

**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

6/23/2016 145pm

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300.00 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 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 Louis Leung Date: 6/6/2016

LOUIS LEUNG 401 241 2051

Print Name 12 SNOW DRIVE Phone # LOUIS LEUNG@ALUM.WPI.EDU

Address WESTFORD MA 01886 Email Address

Town, State, Zip Deed Reference: Bk 66221 Page 592

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

Louis Leung 6/6/2016 401 241 2051

Signature Date Phone # LOUIS LEUNG@ALUM.WPI.EDU

Print Name (if different from petitioner) Email

Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER U16 79

ZONING DISTRICT: R 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-about list
Legal Notice publication fee due prior to opening hearing

ZBA Case No. 871A Site address 26 Fletcher Lane

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 § 173-10B(1)

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

Re – Garage - 26 Fletcher Lane, Littleton, MA

To whom this may concern.

I am requesting a Special Permit for a proposed garage at 26 Fletcher Lane. This is a pre-existing non-conforming property, the current non-conformities are lot size 40,000 s.f. required, 16,594 provided, front setback 30 ft required, 24.7 ft provided. Frontage, side and rear setback requirements are met.

The new front setback for the garage will be 23.7 ft.

The proposed garage will be for storage and vehicle uses. A new septic system has been approved for the same location. The garage location has to be designed around the septic system which has pump and pipes running in the back of the house.

Your kind consideration to approve the permit as applied is greatly appreciated.

Regards,

Louis Leung

Owner – 26 Fletcher Lane, Littleton, MA

(401) 241 2051

louisleung@alum.wpi.edu

Middlesex South Registry of Deeds
Electronically Recorded Document

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

Recording Information

Document Number : 174745
Document Type : DEED
Recorded Date : October 14, 2015
Recorded Time : 01:12:58 PM

Recorded Book and Page : 66221 / 592
Number of Pages(including cover sheet) : 4
Receipt Number : 1870026
Recording Fee (including excise) : \$697.28

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 10/14/2015 01:12 PM
Ctrl# 232198 14431 Doc# 00174745
Fee: \$572.28 Cons: \$125.200.00

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

After Recording Return To:

QUITCLAIM DEED

PID# 1028110

THIS INDENTURE, Made on the 13th day of October 2015 by and between **U.S. Bank National Association, as Co-Trustee of Mortgage Equity Conversion Asset Trust 2011-1 Mortgage-Backed Securities 2011-1** (hereinafter referred to as "Grantor") for valuable consideration of **One Hundred Twenty Five Thousand Two Hundred and 00/100 (\$125,200.00)**, received to its full satisfaction from **Louis K. Leung and Hanna L. Wong, 01886** (hereinafter referred to as "Grantee") of 12 Snow Drive, Westford, MA as husband and wife as tenants by the entirety, does give, grant, bargain, sell and confirm unto said Grantee and their heirs and assigns, the real property described on **Schedule "A"** attached hereto and made a part hereof.

AND BEING same property conveyed to the Grantor herein by virtue of a Foreclosure Deed recorded 5/19/2015 in Book 85388 at Page 299 of the Middlesex County (Southern District) Registry of Deeds.

TO HAVE AND TO HOLD the premises to Grantee and unto Grantee, their heirs and assigns forever, to its and their own proper use and behoof.

AND ALSO, Grantor does, for itself its successors and assigns, covenant with Grantee, their heirs and assigns forever, that the premises are free from all encumbrances made or suffered by Grantor.

AND FURTHERMORE, Grantor does by these presents, bind itself, its successors and assigns forever, to warrant and defend the Premises to Grantee, their heirs and assigns forever, against claims and demands made or suffered by Grantor, except as aforesaid, but against none other.

Commonly known as: 26 Fletcher Lane, Littleton MA 01460

26 Fletcher Ln, Littleton

This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

U.S. Bank National Association, as Co-
Trustee of Mortgage Equity Conversion Asset
Trust 2011-1 Mortgage-Backed Securities
2011-1 by Reverse Mortgage Solutions, Inc.
as Attorney In Fact * POA recorded in

Book 53126
Page 52

Linda Atkinson
WITNESS Linda Atkinson

By: Randall Reynolds

Its: ATP

Anna Milan
WITNESS Anna Milan

STATE OF TEXAS}

COUNTY OF Dayton

Before me, the undersigned authority, on this day appeared Randall Reynolds
ATP of Reverse Mortgage Solutions, Inc. as Attorney In Fact for U.S. Bank
National Association, as Co-Trustee of Mortgage Equity Conversion Asset Trust 2011-1 Mortgage-
Backed Securities 2011-1, a corporation organized and existing under the laws of the United States of
America, known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that he/she is the same for the purpose and consideration therein expressed, in the
capacity therein stated, and as the act of said corporation.

Given under my hand and seal of office on this 6 day of Oct, 2015

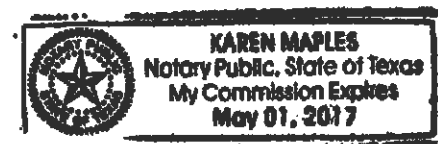
Karen Maples

Notary Public Signature

Karen Maples

Notary Public Printed Name

My commission expires: _____



SCHEDULE A

The land on Fletcher Lane in Littleton, Middlesex County, Massachusetts, being shown on a plan entitled "Land in Littleton, owned by Zenas Lovelace, Horace F. Tuttle, C.E., dated October 14, 1952 duly recorded in Middlesex South District Deeds in record Book 7952, Page 336.

Said parcel of land is more particularly bounded and described as follows:

Beginning at a pipe on the Northerly side of Fletcher Lane and at other land of Zenas M. Lovelace at a point five hundred sixty-two (562) feet from Goldsmith Street; thence running

NORTHWESTERLY by land of Zenas Lovelace, as shown on said plan, eighty-seven (87) feet to a pipe; thence turning and running

NORTHEASTERLY still by other land of said Lovelace, one hundred five (105) feet to a pipe; thence turning and running

NORTHWESTERLY again by other land of said Lovelace, thirty-four (34) feet to a pipe at land of Haywood Hartwell; thence turning and running

SOUTHEASTERLY by said land of Haywood Hartwell, sixty-six (66) feet to a pipe at land of said Hartwell; thence turning and running

SOUTHWESTERLY by land of said Hartwell, one hundred eight (108) feet to a point in the Northerly line of Fletcher Lane; thence turning and running

SOUTHWESTERLY again by Fletcher Lane, one hundred seventy four and 5/10ths (174.5) feet to the point of beginning.

Containing 16,496 square feet of land all according to said plan.



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

Date: June 20, 2016

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

Applicant Louis Leung

Mailing Address 26 Fletcher Lane, Littleton, MA 01460

Subject Parcel Location: 26 Fletcher Lane

Subject Owner Louis K. Leung and Hanna L Wong

Subject Map & Parcel No: U16 79 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) 15 including the subject parcels + 1 Applicant Requesting Abutter's List. And

Certified by:

Lorraine Freitas, Assistant Assessor

Loc: 35 SHAKER LN Parcel ID #: U13 1 0
LUC: 934

LITTLETON TOWN OF
SCHOOL DEPARTMENT
PO BOX 1305

LITTLETON MA 01460
Loc: FLETCHER LN Parcel ID #: U16 74 0
LUC: 132

TARBOX BRIAN J
TARBOX CAPRICE A
16 FLETCHER LANE

LITTLETON MA 01460
Loc: 16 FLETCHER LN Parcel ID #: U16 75 0
LUC: 101

TARBOX BRIAN J
TARBOX CAPRICE A
16 FLETCHER LN

LITTLETON MA 01460
Loc: 20 FLETCHER LN Parcel ID #: U16 76 0
LUC: 101

DOW ROBERT G

20 FLETCHER LN

LITTLETON MA 01460
Loc: 22 FLETCHER LN Parcel ID #: U16 77 0
LUC: 101

GEILFUSS JACQUELINE A
BOUGAS PAUL B
22 FLETCHER LN

LITTLETON MA 01460
Loc: 24 FLETCHER LN Parcel ID #: U16 78 0
LUC: 101

GRAHAM JEAN L

24 FLETCHER LN

LITTLETON MA 01460
Loc: 26 FLETCHER LN Parcel ID #: U16 79 0
LUC: 101

LEUNG LOUIS K
WONG HANNA L
26 FLETCHER LN

LITTLETON MA 01460

Loc: 34 FLETCHER LN Parcel ID #: U16 80 0
LUC: 101

ARRISON MARGARET M

34 FLETCHER LANE

LITTLETON MA 01460
Loc: 31 FLETCHER LN Parcel ID #: U16 81 0
LUC: 101

STEWART E ALEXANDRIA

190 BALDWIN RD

BEDFORD CORNERS NY 10549
Loc: OFF FLETCHER LN Parcel ID #: U16 83 0
LUC: 132

DEMETRICK JOHN JR TRUSTEE *
DEMETRICK PATRICIA A TRUSTEE *
10 CHARLES ST

LITTLETON MA 01460
Loc: 23 FLETCHER LN Parcel ID #: U16 84 0
LUC: 101

DENTLER ROBIN S
DENTLER JOANNE S
23 FLETCHER LN

LITTLETON MA 01460
Loc: 19 FLETCHER LN Parcel ID #: U16 85 0
LUC: 101

FIDLER DONALD J
FIDLER DEBORAH F
19 FLETCHER LANE

LITTLETON MA 01460
Loc: 15 FLETCHER LN Parcel ID #: U16 86 0
LUC: 101

HOLDSWORTH MARGARET C

15 FLETCHER LN

LITTLETON MA 01460
Loc: 9 FLETCHER LN Parcel ID #: U16 88 0
LUC: 101

CANNISTRARO MARK

9 FLETCHER LN

LITTLETON MA 01460

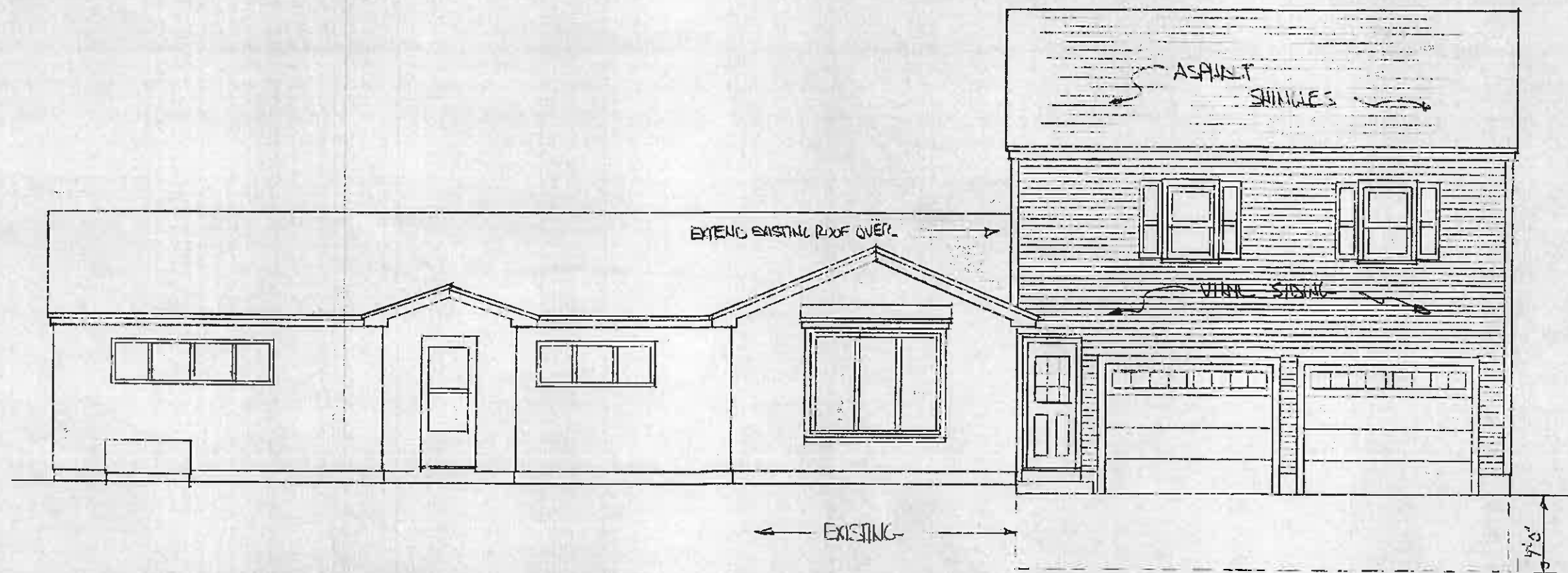
Loc: 10 CHARLES ST Parcel ID #: U16 93 A
LUC: 101

DEMETRICK JOHN JR TRUSTEE *
DEMETRICK PATRICIA A TRUSTEE *
10 CHARLES ST

LITTLETON MA 01460

Applicant Requesting Abuttert's List

Louis K. Leung
26 Fletcher Lane
Littleton, MA 01460



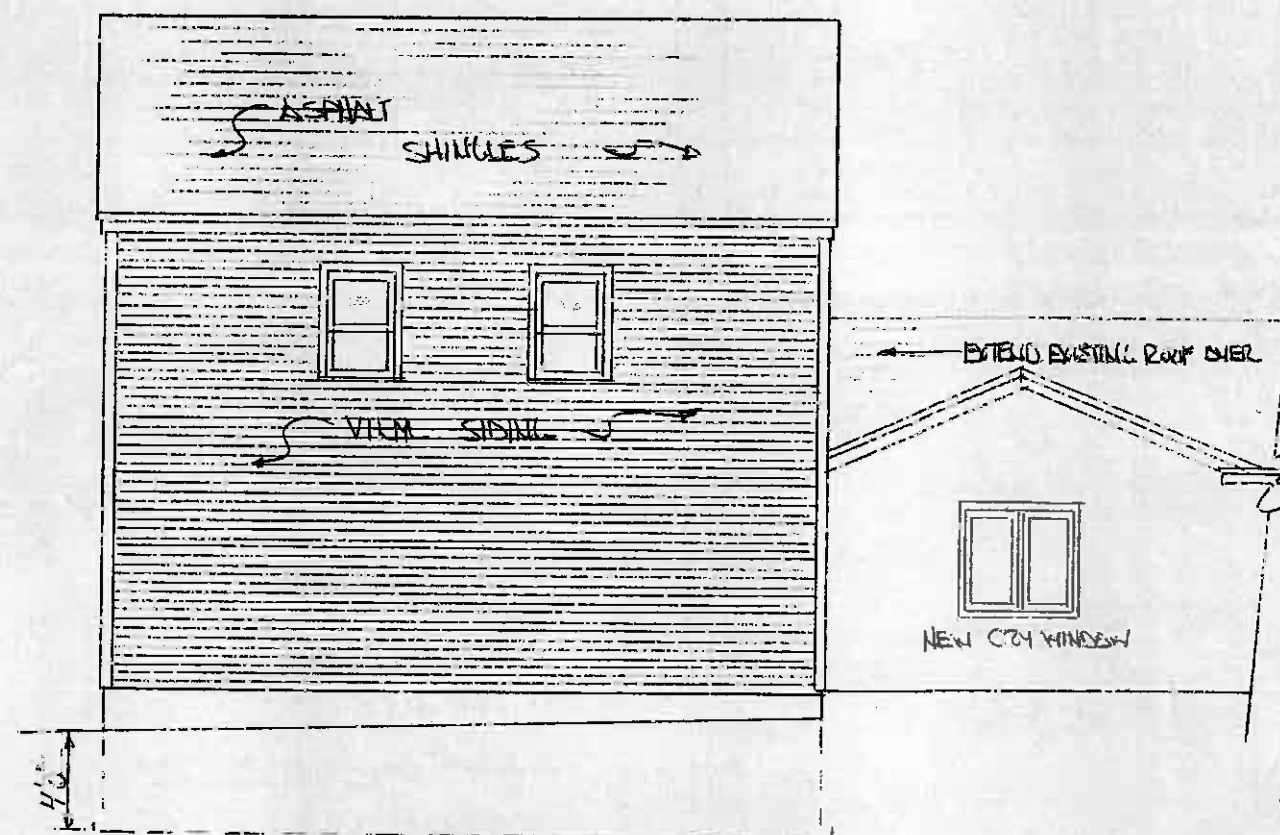
FRONT ELEVATION
SCALE 1/4" = 1'-0"

CLARK ARCHITECTURE
NO CHELSEA MA 978-251-7025

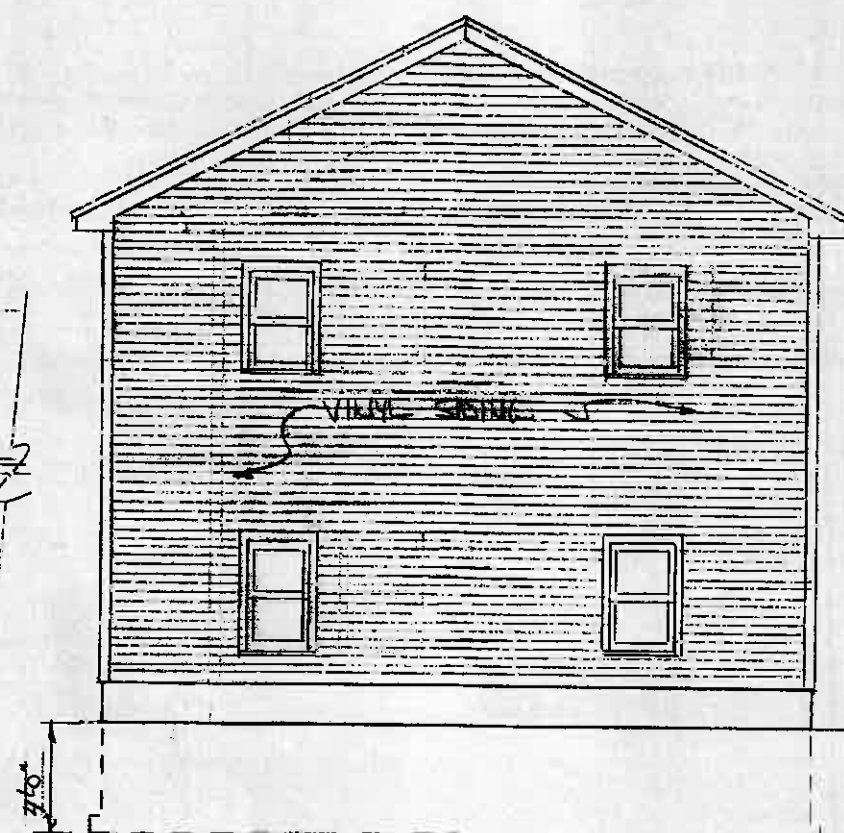
REVISED MARCH 5, 2016
NOVEMBER 9, 2015

GARAGE + STORAGE ADDITION
FOR LEUNG RESIDENCE
26 FLETCHER LANE LITTLETON MA

1



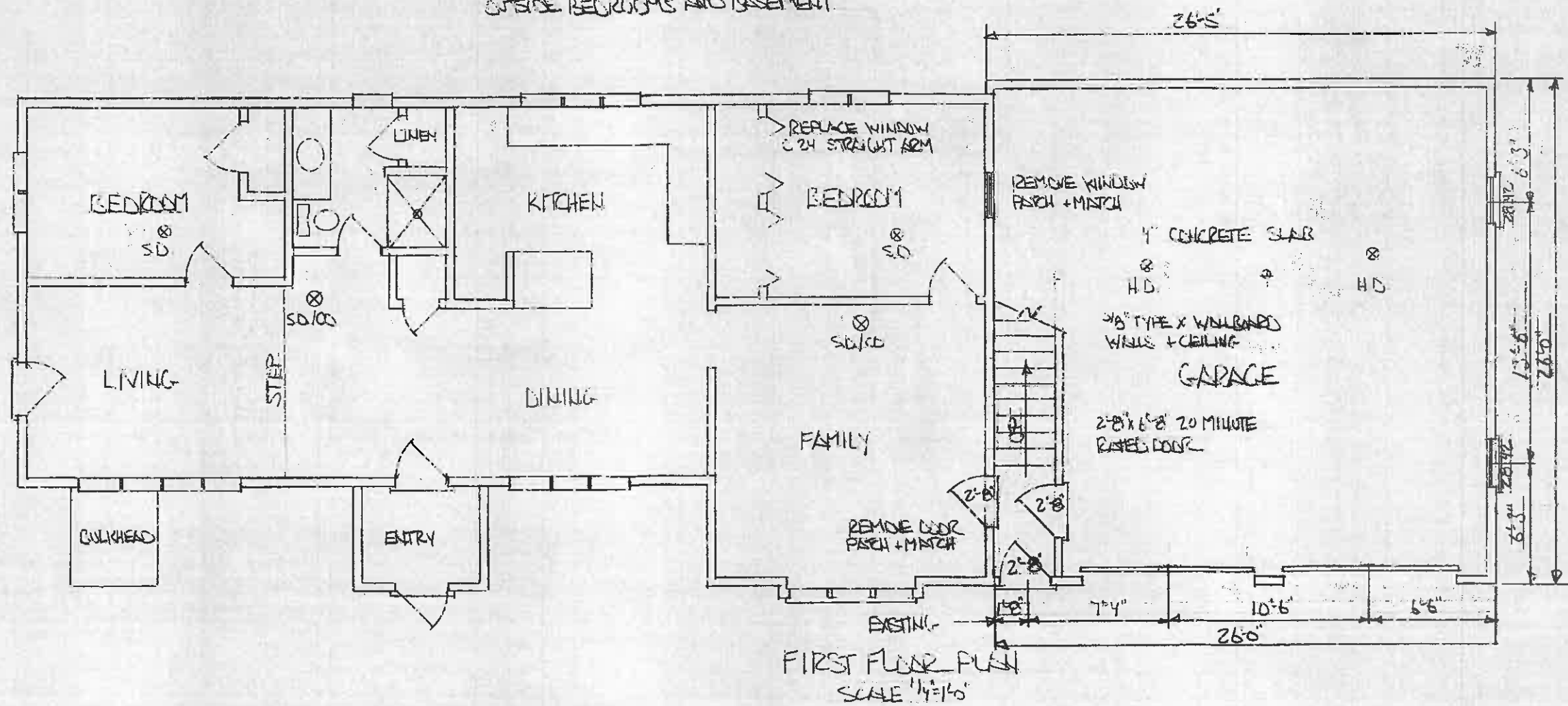
BACK ELEVATION
SCALE 1/4"=1'-0"



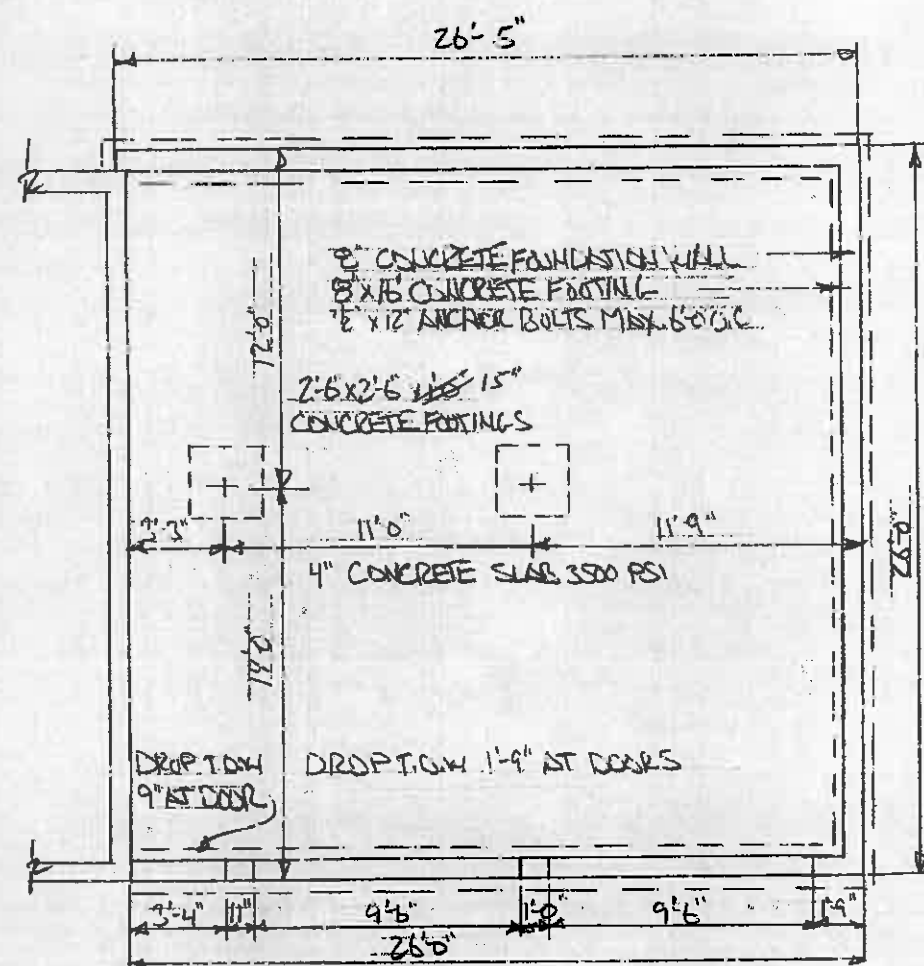
RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"

REVISED 3-8-76
26 FLETCHER LANE LITTLETON MA

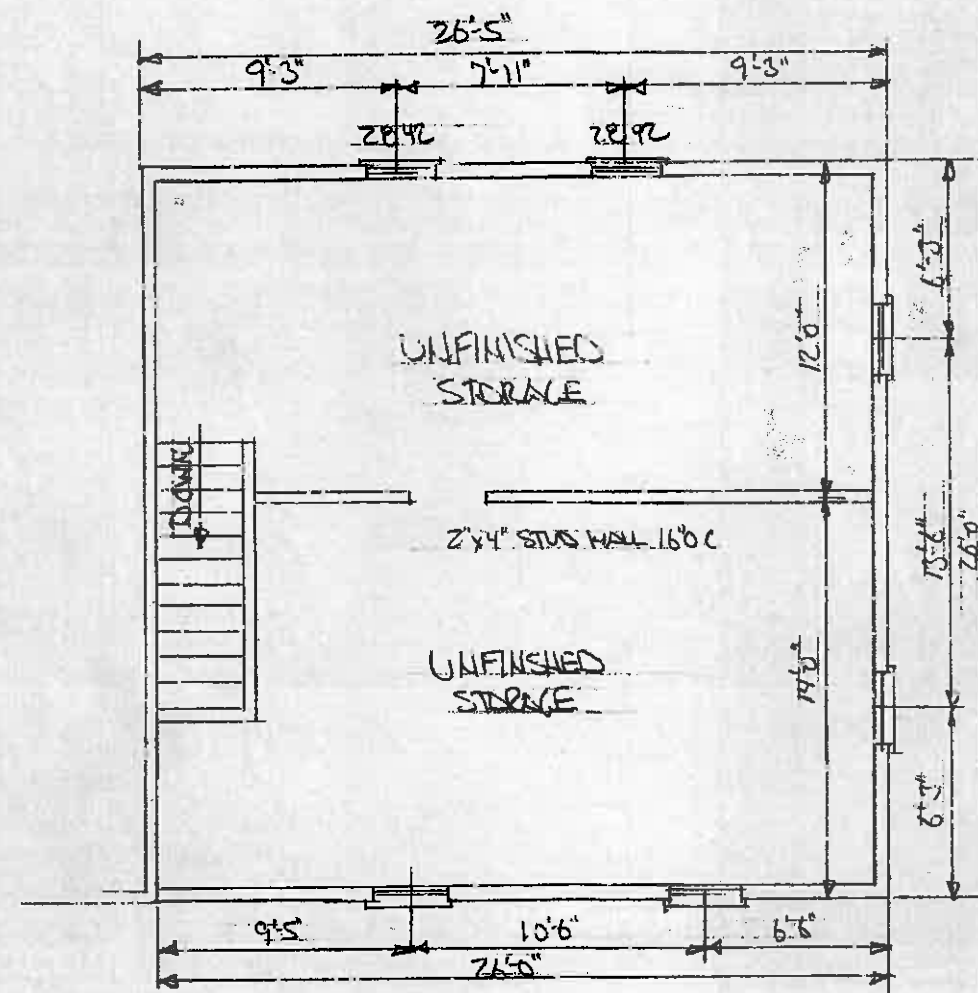
NO CHANGES TO EXISTING FLOOR PLAN
 ADD SMOKE DETECTORS, BEDROOMS
 ADD SMOKE CARBON MONOXIDE DETECTORS
 OUTSIDE BEDROOMS AND BASEMENT



REVISED 3-5-16
 26 FLETCHER LANE LITTLETON MA

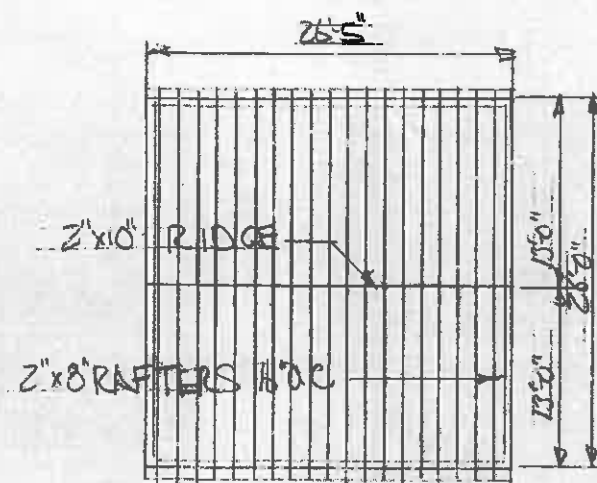


FOUNDATION PLAN
SCALE 1/4" = 1'-0"

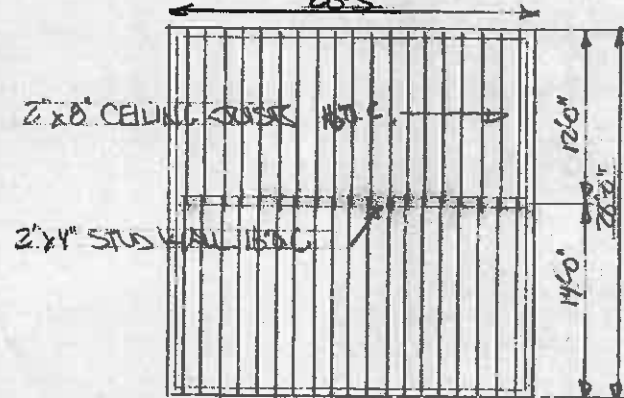


SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

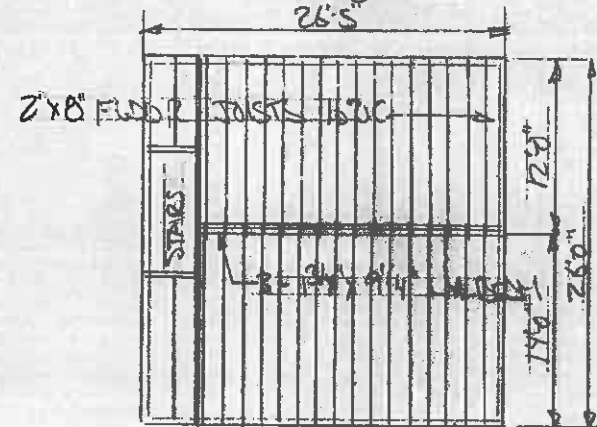
REVISED 3-5-16
26 FLETCHER LANE LITTLETON MA



ROOF FRAME
SCALE 1/8"=1'-0"



CEILING FRAME
SCALE 1/8"=1'-0"



FLOOR FRAME
SCALE 1/8"=1'-0"

WALL BRACING

ADDITION: COMPLIES WITH CONTINUOUS

STEERING METHOD, SECT. 602.10.4

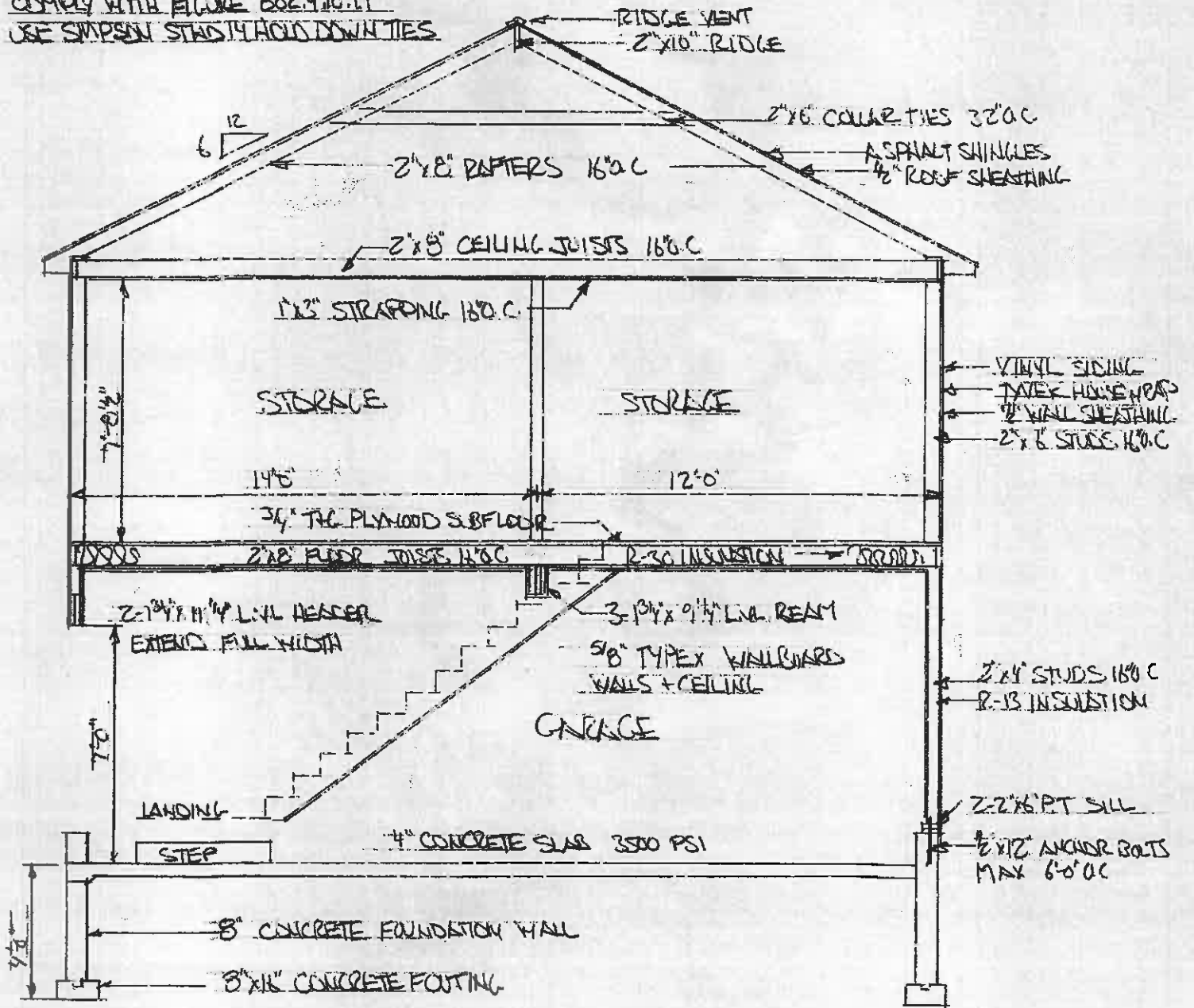
WALL BRACING ALONG EXTERIOR WALLS

CARAGE OPENINGS

CONTINUOUS PORTAL FRAME SHALL

COMPLY WITH FIGURE 602.4.10.1.1

USE SIMPSON STRUTS AND DOWN TIES



CROSS SECTION
SCALE 3/8"=1'-0"

REBID 3-5-16

26 FLETCHER LANE
LITTLETON MA.