

DESCHENES & FARRELL, P.C.

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Douglas C. Deschenes
Kathryn Lorah Farrell
*Melissa E. Robbins**

**Admitted in MA and NH*

December 4, 2015

Littleton Zoning Board of Appeals
37 Shattuck Street
Littleton, MA 01460

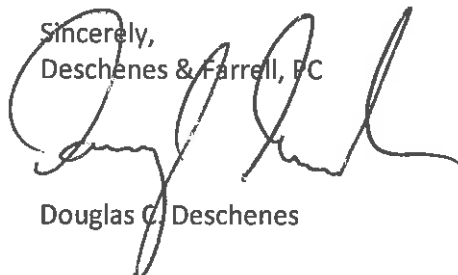
RE: 39 Washington Drive, Map U17 Parcel 362- Administrative Appeal

Dear Members of the Board,

This office represents Jeffery Garibotto (the "Appellant") regarding the above referenced property. We are in receipt of a letter from the Building Inspector dated November 10, 2015 whereby the Building Inspector made a determination that my client was not entitled to a building permit for the above referenced lot concluding that the lot had merged into common ownership with an adjoining parcel, not owned by Appellant, and therefore was not entitled to a building permit to construct a new single family dwelling. (Please see attached letter of Building Inspector dated November 10, 2015).

Please allow this letter, along with the attached supporting information, to serve as a formal appeal of the Building Inspector's determination in accordance with M.G.L. Chapter 40A Section 8. It is the Appellant's position that the lot is a "grandfathered", non-conforming lot which is entitled to a building permit and therefore requests the Board to overturn the decision of the Building Inspector and/or to grant any other permit or relief it deems appropriate.

Sincerely,
Deschenes & Farrell, PC

A handwritten signature in black ink, appearing to read 'Douglas C. Deschenes', is written over the typed name.

Douglas C. Deschenes

Enclosures.

**TOWN OF LITTLETON
BOARD OF APPEALS**

37 Shattuck Street
P.O. Box 1306
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
12-7-2015

LK
1:40pm

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 275⁰⁰ Check #

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

Date: 11/25/2015

Attorney Douglas C. Deschenes

978-496-1177 X106

Print Name

Phone #

Deschenes & Farrell, PC

doug@dfpcclaw.com

Address

Email Address

515 Groton Rd., Ste. 204

Town, State, Zip Westford, MA 01886

Deed Reference: Bk 60718 Page 279

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

Signature

Date

978-501-6523

Phone #

Jeffrey Garibotto

jggaribotto@gmail.com

Print Name (if different from petitioner)

Email

643 Martins Pond Rd., Groton, MA

Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER U17 / 362 / 0

ZONING DISTRICT: ☒ VC ☐ B ☐ IA ☐ IB (Circle all that apply)

Check box if
applicable

☐ AQUIFER DISTRICT

☐ WATER RESOURCE DISTRICT

FILING FEES

Residential Property \$200 to Town of Littleton
Commercial Property \$350 to Town of Littleton
Comprehensive Permit \$1000 + \$100/unit over 10 units

ADDITIONAL FEES (all applications)

\$ 75 to Comm of Mass-recording fee
\$25 to Town of Littleton-abutter list
Legal Notice publication fee due prior to
opening hearing

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 Rolland Bernier

Date of order / decision 11/10/2015

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

MGL c.40A § 8

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 Douglas Descheres

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

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. Apply for a certified abutters 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 with the Town Clerk.

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 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

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 Enforcing 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 appellant, 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.**



BUILDING COMMISSIONER

ZONING OFFICER

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

November 10, 2015

Gould Law Offices
311 Great Road
Littleton, MA 01460

Re: Separate lot protection
Assessor map U17 parcel 362

Atten: Sherrill Gould

Dear Ms. Gould,

You have requested an opinion regarding the parcel of land identified as 39 Washington Drive, Assessor map U17 Parcel 362, Smadbeck Plan Lots 493-498. Specifically you are seeking a determination as to the reparability of the lots allowing new single family dwelling construction. Be advised that pursuant to Town Counsel findings and discovery argument dated January 22, 2014, it is concluded that the lots were held in common ownership and therefore not entitled to a building permit to construct.

Please feel free to contact this office if there are any further questions regarding this matter.

Sincerely,

Rolland B. Bernier
Building Commissioner
Zoning Officer



2012 00273850
 Bk: 00718 Pg: 278 Doc: DEED
 Page: 1 of 1 12/12/2012 03:09 PM

Quitclaim Deed

I, Tammy C. Priest an unmarried woman, of 11 Peninsula Drive, Lunenburg, Worcester County, Massachusetts

One Hundred Niney-five (\$195.00)

For consideration paid and in full consideration of ~~One Hundred and 00/100 (\$100.00)~~
 Dollars

Jeffrey Garibotto

Grant to ~~Jeffrey Garibotto, 1100 Massachusetts Avenue, Boston, Massachusetts~~
 Newtown Road, Littleton, Middlesex County, Massachusetts

With Quitclaim Covenants

The land in Littleton, Middlesex County, Massachusetts, known as Lots Nos. 493, 494, 495, 496, 497 and 498 as designated on a plan entitled "Map of Long Lake, Town of Littleton, Middlesex County, Massachusetts" located in Littleton, Massachusetts and recorded in Book of Plans 11422, Page 670 and dated August 29, 1967.

This conveyance is not Grantors homestead property.

For title see Deed dated October 7, 2002 recorded with Middlesex South Registry of Deeds in Book 36795 Page 550.

Witness our hands and seals this 31st day of July, 2012

Tammy C. Priest

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

July 31, 2012

Then before me, the undersigned notary public, personally appeared Tammy C. Priest, proven to me through satisfactory evidence of identification, which was MA Drivers License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, before me.



SANDRA M. CARTEE
 Notary Public
 Commonwealth of Massachusetts
 My Commission Expires
 April 4, 2014

Notary Public

My commission expires:

MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 12/12/2012 03:09 PM
 Ctr# 120050 02008 Doc# 00273850
 Fee: \$2.28 Com# \$195.00

Washington Dr. Lots 493 to 498



TOWN OF LITTLETON
BOARD OF ASSESSORS

P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410 FAX: (978) 952-2321

Date: November 23, 2015

Re: **Certified List of Abutters for Board of Appeals (300 feet - public hearings, special permits
And/or for Variances)**

Applicant Atty. Douglas Deschenes

Mailing Address 515 Groton Rd., Suite 204, Westford, MA 01886

Subject Parcel Location: 39 Washington Dr., Littleton, MA

Subject Owner Jeffrey Garibotto c/o G B Development LLC

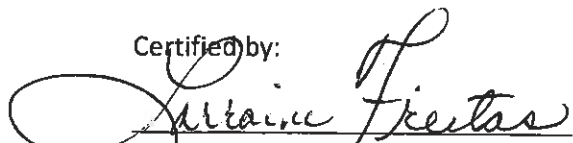
Subject Map & Parcel No: U17 362 0

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. "Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town. The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes. The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s) 46 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:


Lorraine Freitas, Assistant Assessor

Loc: 36 DOGWOOD RD Parcel ID #: U17 111 0
LUC: 101

ARMSTRONG ROBERT L
ARMSTRONG DONNA M
36 DOGWOOD RD

LITTLETON MA 01460

Loc: 20 ELM RD Parcel ID #: U17 141 0
LUC: 101

HOENSHELL JOSEPH P
A/K/A HOENSHELL JOSEPH
20 ELM RD

LITTLETON MA 01460

Loc: ELM RD Parcel ID #: U17 146 0
LUC: 132

WESTCHESTER HOMES INC

360 MASSACHUSETTS AVE STE 200

ACTON MA 01720

Loc: WASHINGTON DR Parcel ID #: U17 147 0
LUC: 936

LITTLETON TOWN OF

PO BOX 1305

LITTLETON MA 01460

Loc: 37 DOGWOOD RD Parcel ID #: U17 148 0
LUC: 101

SOLUM III CARL W
A/K/A SOLUM W CARL
400 LITTLETON RD

WESTFORD MA 01886

Loc: 25 DOGWOOD RD Parcel ID #: U17 152 0
LUC: 101

HINCKLEY EDWARD T TRUSTEE OF
HINCKLEY FAMILY TRUST
25 DOGWOOD RD

LITTLETON MA 01460

Loc: 20 FOREST RD Parcel ID #: U17 166 0
LUC: 101

SAMMARCO GLENN S
SAMMARCO WENDY ANN
20 FOREST RD

LITTLETON MA 01460

Loc: 22 FOREST RD Parcel ID #: U17 167 0
LUC: 101

HARRIS JAMES H
HARRIS ELIZABETH A
22 FOREST RD

LITTLETON MA 01460

Loc: WASHINGTON DR Parcel ID #: U17 168 0
LUC: 132

NICOSIA MICHAEL F
FLYNN LYNNE A
124 DRUID HILL AVE

METHUEN MA 01844-2683

Loc: WASHINGTON DR Parcel ID #: U17 169 0
LUC: 930

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: ELM RD Parcel ID #: U17 170 0
LUC: 936

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: ELM RD Parcel ID #: U17 171 0
LUC: 930

LITTLETON TOWN OF

PO BOX 1305

LITTLETON MA 01460

Loc: ELM RD Parcel ID #: U17 172 0
LUC: 936

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: ELM RD Parcel ID #: U17 173 0
LUC: 132

LAROSE MAITLAND F

37 BROOKFORD ST

NO CAMBRIDGE MA 02140

Loc: GROVE RD Parcel ID #: U17 193 0
LUC: 936

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: S/S WASHINGTON DR Parcel ID #: U17 194 0
LUC: 936

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: 32 WASHINGTON DR Parcel ID #: U17 195 0
LUC: 101

ELVINS LAURA M

32 WASHINGTON DR

LITTLETON MA 01460

Loc: FOREST RD Parcel ID #: U17 196 0
LUC: 936

LITTLETON TOWN OF

PO BOX 1305

LITTLETON MA 01460

Loc: FOREST RD Parcel ID #: U17 197 0
LUC: 936

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: E/S FOREST RD Parcel ID #: U17 198 0
LUC: 936

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: GROVE RD Parcel ID #: U17 341 0
LUC: 132

HARTWELL VERNON J TRUSTEE OF
RAINY DAY REALTY TRUST
30 DAHLIA DR

LITTLETON MA 01460

Loc: 30 DAHLIA DR Parcel ID #: U17 342 0
LUC: 101

HARTWELL VERNON J

HARTWELL LINDA S

30 DAHLIA DR

LITTLETON MA 01460

Loc: DAHLIA DR Parcel ID #: U17 343 0
LUC: 132

HARTWELL JAMES

30 DAHLIA DRIVE

LITTLETON MA 01460

Loc: 32 DAHLIA DR Parcel ID #: U17 344 0
LUC: 106

HILLMAN ROBERT A

3 BEACH DR

LITTLETON MA 01460

Loc: 36 DAHLIA DR Parcel ID #: U17 346 0
LUC: 101

DILLOW JEFFREY A

PO BOX 2607

OCEAN BLUFF MA 02065-2607

Loc: 38 DAHLIA DR Parcel ID #: U17 347 0
LUC: 101

BLANCO ANTHONY

BLANCO STACY LYNN

38 DAHLIA DR

LITTLETON MA 01460

Loc: 46 DAHLIA DR Parcel ID #: U17 348 0
LUC: 101

HALL MARK

HALL CHARLENE

46 DAHLIA DR

LITTLETON MA 01460

Loc: DAHLIA DR Parcel ID #: U17 349 0
LUC: 132

CICCARELLI SHAFIYA

45 WASHINGTON DR

LITTLETON MA 01460

Loc: 52 DAHLIA DR Parcel ID #: U17 350 0
LUC: 101

ERIKSSON MATTIAS B
ERIKSSON LAURA B
52 DAHLIA DR

LITTLETON MA 01460

Loc: 47 WASHINGTON DR Parcel ID #: U17 357 0
LUC: 101

BRIGANTI ROBERT A
SCOTT ELLEN M
47 WASHINGTON DR

LITTLETON MA 01460

Loc: 45 WASHINGTON DR Parcel ID #: U17 359 0
LUC: 101

CICCARELLI SHAFIYA

45 WASHINGTON DR

LITTLETON MA 01460

Loc: 43 WASHINGTON DR Parcel ID #: U17 360 0
LUC: 101

SENTIES MAURICIO
CANTU ANA P
43 WASHINGTON DR

LITTLETON MA 01460

Loc: 39 WASHINGTON DR Parcel ID #: U17 362 0
LUC: 130

GARIBOTTO JEFFREY
C/O G B DEVELOPMENT LLC
550 NEWTOWN RD

LITTLETON MA 01460

Loc: 35 WASHINGTON DR Parcel ID #: U17 363 0
LUC: 101

EHWA FREDERICK J
EHWA PAULA M
P O BOX 382

LITTLETON MA 01460

Loc: WASHINGTON DR Parcel ID #: U17 364 0
LUC: 132

EHWA GLEN P

35 WASHINGTON DR

LITTLETON MA 01460

Loc: WASHINGTON DR Parcel ID #: U17 365 0
LUC: 132

HARTWELL VERNON TRUSTEE OF
RAINY DAY REALTY TRUST
30 DAHLIA DR

LITTLETON MA 01460

Loc: WASHINGTON DR Parcel ID #: U17 366 0
LUC: 130

HARTWELL VERNON TRUSTEE OF
RAINY DAY REALTY TRUST
30 DAHLIA DR

LITTLETON MA 01460

Loc: 35 DAHLIA DR Parcel ID #: U17 367 0
LUC: 101

MILLER HERBERT A

35 DAHLIA DR

LITTLETON MA 01460

Loc: 28 GROVE RD Parcel ID #: U17 368 0
LUC: 101

SOBERG WILLIAM D
RITA E SOBERG
28 GROVE RD

LITTLETON MA 01460

Loc: 38 ORCHID DR Parcel ID #: U17 371 0
LUC: 101

RUEL FRANCIS W
RUEL DEBORAH M
38 ORCHID DR

LITTLETON MA 01460

Loc: 44 ORCHID DR Parcel ID #: U17 373 0
LUC: 101

CHEAH BOON-SIANG
NG SIAW-YUEN
44 ORCHID DR

LITTLETON MA 01460

Loc: ORCHID DR Parcel ID #: U17 374 0
LUC: 936

LITTLETON TOWN OF

P.O. BOX 1305

LITTLETON MA 01460

Loc: 54 ORCHID DR Parcel ID #: U17 375 0

LUC: 101

BOUDREAU DAVID E
BOUDREAU KATHLEEN M
54 ORCHID DR

LITTLETON MA 01460

Loc: 49 DAHLIA DR Parcel ID #: U17 384 0

LUC: 101

SMITH BRIAN E
SMITH ALISON N WELLMAN
49 DAHLIA DR

LITTLETON MA 01460

Loc: DAHLIA DR Parcel ID #: U17 385 0

LUC: 132

FIORAVANTI LUCA J P+ GABRIELLA
C/O GIORDANA FIORAVANTI SMITH
21 OXFORD ST

WINCHESTER MA 01890

Loc: 39 DAHLIA DR Parcel ID #: U17 389 0

LUC: 101

LOREE II HOWARD
LOREE ANN
39 DAHLIA DR

LITTLETON MA 01460

Applicant Requesting Abutter's List

Atty. Douglas Deschenes
515 Groton Rd., Suite 204
Westford, MA 01886

LEGEND	
ABUTTING MAP NO.	17
PARCEL NUMBER	1-28
STREET ADDRESS IN:	2nd
LOT POSITION AND FEET	344 FT
LAND ADJACENT TO	→
NEIGHBORING	(10)
BOUNDARY	_____
RIGHT OF WAY	_____
WETLAND	_____
TRACT	_____
WATER BODY	_____
STREAM	_____

RECEIVED TO JANUARY 1, 2014
FOR ADDRESSING IT PURPOSE ONLY
NOT FOR PROPERTY TAX OR OTHER
OR MAPS, AS A DEED OF RECORD

SCALE IN FEET

0 100 200

John E. O'Donnell & Associates
632 Bald Hill Road
New Gloucester, Maine 04260
www.jondonnell.com

U-17

