



**BOARD USE ONLY**

Case No.: 812A

Filing Date: 6/4/12

**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: 10 Maplehurst Dr.

B. Assessors Map and Parcel Number: 412 78

Zoning District  Aquifer District  Water Resource District

C. Deed Reference: \_\_\_\_\_

**2. LITTLETON ZONING BYLAW SECTION(S):**

Variance 173-31  Special Permit \_\_\_\_\_  Appeal

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

Setback for proposed shed less than required rear set back 10' ft required

**4. PETITIONER(S): please print**

Owner  Tenant  Licensee  Agreed Purchaser  Agent  Other \_\_\_\_\_

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

John D. H.  
Signature(s)

\_\_\_\_\_  
Date

Mail Address:

Street 478 Town  State  Zip Code   
Telephone Number: (412) 486 4210

**Town Clerk Use only:**

Filing fee paid: \$ 75.00 8950 Date: June 29, 2012  
200.00 8948



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

Date: May 24, 2012

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

Applicant: Richard Helsel Name of Firm: \_\_\_\_\_  
Mailing Address: 10 Maplehurst Rd., Littleton, MA 01460

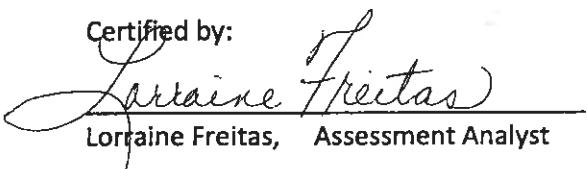
Subject Parcel Location and Parcel ID: 10 Maplehurst Rd. U12-78-0  
Subject Parcel Owner (s): Richard L. & Diane w. Helsel Trustees of the  
Helsel Family Trust, 10 Maplehurst Rd., Littleton, MA 01460

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) 39 including the applicant and subject parcel.

Certified by:

  
Lorraine Freitas, Assessment Analyst

Loc: 148 GOLDSMITH ST Parcel ID #: U11 59 0  
LUC: 101

VEILLEUX JOSEPH J  
VEILLEUX MILA M  
148 GOLDSMITH STREET

LITTLETON MA 01460

Loc: GOLDSMITH ST Parcel ID #: U11 61 0  
LUC: 130

ON THE RAIL FARM CO INC

P.O. BOX 99

SHIRLEY MA 01464

Loc: NARCISSUS RD Parcel ID #: U12 100 0  
LUC: 130

THOMPSON NATALIE

PO BOX 1282

LITTLETON MA 01460

Loc: NARCISSUS RD Parcel ID #: U12 101 0  
LUC: 130

ROBINSON CHARLES J  
ROBINSON PATRICIA M  
23 MAPLEHURST RD

LITTLETON MA 01460

Loc: 15 NARCISSUS RD Parcel ID #: U12 115 0  
LUC: 936

LITTLETON TOWN OF

PO BOX 1305

LITTLETON MA 01460

Loc: NARCISSUS RD Parcel ID #: U12 116 0  
LUC: 132

MCIVER DAVID M

182 GOLDSMITH ST

LITTLETON MA 01460

Loc: 182 GOLDSMITH ST Parcel ID #: U12 117 0  
LUC: 101

MCIVER DAVID M

182 GOLDSMITH ST

LITTLETON MA 01460

Loc: 6 OAK RD Parcel ID #: U12 120 0  
LUC: 101

BETTS KAREN J

6 OAK RD

LITTLETON MA 01460

Loc: 8 OAK RD Parcel ID #: U12 121 0  
LUC: 130

GILLIATT PAULA

138A FOREST AVENUE

HUDSON MA 01749

Loc: 152 GOLDSMITH ST Parcel ID #: U12 46 0  
LUC: 101

AMIRIAULT JOAN M  
WOODMAN SHARYN  
33 PEARL AVE

REVERE MA 02151-4230

Loc: LAUREL RD Parcel ID #: U12 49 0  
LUC: 132

GOLDFARB RUTH AND BENJAMIN  
C/O GERTRUDE STERNBERG  
ROBERT FISHER, PO BOX 70

DOVER NH 03821-0070

Loc: 10 LAUREL RD Parcel ID #: U12 51 0  
LUC: 101

FLANNERY RALPH S

P.O. BOX 1532/10 LAUREL RD

LITTLETON MA 01460

Loc: LAUREL RD Parcel ID #: U12 54 0  
LUC: 132

ROSE RICHARD J + ELEANOR M TRS  
ROSE ELEANOR M + RICHARD J TRS  
502 POPLAR ST

ROSLINDALE MA 02131

Loc: LAUREL RD Parcel ID #: U12 55 0  
LUC: 132

JAMES GERALD, JAMES SHERYL  
JAMES JOHN  
P.O. BOX 5

LITTLETON MA 01460

Loc: LAUREL RD Parcel ID #: U12 56 0  
LUC: 132

JAMES GERALD, JAMES SHERYL  
JAMES JOHN  
P.O. BOX 5

LITTLETON MA 01460

Loc: 24 LAUREL RD Parcel ID #: U12 57 0  
LUC: 101

CAPPUCCI KENNETH E

P.O. BOX 415

LITTLETON MA 01460

Loc: 21 LAUREL RD Parcel ID #: U12 62 0  
LUC: 101

JAMES GERALD R, JAMES SHERYL O  
JAMES JOHN D  
P.O. BOX 5

LITTLETON MA 01460

Loc: 19 LAUREL RD Parcel ID #: U12 63 0  
LUC: 101

ROSE RICHARD J + ELEANOR M TRS  
ROSE ELEANOR M + RICHARD J TRS  
502 POPLAR ST

ROSLINDALE MA 02131

Loc: LAUREL RD Parcel ID #: U12 64 0  
LUC: 132

ROSE RICHARD J + ELEANOR M TRS  
ROSE ELEANOR M + RICHARD J TRS  
502 POPLAR ST

ROSLINDALE MA 02131

Loc: LAUREL RD Parcel ID #: U12 65 0  
LUC: 132

ROSE RICHARD J + ELEANOR M TRS  
ROSE ELEANOR M + RICHARD J TRS  
502 POPLAR ST

ROSLINDALE MA 02131

Loc: 15 LAUREL RD Parcel ID #: U12 66 0  
LUC: 101

SLADOWSKY BARBARA

P.O. BOX 434/15 LAUREL RD

LITTLETON MA 01460

Loc: 11 LAUREL RD Parcel ID #: U12 70 0  
LUC: 130

LODER GEORGE W  
LODER BARBARA A  
13 KINSMAN ST

LOWELL MA 01852

Loc: 158 GOLDSMITH ST Parcel ID #: U12 72 0  
LUC: 101

GAGNON DIANA L

162 GOLDSMITH STREET

LITTLETON MA 01460

Loc: 162 GOLDSMITH ST Parcel ID #: U12 73 0  
LUC: 101

GAGNON DIANA L

162 GOLDSMITH STREET

LITTLETON MA 01460

Loc: 166 GOLDSMITH ST Parcel ID #: U12 74 0  
LUC: 101

SAGANICH DAVID  
SAGANICH ASHCROFT ALISA  
166 GOLDSMITH ST

LITTLETON MA 01460

Loc: 6 MAPLEHURST RD Parcel ID #: U12 76 0  
LUC: 101

HATHAWAY JOHN W

28 BALDWIN HILL RD

LITTLETON MA 01460

Loc: 8 MAPLEHURST RD Parcel ID #: U12 77 0  
LUC: 101

HURLEY ELIZABETH J  
C/O THOMAS HURLEY  
8 MAPLEHURST RD

LITTLETON MA 01460

Loc: 10 MAPLEHURST RD Parcel ID #: U12 78 0  
LUC: 101

HELSEL RICHARD L + DIANE W TRS  
HELSEL FAMILY TRUST  
10 MAPLEHURST RD

LITTLETON MA 01460

Loc: 14 MAPLEHURST RD      Parcel ID #: U12 79 0  
LUC: 101

THOMPSON JOHN C  
THOMPSON NATALIE A  
PO BOX 1282

LITTLETON MA 01460

Loc: 20 MAPLEHURST RD      Parcel ID #: U12 81 0  
LUC: 101

PSALTAKIS NICHOLAS J  
PSALTAKIS DONNA  
20 MAPLEHURST RD

LITTLETON MA 01460

Loc: 24 MAPLEHURST RD      Parcel ID #: U12 82 0  
LUC: 101

PICARIELLO WILLIAM J  
PICARIELLO DEBORAH R  
24 MAPLEHURST RD

LITTLETON MA 01460

Loc: 23 MAPLEHURST RD      Parcel ID #: U12 88 0  
LUC: 101

ROBINSON PATRICIA M

25 MAPLEHURST RD

LITTLETON MA 01460

Loc: MAPLEHURST RD      Parcel ID #: U12 89 0  
LUC: 132

THOMPSON NATALIE

PO BOX 1282

LITTLETON MA 01460

Loc: 9 MAPLEHURST RD      Parcel ID #: U12 90 0  
LUC: 101

VOLZ HEIDI A

9 MAPLEHURST RD

LITTLETON MA 01460

Loc: 3 MAPLEHURST RD      Parcel ID #: U12 93 0  
LUC: 101

LEO LEONARD R III

3 MAPLEHURST RD

LITTLETON MA 01460

Loc: 178 GOLDSMITH ST      Parcel ID #: U12 95 0  
LUC: 101

SWEATT MELVIN R  
SWEATT ANNE M  
P.O. BOX 393

LITTLETON MA 01460

Loc: NARCISSUS RD      Parcel ID #: U12 96 0  
LUC: 132

SWEATT MELVIN R  
SWEATT ANNE M  
P.O. BOX 393

LITTLETON MA 01460

Loc: NARCISSUS RD      Parcel ID #: U12 97 0  
LUC: 132

VOLZ HEIDI A

9 MAPLEHURST RD

LITTLETON MA 01460

Loc: NARCISSUS RD      Parcel ID #: U12 99 0  
LUC: 936

LITTLETON TOWN OF

PO BOX 1305

LITTLETON MA 01460

Property Address:

10 Maplehurst Road, Littleton, Middlesex County,  
Massachusetts

**QUITCLAIM DEED**

I, DIANE W. HELSEL, formerly known as DIANE W. CLOUTMAN,

in consideration of **LESS THAN ONE HUNDRED AND NO/100 DOLLARS (\$100.00)**

grant to **RICHARD L. HELSEL AND DIANE W. HELSEL, Husband and Wife, As Tenants by the Entirety**

of 10 Mapleburst Road, Littleton, Middlesex County, Massachusetts

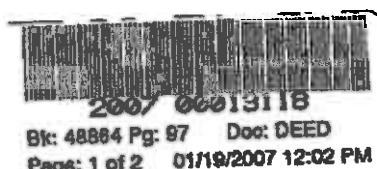
### *With Quitclaim Covenants*

The land with the buildings thereon, situated in Littleton, Middlesex County, Massachusetts, bounded and described as follows: Lots numbered 2199 and 2200 as designated and shown on a plan entitled "Map 'A' of Long Lake, Town of Littleton, Middlesex County, Massachusetts", duly recorded with Middlesex South District Registry of Deeds on October 14, 1925 in Book of Plans 362, Plan 26.

Subject to any restrictions or easements of record, if any there be.

Being the same premises conveyed to Grantor by deed recorded with Middlesex South District Registry of Deeds in Book 12971, Page 137.

**GOULD LAW OFFICES**  
P.O. BOX 752  
311 GREAT ROAD  
LITTLETON, MA 01460



Executed as a sealed instrument this 10<sup>th</sup> day of January, 2007.

Diane Helsel FKA  
DIANE W. HELSEL formerly known as  
DIANE W. CLOUTMAN  
Diane Cloutman

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

Date: 1/10/07

On this day, before me, the undersigned notary public, personally appeared DIANE W. HELSEL, formerly known as DIANE W. CLOUTMAN, proved to me through satisfactory evidence of identification which was a valid driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose,

Sherrill R. Gould  
Notary Public: Sherrill R. Gould  
My Commission Expires: 5/17/13

GOULD LAW OFFICES  
P.O. BOX 752  
311 GREAT ROAD  
LITTLETON, MA 01460

REGISTRY OF DEEDS  
SOUTHERN DISTRICT  
ATTEST:  
George C. Brune  
REGISTER

卷之三

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120.00' 232.92' — — — ~~SET 1P~~ ( Public - 40' wide )

*Loder Family Trust*

✓ *Loeser Family Trust  
v. Joe W. and Barbara A.  
Loeser, Trustees  
Ex. 2505-11*

12.000 \$/F

Barbara  
Sladowsky  
1 BK. 13795 - 363  
PLAN BK. 362-26

M.G.L. C41 SA  
I hereby ce.  
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for the divisio  
new ways are

17015 2299 - 22361

*John W. Hathaway*

(BK. 45658-56  
PLAN BK. 362-26)

1075 2/88 - 2/94

RECORD OWNER:  
*Loder Family Trust  
George W. and  
Dorothy A.*

5 off side measured to a knee.

