

ZBA Case No.: 925A Address 474 Great Rd

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
 3/14/2019 1:36 pm

The filing is not official until stamped by the Town Clerk
 Filing Fee paid: \$ 300 Check # 2120

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 A. Richards
 Signature of the Collector

FEES

Residential Property \$200 filing fee + \$75 recording fee + \$25 abutter list = \$ 300 to Town of Littleton
Commercial Property \$350 filing fee + \$75 recording fee + \$25 abutter list = \$ 450.00 to Town of Littleton
Comprehensive Permit \$1000 + \$100/omit over 10 units
ADDITIONAL FEES: ALL APPLICATIONS:
Legal Notice publication fee to be paid prior to opening the hearing (applicant will be notified of amount once notice has been submitted to newspaper)

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 Charles E. Bell Date: 4/20/19
Charles E. Bell
Phone # 978-486-8615
474 Great Rd. Address cbell@nisecurity.com
Littleton, MA 01460 Email Address
Town, State, Zip Deed Reference: Bk _____ Page _____

PROPERTY OWNER: include authentication of Owner for Petitioner to represent Owner, if assigned
Charles E. Bell Date: 4/20/19
Signature Phone # 978-486-8615
Charles E. Bell Email cbell@nisecurity.com
Print Name (if different from petitioner)
Littleton, MA 01460 Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER R18-4-0
ZONING DISTRICT VC IA IB (Circle all that apply)
Check box if applicable
 AQUIFER DISTRICT
 WATER RESOURCE DISTRICT

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 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 final.

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 applicant, 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.

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: Assistant Zoning Officer

Date of order / decision: April 2nd, 2019

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

MGL c.40A § Zoning Bylaw § 173-167

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.

Charles Bell
Signature

Charles Bell
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.c.40B

Page 2

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?

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 _____

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

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Littleton Building Department

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

April 2, 2019

Charles Bell
474 Great Road
Littleton, MA 01460

Dear Mr. Bell;

The purpose of this letter is to advise you that the business activity being performed at 474 Great Road exceeds the limits of the home occupation bylaw. On November 7, 2008 you received a home occupation letter from this office in response to your request that stated there will be one additional employee other than yourself at this location. This office has observed over the last month 4-10 vehicles at the site on a daily basis, and an unpermitted sign. According to Town Assessors records you currently have nine vehicles registered to Nashoba Security Industries Inc.

The Littleton Zoning Bylaw § 173-54 Home occupation allows customary home occupations, office of professional persons residing on the premises, handicrafts, hobbies or activities of a similar nature are allowed, provided that such activities are carried on by residents of the dwelling plus not more than one (1) additional employee and that accessory buildings used for such purposes shall not be placed forward of the rear line of the building.

This property is zoned Residential and retail sales/service is not a permitted use in this district.

This use is not considered compatible with the residential character of the area, and is considered prima facie evidence that business activity is not incidental to the residential use and you are required to cease the business activity within 30 days of receipt of this notice. Failure to comply with this order shall result in fines as prescribed by law.

You have the right to appeal this order pursuant to General Laws Chapter 40A § 8 and 15, to the Littleton Board of Appeals, provided such an appeal is taken within thirty days from the receipt of this order. Failure to file a timely application is fatal.

If there are any further questions regarding this matter, please do not hesitate to contact this office.

Sincerely,

Michelle Cobleigh
Assistant Zoning Officer

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PROPERTY ADDRESS: 474 Great Road, Littleton, Middlesex County, Massachusetts

QUITCLAIM DEED

WE, CHARLES E. BELL AND KERSTIN E. BELL,

IN CONSIDERATION OF LESS THAN ONE HUNDRED AND 00/100 DOLLARS (\$100.00) AND PURSUANT TO THE TERMS OF THE SEPARATION AND PROPERTY SETTLEMENT AGREEMENT, MIDDLESEX PROBATE DOCKET NO. 07D2479DV1

GRANT TO CHARLES E. BELL, INDIVIDUALLY

of 474 Great Road, Littleton, Middlesex County, Massachusetts

with quitclaim covenants



Bk: 50495 Pg: 15 Doc: DEED
Page: 1 of 2 12/20/2007 01:08 PM

The land with the buildings thereon, situated in Littleton, Middlesex County, Massachusetts, on the westerly side of Great Road, so-called, leading from Concord to Groton, about one-half (1/2) mile North from Littleton Common bounded and described as follows:

- BEGINNING at the corner of said Great Road and Russell Street, formerly called Russell Avenue; thence running
- SOUTHWESTERLY along said Russell Street, one hundred fifteen (115) feet, more or less, to land now or formerly of DiCalo; thence
- NORTHERLY by land of said DeCalo one hundred fifty-two (152) feet, more or less, to a stake and land now or formerly of said DiCalo; thence
- EASTERLY along said DiCalo land one hundred fifteen (115) feet, more or less to Great Road; thence
- SOUTHERLY by said Great Road One Hundred Thirty-One (131) feet and six (6) inches to the point of beginning.

Subject to a taking by the Commonwealth of Massachusetts recorded with said Deeds in Book 4328, Page 31. See also Book 10769, Page 333.

Being the same premises conveyed to Grantors by deed recorded with Middlesex South Registry of Deeds in Book 27442, Page 282.

474 Great Road, Littleton, MA

Executed as a sealed instrument this 30th day of October, 2007.

Charles E. Bell
CHARLES E. BELL

Kerstin E. Bell
KERSTIN E. BELL

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

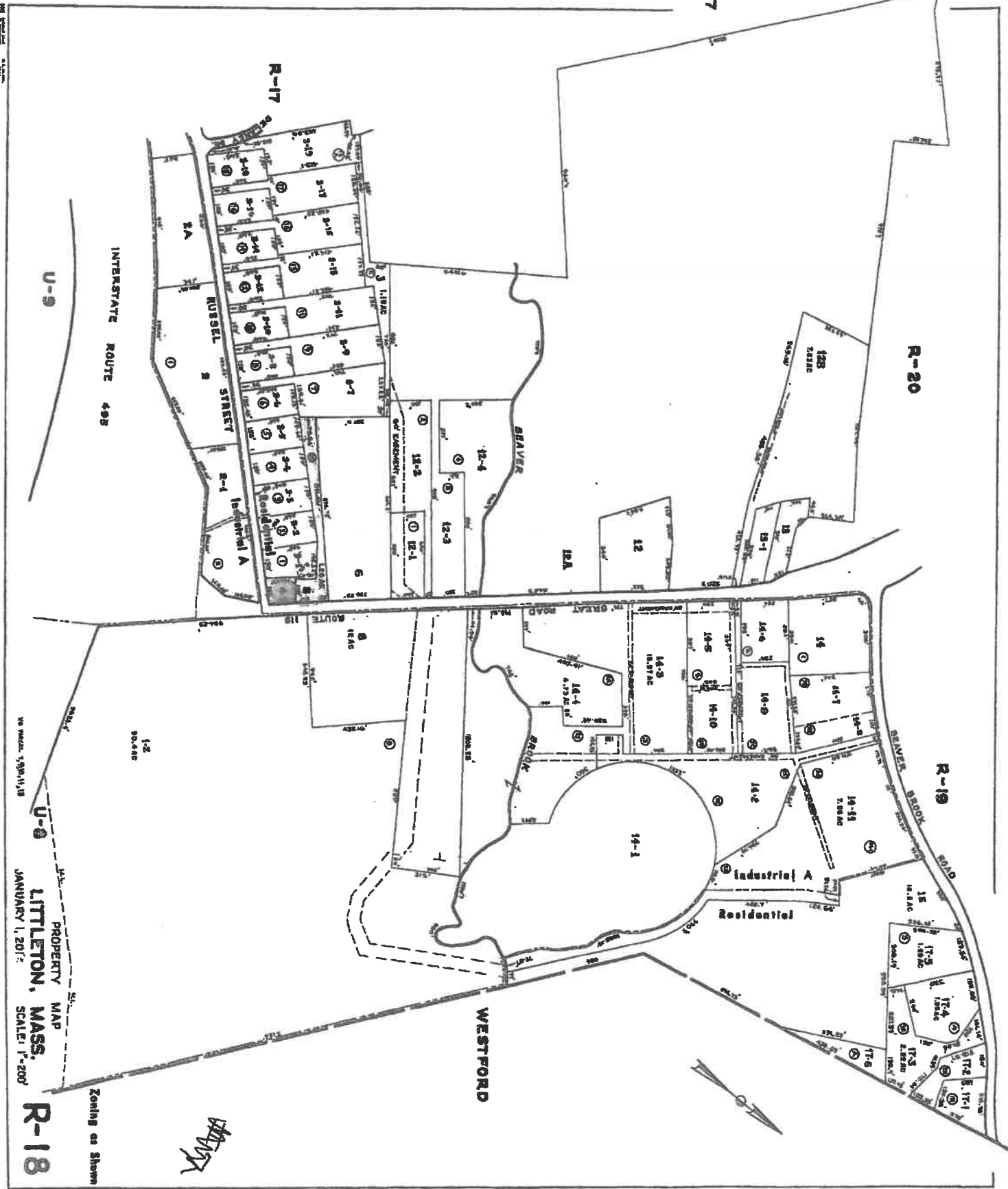
Date: 10/30/07

On this day, before me, the undersigned notary public, personally appeared CHARLES E. BELL AND KERSTIN E. BELL, proved to me through satisfactory evidence of identification which were valid 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,

Shelli R. Gault
Notary Public: Shelli R. Gault.
My Commission Expires: 5/17/10

REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST

Edmund C. Brune
REGISTER



PROPERTY MAP
 LITTLETON, MASS.
 JANUARY 1, 2012
 SCALE: 1"=200'
 Zoning as Shown

Handwritten signature/initials

FISCAL YEAR 2019 ACTUAL REAL ESTATE TAX BILL

Based on assessments as of January 1, 2018 your Real Estate Tax for the fiscal year beginning July 1, 2018 and ending June 30, 2019 on the parcel of Real Estate described below is as follows

REMIT COPY
SEND PAYMENTS TO
Tax Collector
PO BOX 1305
Littleton, MA 01460

THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE COLLECTOR OF TAXES
TOWN OF LITTLETON
Tax Collector
Deborah A Richards

Abatement Applications Due by 02/01/2019

Quarter 4 Bill Number 829

PROPERTY IDENTIFICATION AND VALUES					ASSESSMENTS			Billed	Exempt	Due
Map/Parcel	Land Value	139,300	Land Area (ac)	0.400			Qtr 1	1,627.77	0.00	
R18-4-0	Building Value	180,000	Book	50495			Qtr 2	1,627.77	0.00	
Class 1010 252575	Taxable Value	319,300	Page	15			Qtr 3	1,642.23	0.00	
3160 66725			Deed Date	12/20/2007			Qtr 4	1,642.21	1,642.21	
Location 474 GREAT RD							Total Assessments	0.00		
BELL CHARLES E 474 GREAT RD LITTLETON, MA 01460					Total Real Estate Tax	6,493.29	Total Outstanding	1,642.21		
					CPA Charge	46.69	Interest	0.00		
					Tax/Assessments	6,539.98	Demand/Fee	50.00		
					Preliminary Tax	3,255.54	Total Due	\$1,692.21		
					3rd Quarter Pymt	1,642.23	Due and Payable on	05/01/2019		
4th Quarter Pymt	1,642.21	Interest thru	05/01/2019							

169012019190000000829100001692211101183

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made

FISCAL YEAR 2019 ACTUAL REAL ESTATE TAX BILL

Based on assessments as of January 1, 2018 your Real Estate Tax for the fiscal year beginning July 1, 2018 and ending June 30, 2019 on the parcel of Real Estate described below is as follows

TAXPAYER COPY
SEND PAYMENTS TO
Tax Collector
PO BOX 1305
Littleton, MA 01460

THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE COLLECTOR OF TAXES
TOWN OF LITTLETON
Tax Collector
Deborah A Richards

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169012019190000000829100001692211101183

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made

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THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Tax Rate per \$1000	Class 1 Residential	Class 2 Open Space	Class 3 Commercial	Class 4 Industrial
\$18.24	\$0.00	\$28.27	\$28.27	

Phone: (978) 540-2405
(978) 540-2410

Tax Collector for Payments
Assessors

OFFICE HOURS Mon 8a-6p Tues-Thurs 8a-4p Fri 8a-12p

Remove Remit Copy at perforation and mail with your Check payable to: Town of Littleton

ONLINE PAYMENTS AT www.littletonma.org
From the Home Page, select the Online Payment Button.
Choose-Real Estate. Personal Property and Excise Tax Payments.

Mail payments to:
Tax Collector
PO BOX 1305
Littleton, MA 01460

Pay by ACH (checking-No fee) or Credit Card (fees may apply)

If paying through your bank's bill pay program please enter your bill number on the notes line

R18 4 0
MAP BLOCK LOT

1 of 1 RESIDENTIAL
CARD

Town of Littleton

TOTAL ASSESSED: 272,300
17291

PROPERTY LOCATION

No	Val No	Directions/Street/City
4/4		GREAT RD, LITTLETON

OWNERSHIP

Owner 1:	BELL CHARLES E
Owner 2:	
Owner 3:	
Street 1:	474 GREAT RD
Street 2:	
Town/City:	LITTLETON
S/S/Prev MA	County
Postal:	01460

PREVIOUS OWNER

Owner 1:	BELL CHARLES E
Owner 2:	BELL KERSTINE E
Street 1:	474 GREAT RD
Town/City:	LITTLETON
S/S/Prev MA	County
Postal:	01460

NARRATIVE DESCRIPTION

This Parcel contains 4 ACRES of land mainly classified as RES/COM with a(n) COLONIAL Building Built about 1900, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Bathrs, 0 HalfBaths, 0 3/4 Bathrs, 8 Rooms, and 3 Bedrooms

OTHER ASSESSMENTS

Code	Description	Amount	Com. Int.
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	132,800		0.300	88,425	221,225
316			0.100	29,475	51,075
Total Card	132,800	21,600	0.400	117,900	272,300
Total Parcel	132,800	21,600	0.400	117,900	272,300
Source: Market Adj Cost Total Value per SQ unit (Card): 148.64 /Parcel: 148.64					

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assessed Value	Notes
2013	013	FV	132,800	21,600	0.4	117,900	272,300	272,300	Year End
2012	013	FV	128,000	21,600	0.4	130,400	278,000	278,000	Year End Roll
2011	013	FV	126,000	21,600	0.4	130,400	278,000	278,000	Year End
2010	101	FV	146,200	0	0.4	130,400	276,600	276,600	Year End
2009	101	FV	146,200	0	0.4	150,000	296,200	296,200	Year End
2008	101	FV	146,200	0	0.4	175,000	321,200	321,200	Year End
2007	101	FV	146,200	0	0.4	180,400	326,600	326,600	Year End
2006	101	FV	137,200	0	0.4	141,100	278,300	278,300	Year End

SALES INFORMATION

Grantee	Legal Ref	Type	Date	Sale Code	Sale Price	Yr	Verif	Assessd PCL Value	Notes
BELL KERSTINE E	50495-15		12/20/2007	COURT/INV	100 No	No	No		
CARPENITO ALAN	27442-202		6/30/1997		134000 No	No	No		
	17309-34		8/16/1986						

TAX DISTRICT

Parcel ID	R1840
PAT ACCT.	729

BUILDING PERMITS

Date	Number	Descr	Amount	CIO	Las Visit	Fed Code	F. Descr	Comment
5/31/2001	2001-153	SIDING	8,500 C					VINYL SIDING
9/17/1998	98-253	GARAGE	21,434 C					20X40 ACCESSORY GA
1/7/1998	98-5	SIGN	300 C					
10/16/1995	95-273	ALTERATI	4,300 C					

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/1998	MEAS-HNSPCTD	777	JEANNE KODE

PROPERTY FACTORS

Item Code	Descr	%	Item Code	Descr
Z			U	
0			I	
N			1	
Census:			Exempt	
Flood Haz:			Toro	
S			Streel	
			Traffic	

LAND SECTION (First 7 lines only)

Use	LUCC	No of Units	Depth / Precubits	Unit Type	Land Type	LT	Base Value	Unit Price	Adj	Neigh	Neigh Intlv	Neigh Mod	Int 1 %	Int 2 %	Int 3 %	Appraised Value	All Class	% Land	Spec Code	Fact Use Value	Notes
101	ONE FAM	17424		SQUARE FE SITE			0	3.3	2,050.6							117,873.316	25			117,900	

LAND SECTION (First 7 lines only)

Total ACHA:	0.40000	Total SF/SH:	17424.00	Parcel LUC:	013	RES/COM	Prime NB Desc:	CODE 6
Total:	117,873	Sp Credit:		Total:	117,900			

Disclaimer: This information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

2014



Previous Assessments

Year	Code	Building	Yard Items	Land Value	Square Feet	Special Land	Total
2019	101 - ONE FAM	148,100	0	104,475	0.30	0.00	252,575
2019	316 - COM WHS	0	31,900	34,825	0.10	0.00	66,725
2018	101 - ONE FAM	144,700	0	107,175	0.30	0.00	251,875
2018	316 - COM WHS	0	31,900	35,725	0.10	0.00	67,625
2017	101 - ONE FAM	144,700	0	101,775	0.30	0.00	246,475
2017	316 - COM WHS	0	31,900	33,925	0.10	0.00	65,825
2016	101 - ONE FAM	144,700	0	101,775	0.30	0.00	246,475
2016	316 - COM WHS	0	19,900	33,925	0.10	0.00	53,825
2015	101 - ONE FAM	132,800	0	88,425	0.30	0.00	221,225
2015	316 - COM WHS	0	21,600	29,475	0.10	0.00	51,075
2014	101 - ONE FAM	132,800	0	88,425	0.30	0.00	221,225
2014	316 - COM WHS	0	21,600	29,475	0.10	0.00	51,075
2013	101 - ONE FAM	132,800	0	88,425	0.30	0.00	221,225
2013	316 - COM WHS	0	21,600	29,475	0.10	0.00	51,075
2012	101 - ONE FAM	126,000	0	97,800	0.30	0.00	223,800
2012	316 - COM WHS	0	21,600	32,600	0.10	0.00	54,200
2011	101 - ONE FAM	126,000	0	97,800	0.30	0.00	223,800
2011	316 - COM WHS	0	21,600	32,600	0.10	0.00	54,200
2010	101 - ONE FAM	146,200	0	130,400	0.40	0.00	276,600
2009	101 - ONE FAM	146,200	0	150,000	0.40	0.00	296,200
2008	101 - ONE FAM	146,200	0	175,000	0.40	0.00	321,200
2007	101 - ONE FAM	146,200	0	180,400	0.40	0.00	326,600
2006	101 - ONE FAM	137,200	0	141,100	0.40	0.00	278,300
2005	101 - ONE FAM	137,200	0	127,900	0.40	0.00	265,100
2004	101 - ONE FAM	137,200	0	110,700	0.40	0.00	247,900
2004	101 - ONE FAM	110,700	0	110,300	0.40	0.00	221,000
2003	101 - ONE FAM	110,700	0	110,300	0.40	0.00	221,000
2002	101 - ONE FAM	92,300	0	88,200	0.40	0.00	180,500
2001	101 - ONE FAM	117,300	0	88,200	0.40	0.00	205,500
2000	101 - ONE FAM	117,300	0	58,600	0.40	0.00	175,900
1999	101 - ONE FAM	87,500	0	53,100	0.40	0.00	140,600
1998	104 - TWO FAM	143,100	0	53,100	0.40	0.00	196,200
1997	104 - TWO FAM	89,600	0	48,300	0.40	0.00	137,900
1996	104 - TWO FAM	85,100	0	48,300	0.40	0.00	133,400
1995	104 - TWO FAM	85,100	0	48,300	0.40	0.00	133,400
1994	104 - TWO FAM	85,400	0	37,600	17,424.00	0.00	123,000
1993	104 - TWO FAM	93,400	0	37,600	0.40	0.00	131,000

Comments

fy 2011 removed gar and tqz from unsketched area which was being assessed residentially and put GAR/IMP in yard items assessed commercially and .10 acres assessed commercially Nashoba Lock. PERMANENT EASEMENT ORDER OF TAKING RECORDED 7/11/2012 BK 59499 PG 293 CONTAINING 250 SQ. FT - SEE PLAN DATED 2/1/2012 IN BK 2012 PG 466 FOR PARCEL E-1-T



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May 1, 2019

Town of Littleton
Zoning Board of Appeals
37 Shattuck Street
P.O. Box 1305
Littleton, MA 01460

Re: Charles Bell, 474 Great Road, Littleton, MA 01460

Dear Zoning Board of Appeals:

I write as legal counsel for Mr. Charles Bell, owner of the premises at 474 Great Road, Littleton, MA and owner of Nashoba Security which operates its business on the premises. Reference is hereby made to the Littleton Building Department letter, dated April 2, 2019, which informs Mr. Bell that his business activity at the premises "exceeds the limits of the home occupation bylaw." For the reasons stated below, Mr. Bell asserts that his business is not in non-compliance and that this letter was erroneously issued.

Principally, Mr. Bell disputes the conclusion that "This Property is zoned Residential and retail sales/service is not a permitted use in this district. Based upon our review and knowledge of Town records, the property is zoned for both residential and commercial use. The joint residential and commercial use of the property is confirmed both by the Town's tax bills which have charged Mr. Bell at both residential and commercial rates since at least 2011 and by his payment of both residential and commercial taxes to the Town since at least 2011. The town's notification that the property is zoned residential is therefore both factually and legally incorrect.

The Commercial Use zoning of his property is further confirmed by the Town's 2012 Amendment to the Zoning By-Law which created the "Littleton Village Overlay District West" which includes Mr. Bell's site in its entirety. The purpose of the Amendment was to confirm the commercial use zoning of the district containing Mr. Bell's property. For the Town to assert otherwise is simply incorrect.

Mr. Bell further asserts that the Town should refrain from seeking alleged enforcement due to Mr. Bell's cooperation with the Town's interest with respect to the post-office location. Mr. Bell attempted to relocate his business to the post-office property that he purchased in 2015. Nevertheless, at the behest of Town officials and representatives of the post-office, including the Post-Master General of the United States, Mr. Bell agreed to lease the property back to the post-office and to maintain his business at its current location. For the Town to now insist that Mr. Bell is non-compliant with the Town's Zoning Bylaw is untoward.

Notwithstanding the foregoing, Mr. Bell is in the process of applying for a permit for the business sign on the property. The application is being filed forthwith. The original sign was lawfully permitted and was replaced by a sign with the same dimensions. In addition, Mr. Bell is prepared to voluntarily park as many business vehicles as he can at alternative locations on nights and weekends to reduce the number of vehicles on site during non-business hours. However, during business hours, service vehicles will continue to be in and out of the site on a regular basis.

Mr. Bell sincerely hopes that this Zoning Board will recognize his lawful right to operate his business at the subject property and will reverse the decision of the Littleton Building Department.

Sincerely,

Charles Bell,
By his legal counsel,

A handwritten signature in blue ink, appearing to read "DMR", is written over a horizontal line.

David M. Rosen, Esq.