

## 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 10, 11, 12, and 13.

### What is an Appeal?

Pursuant to Massachusetts General Laws Chapter 40A §14 and Littleton Zoning By-law 173-6 B(3) and 173-6 B(3) 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-law. Building permits withheld by the Building Commissioner acting under MGL C 41, §81V 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 13 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-law 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 each permit 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-law 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-law 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.

ZBA Case No. 22-961 Address 23 Christina St.



## APPLICATION FOR PUBLIC HEARING

Pursuant to MGL Chapter 40A, 80B and 41 and the Littleton Zoning By-law

TOWN USE ONLY  
Received by the Town Clerk's Office

received  
7/10/2022 8:03 AM  
Blaise Croy

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 506.53 Check # 420

Pursuant to the provisions of Chapter 40, §67 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 Jordan Avalos Date 07/11/2022  
Print Name Jordan Avalos Phone 617-784-3433  
Address 23 Christina St. Email jordanavalos@gmail.com  
City/Town/State, Zip Littleton, MA 01460 Deed Reference: Bk 8508 Page 130  
or 69046 553

PROPERTY OWNER: I hereby authorize the Owner for Petitioner to represent Owner, if unsigned  
Signature Jordan Avalos Date 07/11/2022 Phone 617-784-3433  
Print Name (if different from petitioner) same Email jordanavalos@gmail.com  
Address (if different from petitioner) same

ASSESSOR MAP & PARCEL NUMBER M:0010 B:0095 L:0  
ZONING DISTRICT (R) VC B 1A 1B (Circle all that apply)

- Check box if applicable  
☐ AQUIFER DISTRICT  
☐ WATER RESOURCE DISTRICT

FEES  
Residential Property \$200 filing + \$105 recording fee + \$25 docket fee + \$176.53 public hearing notice = \$506.53  
Commercial Property \$350 filing + \$105 recording fee + \$25 docket fee + \$176.53 public hearing notice = \$656.53  
Comprehensive Permit \$1000 + \$100/unit over 10 units  
Please make check payable to Town of Littleton



# Under MCL c. 40A § 18 **Appeal**

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 MCL 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?  
*Building Comm. / Assessor*  
 Date of order / decision: *7/12/22*

2. Which statute or Zoning Bylaw do you rely for your appeal?  
 MCL c. 40A § 173-27 & Attachment #1  
 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 \_\_\_\_\_

# Under MCL c. 40A § 9 **Special Permit 40A**

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 Bylaw. 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 specially 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 \_\_\_\_\_

# Under MCL c. 40B **Special Permit 40B**

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the issuance of a Comprehensive Permit under

# Under MCL c. 40A § 18 **Variance**

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?  
 173-220 (setbacks)

2. Why are you seeking relief from a literal enforcement of the Zoning Bylaw? *Existing existing shed.*  
 Attach a written statement that specially describes existing conditions and your objectives along with plans, specifications, certified plat 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 Bylaw.  
 Attach a written statement which specifically includes why, owing to conditions (soil, slope, 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.  
 Existing location for rebuild; only appropriate flat location.

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 *Jordan Morales*  
 Print Name *Jordan Morales*

# **Filing Instructions**

1. IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU  
 2. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing with the Town Clerk.  
 3. A copy of the most recently recorded plat of land or where no such plan exists, a copy of a plat plan endorsed by a registered engineer or land surveyor. This plan should show:  
 (A) metes and bounds of the subject land  
 (B) adjacent streets and other nearby 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 names of each abutting property owner  
 4. Copy of the latest recorded deed  
 5. A written statement which details the basis for your petition  
 6. Pictures, plans, maps, drawings and models are always helpful in explaining the problem  
 7. In cases pertaining to subdivisions, a scale print of the map showing lot lines and colors  
 8. In cases pertaining to subdivisions of land, plans should show the proposed subdivision endorsed by a registered engineer or land surveyor  
 9. The date of the building construction and the history of ownership are useful in finding facts about the case  
 10. 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.  
 11. The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules.



23 Christina St, Littleton, MA 01460

Christina St

Christina St

Lochslea St

Lochslea St

3' from  
southwest border

Front door

10'x14' shed on  
12'x16' gravel foundation

10' from  
southeast border  
(sidewalk)



<https://homesteadsupplier.com/collections/sheds/products/ez-fit-riverside-shed-outdoor-garden-tool-shed-storage-solution?variant=39493360269>





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

Current datetime: 7/20/2022 8:34:56 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
43125	DEED		69046/553	03/24/2017	100.00
<b>Property-Street Address and/or Description</b>					
23 CHRISTINA ST					
<b>Grantors</b>					
AVALOS JORDAN C, AVALOS CHARLENE P					
<b>Grantees</b>					
AVALOS JORDAN C					
<b>References-Book/Pg Description Recorded Year</b>					
<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	: 43125
Document Type	: DEED
Recorded Date	: March 24, 2017
Recorded Time	: 09:11:50 AM
Recorded Book and Page	: 69046 / 553
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2066175
Recording Fee (including excise)	: \$125.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 03/24/2017 09:11 AM  
Ctrl# Doc# 00043125  
Fee: \$.00 Cons: \$100.00  
\*\*\*\*\*

**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, JORDAN C. AVALOS and CHARLENE P. AVALOS of 23 Christina Street, Littleton, Middlesex County, Commonwealth of Massachusetts,

For consideration paid of LESS THAN ONE HUNDRED AND 00/100 (\$100.00) DOLLARS

GRANT TO JORDAN C. AVALOS, Individually, of 23 Christina Street, Littleton, Middlesex County, Commonwealth of Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings thereon, being situated in Littleton, Middlesex County, Massachusetts and shown as Lot 39 on a plan entitled "Subdivision of land, Lochslea Section #2 in Littleton, Mass. owned by George W. and Laura E. Kimball, MacCarthy Engineering Services, Inc., dated May 5, 1955" and recorded with Middlesex South Registry of Deeds as Plan #1237 (B of 3) of 1955 in Book 8508, Page 130 being bounded and described as follows:

NORTHEASTERLY by Christina Street 80 feet;

EASTERLY by the radius forming junction of Christina Street and Lochslea Road, 20.53 feet; said curved line being 31.71 feet in length;

SOUTHEASTERLY by Lochslea Road 105.04 feet;

SOUTHWESTERLY by Lot 50 as shown on said plan 103.28 feet;

NORTHWESTERLY by Lot 40 as shown on said plan 125 feet.

CONTAINING 12,570 square feet of land according to said plan.



Said premises are conveyed subject to and with the benefit of restrictions and easements of record, if any there be, insofar as the same are now in force and applicable.

Said premises are conveyed subject to and with the benefit of a Right of Way over the Streets and Ways as shown on the aforesaid plans for all purposes for which Rights of Ways may be used in the Town of Littleton.

Being the same premises conveyed to the Grantors by deed of Carolyn C. Geroux f/k/a Carolyn H. Clever dated June 9, 2009 and recorded June 19, 2009 with the Middlesex South District Registry of Deeds in Book 53030, Page 520.

PROPERTY: 23 CHRISTINA STREET, LITTLETON, MA 01460

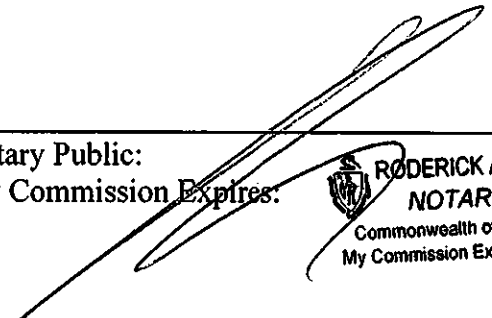

Witness our hands and seals this 20 day of March, 2017.

  
JORDAN C. AVALOS  
  
CHARLENE P. AVALOS

COMMONWEALTH OF MASSACHUSETTS  
Middlesex, SS March 20, 2017

On this 20 day of March, 2017, before me, the undersigned notary public, personally appeared JORDAN C. AVALOS, and proved to me through satisfactory evidence of identification, which was driver's license, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed under the pains and penalties of perjury to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and that he executed it as his free act and deed, for its stated purpose.

Notary Public:  
My Commission Expires:

  
 RODERICK A. ST. PIERRE  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires June 20, 2019





1 Burlington Woods Dr.  
Burlington, MA 01803, SS  
Middlesex

COMMONWEALTH OF MASSACHUSETTS

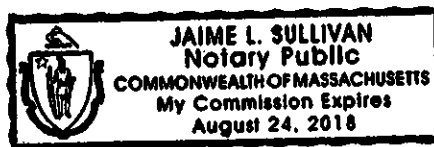
March 13, 2017

On this 13<sup>th</sup> day of March, 2017, before me, the undersigned notary public, personally appeared CHARLENE P. AVALOS, and proved to me through satisfactory evidence of identification, which was driver's license, to be the person who signed the preceding or attached document in my presence, and who swore or affirmed under the pains and penalties of perjury to me that the contents of the document are truthful and accurate to the best of her knowledge and belief and that she executed it as her free act and deed, for its stated purpose.



Notary Public:

My Commission Expires:





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

Date: July 19, 2022

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

Applicant Jordan Avalos

Mailing Address 23 Christina St., Littleton, MA 01460

**Subject Parcel Location: 23 Christina Street**

**Subject Owner Jordan Avalos**

**Subject Map & Parcel No: U10 95 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) 29 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:

April Iannacone, Assistant Assessor



12 PAULA BETH ST	U10 101 0	12 LOCHSLEA RD	U10 51 0	51 JENNIFER ST	U10 86 0
OWENS SUZANNE R	LUC: 101	FINLAYSON DANA	LUC: 101	EVERGREEN CENTER INC	LUC: 959
11 BOWERS RD		78 HARTSHORN STREET		345 FORTUNE BOULEVARD	
HARVARD, MA 01451		READING, MA 01867		MILFORD, MA 01757	
20 PAULA BETH ST	U10 102 0	LOCHSLEA RD	U10 52 0	49 JENNIFER ST	U10 87 0
STEWART RODNEY L	LUC: 101	FINLAYSON DANA	LUC: 132	RAY JAMES L	LUC: 101
STEWART JANET L		CASSINARI LYNNE A		RAY ANN L	
P.O. BOX 1001		78 HARTSHORN ST		49 JENNIFER ST	
LITTLETON, MA 01460		READING, MA 01867		LITTLETON, MA 01460	
22 PAULA BETH ST	U10 102 A	20 LOCHSLEA RD	U10 53 0	12 CHRISTINA ST	U10 92 0
STEWART RODNEY R	LUC: 132	BUONOMO JAMES R	LUC: 101	WOOD JEANINE M /LE	LUC: 101
STEWART JANET L		BUONOMO ERIN M		12 CHRISTINA ST	
20 PAULA BETH ST		20 LOCHSLEA RD		LITTLETON, MA 01460	
LITTLETON, MA 01460		LITTLETON, MA 01460			
24 PAULA BETH ST	U10 103 0	24 LOCHSLEA RD	U10 54 0	20 CHRISTINA ST	U10 93 0
GUICHARD TIMOTHY	LUC: 101	WILE MARK A	LUC: 101	SIMAKAUSKAS BRIAN H	LUC: 101
GUICHARD KRISTEN		WILE MARY T		SIMAKAUSKAS LUELLA G	
24 PAULA BETH ST		24 LOCHSLEA ST		20 CHRISTINA ST	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
LOCHSLEA RD	U10 104 1	28 LOCHSLEA RD	U10 55 0	24 CHRISTINA ST	U10 94 0
PINO RICHARD K	LUC: 132	SULLIVAN MATTHEW D	LUC: 101	CULLITY JR ROBERT E	LUC: 101
PINO MARY JANE		SULLIVAN NATALIE M		CHIPMAN-CULLITY CYNTHIA L	
802 POLLACK ST		28 LOCHSLEA RD		24 CHRISTINA STREET	
NEW BERN, NC 28562		LITTLETON, MA 01460		LITTLETON, MA 01460	
PAULA BETH ST	U10 104 2	4 ELIZABETH ST	U10 56 0	23 CHRISTINA ST	U10 95 0
LITTLETON TOWN OF	LUC: 936	DIANE M KOTSFTIS INVESTMENT T	LUC: 101	AVALOS JORDAN C	LUC: 101
PO BOX 1305		DIANE M KOTSFTIS TRUSTEE		23 CHRISTINA ST	
LITTLETON, MA 01460		4 ELIZABETH ST		LITTLETON, MA 01460	
		LITTLETON, MA 01460			
PAULA BETH ST	U10 104 3	8 ELIZABETH ST	U10 57 0	19 CHRISTINA ST	U10 96 0
PINO RICHARD K	LUC: 132	WHEELER SHARON M TRUSTEE	LUC: 101	CALABRO CHRISTOPHER	LUC: 101
PINO MARY JANE		SMW TRUST-2013		CALABRO MICHELLE	
802 POLLACK ST		8 ELIZABETH ST		19 CHRISTINA ST	
NEW BERN, NC 28562		LITTLETON, MA 01460		LITTLETON, MA 01460	
11 PAULA BETH ST	U10 104 5	32 LOCHSLEA RD	U10 58 C	15 CHRISTINA ST	U10 97 0
TOPOROFF ROBERT H	LUC: 101	ELLIS CHARLES G	LUC: 101	ASTOLFI CATHERINE	LUC: 101
TOPOROFF JANE A		ELLIS ANNE LEE		ASTOLFI DAVID	
11 PAULA BETH ST		16 ELIZABETH ST		15 CHRISTINA ST	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
87 GOLDSMITH ST	U10 49 0	15 LOCHSLEA RD	U10 84 0	11 CHRISTINA ST	U10 98 0
MCPHERSON BILL N	LUC: 101	SPECHT-STANKIS INVESTMENT TR	LUC: 101	MILLER WILLIAM F	LUC: 101
MCPHERSON MARY ANN		SPECHT CHS & STANKIS MARY-TRS		MILLER JOYCE M	
87 GOLDSMITH STREET		15 LOCHSLEA RD		11 CHRISTINA ST	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
LOCHSLEA RD	U10 49 C	55 JENNIFER ST	U10 85 0		
KARR JAMES F	LUC: 132	HUESTON ROBERT G	LUC: 101		
12 ELIZABETH ST		HUESTON ANNA M			
LITTLETON, MA 01460		55 JENNIFER ST			
		LITTLETON, MA 01460			