



BOARD USE ONLY

Case No.: 806A

Filing Date: 4/2/12

**LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460**

The undersigned, having standing in this matter, hereby petitions the Littleton Board of Appeals for: VARIANCE, SPECIAL PERMIT and/or APPEAL (check all that apply) as specified below and as provided for by the Zoning Bylaw of the Town of Littleton.

1. LOCATION OF PROPERTY: Please print

A. Street Address: 269 Harvard Ave

B. Assessors Map and Parcel Number: R71-1

Zoning District RES Aquifer District Water Resource District

C. Deed Reference: 42627/110

2. LITTLETON ZONING BYLAW SECTION(S):

Variance In-Law Special Permit Appeal

3. STATE BRIEFLY REASONS FOR PETITION (Use additional sheets if necessary):

In-law on a 7 room house per Board of Health

4. PETITIONER(S): please print

Owner Tenant Licensee Agreed Purchaser Agent Other

Note: If petitioner is not the owner, furnish written authorization from owner.

Matthew Judd
Signature(s)

3/26/2012
Date

Mail Address: 442 King Street Littleton Ma 01460
Street Town State Zip Code

Telephone Number: (978) 337-6375

Town Clerk Use only:

Filing fee paid: \$ 75.00 # 2179 Date: 4/2/12
300.00 # 1084

We, ALFRED F. GLAVEY and ESTELLE M. GLAVEY, husband and wife, both
of 195 Tahattawan Rd., Littleton, Middlesex County, Massachusetts,
being married, for consideration paid, and in full consideration of \$1.00
grant to our daughter, REBECCA GLAVEY WAUGH
of 6 Temple Rd., New Ipswich, N.E. 03071 with quitclaim returns
the land in Littleton, Middlesex County, Massachusetts, shown as LOT 1

[Description and encumbrances, if any]
on a "Plan of Land in LITTLETON, MASS. prepared for Alfred F.
Glavey and Estelle M. Glavey, dated February 2004, by David E. Ross
Associates, Civil Engineers and Land Surveyors (Plan No. L-8581),"
to be recorded herewith. (Plan # 422 of 2004)

Said LOT 1 is located on Harwood Avenue, with 191.00 feet
frontage thereon, and contains 1.78 acres of land.

Together with the perpetual, non-exclusive right and easement,
to pass and repass by vehicular traffic or otherwise, and to be used
with others as a utility easement to said LOT 1. Said easement is
shown on the above mentioned plan as "PROP. DRIVEWAY and UTILITY
EASEMENT", with 54.75' feet frontage on said Harwood Avenue. Said
easement is granted for the benefit of the owners of said LOT 1,
subject to the right hereby reserved by the Grantors herein to continue
to enjoy the use of said land area for all purposes not adverse to
the rights herein granted.

Being a part of premises described in a deed to Alfred F.
Glavey and Estelle M. Glavey, recorded with Middlesex South District
Deeds in Book 8552 Page 386.

2004 00102235
Bk: 42627 Pg: 110 Doc: DEED
Page: 1 of 1 04/28/2004 12:38 PM

Property Location:
Lot 1 Harwood Avenue
Littleton, MA 01460.

77922 of 2004
PAGE

SEE PLAN IN RECORDED BOOK

Witness our hands and seals this 28th day of April, 2004

Alfred F. Glavey
Alfred F. Glavey
Estelle M. Glavey
Estelle M. Glavey

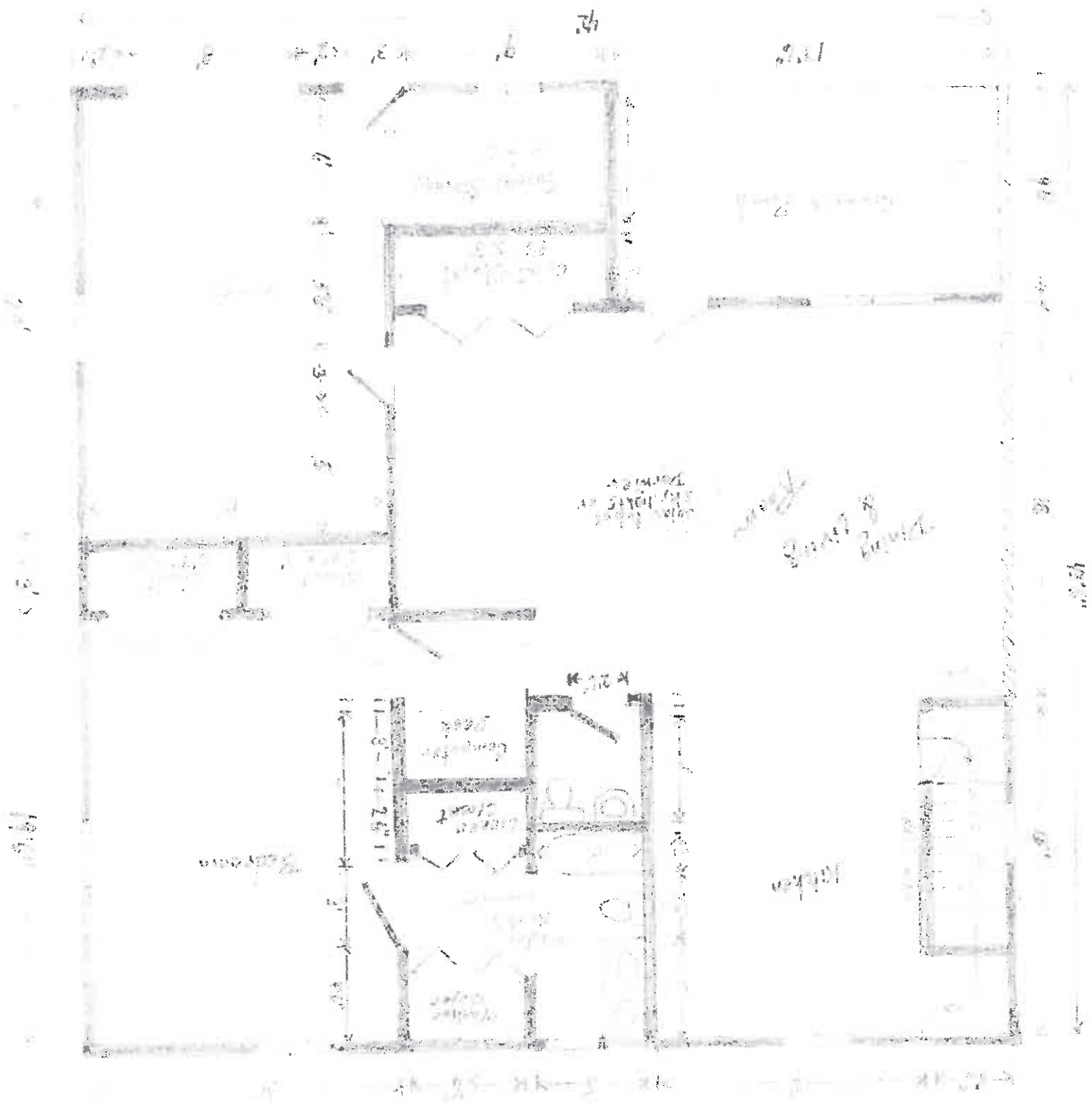
THE COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS

On this 28th day of April, 2004, before me, the
undersigned notary public, personally appeared Alfred F. Glavey and
Estelle M. Glavey (name of the document signer), proved to me through
satisfactory evidence of identification, which were Mass Drivers Lic
to be the persons whose
name is signed on the preceding or attached document, and
acknowledged that they signed it voluntarily for its stated
purpose.

LINDA A. KNUJP
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 5, 2010

Linda A. Knupp
, Notary Public
My Commission expires: Feb 5th, 2010



Hand-drawn floor plan of a house. The layout includes a living area, kitchen, dining area, and bedrooms. Dimensions are provided for several sections, such as 11'-0" and 11'-2 1/2". The plan also shows a central hallway and a bathroom. There are handwritten notes and labels throughout the drawing, including "Kitchen", "Living Room", "Bedroom", and "Bathroom". The drawing is oriented vertically on the page.

Handwritten notes on the left side of the page, possibly describing the layout or purpose of the drawing.



Small handwritten note or symbol located in the upper right area of the diagram.



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

Date: April 2, 2012

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

Applicant: Matt Field Name of Firm: Field Development Inc.
Mailing Address: 442 King Street, Littleton, MA 01460

Subject Parcel Location: 269 Harwood Ave .
Subject Parcel Map & Parcel No.: R07-1-1
Subject Parcel Owner (s): Rebecca Glavey Waugh

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) 13 including the applicant and subject parcel.

Certified by: Lorraine Freitas
Lorraine Freitas, Assessment Analyst

Loc: 195 TAHATTAWAN RD Parcel ID #: R07 1 0
LUC: 018

GLAVEY ALFRED F
GLAVEY ESTELLE M
195 TAHATTAWAN RD

LITTLETON MA 01460

Loc: 269 HARWOOD AV Parcel ID #: R07 1 1
LUC: 101

WAUGH REBECCA GLAVEY

269 HARWOOD AVE

LITTLETON MA 01460

Loc: 275 HARWOOD AV Parcel ID #: R07 2 0
LUC: 101

CHERNEFF GREGORY
LARRABEE MARTHA E
275 HARWOOD AV

LITTLETON MA 01460

Loc: 273 HARWOOD AV Parcel ID #: R07 2 1
LUC: 101

OSMOND ROGER

273 HARWOOD AV

LITTLETON MA 01460

Loc: 271 HARWOOD AV Parcel ID #: R07 2 2
LUC: 101

MORAN ROBERT M
MORAN JESSICA R
271 HARWOOD AV

LITTLETON MA 01460

Loc: HARWOOD AV Parcel ID #: R07 3 0
LUC: 930

LITTLETON TOWN OF
TOWN FOREST
PO BOX 1305

LITTLETON MA 01460

Loc: 181 TAHATTAWAN RD Parcel ID #: U32 1 0
LUC: 101

JOYCE STEVEN E
JOYCE DIANE W
181 TAHATTAWAN RD

LITTLETON MA 01460

Loc: 177 TAHATTAWAN RD Parcel ID #: U32 2 0
LUC: 101

DEVLAMINCK LODE J
ISERBYT SUSAN MARIE
177 TAHATTAWAN RD

LITTLETON MA 01460

Loc: HARWOOD AV Parcel ID #: U32 2 A
LUC: 130

PAVLIK RAYMOND

52 ADAMS ST

CONCORD MA 01742

Loc: 173 TAHATTAWAN RD Parcel ID #: U32 3 0
LUC: 101

DUFFY KENNETH L
DUFFY BERTHA M
173 TAHATTAWAN RD

LITTLETON MA 01460

Loc: 169 TAHATTAWAN RD Parcel ID #: U32 4 0
LUC: 101

PAVLIK JR RAYMOND K
PAVLIK KENDRA
169 TAHATTAWAN RD

LITTLETON MA 01460

Loc: TAHATTAWAN RD Parcel ID #: U32 5 0
LUC: 132

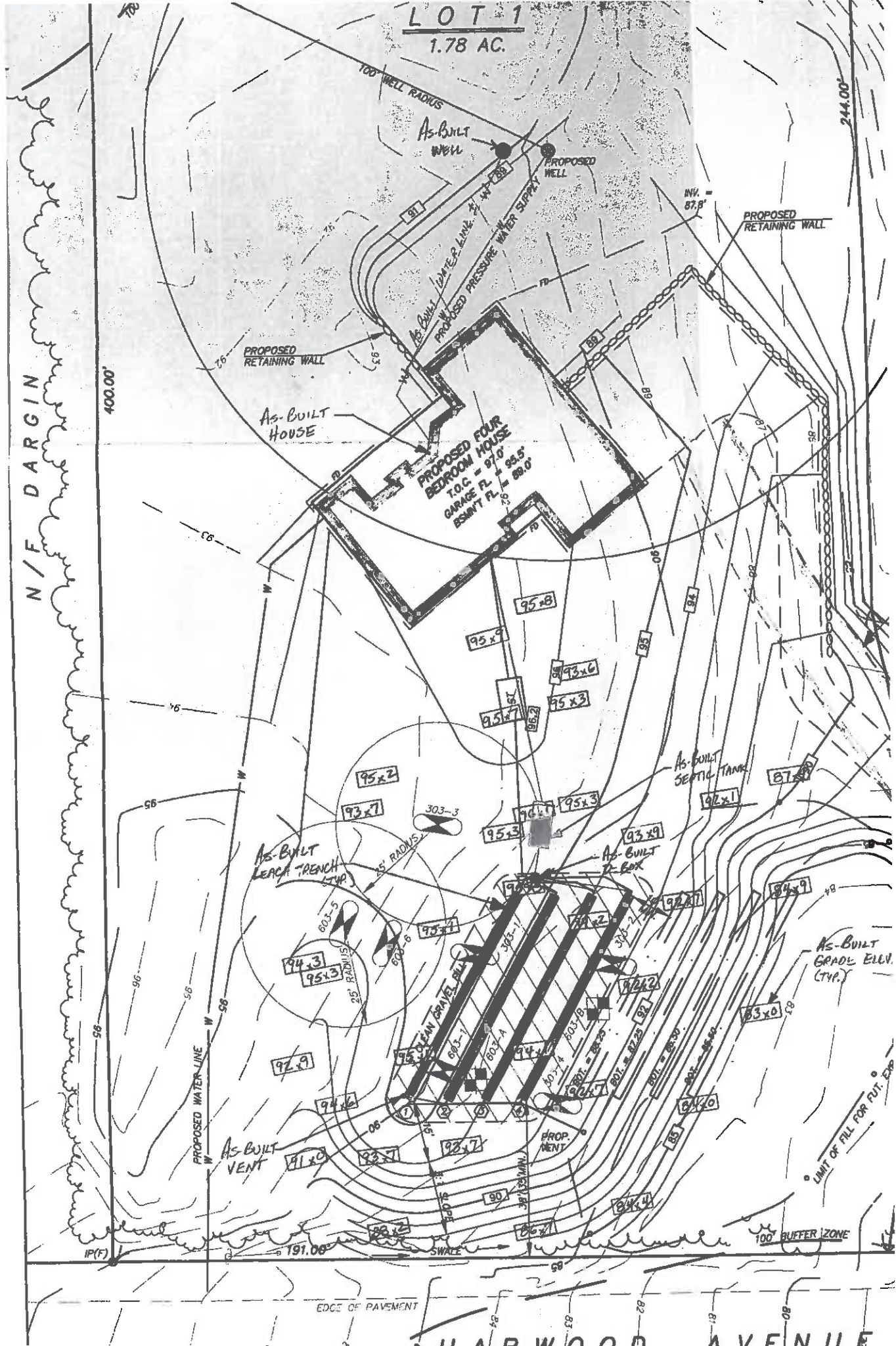
PAVLIK JR RAYMOND K
PAVLIK KENDRA
169 TAHATTAWAN RD

LITTLETON MA 01460

Applicant Requesting Abutter's list

Matt Field
Field Development Inc.
442 King Street
Littleton, MA 01460

LOT 1
1.78 AC.



N/F DARGIN

HARWOOD AVENUE

400.00'

244.00'

IP(F)

191.00'

100' BUFFER ZONE

EDGE OF PAVEMENT

AS-BUILT GRADE ELEV. (TYP.)

PROPOSED RETAINING WALL

PROPOSED RETAINING WALL

AS-BUILT HOUSE

AS-BUILT WELL

PROPOSED WELL

AS-BUILT WATER LINE
PROPOSED PRESSURE WATER SUPPLY

M.V. = 87.8'

PROPOSED FOUR BEDROOM HOUSE
T.O.C. = 97.0'
GARAGE FL. = 95.5'
BSMT FL. = 89.0'

AS-BUILT LEACH TRENCH (TYP.)

AS-BUILT SEPTIC TANK

AS-BUILT 7-BOX

AS-BUILT 500 GALLON GRAVEL BED

AS-BUILT VENT

PROP. MENT

SWALE

100' BUFFER ZONE

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