

By July 10th  
for Aug 15 meeting

ZBA Case No.: 931A Address 19 Chestnut Lane Ext

**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**

7/30/2019 9:15 AM  
*[Signature]*

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300 — Check # 9835

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 Karen Azar Date: 7-16-2019  
Print Name Karen Azar  
Address 19 Chestnut Lane  
Town, State, Zip Littleton, MA 01460

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

Signature \_\_\_\_\_ Date \_\_\_\_\_ Phone # \_\_\_\_\_

Print Name (if different from petitioner) \_\_\_\_\_ Email \_\_\_\_\_

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

**ASSESSOR MAP & PARCEL NUMBER** R16-1 Lot 11A

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

Check box if  AQUIFER DISTRICT  
applicable

WATER RESOURCE DISTRICT  
*[Signature]*

<b>FEES</b>	
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	\$1,000 + \$100/unit over 10 units
<b>ADDITIONAL FEES: ALL APPLICATIONS</b>	
Legal/Notice publication fee to be paid prior to opening the hearing	

Address 19 Chestnut Lane ZBA Case No.: 931A

# 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

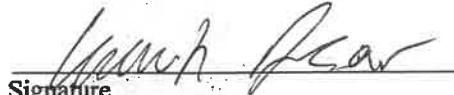
The undersigned hereby petitions the Board of Appeals for the Town of Littleton to grant a Special Permit for the reasons hereinafter set forth and in accordance with the applicable provisions of the Zoning By-law.

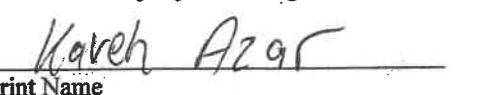
**1. Special Permits are expressly permitted in the Zoning Bylaws. Which Zoning Bylaw section do you rely for your appeal?**

Zoning Bylaw § 173 - 60

**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.**



  
Print Name \_\_\_\_\_

# Special Permit 40B

Under MGL c. 40B

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the Issuance of a Comprehensive Permit under M.G.L.c40B



2018 00027705  
Bk: 70678 Pg: 473 Doc: DEED  
Page: 1 of 2 02/28/2018 11:18 AM

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 02/28/2018 11:18 AM  
Ctrl 27745519527 Doc# 00027705  
Fee: \$2,622.00 Code: \$575,000.00

**QUITCLAIM DEED**

KNOW ALL PERSONS BY THESE PRESENTS that **The Help and Profit Company, Inc.**, a Massachusetts corporation with an address of 39 Taylor Drive #3002, Reading, Massachusetts, for consideration of Five Hundred Seventy-Five Thousand and 00/100 (\$575,000) Dollars grants to **KAZLF-11 LLC**, a Massachusetts limited liability company with an address of 89 Access Road, Suite 27, Norwood, Massachusetts, with QUITCLAIM COVENANTS, the following:

Shown as Lot 11A on a plan of land titled "Chestnut Farm Modification of Subdivision in Littleton, Massachusetts" by Adept ESC, Inc., professional land surveyors, recorded in the Middlesex South Registry of Deeds as Plan 150 of 2013. Lot 11A contains 22.34 acres, more or less.

Said premises are conveyed subject to the following utility easements: an easement to American Telephone and Telegraph Co. recorded in the Middlesex South Registry of Deeds at Book 10342, Page 78; an easement to New England Power Co. recorded in the same Registry at Book 11229, Page 485, and an easement to Verizon New England, Inc., recorded in the same Registry at Book 55890, Page 589.

Said premises are conveyed together with the right to use Chestnut Lane Extension for all purposes for which streets and ways are now or may hereafter be used in the Town of Littleton but fee ownership of Chestnut Lane Extension is reserved to the Grantor under the terms of the Chestnut Farm Common Driveway Trust (Amendment) recorded in the Middlesex South Registry of Deeds in Book 57513 Page 74. The Grantor reserves to itself a temporary easement so it may from time to time enter the premises immediately adjacent to Chestnut Lane Extension to complete construction of the roadway. Said temporary easement shall automatically expire when Chestnut Lane Extension is transferred from the original Trustee in accordance with the terms of the aforementioned Trust. The Grantor shall be wholly responsible for repairing any damage caused by its work and restoring the premises to its prior condition as much as possible.

Said premises are a portion of the property conveyed to the Grantor by deed dated May 30, 2000, and recorded at the Middlesex South Registry of Deeds at Book 31446, Page 342.

This conveyance is performed in the ordinary course of business by **The Help and Profit Company, Inc.**, and the foregoing does not constitute all or substantially all of the corporation's assets.



**OFFICE OF THE  
BOARD OF APPEALS**  
37 Shattuck Street, Room 302  
978-540-2420  
Littleton, Massachusetts 01460

**LEGAL NOTICE  
NOTICE OF HEARING**

The Littleton Board of Appeals will conduct a public hearing on Thursday, August 15, 2019 at the Littleton Town Offices, 37 Shattuck Street, Room 103 to consider the following petition:

7:25pm Case 931A The petitioner Kaveh Azar seeks a Special Permit pursuant to Section 173-60 for a detached accessory apartment at 19 Chestnut Lane Extension.

LITTLETON BOARDS OF APPEALS

Eagle-Independent July 26 and August 2, 2019

