

BOARD USE ONLY

Case No.: 810 A
Filing Date: 5/16/12
8 pm

**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: ✓ 6 GRIST MILL RD

B. Assessors Map and Parcel Number: 12-3

Zoning District R Aquifer District Water Resource District

C. Deed Reference: ✓ 32291 pg 219

2. LITTLETON ZONING BYLAW SECTION(S):

Variance 173-6 B(2) Special Permit Appeal 173-31

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

✓ letter attached

4. PETITIONER(S): please print

Owner Tenant Licensee Agreed Purchaser Agent Other

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

Signature(s) Wendy Date May 16, 2012

Mail Address: 6, Grist Mill Road Littleton MA 01460
Street Town State Zip Code

Telephone Number: (978) 486 4281

Town Clerk Use only:

Filing fee paid: \$ 75.00 500.00 Date: May 21, 2012 1:50 pm

Application, Littleton Zoning Board of Appeals, doc. 3.22.02

FROM

Madavi and Gaugarin Oliver

6 Grist Mill Road, Littleton, MA 01460

978-486-4281

May 16, 2012

TO

BOARD OF APPEALS, LITTLETON, MA

Respected Madams/Sirs

We are requesting the board of appeals, Littleton, for a variance of 7 feet to construct an addition to our home. Our house was built in 1960 as a modular home.

The kitchen of the home is the same size as it was in 1960. It is a galley kitchen – 16 feet by 8 feet. We are interested in expanding our kitchen. In order to expand the kitchen we need to go outward in the direction where we are requesting the 7 feet variance because of the following reasons

1. The septic tank sits adjacent to the back of the house
2. The backyard beyond the septic tank is always wet since the property used to be a wetland before it was filled in. There is a creek running along the back boundary which is categorized as wetlands. So we cannot expand in the back.
3. We cannot place our kitchen in any other part of house since it will involve a total remodel which is expensive and not within our budget.

At this time we are grandfathered in and hope the board of appeals will consider and approve our request for the extra 7 feet.

We are also planning to put solar panels on the new roof to make it environmentally friendly.

Sincerely

Madavi and Gaugarin Oliver



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Quitclaim Deed

We, **WILLIAM F. McHUGH and SEARON J. McHUGH**, of Littleton, Middlesex County, Massachusetts in consideration of **THREE HUNDRED SEVEN THOUSAND FIVE HUNDRED AND 00/100 (\$307,500.00) DOLLARS**

grant to **GAUGARIN EDWIN OLIVER and MADHAVI NATHAN**, husband and wife, as tenants by the entirety, of 6 Grist Mill Road, Littleton, Middlesex County, Massachusetts

with **Quitclaim covenants**

A certain parcel of land, with the building(s) and improvements thereon, situated on Grist Mill Road, Littleton, Middlesex County, Massachusetts, being shown as Lot 125 on a Plan entitled "Plan of Apple D'Or Farms in Littleton, Massachusetts, Owner & Subdivider: Richard C. LeCroix; Engineer & Surveyor: William J. Ford, Jr., dated March 16, 1961", and recorded with Middlesex South District Registry of Deeds, Book 9789, Page 89, and bounded and described as follows:

- SOUTHERLY by Grist Mill Road, 168.00 feet;
- EASTERLY by Lot 124 as shown on said Plan, 230.09 feet;
- NORTHERLY by land now or formerly of Marks, and land now or formerly of Carroll, as shown on said Plan, by two courses, measuring respectively, 125.45 feet and 55.31 feet; and
- WESTERLY by Lot 126 as shown on said Plan, 235.28 feet.

Containing 40,030 square feet of land, and being Lot 125 as shown on said Plan, however otherwise bounded, measured or described.

Subject to Protective Covenant Agreements, recorded with said Deeds at Book 9789, Page 89; at Book 9860, Page 112, and at Book 9873, Page 312.

Subject to and with the benefit of a grant of easement to New England Telephone & Telegraph Company, et al, recorded with said Deeds at Book 9851, Page 344.

Together with the right to use all streets and ways as shown on said plan, in common with others entitled thereto, in the same manner in which streets and ways are used in the Town of Littleton.

6 GRIST MILL ROAD, LITTLETON, MA
PAGE 1 of 2

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88

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1402.20 **

*** MASS. NOTICE TAX: *

Subject to easements, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.

For title see deed of Robert W. Swisher and Jean B. Swisher to William F. McHugh and Sharon J. McHugh dated June 8, 1994, and recorded with Middlesex South District Registry of Deeds in Book 24604, Page 486.

Witness our hands and seals this 21 day of January, 2001.


William F. McHugh


Sharon J. McHugh

COMMONWEALTH OF MASSACHUSETTS

January 19, 2001

Middlesex, ss.

Then personally appeared the above-named William F. McHugh and Sharon J. McHugh and acknowledged the foregoing to be their free act and deed, before me.


Notary Public: SHARON J. EDWARDS
My commission expires: Feb. 16, 2001

01/29/01 3:41PM 01
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FF
\$142.20
\$1402.20





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

Date: May 8, 2012

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

Applicant: Madavi Oliver, Name of Firm:
 Mailing Address: 6 Grist Mill Road, Littleton, MA 01460

Subject Parcel Location and Parcel ID: 6 Grist Mill Road -- U02-3-0

Subject Parcel Owner (s): Gaugarin Edwin Oliver, Madhavi Nathan,
6 Grist Mill Rd, 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 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 27 including the applicant and subject parcel.

Certified by:

Lorraine Freitas,
 Assessment Analyst

Loc: 73 GREAT RD Parcel ID #: U02 1 0 LUC: 101

KOUTRAKIS PETER G
73 GREAT RD

LITTLETON MA 01460
Loc: 2 GRIST MILL RD Parcel ID #: U02 2 0 LUC: 101

TAYLOR ANDREW J
TAYLOR IRENE L
2 GRIST MILL RD

LITTLETON MA 01460
Loc: 9 GRIST MILL RD Parcel ID #: U02 26 0 LUC: 101

ALBERT SARA B
9 GRIST MILL RD

LITTLETON MA 01460
Loc: 5 GRIST MILL RD Parcel ID #: U02 27 0 LUC: 101

MILLS JAMES B
DEMELLO DEANNA L
5 GRIST MILL RD

LITTLETON MA 01460
Loc: 1 GRIST MILL RD Parcel ID #: U02 28 0 LUC: 101

BOREK JOEL
HANNON MYLISSA
1 GRIST MILL RD

LITTLETON MA 01460
Loc: 69 GREAT RD Parcel ID #: U02 29 0 LUC: 101

DICARLO GERTRUDE M TRUSTEE OF
THE 69 GREAT ROAD REALTY TRUST
-JAMES DICARLO, 5 DROVER LN

LITTLETON MA 01460
Loc: 6 GRIST MILL RD Parcel ID #: U02 3 0 LUC: 101

OLIVER GAUGARIN EDWIN
NATHAN MADHAVI
6 GRIST MILL RD

LITTLETON MA 01460

Loc: 1 OLD FARM RD Parcel ID #: U02 32 112 LUC: 101

ROJKO PAUL M
ROJKO MIR
1 OLD FARM ROAD

LITTLETON MA 01460
Loc: 10 GRIST MILL RD Parcel ID #: U02 4 0 LUC: 101

MULLEN MICHELLE M
MULLEN EDWARD W III
10 GRIST MILL ROAD

LITTLETON MA 01460
Loc: 14 GRIST MILL RD Parcel ID #: U02 5 0 LUC: 101

CADWALLADER PHILIP
CADWALLADER ELAINE M
14 GRIST MILL RD

LITTLETON MA 01460
Loc: 27 SNOW DR Parcel ID #: U03 31 0 LUC: 101

DOWNEY MARSHA L
LYONS ROBERT F
27 SNOW DR

LITTLETON MA 01460
Loc: 23 SNOW DR Parcel ID #: U03 32 0 LUC: 101

SIMMONS JEFFREY A
23 SNOW DRIVE

LITTLETON MA 01460
Loc: 19 SNOW DR Parcel ID #: U03 33 0 LUC: 101

KENT RICHARD R
KENT JEAN A
19 SNOW DR

LITTLETON MA 01460
Loc: 15 SNOW DR Parcel ID #: U03 34 0 LUC: 101

DEMERJIAN JOHN D
DEMERJIAN LISA J
15 SNOW DR

LITTLETON MA 01460

Loc: 11 SNOW DR Parcel ID #: U03 35 0 LUC: 101

ANGEL RYAN
ANGEL STEPHANIE M
11 SNOW DRIVE

LITTLETON MA 01460
Loc: 7 SNOW DR Parcel ID #: U03 36 0 LUC: 101

WAYLAND ANDREW
7 SNOW DR

LITTLETON MA 01460
Loc: 3 SNOW DR Parcel ID #: U03 37 0 LUC: 101

PRESTON KENT M
PRESTON VALERIE E
3 SNOW DR

LITTLETON MA 01460
Loc: 79 GREAT RD Parcel ID #: U03 38 0 LUC: 101

LEAHY MICHAEL W
LEAHY JANICE H
79 GREAT RD

LITTLETON MA 01460
Loc: 75 GREAT RD Parcel ID #: U03 39 0 LUC: 101

WHITE JUDITH A
75 GREAT RD

LITTLETON MA 01460
Loc: 14 SNOW DR Parcel ID #: U03 40 0 LUC: 101

BURKE RICHARD X
14 SNOW DR

LITTLETON MA 01460
Loc: 20 SNOW DR Parcel ID #: U03 41 0 LUC: 101

NICKANDROS GEORGE H
NICKANDROS ELIZABETH A
20 SNOW DR

LITTLETON MA 01460

Loc: 22 SNOW DR Parcel ID #: U03 42 0 LUC: 101

SALOMAA GALYE V
22 SNOW DRIVE

LITTLETON MA 01460
Loc: 26 SNOW DR Parcel ID #: U03 43 0 LUC: 101

RUSH RAYMOND A
RUSH LORNA C
26 SNOW DR

LITTLETON MA 01460
Loc: 9 ELMWOOD RD Parcel ID #: U03 51 0 LUC: 101

CHURCH E PETER
NASH JENNIFER G
9 ELMWOOD RD

LITTLETON MA 01460-1102
Loc: 5 ELMWOOD RD Parcel ID #: U03 52 0 LUC: 101

VANAUKEN JEFFREY B
VANAUKEN ELISA D
5 ELMWOOD RD

LITTLETON MA 01460
Loc: 4 SNOW DR Parcel ID #: U03 6 0 LUC: 101

NYGARD GLENN P
NYGARD NANCY M
4 SNOW DR

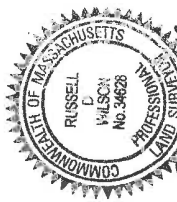
LITTLETON MA 01460
Loc: 8 SNOW DR Parcel ID #: U03 7 0 LUC: 101

LANDERS ELIZABETH A
8 SNOW DR

LITTLETON MA 01460

DEED REFERENCE: BOOK 32291, PAGE 219
 PLAN REFERENCE: PLAN 448 OF 1961
 ASSESSOR'S REFERENCE: MAP U-2
 PARCEL 3
 ZONING DISTRICT: RESIDENTIAL

I CERTIFY THAT THE EXISTING STRUCTURES ARE
 CONSTRUCTED WHERE SHOWN ON THIS PLAN.
 I FURTHER CERTIFY THAT THE STRUCTURES DO
 NOT LIE IN THE FLOOD HAZARD ZONE SHOWN ON
 THE F.E.M.A. MAP MIDDLESEX COUNTY, MASS.
 PANEL 239 OF 656, MAP NO. 25017C0239E
 EFFECTIVE DATE: JUNE 4, 2010



Russell D. Wilson
 4/11/12

PLOT PLAN FOR ADDITION
 FOR
 6 GRIST MILL ROAD
 IN
 LITTLETON, MASS.

OWNER: GAUGARIN OLIVER & MADHAVI NATHAN
 6 GRIST MILL ROAD, LITTLETON, MA 01460

SCALE: 1 INCH = 30 FEET DATE: APRIL 11, 2012

R. WILSON & ASSOCIATES, INC.
 LAND SURVEYORS AND CIVIL ENGINEERS
 676 GREAT ROAD P.O. BOX 236 LITTLETON, MA 01460
 PHONE: 978-486-0203 FAX: 978-486-0644

FILE NO. 1887 DWG NO. 1887WP SHEET NO. 1 OF 1

