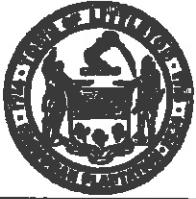


**TOWN OF LITTLETON**  
**BOARD OF APPEALS**  
37 Shattuck Street  
P.O. Box 1305  
Littleton, MA 01460  
Tel: 978-540-2420



## 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  
LL 9.7.16

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 200 Check # 8449

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 Donna M. Morris

Print Name Donna Morris

Address 48 Sexton St

Suburb Sudbury MA 01776

Town, State, Zip

Date: 7/11/16

Phone # 978-443-0820

Email Address dwmorris51@verizon.net

Deed Reference: Bk 14597 Page 534

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

Signature Donna M. Morris

Date 7/12/16

Phone #

Print Name (if different from petitioner)

Email

Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER 447 311

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

Check box if applicable  AQUIFER DISTRICT

WATER RESOURCE DISTRICT

**FEES**  
Residential Property  
Commercial Property  
Comprehensive Permit

\$200 to Town of Littleton  
\$350 to Town of Littleton  
\$1000 + \$100/unit over 10 units

**ADDITIONAL FEES (all applications)**  
\$75 to Comm of Mass-recording fee  
\$25 to Town of Littleton-subter list  
Legal Notices 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 \_\_\_\_\_ 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 -10 B (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

RECORD OWNERS:

GERALD F. MOORE  
3 LINCOLN DRIVE  
LITTLETON, MA

## NOTES:

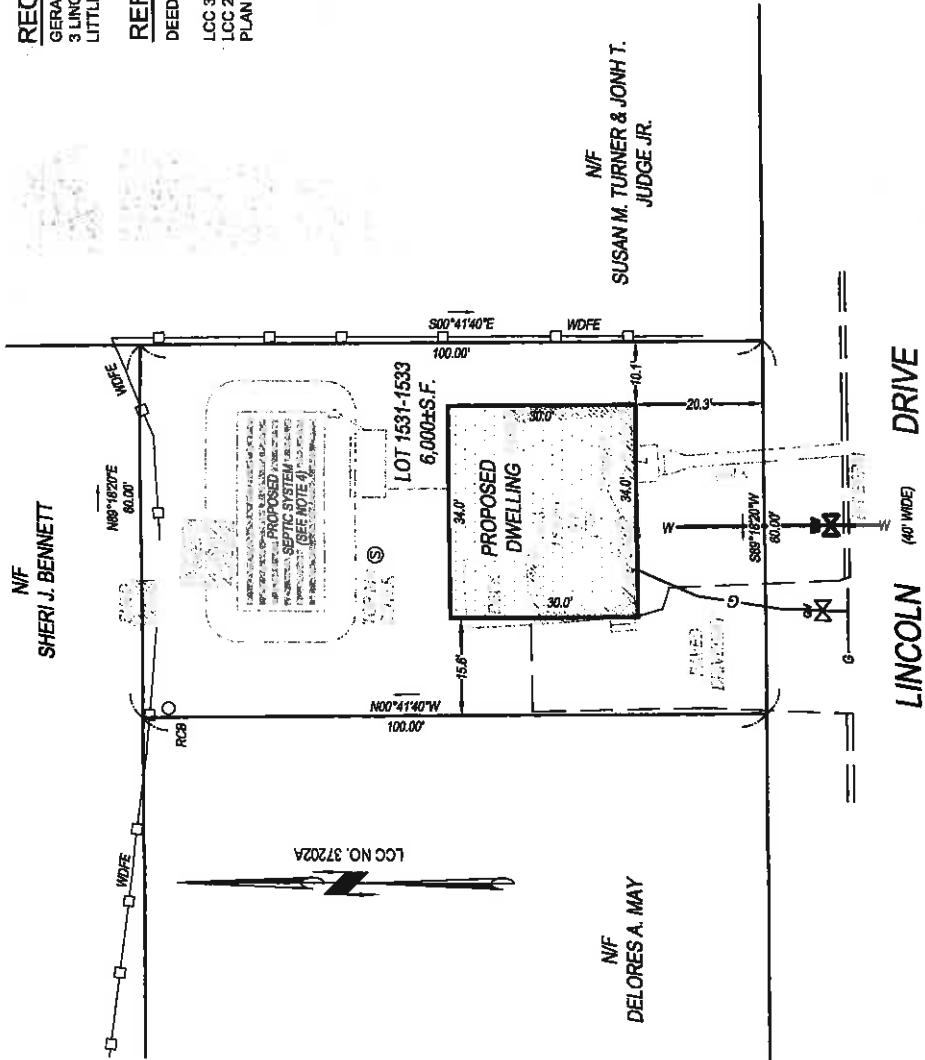
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES  
WERE NOT INCLUDED AS PART OF THIS SURVEY,  
ONLY THE LOCATION OF VISIBLE SURFACE  
EVIDENCE WAS LOCATED. THE LOCATION OF  
SUBSURFACE UTILITIES ARE NOT WARRANTED TO  
BE CORRECT. NOR DOES THE SURVEYOR  
GUARANTEE THAT ALL UTILITIES ARE SHOWN.  
THE CONTRACTOR SHALL VERIFY ALL UTILITIES  
AND CONTACT "DIG SAFE" (1-800-DIG-SAFE) PRIOR  
TO THE COMMENCEMENT OF WORK.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR  
THIS SURVEY. AS SUCH OTHER MATTERS OF  
RECORD MAY EXIST AND NOT BE SHOWN HEREON.
- 4.) PROPOSED SEPTIC SYSTEM PROVIDED BY TED  
P. DOUCETTE, P.E., DOUCETTE ENGINEERING,  
LITTLETON, MA.

## REFERENCES:

DEED BOOK 114597 PAGE 534

三

BITUMINOUS	CONIFEROUS TREE
CONCRETE	CONNECTOR UNKNOWN
CONNU	DECIDUOUS TREE
DEC	GAS VALVE
GV	TO BE RAZED
TBR	WOOD FENCE
WDFE	WATER VALVE
WW	GAS LINE
G	WATER LINE



# PROPOSED PLOT PLAN IN HITTLETON, M.

AT 3 LINCOLN DRIVE.  
PREPARED FOR  
**DOUCETTE ENGINE**  
**SUMMIT SURVEYIN**  
BY  
CONTRACTOR'S  
SCHOOL

TEL. 978-682-7108  
JUNE 21, 2016  
[WWW.SUMMITSURVEYINGINC.COM](http://WWW.SUMMITSURVEYINGINC.COM)  
16-0103

20

1, DONNA M. WRIGHT,  
of Littletown, Middlesex  
for consideration paid, grants to Gerald F. Moore

County, Massachusetts

of Lowell, Middlesex County, Mass.

with Mortgage covenants to secure the payment of Two Thousand (\$2,000.00)

Dollars

in 14½ years with Fourteen and one-half (14½) per cent interest, per annum  
payable semiannually monthly annual percentage rate

as provided in my note of even date,

A certain parcel of land with the buildings thereon, situated in Littletown, Middlesex County, Massachusetts, being shown on Lots 1531, 1532 and 1533 on a plan entitled "Map A of Long Lake, Town of Littletown, Middlesex County, Massachusetts" recorded with Middlesex South District Registry of Deeds in Plan Book 362, Plan 26, said lots are together bounded and described as follows:

SOUTHERLY by Lincoln Drive, sixty (60) feet;  
WESTERLY by Lot 1530, as shown on said plan, one hundred (100) feet;  
NORTHERLY by Lots 1570, 1571 and 1572, as shown on said plan,  
sixty (60) feet; and  
EASTERLY by Lot 1534, as shown on said plan, one hundred (100) feet.

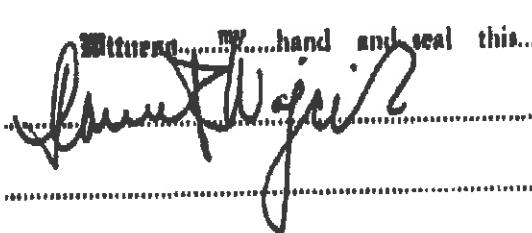
Said premises conveyed subject to all restrictions, rights and privileges of record, insofar as the same are now in force and applicable.

Being the same premises conveyed to me by deed of Wayne A. Wright dated April 23, 1982 and recorded in Middlesex South District Registry of Deeds in Book 14597, Page 534.

This mortgage is upon the statutory condition,

for any breach of which the mortgagor shall have the statutory power of sale.

Witness my hand and seal this 28th day of May 1982

  
Donna M. Wright

The Commonwealth of Massachusetts

Middlesex, ss.

Lowell

May 28, 1982

Then personally appeared the above named Donna M. Wright

and acknowledged the foregoing instrument to be her free act and deed.

# Doucette Engineering

152 Whitcomb Avenue  
Littleton, Massachusetts 01460  
978.621.2138  
doucette.engineering@comcast.net

August 17, 2016

Littleton Planning Board  
Littleton Town Hall  
37 Shattuck Street  
Littleton Massachusetts 01460

Re: 3 Lincoln Drive – Map U17, Lot 311  
Special permit narrative

Boardmembers:

On behalf of the owner of Donald and Donna Morris, owner of 3 Lincoln Drive, Doucette Engineering submits this narrative to accompany the Special Permit Application.

## Existing Conditions

The existing lot is a pre-existing non-conforming lot due to the existing home not meeting the minimum setback distances for the front yard and side yard. The existing home is a two-bedroom cottage set toward the front of the 6,000 sf lot. The condition of the house is such that the owner determined it is more economical to tear down the existing home and rebuild.

## Proposed Conditions

The owner plans to construct a new two-bedroom home, and due to the size of the lot would like to take advantage of the existing non-conformities to fit a fully compliant septic system on the lot. Table 1 summarizes the lot setbacks.

Table 1 – Existing and Proposed Lot Line Setbacks

	Existing setback (min)	Proposed setback
Front yard	19.9 ft	20.4 ft
Right side yard	9.7	10.2
Left side yard	14.6	15.8

The goal of the design is to give the owner the maximum flexibility to allow in developing their property to the extent necessary to make financial sense, while not making the new home appear out of place. To accomplish this the owner is putting a house that will have similar width and depth from the street view which will not drastically change the appearance of the neighborhood. The existing lot line is 12 feet from the curb, which seems greater than other neighborhoods in Littleton, and gives the appearance that the lot is compliant with the front yard zoning requirements. This gives the appearance that the house is not built too close the street and will also not drastically change the appearance of the neighborhood.

## Conclusion

The owner is planning to replace an existing home on a very small, non-conforming lot, without increasing the bedroom count in a manner that is financially possible and will not change the appearance of the neighborhood. The owner requests the variances to reduce the setback from a property line as summarized in Table 1, to accomplish both of those goals.

Very truly yours,

  
Ted P. Doucette P.E.  
Owner



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

Date: August 11, 2016

Re: Certified List of Abutters for Board of Health (Direct abutters and across the Street)

Applicant: Ted Doucette Name of Firm: Doucette Engineering  
Mailing 152 Whitcomb Ave, Littleton, MA 01460

Subject Parcel Location: 3 Lincoln Drive  
Subject Parcel Map & Parcel No: U17-311-0  
Subject Parcel Owner: Donna Morrist

CMR Regulations 310 CMR 15.00 the State Environmental Code, Title 5: Standard Requirements for the siting, construction, inspection, upgrade and expansion of the on-site sewage treatment and disposal systems and for the transport and disposal of septage.

310 CMR 15.403 Local Upgrade Approvals (1) .... "Notification to abutters shall be provided pursuant to the process in 310 CMR 15.411(1)(b), as required by 310CMR 15.405(2), where the application is for reduction in the setback from a property line or from a private water supply well". ....

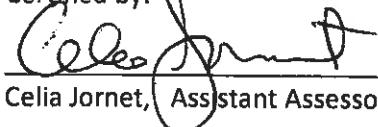
310 CMR15.405 Contents of Local Upgrade Approval ..... (2)" No application for a local upgrade approval in which the setback from property lines or a private water supply well is reduced shall be complete until the applicant has notified all abutters whose property or well is affected by certified mail at his/her own expense at least ten days before the Board of Health meeting at which the upgrade approval will be on the agenda. The notification shall reference the standards set forth in 310 CMR 15.402 through 15.405 and indicate the date, time and place where the upgrade approval will be discussed."

310 CMR 15.411 Process for Seeking a Variance From Local Approving Authorities (1).... (b) "No application for a variance shall be complete until the applicant has notified all abutters by certified mail at his/her own expense at least ten days before the Board of Health meeting at which the variance request will be on the agenda. The notification shall reference the specific provisions of 310 CMR 15.000 from which a variance is sought, a statement of the standards set forth in 310 CMR 15.410 and the date, time and place where the application will be discussed."

I hereby certified the attached list of abutter(s) as stated in CMR Regulations 310 CMR 15.00.

Number of Abutter(s): 6 including the subject parcel + 1 Applicant Requesting Abutter's List.

Certified by:

  
\_\_\_\_\_  
Celia Jornet, Assistant Assessor

Loc: 2 LINCOLN DR      Parcel ID #: U17 269 0

ALLEN FAMILY TRUST  
ALLEN PATRICIA J - TRUSTEE  
2 MANNION PLACE  
LITTLETON MA 01460

Loc: 4 LINCOLN DR      Parcel ID #: U17 270 0

JONAS BRIDGETTE LEE  
4 LINCOLN DR  
LITTLETON MA 01460

Loc: 163 GOLDSMITH ST      Parcel ID #: U17 290 0

TURNER SUSNA M  
JUDGE JOHN T  
163 GOLDSMITH STREET  
LITTLETON MA 01460

Loc: 4 WASHINGTON DR      Parcel ID #: U17 291 0

BENNETT SHARI J  
4 WASHINGTON DR  
LITTLETON MA 01460

Loc: 5 LINCOLN DR      Parcel ID #: U17 291 0

MAY DELORES A  
PO BOX 111  
LITTLETON MA 01460

Loc: 3 LINCOLN DR      Parcel ID #: U17 311 0

WRIGHT DONNA M  
C/O GERALD F MOORE  
45 SEXTON ST  
SUDBURY MA 01776

APPLICANT REQUESTING LIST:

TED DOUCETTE  
DOUCETTE ENGINEERING  
152 WHITCOMB AV  
LITTLETON MA 01460