

MARK M GALLAGHER  
351 REED FARM RD.  
BOXBOROUGH, MA 01719-1621

53-274/113

144

5/27/20

Pay to the order of

Town of Litchfield

\$ 375.00

Three Hundred & Seventy-five & 00/100

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Patricia Gallagher

951 11710144

013027421

**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 Bylaws

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

**received**  
5/28/2020 730A-1

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 375<sup>00</sup> Check # 144

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.

\_\_\_\_\_  
*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 [Signature] Date: 5/26/20  
MARK M GALLAGHER  
 Print Name  
307 HARWOOD AVE  
 Address  
Littleton Ma 01460  
 Town, State, Zip

Phone # 781-424-7250  
 Email Address MGSEALARBOR@GMAIL.COM  
 Deed Reference: Bk 69147 Page 302

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

[Signature] 5/26/20  
 Signature Date  
Patrick M Gallagher  
 Print Name (if different from petitioner)

Phone # 781-424-7250  
 Email P.Gallagher@Seal-Harbor.com

\_\_\_\_\_  
 Address (if different from petitioner)

**ASSESSOR MAP & PARCEL NUMBER** R07 10

**ZONING DISTRICT:** R VC B IA IB (Circle all that apply)

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

**FEEES**  
 Residential Property \$200 filing fee + additional fees = \$375.00 to Town of Littleton  
 Commercial Property \$350 filing fee + additional fees = \$475.00 to Town of Littleton  
 Comprehensive Permit \$1000 + \$100/unit over 10 units  
**ADDITIONAL FEES: ALL APPLICATIONS:**  
 \$75 Recording fee, \$25 abutter list, \$75 legal notice fee

# 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 DUANE MILLER BUILDING INSPECTOR Date of order / decision MAY 7th 2020

2. Which statute or Zoning Bylaw do you rely for your appeal?

MGL c.40A § 173-20 Zoning Bylaw § 173-20 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

MARK M GALLAGHER  
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



Building Commissioner  
Zoning Officer

P.O. BOX 1305  
LITTLETON, MA 01460  
(978) 540-2420

Correction of Zoning Interpretation

May 7, 2020

Dear Mr. Peek

I understand that you requested a zoning determination from this office today. In regards to section 173-28B. Unfortunately I was not consulted in regards to your question and have only been made aware of the response provided by the Assistant Zoning Enforcement Agent Michelle Cobleigh.

Town of Littleton Code section 173. Zoning. 173-28 Street frontage exception.

Lots having less than normally required lot frontage may be created and built upon for residential use, provided that such lots are shown on a plan endorsed by the planning Board "Approved for Reduced lot Frontage." Plans shall be so endorsed if meeting each of the following, but not otherwise:

B. Egress over that frontage shall create no greater hazard owing to grade and visibility limitations than would be normal for a standard lot in the same area.

Please let me clarify, The applicant merely need's to demonstrate that access to the lot frontage within the 35' from the main road is possible. It is the official opinion of this office and as the Building Commissioner and Zoning Enforcement Officer that the applicant meets the requirement of 173-28 B.

My Apologies for the earlier misinterpretation. In the future please Contact me directly with any Zoning or Building questions you may have.

Ed Mullen  
Town of Littleton  
Building Commissioner  
Zoning Enforcement Officer  
[emullen@littletonma.org](mailto:emullen@littletonma.org)  
978-540-2420