

**BOARD USE ONLY**

Case No.: 809A  
Filing Date: 4/27/12  
7:50

**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: 9 ERNIE'S DRIVE
- B. Assessors Map and Parcel Number: 224 20-10  
 Zoning District R     Aquifer District     Water Resource District
- C. Deed Reference: \_\_\_\_\_

**2. LITTLETON ZONING BYLAW SECTION(S):**  
 Variance     Special Permit 173-58     Appeal

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

PROPOSED DW-14W Apc.  
\_\_\_\_\_  
\_\_\_\_\_

**4. PETITIONER(S): please print GERARDO DYBEL, Connie Seymour**

Owner     Tenant     Licensee     Agreed Purchaser     Agent     Other  
Note: If petitioner is not the owner, furnish written authorization from owner.  
Gerardo Dybel    4/27/12  
Signature(s)    Date

Mail Address: 9 ERNIE'S DR LITTLETON    MA    01460  
Street    Town    State    Zip Code  
Telephone Number: (978) 985-2689

**Town Clerk Use only:**  
Filing fee paid: \$ 75.00    6477    Date: Apr 27 2012    1:45 PM  
700.00    6476



**QUITCLAIM DEED**

I, Ann M. Downey and Robert W. Downey, Husband and Wife  
of Littleton, Middlesex County, Massachusetts

for consideration paid, and in full consideration of One and 00/100 Dollar (\$1.00)

grant to Gerald J. Dybel and Connie J. Seymour, husband and wife as tenants by the  
entirety

of Littleton, Middlesex County, Massachusetts

Property Address: 9 Ernie Drive, Littleton, Massachusetts

*with quitclaim covenants*

A certain parcel of land with the buildings thereon, situated on Ernie's Drive in the Town  
of Littleton, County of Middlesex, Commonwealth of Massachusetts, being shown as  
Parcel R-2 (0.002 AC) on a plan of land entitled "Plan of Land - ANR, Ann Downey, 11  
Ernie's Drive, Littleton, MA", Scale 1" = 20', dated April 5, 2011, prepared by LandTech  
Consultants, and recorded herewith to which reference may be made for a more particular  
description.

Parcel R-2 (0.002 AC) containing 78 square feet of land, more or less, according to said  
plan.

Meaning and intending to convey a portion of the premises conveyed by me by deed  
dated August 10, 1998 recorded Book 28955, Page 422.

Witness my hand and seal this 12<sup>th</sup> day of May, 2011.

Robert W. Downey  
Robert W. Downey

Ann M. Downey  
Ann M. Downey

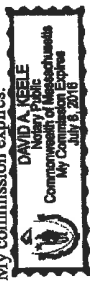
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. May 12, 2011

On this 12<sup>th</sup> day of May, 2011, before me, the undersigned notary public, personally appeared, Robert W. Downey and Ann M. Downey, proved to me through satisfactory evidence of identification, which were their driver's licenses to be the persons whose names are signed on the preceding or attached document, and acknowledge to me that they signed it voluntarily for its stated purpose.

DEP  
Notary Public

My commission expires:





TOWN OF LITTLETON  
BOARD OF ASSESSORS

P.O. BOX 1306  
LITTLETON, MA 01460  
(978) 540-2410  
FAX: (978) 952-2321

Date: May 9, 2012

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

Applicant: Connie Seymour Dybel Name of Firm: \_\_\_\_\_  
Mailing Address: 9 Ernie's Drive, Littleton, MA 01460

Subject Parcel Location and Parcel ID: 9 Ernie's Drive R24-20-10

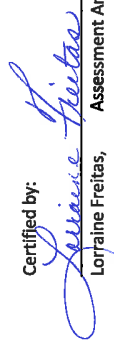
Subject Parcel Owner (s): Gerard J. Dybel and Connie J. Seymour,  
9 Ernie's Drive, Littleton, MA 01460

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 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 Abutters 16 including the applicant and subject parcel.

Certified by:

  
Lorraine Freitas, Assessment Analyst

Loc: 9 \_ERNIE'S DR Parcel ID #: R24 20 10 LUC: 101

DYBEL GERARD J  
SEYMOUR CONNIE J  
9 ERNIE'S DRIVE

LITTLETON MA 01460  
Loc: 11 \_ERNIE'S DR Parcel ID #: R24 20 12 LUC: 101

MERRILL, II DENNIS E  
MERRILL AMY S  
11 ERNIE'S DR

LITTLETON MA 01460  
Loc: 13 \_ERNIE'S DR Parcel ID #: R24 20 13 LUC: 101

NATH REEMA  
MENON THARAVATH R  
13 ERNIE'S DRIVE

LITTLETON MA 01460  
Loc: 46 GILSON RD Parcel ID #: R24 20 2 LUC: 101

CHEN JIANXIN  
LIN WEI  
46 GILSON RD

LITTLETON MA 01460  
Loc: 43 \_ERNIE'S DR Parcel ID #: R24 20 28 LUC: 101

PELRINE RICHARD M  
PELRINE LORLA  
43 ERNIE'S DRIVE

LITTLETON MA 01460  
Loc: 8 \_ERNIE'S DR Parcel ID #: R24 20 30 LUC: 101

SHEA JOHN D  
SHEA DAINE O  
8 ERNIE'S DRIVE

LITTLETON MA 01460  
Loc: 10 \_ERNIE'S DR Parcel ID #: R24 20 31 LUC: 101

OFSTHUN STEPHEN P  
OFSTHUN CHRISTINE E  
10 ERNIE'S DRIVE

LITTLETON MA 01460

Loc: 12 \_ERNIE'S DR Parcel ID #: R24 20 32 LUC: 101

PRESTI JANE M  
12 ERNIE'S DR

LITTLETON MA 01460  
Loc: 14 \_ERNIE'S DR Parcel ID #: R24 20 33 LUC: 101

BOUTIETTE JOHN R  
BOUTIETTE DEBORAH A  
14 ERNIE'S DR

LITTLETON MA 01460  
Loc: 30 \_ERNIE'S DR Parcel ID #: R24 20 41 LUC: 101

RAYMOND DAVID M  
RAYMOND KIMBERLY W  
30 ERNIE'S DRIVE

LITTLETON MA 01460  
Loc: 3 \_ERNIE'S DR Parcel ID #: R24 20 7 LUC: 101

SMALLEY DAVID J  
SMALLEY-O'KANE MAUREEN A  
P.O. BOX 43

LITTLETON MA 01460  
Loc: 5 \_ERNIE'S DR Parcel ID #: R24 20 8 LUC: 101

PERRY MICHAEL J AND ROBIN E  
TRUSTEES OF PERRY REALTY TR  
5 ERNIE'S DRIVE

LITTLETON MA 01460  
Loc: 7 \_ERNIE'S DR Parcel ID #: R24 20 9 LUC: 101

STONE DOUGLAS R AND  
STONE BARBARA J  
7 ERNIE'S DR

LITTLETON MA 01460  
Loc: GILSON RD Parcel ID #: R24 6 1 LUC: 130

UNKNOWN  
OFF GILSON RD

LITTLETON MA 01460

Loc: 6 BRIDAL PH Parcel ID #: R24 6 2 LUC: 101

PICKERING ANDREW W  
PICKERING LILLIAN C  
6 BRIDAL PATH

LITTLETON MA 01460  
Loc: 4 BRIDAL PH Parcel ID #: R24 6 3 LUC: 101

PERVOLOTIS GEORGE T  
PERVOLOTIS LAURE C  
4 BRIDAL PATH

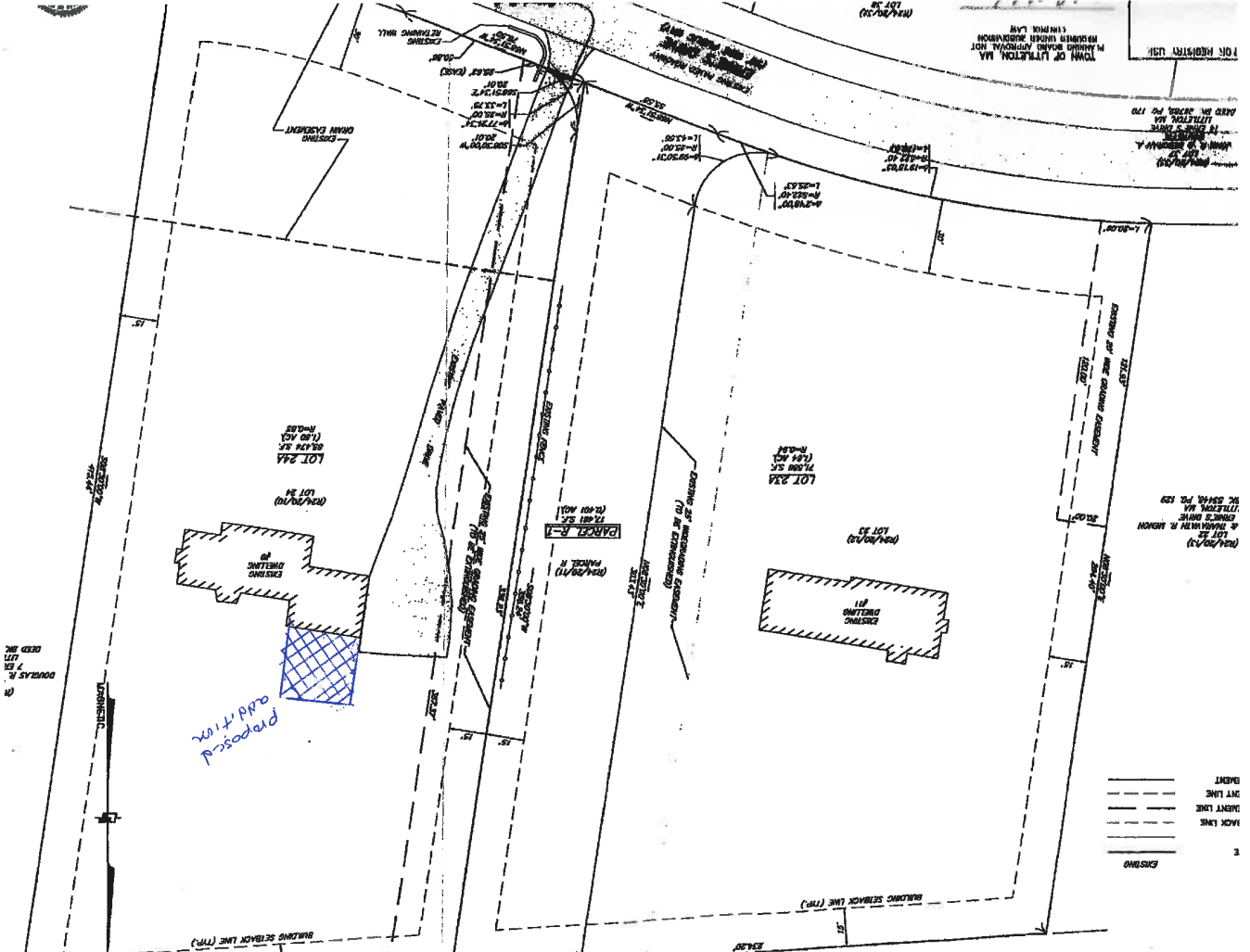
LITTLETON MA 01460



12.00  
12.00

3.5  
3.5

Handwritten notes in the bottom left corner, including the number "12" and some illegible scribbles.



with proposed addition

LEGEND

————	EXISTING
- - - -	PROP. LINE
=====	EASEMENT LINE
~~~~~	EASEMENT





PARCEL R

336.23 N08°30'00"E

25 FT. WIDE GRADING EASEMENT

NOB°30'00"E

WATERLINE

29.0

24.0

24.0

12.0

33.6

27.0

45.0

18.0

146.0

270.0

59.86'

56.47

50.86'

581°30'00"E

167.59'

102.07'

102.07'

102.07'

102.07'

102.07'

102.07'

102.07'

102.07'

102.07'

102.07'

102.07'

102.07'

102.07'

102.07'

102.07'

102.07'

102.07'

TOP FOUNDATION  
ELEV.=248.25

OUTLET=240.75

1,000 GAL.  
SEPTIC TANK  
IN=239.36  
OUT=239.11

4.0"~4" PVC

13.5"~4" PVC

1.6"~4" PVC

D-BOX

IN=238.87

OUT=238.69

START OF LINES  
INV.=238.62  
END OF LINES  
INV.=238.35  
BOTTOM OF BED  
ELEV.=237.18

18' x 45'  
PRIMARY AREA

LOT 24

65,395± S.F.

DRAIN EASEMENT

IN ACCORDANCE WITH THE TERMS OF THE PERMIT ISSUED TO INSTALL A SEWAGE DISPOSAL SYSTEM AT LOT 24 ERNIE'S DRIVE, THIS OFFICE HAS PERFORMED THE FOLLOWING INSPECTIONS.

- APRIL 15, 1993 - STAKED AND GRADED SYSTEM AREA
- MAY 6, 1993 - LOCATED FOUNDATION
- MAY 28, 1993 - CHECKED BOTTOM OF BED
- JUNE 7, 1993 - AS BUILT LOCATION AND ELEVATION OF SEPTIC TANK, D-BOX, & PRIMARY AREA

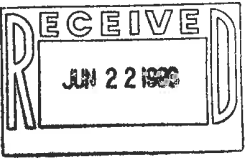
I CERTIFY TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL ABILITY THAT THE SUBSURFACE DISPOSAL SYSTEM SHOWN ON THIS PLAN WAS INSTALLED IN THE LOCATION AND AT THE ELEVATION SHOWN AS OF JUNE 7, 1993. WHILE CONSTRUCTION SUPERVISION WAS NOT SUPPLIED, A VISUAL INSPECTION OF THE OBSERVABLE PORTIONS OF THE COMPLETED SYSTEM APPEAR TO BE IN CONFORMITY WITH TITLE 5, THE STATE ENVIRONMENTAL CODE.

*John E. Dunphy Jr.*  
JOHN E. DUNPHY JR., R.P.E. 21341

JUNE 7, 1993  
DATE

R=288.79'  
L=93.53'

ERNIE'S DRIVE



# PLOT PLAN OF LAND IN LITTLETON - MASS.



SCALE: 1 INCH = 20 FEET  
JUNE 7, 1993  
ACTON SURVEY & ENGINEERING, INC.  
277 CENTRAL ST. - ACTON - MASS.

