

GOULD LAW OFFICES

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CONCENTRATING IN
REAL ESTATE
ELDER LAW
ESTATE PLANNING
WILLS & TRUSTS
BANKRUPTCY & BUSINESS

RECEIVED

JAN 02 2019

Littleton Planning Board

J. SAMATHA GOULD, J.D.
ATTORNEY AT LAW
Email: jsamatha@yahoo.com

HON. MORRIS N. GOULD
1918-1987

H. MITCHELL GOULD, ESQ.
1947-1987

December 26, 2018

Littleton Planning Board
37 Shattuck Street
Littleton, MA 01460

**RE: Request to Modify Open Space Development Special Permit
Lot 21, 9 Field Lane**

Dear Sir/Madam:

This office is counsel to GS Holdings, LLC. Reference is made to property shown as Lot 21 on the Open Space Definitive Subdivision of the Couper Farm Estates which Lot is numbered 9 Field Lane. Request is made to modify Condition 22 to reduce the side setback from 10 feet to 9 feet at the most westerly corner of the structure as shown on the enclosed plan. As you can see on the plan, the foundation meets the setback requirements at all points except the corner, where the overhang does not meet it.

Please schedule this request for hearing at your next meeting. Thank you.

Very truly yours,



Sherrill R. Gould, Esq.
GOULD LAW OFFICES

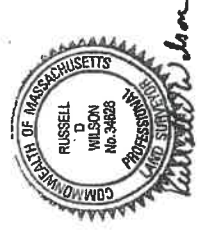
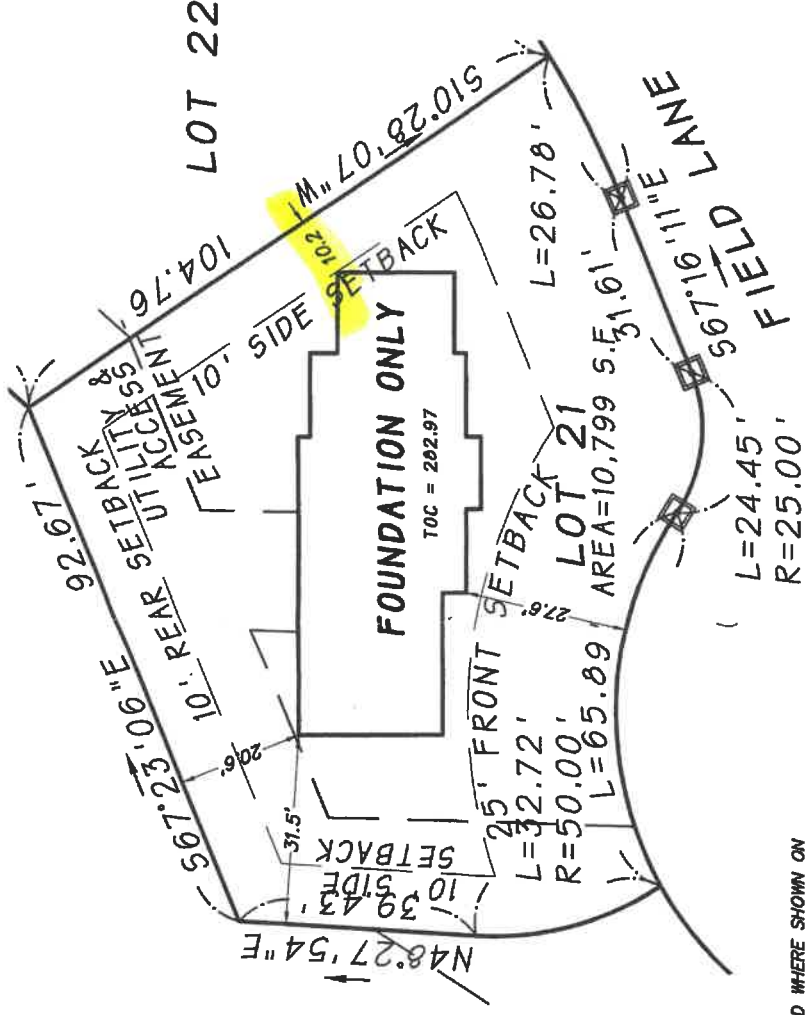
SRG:scp
Enclosed

SCALE 1"=20'
DATE: 7-29-18

FOUNDATION
CERTIFICATION
PLAN LOT 21
COUPER FARM ESTATES
LITTLETON, MASSACHUSETTS

GS HOLDINGS
256 GREAT ROAD SUITE 11
LITTLETON MASSACHUSETTS

Markay & Rubin
CIVIL ENGINEERING
www.MarkayAndRubin.com
P(978) 284-4600 F(978) 263-0447
360 MASSACHUSETTS AVE, SUITE 202
LITTLETON, MASSACHUSETTS 01720



NOTE:
FOR YARD SETBACKS, SEE DEFINITIVE OPEN SPACE
SUBDIVISION - COUPER FARM ESTATES
PARAGRAPH 22(A) RECORDED AT MIDDLESEX
REGISTRY OF DEEDS BK 69974 PG 415.

PLAN REFERENCE
MSRD PLAN 409 OF 2017

I CERTIFY THAT THE EXISTING FOUNDATION IS CONSTRUCTED WHERE SHOWN ON
THIS PLAN, AND COMPLIES WITH THE ZONING BYLAWS (DIMENSIONAL
REQUIREMENTS) OF THE TOWN OF LITTLETON AS OF THIS DATE.
I FURTHER CERTIFY THAT THE STRUCTURE DOES NOT LIE WITHIN THE FLOOD
HAZARD ZONE SHOWN ON THE F.E.M.A. MAP OF MIDDLESEX COUNTY, MASS.
PANEL 237 OF 656 MAP # 25017C0237F EFFECTIVE DATE JULY 7, 2014

Russell D. Wilson
PROFESSIONAL LAND SURVEYOR
DATE 7-30-18

9 Bold Lines

OPEN SPACE DEVELOPMENT DEFINITIVE SUBDIVISION AND OVER 55 HOUSING DEVELOPMENT SPECIAL PERMIT "COUPER FARM ESTATES"

RECORD OWNERS:
KRISTEN SHELLHASE
BARBARA O'CONNELL
SUCCESSOR TRUSTEES
COUPER FARM IRREVOCABLE TRUST

ON THE RAIL FARM CO INC.
PROPERTY ADDRESS:
180 GREAT ROAD
LITTLETON, MA

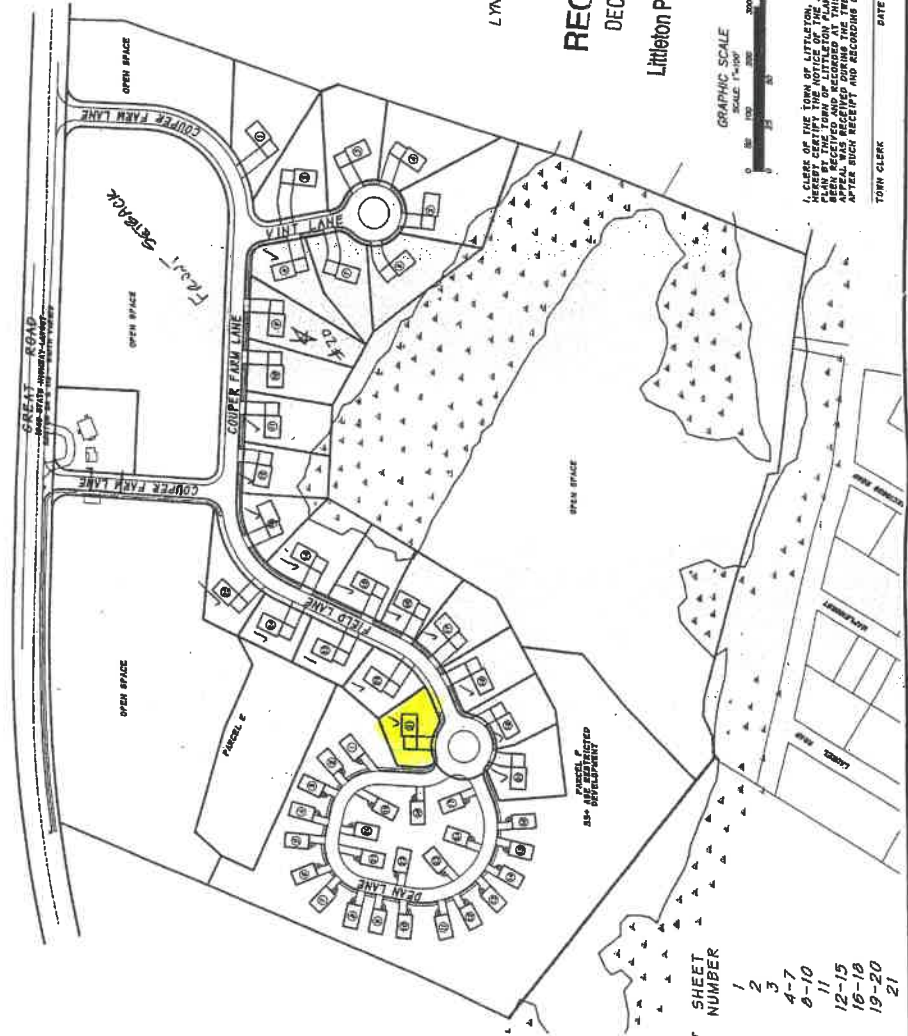
ZONING INFO
ZONING DISTRICT - R-RESIDENTIAL
LOCUS
ASSESSORS MAP U.05 PCL. 5
AND PORTION OF MAP U11 PCL. 61

PROJECT TEAM
PROJECT MANAGER/CIVIL ENGINEER:
MARKEY & RUBIN INC.
360 MASSACHUSETTS AVE
SUITE 202
ACTON, MA
01720

SURVEYOR:
R. WILSON AND ASSOCIATES
360 MASSACHUSETTS AVE
SUITE 202
ACTON, MA
01720

WETLANDS SCIENTIST:
GODDARD CONSULTING LLC
291 MAIN STREET
SUITE 8
NORTHBOROUGH, MA
01532

LEGAL COUNSEL:
LYNCH, BREWER, HOFFMAN AND FINK, LLP.
75 TUDOR STREET
7TH FLOOR
BOSTON, MA
02110



SHEET CODE	SHEET NUMBER
CO	1
EC	2
DV	3
S	4-7
P	8-10
L	11
R	12-15
D	16-18
E5	19-20
YP	21

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS PLAN
- OVERVIEW PLAN
- SITE AND GRADING PLANS
- ROADWAY PROFILES
- LANDSCAPE AND SIGNAGE PLAN
- RECORD PLANS
- DETAIL SHEETS
- EROSION CONTROL PLANS
- OSD YIELD PLAN

RECEIVED
DEC 16 2016

Littleton Planning Board



CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS
PLAN BY THE TOWN OF LITTLETON PLANNING BOARD HAS
BEEN FILED FOR RECORD AND THE APPLICANT HAS
APPEARED AND RECEIVED NOTICE AND RECORDING OF SAID NOTICE.
DATE _____

TOWN CLERK

APPROVAL UNDER SUBDIVISION
LITTLETON PLANNING BOARD

DATE _____

<p>REVISION COMMENT</p> <p>DATE</p>		<p>OPEN SPACE DEVELOPMENT SUBDIVISION COUPER FARM ESTATES LITTLETON, MASSACHUSETTS</p>	<p>M+M REALTY TRUST 442 KING STREET LITTLETON, MASSACHUSETTS</p>	<p>Markey & Rubin CIVIL ENGINEERING 360 MASSACHUSETTS AVE SUITE 202 ACTON, MASSACHUSETTS 01720 PHONE: 978-264-0000 FAX: 978-263-0447 WWW.MARKEYRUBIN.COM</p>	<p>CO</p> <p>SHEET 1 OF 21</p>
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