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

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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
Lots 9 and 10, Couper Farm Lane**

RECEIVED
JAN 02 2019
Littleton Planning Board

Dear Sir/Madam:

This office is counsel to GS Holdings, LLC. Reference is made to property shown as Lot 9 and 10 on the Open Space Definitive Subdivision of the Couper Farm Estates which Lots are numbered 20 and 22 Couper Farm Lane. Request is made to modify the Open Space Development Special Permit as to Lots 9 and 10 by modifying Condition 22 regarding the setbacks of the open space special permit allowing a reduction in the front setback from 25 feet to 20 feet.

The Board allowed this modification for the owner M&M Realty Trust for all of the other lots in this subdivision, but these two (2) lots were inadvertently omitted from that request and from your decision. Please schedule this request for hearing at your next meeting. Thank you.

Very truly yours,

Sherrill R. Gould Esq
Sherrill R. Gould, Esq.
GOULD LAW OFFICES

SRG:scp
Enclosure

PLAN REFERENCE
MSRD PLAN 409 OF 2017

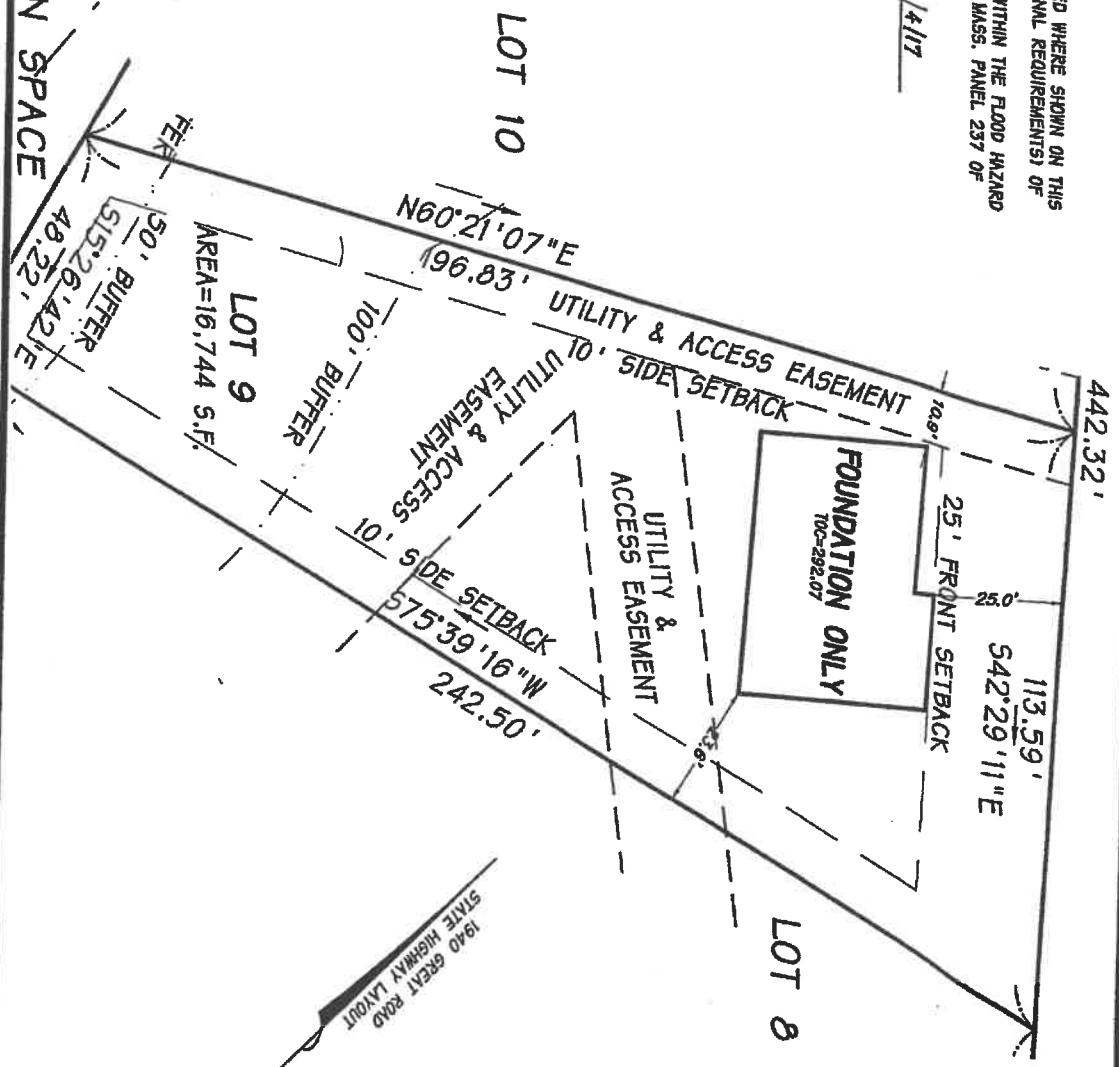
I CERTIFY THAT THE EXISTING FOUNDATION IS CONSTRUCTED WHERE SHOWN ON THIS PLAN, AND COMPLIES WITH THE ZONING BYLAWS (DIMENSIONAL REQUIREMENTS) OF THE TOWN OF LITTLETON AS OF THIS DATE.
I FURTHER CERTIFY THAT THE STRUCTURE DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE SHOWN ON THE F.E.M.A. MAP OF MIDDLESEX COUNTY, MASS. PANEL 237 OF 636 MAP # 2501C0237E EFFECTIVE DATE JULY 7, 2014

PROFESSIONAL LAND SURVEYOR
DATE 12/4/17



NOTE:
FOR YARD SETBACKS, SEE DEFINITIVE OPEN SPACE SUBDIVISION - COUPER FARM ESTATES PARAGRAPH 22.1A) RECORDED AT MIDDLESEX REGISTRY OF DEEDS BK 69974 PG 415.

OPEN SPACE



360 MASSACHUSETTS AVE, SUITE 202
ACTON, MASSACHUSETTS 01720
P(978) 264-4600 F(978) 263-0447
www.MarkeyAndRubin.com

Markey & Rubin
CIVIL ENGINEERING

CLIENT:
GS HOLDINGS
256 GREAT ROAD
SUITE 11
LITTLETON MASSACHUSETTS

**FOUNDATION
CERTIFICATION
PLAN LOT 9**
COUPER FARM ESTATES
LITTLETON, MASSACHUSETTS

SCALE 1"=20'
DATE: 11/29/17

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



LOCUS MAP
1=600

SHEET INDEX	SHEET CODE	SHEET NUMBER
COVER SHEET	CO	1
EXISTING CONDITIONS PLAN	EC	2
OVERVIEW PLAN	OV	3
SITE AND GRADING PLANS	S	4-7
ROADWAY PROFILES	P	8-10
LANDSCAPE AND SIGNAGE PLAN	L	11
RECORD PLANS	R	12-15
DETAIL SHEETS	D	16-18
EROSION CONTROL PLANS	ES	19-20
USD YIELD PLAN	YP	21

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 FNK, LLP.
75 FEDERAL STREET
7TH FLOOR
BOSTON, MA
02110

RECEIVED
DEC 16 2016

Littleton Planning Board



PLEASE NOTE: THE TOWN OF LITTLETON MASSACHUSETTS HEREBY CERTIFIES THE NOTICE OF THE APPROVAL OF THIS SPECIAL PERMIT AND RECORDATION PLANNING BOARD HAS BEEN RECEIVED AND RECORDED IN THE TOWN CLERK'S OFFICE AFTER BEEN RECEIVED DURING THE TWENTY DAY PERIOD.

TOWN CLERK _____ DATE _____

REVISION	DATE	COMMENT



OPEN SPACE DEVELOPMENT SUBDIVISION COUPER FARM ESTATES
LITTLETON, MASSACHUSETTS

M+M REALTY TRUST
442 KING STREET
LITTLETON, MASSACHUSETTS

Markey & Rubin
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ACTON, MASSACHUSETTS 01720
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CO

SHEET 1 OF 21