


Lot 8
Babborough Rd
ZBA Case No.: **885A**

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
3/27/2017 11:30 AM
The filing is not official until stamped by the Town Clerk
Filing Fee paid: \$ **875** Check # **5575**
(900775)

TOWN OF LITTLETON
BOARD OF APPEALS
37 Shattuck Street
P.O. Box 1305
Littleton, MA 01460
Tel: 978-540-2420



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.

Doreen 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)

Signature: *Justin Smith* Date: **3/17/17**
PETITIONER: **The Homescout, LLC (Justin Smith)**
Print Name (if different from petitioner)
6 Taft Street
Ayer, Ma. 01432
Town, State, Zip
Phone: **978-257-7799**
Email Address: **thehomescout@gmail.com**
Dead Reference: **Blk 65634 Page 381**

PROPERTY OWNER: Include authorization of Owner for Petitioner to represent Owner, if unregistered
Signature: _____ Date: _____
Phone #: **978-257-7799**
The Homescout, LLC (Justin Smith)
Print Name (if different from petitioner)
6 Taft Street, Ayer, Ma. 01432
Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER **Map R05 Parcel 22**
ZONING DISTRICT **R VC B 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 §1-4 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 fatal.

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 § 9

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?
(Indicate: 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 § _____
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.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? 173-28 (Street Frontage Exception)
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 for a certified letter: list with the Assessors office (request for certified list of abutters form enclosed)
3. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing Necessary Exhibits— provide 14 copies 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 necessary drawings 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

Page 3

DAVID E. ROSS ASSOCIATES, INC.

Civil Engineers, Land Surveyors, Environmental Consultants

March 17, 2017

**Town of Littleton
Zoning Board of Appeals**

Re: Variance Request
The Homescout LLC
Boxborough Road

Dear Board Members,

The Petitioner requests a variance from Sec. 173-28 (Street Frontage Exception) for a Lot of land situated on the southerly side of Boxborough Road. Said lot being shown as Lot 8 containing 2.18 Acres on a plan dated September, 1996 prepared by David E. Ross Associates, Inc., endorsed by the Littleton Planning Board on September 25, 1997 and recorded at the Middlesex South District Registry of Deeds as plan No.1047 of 1997.

On May 26, 1995 the Town of Littleton Zoning Board of Appeals approved a variance request (case No.421 A) for the division of a reduced frontage lot where the access strip was adjacent to two abutting lots with less than the required lot frontage. The two abutting lots were created on a plan dated 1956 and have existing lot frontages of 130.26' & 130.00' respectively. The Board voted unanimously to approve the variance and the Board of Appeals decision was recorded at the Registry of Deeds –see Bk.25490-383.

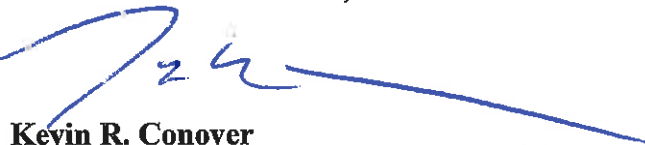
Roland Bernier, the Town of Littleton Zoning enforcement official reviewed the information relative to this property and on February 14, 2017 made the determination that the “rights authorized by a variance must be exercised within 1 year of granting, or said variance shall lapse.” It is his determination that since the Planning Board endorsed the Approval Not Required plan more than a year after the variance decision that an updated variance is needed under the same conditions is required.

Please use the following chronology of events for a reference:

- July 10, 1995: The Zoning Board of Appeals approves variance request.
- July 17, 1995: Variance decision recorded at the Registry of Deeds.
- September 25, 1997: Planning Board approves ANR Plan.
- October 1, 1997: ANR recorded at the Registry of Deeds.

Please review the application for a variance from Sec. 173-28 of the Town of Littleton Zoning By-laws which has remained unchanged since the original variance was approved and recorded.

Very Truly Yours;
David E. Ross Associates, Inc.:



Kevin R. Conover

THE COMMONWEALTH OF MASSACHUSETTS

received
5/26/95

R. Duran

LITTLETON
City or Town

3

BOARD OF APPEALS

Date: May 26, 19 95

Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of appeals of the City or Town of Littleton

hereby certifies that a Variance or Special Permit has been granted

To Antal & Beatriz Hartai

Address 45 E. Leverett Road R.F.D. #3

City or Town Amherst, Massachusetts 01002

affecting the rights of the owner with respect to land or buildings at Lots 9A, 2-20, 2-19

Boxborough Road, Littleton, Massachusetts Book 10929, Page 349

And the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said variance — ~~special permit~~, and that copies of said decision, and of all plans referred to in the decision, have been filed with the planning board and the city or town clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the town or city clerk that twenty days have elapsed after the decision has been filed in the office of the city or town clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

James R. Plone
Chairman
Michael D. [Signature]
Clerk

MSD 07/17/95 11:23:19 130 10.00



BOARD OF APPEALS

P. O. Box 491

Littleton Common, Massachusetts 01460

Petitioner: Antal & Beatriz Hartai

Case No: 421 A

Date Filed: April 20, 1995

The Littleton Board of Appeals conducted a public hearing on May 18, 1995 at the Town Operations Center, 39 Ayer Road for a variance under Section 173-28 of the Littleton Zoning Code to allow reduced street frontage for a building lot on Boxborough Road. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton on May 4 and 11, 1995 and by mail to all abutters and parties in interest. Present and voting: Janis Plaue, Chairman; Raymond Cornish, Vice-Chairman; Sally Bowers, Member; Julia Adam, Joseph Knox, Alternates. Also present but not voting was Member Sherrill Gould.

The petitioner, represented by Ross Engineering, presented a plan of land showing that he owns a large tract of land identified as Lots 9A, 2-20 and 2-19 on Assessors' Maps U-28. The parcel has an access strip of frontage on Boxborough Road which is forty feet in width. The two lots abutting the access strip on Boxborough Road have 130.0 feet and 130.26 feet of frontage respectively, as measured along Boxborough Road, and an additional 20 feet along a curve creating the access strip. The plan creating these lots was dated in 1956. The petitioner requested a reduced frontage lot from the Planning Board and was denied because under the Littleton Zoning Code a reduced frontage lot is allowed only when it is abutted on both sides by lots with minimum frontage of 150 feet. The petitioner argued that the abutting lots each would have 150 feet of frontage if the curve along his access strip, which allows for a safer egress, were straightened. The petitioner presented further evidence concerning the topography of the land and the wetlands areas soil conditions resulting in elevation and wetlands conditions which limit building on much of the lot.

Several abutters appeared in opposition to the petition. They asserted that traffic along Boxborough Road would be aggravated by the existence of another residence and they expressed serious concern for the drainage and water diversion which the construction would create. The engineer stated that the drainage and runoff would be completely contained by culverts and pipes directing the water runoff through and onto the petitioner's land and that the water problem would be improved not exacerabated.

The petitioner requested the Board to consider allowing two reduced frontage lots with a common driveway access of Boxborough Road.

FINDINGS: The Board found that the plan of land of the petitioner's parcel was more than likely created with the intention to preserve access to a building lot off Boxborough Road by reduced frontage access or by a subdivision road. The Board found that the hardship existed owing to soil conditions and topography limiting building on the lot and limiting access from Crestview Road. The Board found that the engineer and the Planning Board could adequately address drainage and access concerns in the subdivision approval process and that allowing one reduced frontage lot would not substantially derogate from the intent of the zoning bylaw since all of the conditions for a reduced frontage lot exist but for the curvature created on the access strip by an engineer in 1956

DECISION: The Board of Appeals voted unanimously to allow the petitioner a Variance from Section 173-28F of the Zoning Code to permit one reduced frontage lot even though the abutting lots have less than the required frontage, provided all of the other requirements of Section 173-28 and the Zoning Bylaw are met.



BOARD OF APPEALS

P. O. Box 491

Littleton Common, Massachusetts 01460

Appeals, if any, shall be made pursuant to G.L. 40A, Section 17 and shall be filed within twenty days after the date of the filing of this notice in the office of the Town Clerk.

Signed: *Michael Knupp*
Michael Knupp, Clerk

Book: 10929

Page: 349

Dated: May 26, 1995

TO WHOM IT MAY CONCERN:

I hereby certify that twenty days have elapsed since the filing of the above decision by the Board of Appeals and that no appeal concerning said decision has been filed or that any appeal that has been filed has been dismissed or denied.

July 10, 1995

True Copy Attest *Mary Casey*
Town Clerk
Littleton, Massachusetts

Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 90239
Document Type	: DEED
Recorded Date	: June 12, 2015
Recorded Time	: 03:38:28 PM
Recorded Book and Page	: 65534 / 380
Number of Pages(including cover sheet)	: 5
Receipt Number	: 1822709
Recording Fee (including excise)	: \$2,040.20

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 06/12/2015 03:38 PM
Ctrl# 223702 00203 Doc# 00090239
Fee: \$1,915.20 Cons: \$420,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com

QUITCLAIM DEED

I, ANTAL HARTAI, being unmarried

of Sun City Center, Florida

in consideration of FOUR HUNDRED TWENTY THOUSAND AND 00/100 (\$420,000.00) DOLLARS

grant to THE HOMESCOUT, LLC, a Massachusetts limited liability company with a place of business located at 6 Taft Street, Ayer, Massachusetts

WITH QUITCLAIM COVENANTS

The following parcels of land located in Littleton, Middlesex County, Massachusetts, more particularly described as follows:

Boxboro Road:

Two parcels of land situated in the Southerly part of said Littleton, on the Southerly side of Boxboro Road, and being shown on the combination of the two hereinafter mentioned plans, one entitled "Land in Littleton owned by Henry Erikson" by Harlan E. Tuttle, Surveyor, dated April 24, 1956, and recorded with Middlesex South District Deeds in Book 8377, Page 217, and the second plan entitled "Land in Littleton owned by Henry Kilroy and Edward Dillon" by Harlan E. Tuttle, Surveyor, dated June 6, 1956, and recorded with said Deeds in Book 8775, Page 419.

The first parcel is shown as Lot 3 on the aforementioned second plan and is bounded and described as follows:

- NORTHERLY by Boxboro Road, one hundred thirty and 26/100 (130.26) feet;
- EASTERLY by Lot 2, three hundred one and 20/100 (301.20) feet;
- SOUTHERLY by land of Henry Kilroy and Edward Dillon, one hundred forty-two and 45/100 (142.45) feet;
- WESTERLY by a private way shown as of Henry Kilroy and Edward Dillon, two hundred eighty-five and 13/100 (285.13) feet; and
- NORTHWESTERLY by a curved line at the intersection of said way and Boxboro Road, thirty and 74/100 (30.74) feet.

Property Address: Lot 9A and 22 Boxborough Road and
Lots 19 and 20 Crestview Road, Littleton, MA

Containing 42,996 square feet of land more or less.

The second parcel is bounded and described as follows:

NORTHERLY	by Boxboro Road;
SOUTHEASTERLY	by a curved line at the intersection of a private way shown as of Henry Kilroy and Edward Dillon and Boxboro Road, thirty and 74/100 (30.74) feet;
EASTERLY	by Lot 3, as shown on said plan, by two bounds, one hundred fifty-six (156) feet and one hundred twenty-nine and 13/100 (129.13) feet;
NORTHERLY	by Lots 3 and 2, as shown on the aforementioned plan, by two bounds, one hundred forty-two and 45/100 (142.45) feet and one hundred twenty-two and 40/100 (122.40) feet;
SOUTHEASTERLY	by a stone wall, two hundred sixty-three and 29/100 (263.29) feet;
EASTERLY	by land of Ehrhardt, sixty-six and 67/100 (66.67) feet;
SOUTHEASTERLY	again by land of said Ehrhardt, one hundred ten and 53/100 (110.53) feet;
EASTERLY	again by land of said Ehrhardt by two bounds, one hundred thirty-four and 07/100 (134.07) feet and two hundred ten and 54/100 (210.54) feet, respectively;
SOUTHERLY	again by land of said Ehrhardt, one hundred thirty-seven and 90/100 (137.90) feet;
EASTERLY	again by land of said Ehrhardt by four bounds, one hundred fifty-five and 95/100 (155.95) feet, one hundred eighty and 92/100 (180.92) feet, seventy-eight and 58/100 (78.58) feet and one hundred ninety-eight and 15/100 (198.15) feet, respectively;
SOUTHWESTERLY	by Massachusetts State Highway Route 2, four hundred thirty-six and 61/100 (436.61) feet;
WESTERLY	by land now or formerly of Greenleaf, by six bounds, one hundred three and 70/100 (103.70) feet, two hundred fifty-seven and 30/100 (257.30), one hundred (100) feet, one hundred forty and 30/100 (140.30) feet, one hundred forty-seven and 60/100 (147.60) feet and three hundred five and 93/100 (305.93) feet;
NORTHERLY	again by Lots 5 and 4, as shown on the aforementioned plan, by two bounds, one hundred sixty-nine and 31/100 (169.31) feet and one hundred thirty-six and 89/100 (136.89) feet;
WESTERLY	by Lot 4, as shown on said plan, by two bounds, one hundred twenty-eight and 65/100 (128.65) feet; and one hundred fifty-six (156) feet;

SOUTHWESTERLY by a curved line forming the intersection or aforesaid right of way and Boxboro Road, thirty-one and 42/100 (31.42) feet.

Containing approximately 12 acres.

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

Being the same premises conveyed to Antal Hartai and Beatrice Hartai by deed of Mary Louise Dillon dated September 15, 1965 and recorded with Middlesex South District Registry of Deeds in Book 10929, Page 349.

Lot 2-19 Crestview Road:

The land in the Town of Littleton, Massachusetts situated on the westerly side of Crestview Road, shown as Lot 2-19 of Page R-5 of the Maps of the Board of Assessors for the Town of Littleton, dated January 1, 1983 containing approximately 47,604 square feet. Being a lot acquired by Decree of the Land Court for non-payment of taxes dated November 19, 1984, recorded December 20, 1984 in the Middlesex South District Registry of Deeds in Book 16932, Page 130.

Pursuant to the vote of the Board of Selectmen in accordance with Article 7 of the Town By-Laws, the Lot is conveyed to be thereafter subject to the provision of the Town's Zoning By-Laws now in force and effect on the date of this conveyance including particularly Section 2600 requiring a minimum lot area of 40,000 square feet and 150 feet of frontage upon the street for the purpose of a dwelling house.

Being the same premises conveyed to grantor by deed of The Town of Littleton dated July 14, 1986 and recorded with Middlesex South District Registry of Deeds in Book 17381, Page 503.

Lot 2-20 Crestview Road:

The land in the Town of Littleton, Massachusetts situated on the westerly side of Crestview Road, shown as Lot 2-20 of Page R-5 of the Maps of the Board of Assessors for the Town of Littleton, dated January 1, 1983 containing approximately 41,173 square feet. Being a lot acquired by Decree of the Land Court dated November 19, 1984 for non-payment of taxes recorded in the Middlesex South District Registry of Deeds on December 20, 1984 in Book 16932, Page 131.

Pursuant to the vote of the Board of Selectmen in accordance with Article 7 of the Town By-Laws, the Lot is conveyed to be thereafter subject to the provision of the Town's Zoning By-Laws now in force and effect on the date of this conveyance including particularly Section 2600 requiring a minimum lot area of 40,000 square feet and 150 feet of frontage upon the street for the purpose of a dwelling house.

Being the same premises conveyed to grantor by deed of The Town of Littleton dated July 14, 1986 and recorded with Middlesex South District Registry of Deeds in Book 17381, Page 504. See also Estate of Beatriz Hartai, Franklin County Probate Court Docket No. 95P0415.

This is not homestead property of the grantor.

Beatrice Hartai a/k/a Beatriz Hartai died on September 13, 1995. See Death Certificate recorded with Middlesex South District Registry of Deeds herewith.

Witness our hands and seals this 11th day of MAY, 2015.

*Antal Hartai by Clara Balasko
his attorney in fact*

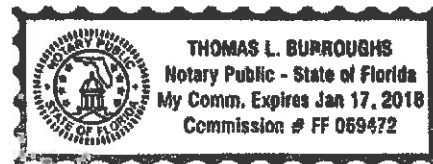
ANTAL HARTAI
by CLARA BALASKO, his attorney in fact,
under Power of Attorney, recorded with
South Middlesex Registry of Deeds in
Book _____, Page _____ herewith

STATE OF FLORIDA

County: Hillsborough

On this 11th day of MAY, 2015, then personally appeared the
aforementioned CLARA BALASKO and acknowledged the foregoing instrument to be
the free act and deed of Antal Hartai.

[Signature]
Notary Public Thomas L. Burroughs
My commission expires: 1/17/18



The Commonwealth of Massachusetts
(8K. 7575 - 167)

Littleton Planning Board	
APPLICANT:	DAVID E. ROSS ASSOCIATES, LLC
PROJECT:	CONVERSION OF LOT 8 TO RESIDENTIAL USE
DATE:	5/27/2014
BY:	[Signature]
FOR:	[Signature]
APPROVED:	[Signature]

Map No. 042-018-07
 2014-01-27
 2014-01-27
 2014-01-27
 2014-01-27

1047

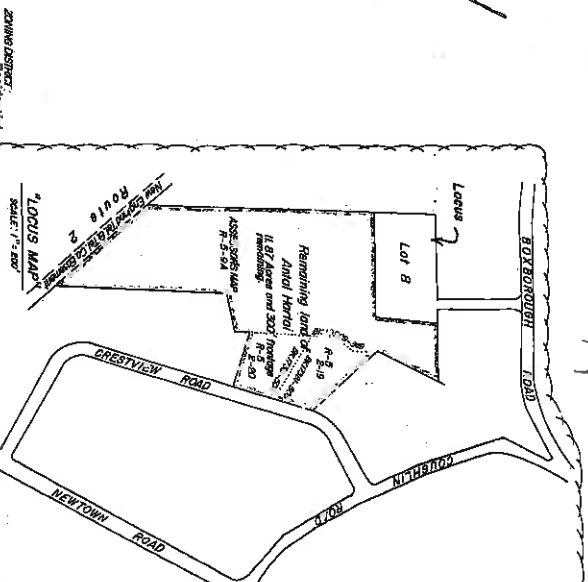
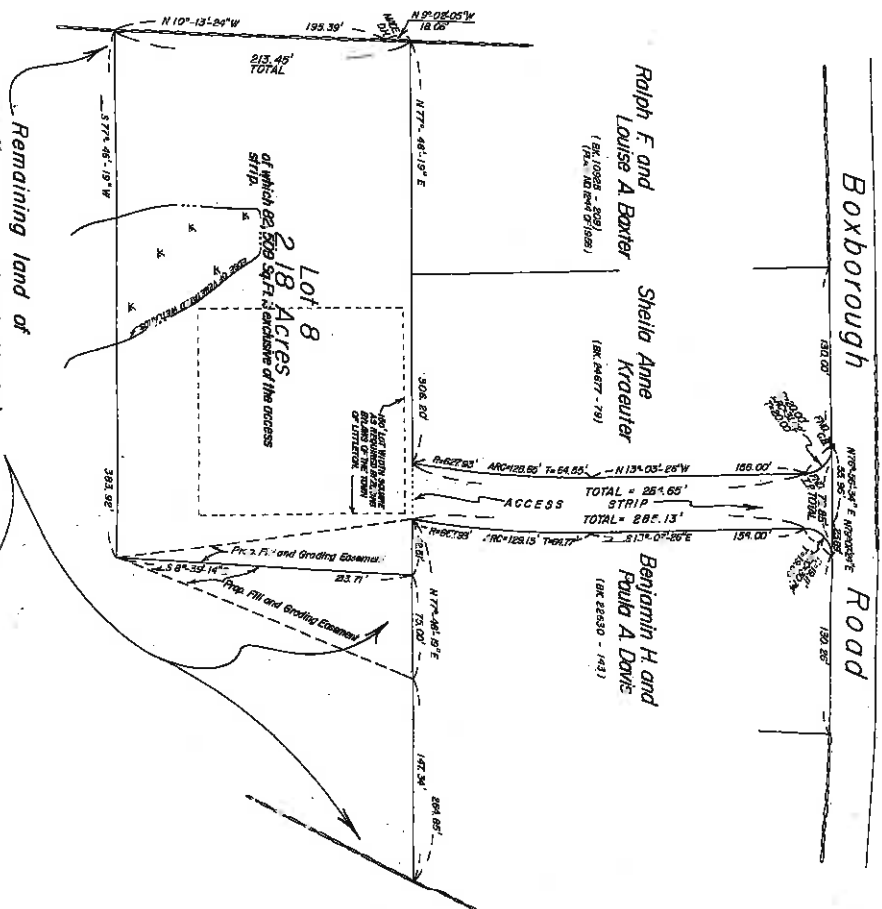
LOT 8 IS APPROVED FOR RESIDENTIAL USE.

DATE: 5/27/2014

BY: [Signature]

FOR: [Signature]

APPROVED: [Signature]



2014-01-27

DAVID E. ROSS ASSOCIATES, LLC

308 W. 67th St.

NEW YORK, NY 10019

SCALE: 1" = 40'

DAVID E. ROSS ASSOCIATES, LLC

308 W. 67th St.

NEW YORK, NY 10019