

received

September 2, 2025 - 9:30 AM

AS

Case #25-979

General Information

ZBA Case No.: 25-979 Address 15 Park Dr.

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.

Page 4

TOWN OF LITTLETON
BOARD OF APPEALS37 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

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 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

Michael LeDuc

Print Name

15 Park Dr

Address

Littleton, MA 01460

Town, State, Zip

Date:

8/22/25

508-344-5960

Phone #

michael.p.leduc@gmail.com

Email Address

Deed Reference: Bk _____ Page _____

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

Signature

Alyson Fortune

Print Name (if different from petitioner)

978-339-3083

Phone #

afortune01@verizon.net

Email

Book 74288

Page 451

Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER

U-17, 286

ZONING DISTRICT

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/acre 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.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? **Intensity of use schedule**

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 _____

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

August 19, 2025

Mr. Michael LeDuc
Ms. Alyson Fortune
15 Park Drive
Littleton, MA 01460
(508) 344-5960 – Michael
(978) 339-3083 – Alyson
michael.p.leduc@gmail.com
afortune01@verizon.net

RE: 15 PARK DRIVE – PROPOSED LIVING ROOM/PORCH ADDITION - VARIANCE

Dear Mr. LeDuc & Ms. Fortune:

From the information that has been provided to this Department; A certified plot plan from David P. Terenzoni, P.L.S. dated July 17, 2025, and building plans from Building Professionals Inc.

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 living room 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 20.2 feet, therefore a Variance is required from the Zoning Board of Appeals.

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

Alyson Fortune
Michael LeDuc
15 Park Dr
Littleton, MA 01460
August 22, 2025

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

Re: Request for Variance – 12x12 Addition with 12x4 Covered Porch

Dear Members of the Zoning Board of Appeals,

We are writing to request a variance to build a **12x12 addition** with a **12x4 covered porch** to the side of our home at **15 Park Dr, Littleton, MA**.

Since the COVID-19 pandemic, both Alyson and I have been working from home. Our current workspace is a converted dining room, which has made balancing work and home life challenging. This addition would give us a dedicated home office while allowing us to reclaim our kitchen and living spaces for our family.

After consulting with our contractor, Bob LaFleur from BPI, we determined there are **only two feasible directions** for this project:

- **Building upward** would significantly reduce attic storage and impact our vaulted family room.
- **Building toward the street** is the more practical solution, meeting our needs while preserving the character of our home.

We recognize that houses along our road are currently non-conforming, and we hope the Board will consider approving our request. This small addition would help our family maintain a comfortable and functional home without adversely affecting our neighbors or the neighborhood.

Thank you very much for your time and consideration. We greatly appreciate your guidance and are happy to provide any additional information the Board may need.

Warm regards,



Alyson Fortune



Michael LeDuc

Middlesex South Registry of Deeds

Electronically Recorded Document

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

Recording Information

Document Number : 38663
Document Type : DEED
Recorded Date : March 13, 2020
Recorded Time : 04:04:38 PM

Recorded Book and Page : 74288 / 451
Number of Pages(including cover sheet) : 3
Receipt Number : 2438218
Recording Fee (including excise) : \$155.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 03/13/2020 04:04 PM
Ctrl# Doc# 00038663
Fee: \$.00 Cons: \$1.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com

Property/Grantor Address: 15 Park Drive, Littleton, MA 01460

MASSACHUSETTS QUITCLAIM DEED

We, Alyson H. Fortune and Mark E. Fortune, husband and wife, of 15 Park Drive, Littleton, Middlesex County, Massachusetts, 01460 for consideration paid and in full consideration of One and 00/100(\$1.00) Dollar paid, grant to ALYSON H. FORTUNE, Individually, of 15 Park Drive, Littleton, MA 01460

with Quitclaim Covenants,

The land with the buildings thereon, situated on the Northwesterly side of Park Drive in Littleton Middlesex County, Massachusetts, shown as Lots 1616, 1617, 1618, 1619, 1620, 1621, and 1622 on a plan of land entitled "Map A of Long Lake, Town of Littleton, Middlesex County, Massachusetts", recorded with the Middlesex County Registry of Deeds in Book of Plans 356, Plan 46, see also Book of Plans 362, Plan 26(A of 2) for a more particular description.

This conveyance is made subject to all easements, restrictions, reservations, and other rights of record, so far as in force and applicable.

Grantors hereby release any and all rights of homestead in said premises and certify under the pains and penalties of perjury that there are no other persons entitled to protection of the Homestead Act.

Being the same premises conveyed to the herein Grantors by deed recoded in Book 35958, Page 78.

Signatures on following page

Witness our hands and seals this 9th day of March, 2020.


Mark E. Fortune



Alyson H. Fortune

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

On this 9th day of March, 2020, before me, the undersigned Notary Public, personally appeared Mark E. Fortune and Alyson H. Fortune, proved to me through satisfactory evidence of identification, which were their Massachusetts Driver's Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.




John Ring
Notary Public
My Commission Expires: May 11, 2023

Zoning District: R
Deed Reference: Book 74288, Page 451
Assessor's Map U-17, Lot 286
Proposed Lot Coverage = 13.0% ±

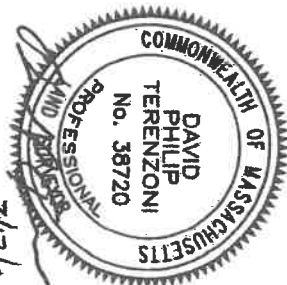
SCALE: 1"=20' **DATE: JULY 17, 2025**

DAVID P. TERENCE, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960

Assessor's Map U-17
Lot 273

Assessor's Map U-17
Lot 272

Assessor's Map U-17
Lot 271



LOTS 1616-1622
12,600 S.F.±

Bordering Vegetated Wetlands

P25-098

Town of Littleton

DATE: 8/29/2025

176 - Appeals

Schedule of Departmental Payments to the Treasurer

Source/From Whom	Account Name	Account Number	Amount
15 Park drive	-- Board Receipts	01176420-432000	ZBAFEE \$200.00
Michael LeDuc	-- Registry of Deeds	-- 8900-258161	REGFEE \$105.00
Case # 25-979	-- Abutters List	-- 01141420-432000	BOA FEE \$25.00
	Adertising	20605200-538210	ZBAADS \$176.53
	--	--	\$
	--	--	\$
	--	--	\$
	--	--	\$
	--	--	\$
	--	--	\$

TOTAL Turnover **\$506.53**

Credit \$

Cash \$

Checks \$ **\$506.53**

TOTAL **\$506.53**

Must equal total above

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


Committee/Department Signature

8/29/25
Date

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


Treasurer's Office Signature

Date



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

Date: August 29, 2025

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

Requestor: Lucia Pacitti

Name of Firm: Littleton ZBA

Mailing Address: _____

Subject Parcel Location: 15 Park Drive

Subject Owner: Alyson Fortune

Subject Parcel ID: U17-286-0

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) 53 including the subject parcel(s).

Certified By:

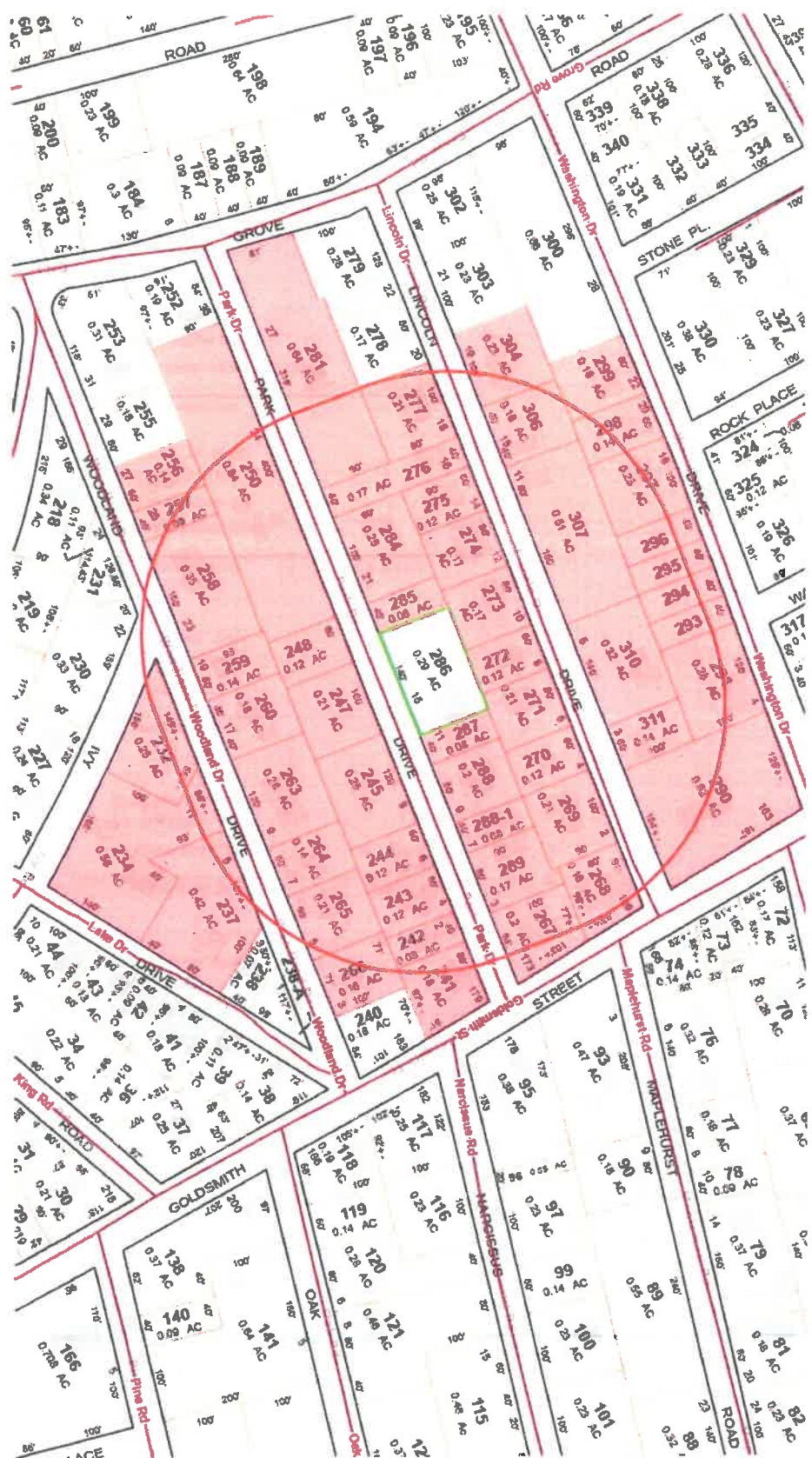
Kim Prehl Clerk/Field Lister

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.

IVY RD	U17 232 0	24 PARK DR	U17 250 0	173 GOLDSMITH ST	U17 267 0
LUC: 132		LUC: 101		LUC: 101	
H & JANET REVOC LIVING TRST		BRYANT DANIEL G		DROSOS KOSTAS	
HAM H RUDMAN TRUSTEE		BIGGAR ELIZABETH		DROSOS VASSO	
11 LAKE DR		24 PARK DR		173 GOLDSMITH ST	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
11 LAKE DR	U17 234 0	27 WOODLAND DR	U17 256 0	169 GOLDSMITH ST	U17 268 0
LUC: 109		LUC: 101		LUC: 101	
H & JANET HAM REVOC LIVING TRS		O'LEARY CORNELIUS J		KINCH JR HAROLD W	
HAM H RUDMAN TRUSTEE		A/K/A O'LEARY JR CORNELIUS J		KINCH JOAN C	
11 LAKE DR		27 WOODLAND DR		169 GOLDSMITH STREET	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
5 LAKE DR	U17 237 0	25 WOODLAND DR	U17 257 0	2 LINCOLN DR	U17 269 0
LUC: 101		LUC: 101		LUC: 101	
WHITCOMB TRICIA		ROCHE MARIE E		PATRICIA J. ALLEN LIVING TRUST	
5 LAKE DR		BOHNE LYNN		ALLEN PATRICIA J.- TRUSTEE	
LITTLETON, MA 01460		25 WOODLAND DR		2 MANNION PLACE	
		LITTLETON, MA 01460		LITTLETON, MA 01460	
179 GOLDSMITH ST	U17 241 0	23 WOODLAND DR	U17 258 0	4 LINCOLN DR	U17 270 0
LUC: 101		LUC: 101		LUC: 101	
SARVELA ADAM		GUMUCHIAN GARY M		JONAS BRIDGETTE LEE	
SARVELA NICOLE		23 WOODLAND DR		4 LINCOLN DR	
179 GOLDSMITH ST		LITTLETON, MA 01460		LITTLETON, MA 01460	
LITTLETON, MA 01460					
2 PARK DR	U17 242 0	19 WOODLAND DR	U17 259 0	6 LINCOLN DR	U17 271 0
LUC: 101		LUC: 101		LUC: 101	
DOIRON BERNARD J		DEYLE LYDIA		GRAHAM RONALD J	
DOIRON GAIL		NEWCOMBE STEVEN JAMES		GRAHAM NIKKI R	
2 PARK DRIVE		19 WOODLAND DRIVE		6 LINCOLN DR	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
4 PARK DR	U17 243 0	17 WOODLAND DR	U17 260 0	8 LINCOLN DR	U17 272 0
LUC: 101		LUC: 101		LUC: 101	
CAPPUCCI DEBRA A TRUSTEE OF TH		GODFREY PHILIP J		8 LINCOLN DRIVE REALTY TRUST	
TUMBER FAMILY TRUST		MESA TARYN NICOLE		KRIVESHKO SAMANTHA G - TRUSTEE	
53 LAKIN DR		17 WOODLAND DR		210 HARTWELL AVE	
PEPPERELL, MA 01463		LITTLETON, MA 01460		LITTLETON, MA 01460	
6 PARK DR	U17 244 0	9 WOODLAND DR	U17 263 0	10 LINCOLN DR	U17 273 0
LUC: 101		LUC: 104		LUC: 101	
POOR ALAN ROWSE		KRAUSE ANNE MARIE		SENESI PATRICIA	
6 PARK DR		9 WOODLAND DR		SENESI SCOTT	
LITTLETON, MA 01460		LITTLETON, MA 01460		10 LINCOLN DR	
				LITTLETON, MA 01460	
8 PARK DR	U17 245 0	7 WOODLAND DR	U17 264 0	12 LINCOLN DR	U17 274 0
LUC: 106		LUC: 101		LUC: 101	
POOR ALAN ROWSE		AUGER DEAN A		THE ERIN HEALY FAMILY TRUST	
6 PARK DR		AUGER KAREN L		TRUSTEE HEALY ERIN	
LITTLETON, MA 01460		7 WOODLAND DR		12 LINCOLN DR	
		LITTLETON, MA 01460		LITTLETON, MA 01460	
PARK DR	U17 247 0	5 WOODLAND DR	U17 265 0	14 LINCOLN DR	U17 275 0
LUC: 132		LUC: 101		LUC: 101	
POOR ALAN R		HOREV LIVING TRUST		BERRY JENNIFER M	
6 PARK DR		TRUSTEE HOREV BENJAMIN		BLANCHARD PAULA A	
LITTLETON, MA 01460		5 WOODLAND DR		14 LINCOLN DRIVE	
		LITTLETON, MA 01460		LITTLETON, MA 01460	
PARK DR	U17 248 0	3 WOODLAND DR	U17 266 0	16 LINCOLN DR	U17 276 0
LUC: 132		LUC: 101		LUC: 101	
SOLOMON SCOTT B		BURNS LAURIE E		MURRAY THOMAS R JR	
16 EMERSON DRIVE		3 WOODLAND DRIVE		MURRAY ELIZABETH R	
LITTLETON, MA 01460		LITTLETON, MA 01460		16 LINCOLN DR	
				LITTLETON, MA 01460	

18 LINCOLN DR	U17 277 0	4 WASHINGTON DR	U17 291 0	11 LINCOLN DR	U17 307 0
LUC: 101		LUC: 101		LUC: 101	
CONNELL LAUREN		SHARI JAN BENNET TRUST OF SEP		HARRIS SCOTT	
PALUMBO NICHOLAS		BENNET SHARI JAN- TRUSTEE		KADY-HARRIS CHRISTINE	
18 LINCOLN DR		4 WASHINGTON DR		11 LINCOLN DR	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
27 PARK DR	U17 281 0	S/S WASHINGTON DR	U17 293 0	5 LINCOLN DR	U17 310 0
LUC: 101		LUC: 936		LUC: 101	
COCHRAN JR RONALD A		LITTLETON TOWN OF		MAY DELORES A	
27 PARK DR		P.O. BOX 1305		1 MELROSE ST	
LITTLETON, MA 01460		LITTLETON, MA 01460		NASHUA, NH 03060	
21 PARK DR	U17 284 0	S/S WASHINGTON DR	U17 294 0	3 LINCOLN DR	U17 311 0
LUC: 101		LUC: 936		LUC: 101	
LEMIRE ASHLEY NICOLLE		LITTLETON TOWN OF		SAUER CHRISTOPHER S	
21 PARK DRIVE		P.O. BOX 1305		SAUER JANET S	
LITTLETON, MA 01460		LITTLETON, MA 01460		3 LINCOLN DR	
				LITTLETON, MA 01460	
PARK DR	U17 285 0	S/S WASHINGTON DR	U17 295 0		
LUC: 132		LUC: 936			
THE ERIN HEALY FAMILY TRUST		LITTLETON TOWN OF			
TRUSTEE HEALY ERIN		P.O. BOX 1305			
12 LINCOLN DR		LITTLETON, MA 01460			
LITTLETON, MA 01460					
15 PARK DR	U17 286 0	WASHINGTON DR	U17 296 0		
LUC: 101		LUC: 936			
FORTUNE ALYSON H		LITTLETON TOWN OF			
15 PARK DRIVE		P.O. BOX 1305			
LITTLETON, MA 01460		LITTLETON, MA 01460			
11 PARK DR	U17 287 0	18 WASHINGTON DR	U17 297 0		
LUC: 101		LUC: 101			
DUNN MELISSA A		LEE JUNGYEON			
DUNN STEVEN P		18 WASHINGTON DR			
11 PARK DR		LITTLETON, MA 01460			
LITTLETON, MA 01460					
9 PARK DR	U17 288 0	20 WASHINGTON DR	U17 298 0		
LUC: 101		LUC: 101			
SLOBODA JOHN M		VEMULA PRAVEEN KUMAR			
SLOBODA GENEVIEVE BUTLER		NERELLA KAVITHA			
9 PARK DR		20 WASHINGTON DR			
LITTLETON, MA 01460		LITTLETON, MA 01460			
7 PARK DR	U17 288 1	22 WASHINGTON DR	U17 299 0		
LUC: 101		LUC: 101			
WEYMOUTH KENDRA A		MOGHE-LIMAYE FAMILY REV. TRUST			
7 PARK DR		TRUSTEE MOGHE AJIT K			
LITTLETON, MA 01460		22 WASHINGTON DRIVE			
		LITTLETON, MA 01460			
3 PARK DR	U17 289 0	19 LINCOLN DR	U17 304 0		
LUC: 101		LUC: 101			
PATRICIA J. ALLEN LIVING TRUST		19 LINCOLN DRIVE NOMINEE TRUST			
ALLEN PATRICIA J.- TRUSTEE		SMITH DAVID N			
2 MANNION PLACE		19 LINCOLN DRIVE			
LITTLETON, MA 01460		LITTLETON, MA 01460			
163 GOLDSMITH ST	U17 290 0	15 LINCOLN DR	U17 306 0		
LUC: 101		LUC: 101			
TURNER SUSAN M		QUILL JUSTIN J			
JUDGE JOHN T		QUILL KAITLYN L			
163 GOLDSMITH ST		15 LINCOLN DR			
LITTLETON, MA 01460		LITTLETON, MA 01460			



THANK YOU for your ad submission!

Your ad has been submitted for publication. Below is a confirmation of your ad placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

NY0155078

Order Status:

Submitted

Classification:

General Legal Notices & Bids

Package:

Legals MA

Site:

ma-legals

Final Cost:

\$157.96

Payment Type:

Account Billed

User ID:

W0015497

Username:

1381917

PREVIEW FOR AD NUMBER NY01550780

**LEGAL NOTICE
NOTICE OF HEARING**
The Littleton Board of Appeals will conduct a Public Hearing on Thursday, September 18, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103 to consider:
7:10 PM: Case #25-979, 15 Park Drive.
Petition of Michael LeDuc for a Variance to allow an addition.
9/4/2025 and 9/11/2025
#NY0155078

[<< Click here to print a printer friendly version >>](#)

ACCOUNT INFORMATION

LITTLETON BOARD OF APPEALS MA legals
PO BOX 1305
Littleton, MA 01460
(978)540-2420
lpacitti@littletonma.org

TRANSACTION REPORT**Date**

September 2, 2025 10:09:58 AM EDT

Amount:

\$157.96

SCHEDULE FOR AD NUMBER NY01550780

September 4, 2025
The Lowell Sun Legals
September 11, 2025
The Lowell Sun Legals



ZONING BOARD OF APPEALS

P.O. Box 1305
Littleton, Massachusetts 01460

Received: AS
Date/Time: 9/2/25 – 3:45 PM
Revised:
Date/Time:

LEGAL NOTICE NOTICE OF HEARING

The Littleton Board of Appeals will conduct a Public Hearing on Thursday, September 18, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103, to consider the following petition:

7:10 P.M:

Case #25-979, 15 Park Drive. The Petitioner, Michael LeDuc, seeks a Variance pursuant to 173, Intensity of Use Schedule, for an addition and reduced front setback, and such other business as may properly come before the board.

LITTLETON BOARD OF APPEALS

Lowell Sun Dates: September 4, and September 11, 2025

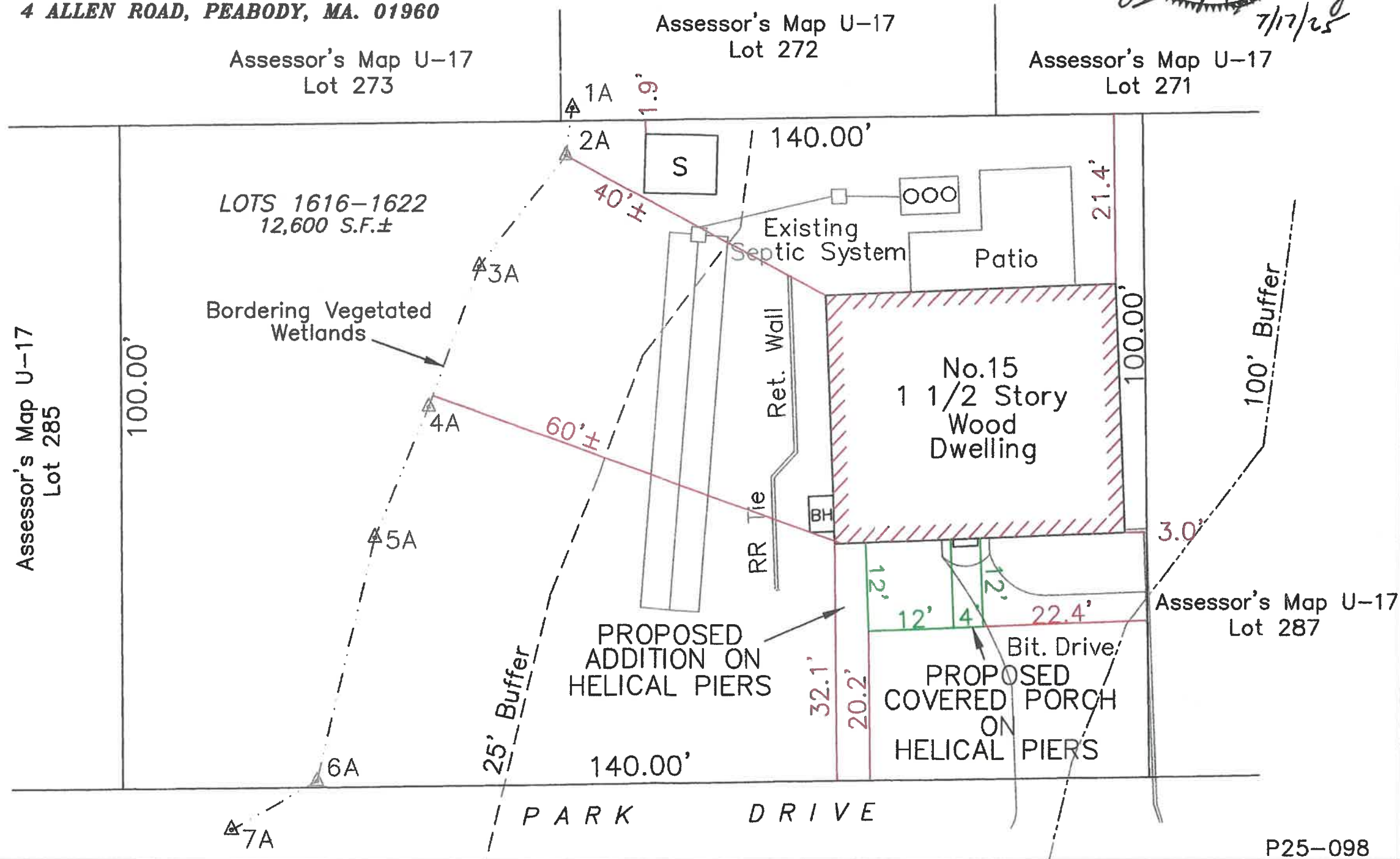
PLOT PLAN OF LAND LITTLETON, MA.

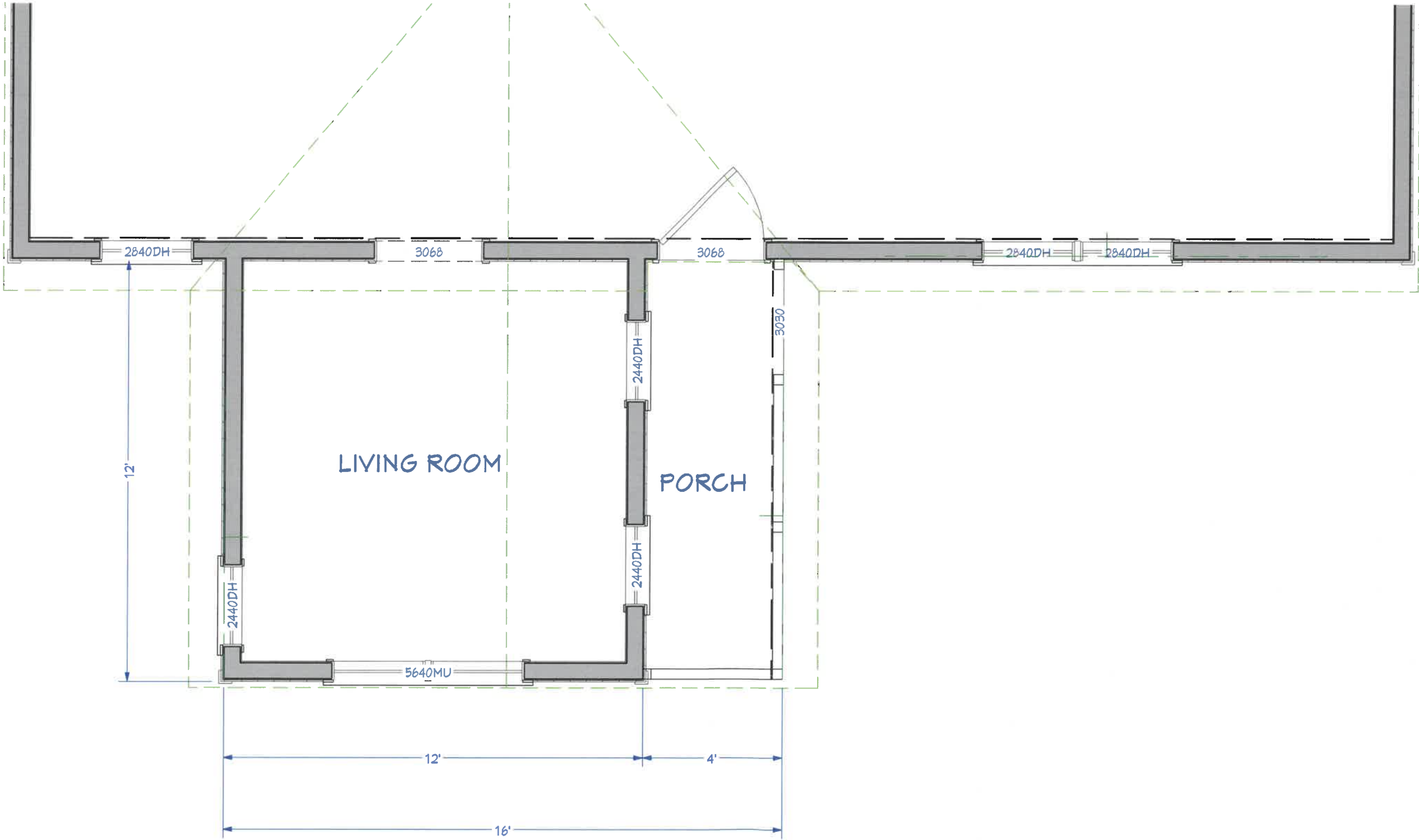
PREPARED FOR:
ALYSON FORTUNE
15 PARK DRIVE

SCALE: 1"=20' DATE: JULY 17, 2025

DAVID P. TERENCEZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960

Zoning District: R
Deed Reference: Book 74288, Page 451
Assessor's Map U-17, Lot 286
Proposed Lot Coverage = 13.0% ±





PROPOSED 1F PLAN

BPI

NO.	REVISIONS	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED 1F
PLAN

DISCLAIMER:
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CLIENT
INFORMATION:

Alyson Fortune
15 PARK DR
LITTLETON MA,
01460

DRAWINGS
PROVIDED BY:

BUILDING
PROFESSIONALS
INC.
103 MAIN ST.
UNIT 2
WESTFORD, MA
01886

DATE:

8/11/2025 ©

SCALE:

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SHEET:

A-10



FRONT ELEVATION



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SHEET TITLE:

FRONT
ELEVATION

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CLIENT INFORMATION:

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15 PARK DR
LITTLETON MA,
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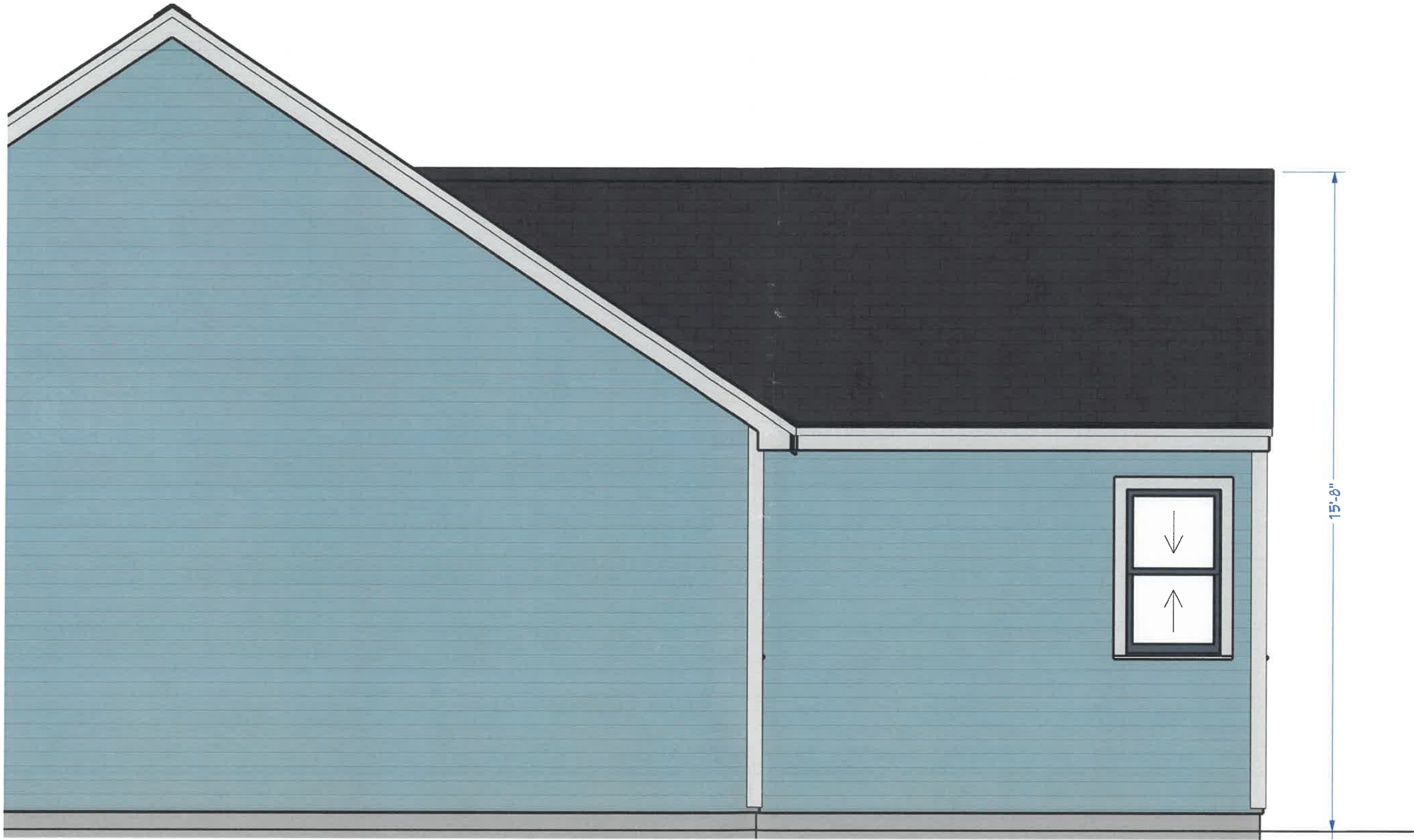
DRAWINGS PROVIDED BY:

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103 MAIN ST.
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WESTFORD, MA 01886

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SCALE:
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SHEET:
A-23



LEFT ELEVATION

BPI

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	DESCRIPTION																		
	BY																		
	DATE																		

SHEET TITLE:

LEFT ELEVATION

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CLIENT INFORMATION:

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DATE:

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SCALE:

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SHEET:

A-24



REVISIONS			
NO.	DESCRIPTION	BY	DATE

SHEET TITLE:

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LITTLETON MA,
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01886

DATE:

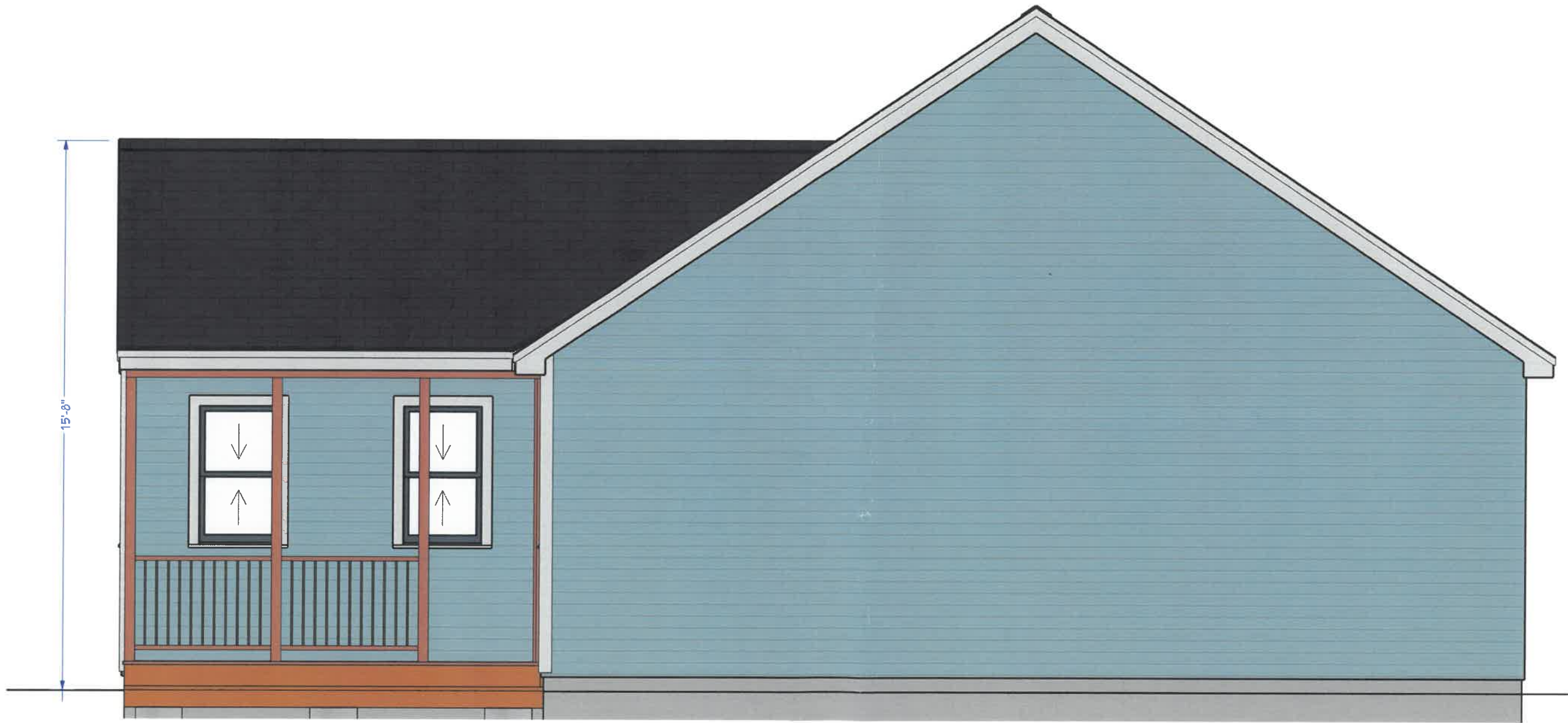
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SCALE:

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SHEET:

A-26



RIGHT ELEVATION