

by July 18 meeting
for Aug 15

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

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 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 Kareh Azar Date: 7-16-2019
Kareh Azar
Print Name 19 Chestnut Lane Phone # 781-858-2111
Address Littleton, MA 01460 Email Address kazar@qats.com
Town, State, Zip Deed Reference: Bk 70678 Page 473

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 applicable ☐ AQUIFER DISTRICT
☒ WATER RESOURCE DISTRICT

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 to Town of Littleton
Comprehensive Permit: \$1000 + \$100/unit over 10 units
ADDITIONAL FEES: ALL APPLICATIONS
Legal Notice publication fee to be paid prior to opening the hearing

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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.

Signature _____

Print Name _____

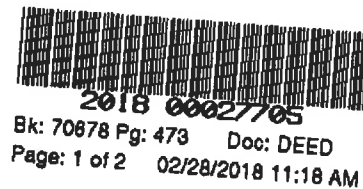
Special Permit 40B

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

CB2

Bk: 70678 Pg: 473



MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 02/28/2018 11:18 AM
City: 2274551952 Doc# 00027705
Fee: \$2,622.00 Cons: \$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 cause 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.

Locus: 19 Chestnut Lane Extension, Littleton, Massachusetts



**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

SITE PLAN
19 CHESTNUT LANE
LITTLETON, MASSACHUSETTS

1 INCH = 100 FEET JANUARY 25, 2019

SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781) 259-0071

OWNER OF RECORD:
KAZLF-11 LLC
BK.70678 PG.473

N/F
PICKARD REALTY TRUST

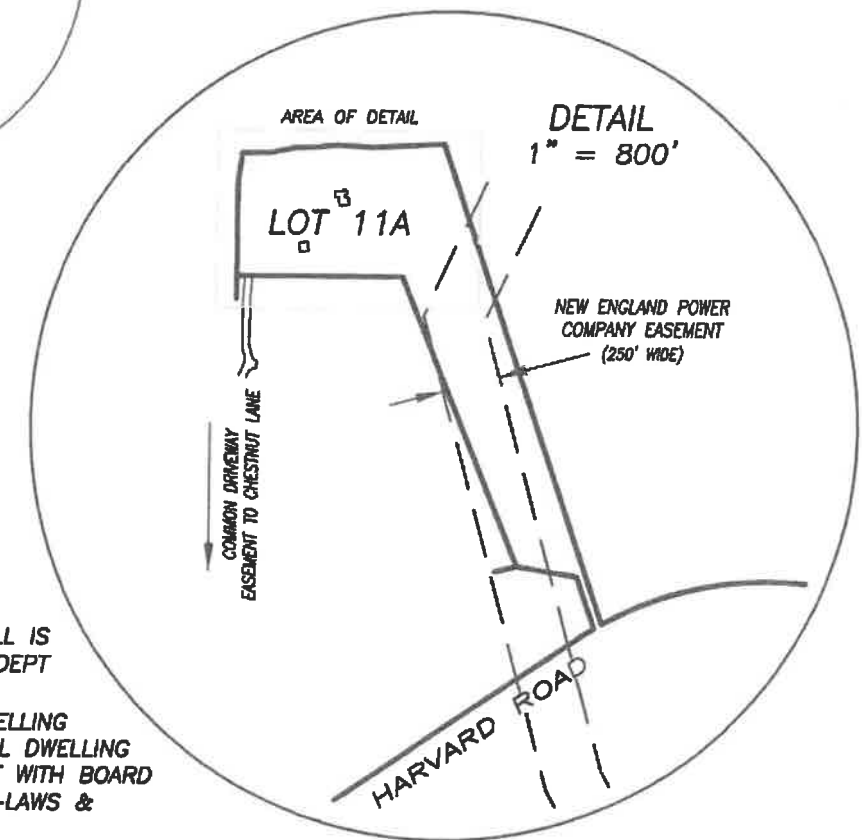
1 INCH = 100 FEET



DETAIL "A"
1" = 50'



DETAIL
1" = 800'



N/F
MATHESON FAMILY TRUST

LOT 11A
22.34± ACRES

ASSESSOR'S MAP R-16
PARCEL 1-0

PROPOSED
DWELLING
(SEE DETAIL "A")

SEPTIC SYSTEM
(UNDER CONSTRUCTION)

PROPOSED
BARN
(40'x28')
(8' PORCH)

PROPOSED
WELL

100' FROM PROPOSED WELL

N/F
LORENA O'NEILL

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN
HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF
JANUARY 25, 2019, WITH THE USE OF A TOPCON TOTAL STATION.

JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR



DATE:

1-25-2019

PLAN REFERENCE:
- PLAN 150 OF 2013

NOTE:

- THE LOCATION OF THE PROPOSED WELL IS TAKEN FROM A PLAN PREPARED BY ADEPT ENGINEERING, DATED MARCH 25, 2013
- THE LOCATION OF THE PROPOSED DWELLING IS PER OWNER'S DIRECTION. THE FINAL DWELLING DESIGN WILL NEED TO BE CONSISTENT WITH BOARD OF HEALTH REGULATIONS, ZONING BY-LAWS & THE SEPTIC SYSTEM DESIGN.

15603_(LOT 11A).DWG
JANUARY 25, 2019