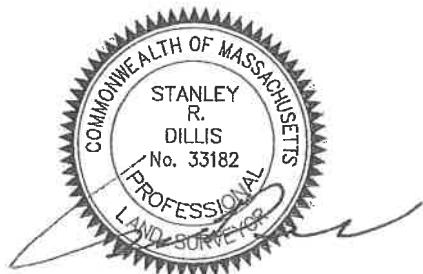
PLAN DEPICTS HORIZONTAL LOCATION OF A PROPOSED ADDITION REQUIRING RELIEF FROM ZONING REQUIREMENTS

35 BIRCH RD.  
SUZANNE J PEREGRINO  
10,000± SF  
PCL. ID.U17 86  
LOTS 844-848  
PL.BK.362 PL.26  
BK.38573 PG.69



## BIRCH ROAD

**BUILDING PERMIT PLAN**  
**LITTLETON, MASSACHUSETTS**  
**PREPARED FOR: EYCON BUILDERS**



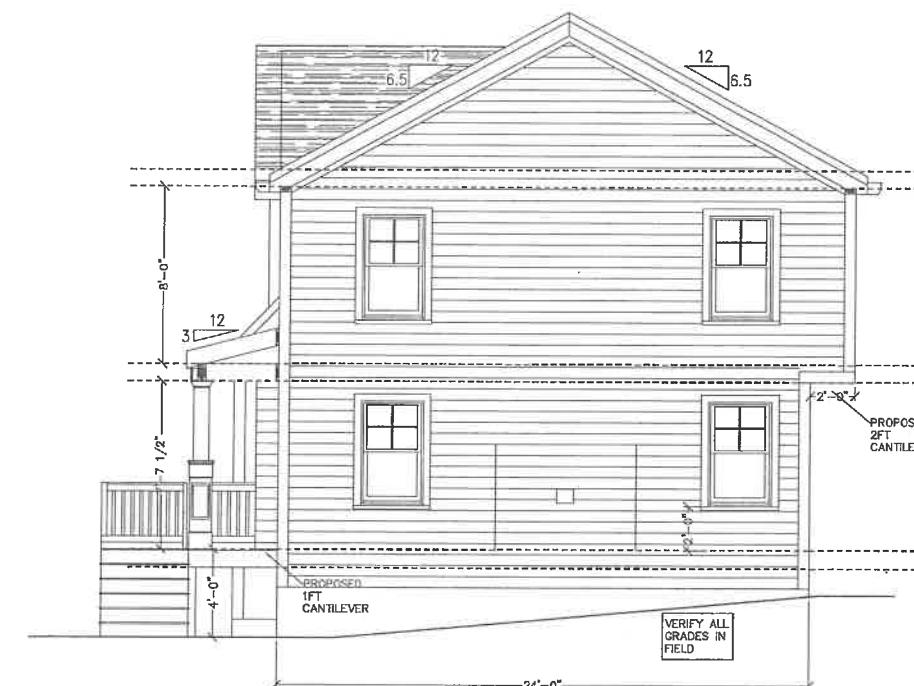
The logo for Dillis & Roy Civil Design Group. It features a large, stylized 'R' icon to the left of the company name 'DILLIS & ROY' in a bold, sans-serif font. Below the name is the text 'CIVIL DESIGN GROUP' in a slightly smaller, bold, sans-serif font.

I CERTIFY THAT THE EXISTING BUILDING IS LOCATED AS SHOWN.  
THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION  
OR A RETRACEMENT SURVEY.

SCALE: 1" = 30'  
DATE: JUNE 3, 2025  
REFERENCE: PL. BK. 362 PL. 26  
FILE NO. 8463

DRAWING NOTES:  
 1. DRAWINGS ILLUSTRATE THE DESIGN INTENT OF THE  
 FINAL APPEARANCE OF THE BUILDING ONLY  
 2. ALL WORK IS SUBJECT TO THE 2018 IBC AND MASSACHUSETTS STATE  
 BUILDING CODE SUPPLEMENT AND ALL APPLICABLE REGULATIONS  
 3. PRIOR TO CONSTRUCTION, CONTRACTORS SHALL THOROUGHLY  
 EXAMINE THE DRAWINGS AND ALL EXISTING CONDITIONS AND NOTIFY  
 ASHER ARCHITECTURE OF ANY DISCREPANCIES OR OMISSIONS ON THE DRAWINGS  
 4. ONCE CONSTRUCTION COMMENCES, CONTRACTORS ASSUME  
 ALL RESPONSIBILITY FOR THE WORK  
 5. CONTRACTORS ASSUME FULL RESPONSIBILITY FOR CONSTRUCTION  
 MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES  
 6. CONTRACTORS SHALL MAKE NO CHANGES TO THE WORK AS SHOWN  
 ON THE DRAWINGS WITHOUT THE PRIOR APPROVAL OF ASHER ARCHITECTURE. ASHER ARCHITECTURE ASSUMES  
 NO RESPONSIBILITY FOR ANY CHANGES MADE IN THE WORK WITHOUT  
 ITS PRIOR APPROVAL

NO.	REVISIONS
1.	5/9/25
2.	5/16/25
3.	5/20/25



ASHER ARCHITECTURAL  
SERVICES

PEREGRINO RESIDENCE,  
35 BIRCH RD LITTLETON MA

PROPOSED ELEVATIONS

DRAWN : CHECKED :  
 V/MAY  
 DATE : 5/16/2025  
 SCALE : 1/4" = 1'0"  
 JOB NO. : 2503-04  
 CONSTRUCTION DOCUMENT

A-3



This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

**Job Details**

Order Number:

**NY0152683**

Classification:

General Legal Notices & Bids

Package:

Legals MA

Order Cost:

\$167.25

**Account Details**

LITTLETON BOARD OF APPEALS MA

legals

PO BOX 1305

Littleton, MA 01460

(978)540-2420

[lpacitti@littletonma.org](mailto:lpacitti@littletonma.org)

**Schedule for ad number NY01526830**

**Thu Aug 7, 2025**

**The Lowell Sun Legals**

*All Zones*

**Thu Aug 14, 2025**

**The Lowell Sun Legals**

*All Zones*

**LEGAL NOTICE  
NOTICE OF HEARING**

The Littleton Board of Appeals will conduct a Public Hearing on Thursday, August 21, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103 to consider:

7:10 PM: Case #25-978, 35 Birch Road. Petition of Craig Daniels for a Variance for a porch addition.  
8/7/2025 and 8/14/2025  
#NY0152683



## ZONING BOARD OF APPEALS

P.O. Box 1305  
Littleton, Massachusetts 01460

Received: AS  
Date/Time: 8/5/25 – 10:30 AM  
Revised:  
Date/Time:

### LEGAL NOTICE NOTICE OF HEARING

The Littleton Board of Appeals will conduct a Public Hearing on Thursday, August 21, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103, to consider the following petition:

7:10 P.M:

Case #25-978, 35 Birch Road. The Petitioner, Craig Daniels, seeks a Variance pursuant to 173-31 for a porch addition, and such other business as may properly come before the board.

LITTLETON BOARD OF APPEALS

Lowell Sun Dates: August 7, and August 14, 2025

Richard Axtman  
39 Birch Rd

Littleton, MA 01460  
978-952-8831

Northemmusic@yahoo.com

To:

Littleton Zoning Board of Appeals  
37 Shattuck St  
Littleton, MA 01460

**Subject:** Abutter's Letter – No Objection to Suzanne and Craig Daniels Porch Plans at 35 Birch Rd

Dear Members of the Zoning Board,

I am writing as the property owner of 39 Birch Rd, which abuts 35 Birch Rd. I have reviewed the proposed plans submitted by my neighbors, Suzanne and Craig Daniels, and I have no objection to the project as described.

I support their application and believe the proposed work will not negatively affect my property or the surrounding neighborhood.

Please feel free to contact me if you need any additional information.

Sincerely,

Richard Axtman  
RICHARD AXTMAN

8-2-25

John Marshall  
34 Birch Road  
Littleton MA 01460  
978-821-9578  
sdrjack@gmail.com

8/2/25

To:

Littleton Zoning Board of Appeals  
37 Shattuck St  
Littleton, MA 01460

**Subject:** Abutter's Letter – No Objection to Suzanne and Craig Daniels Porch Plans at 35 Birch Rd

Dear Members of the Zoning Board,

I am writing as the property owner of 34 Birch Rd., which abuts 35 Birch Rd. I have reviewed the proposed plans submitted by my neighbors, Suzanne and Craig Daniels, and I have no objection to the project as described.

I support their application and believe the proposed work will not negatively affect my property or the surrounding neighborhood.

Please feel free to contact me if you need any additional information.

Sincerely,

  
John R. Marshall

GAIL McCROSKEY  
36 BIRCH RD  
Littleton, MA 01460  
978-580-9049

**To:**

Littleton Zoning Board of Appeals  
37 Shattuck St  
Littleton, MA 01460

**Subject:** Abutter's Letter – No Objection to Suzanne and Craig Daniels Porch Plans at 35 Birch Rd

Dear Members of the Zoning Board,

I am writing as the property owner of 36 BIRCH RD, which abuts 35 Birch Rd. I have reviewed the proposed plans submitted by my neighbors, Suzanne and Craig Daniels, and I have no objection to the project as described.

I support their application and believe the proposed work will not negatively affect my property or the surrounding neighborhood.

Please feel free to contact me if you need any additional information.

Sincerely,

GAIL McCROSKEY  
gmcroskey 8/3/25