



BOARD USE ONLY

Case No.: 813A

Filing Date: 4/5/12

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

The undersigned, having ~~standing~~ 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: 12 Blood Rd

B. Assessors Map and Parcel Number: 049 - 36

Zoning District RES Aquifer District Water Resource District

C. Deed Reference: B-18586 P-87

2. LITTLETON ZONING BYLAW SECTION(S):

Variance Special Permit 17358 Appeal

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

Accessory dwelling.

4. PETITIONER(S): please print Matthew Field

Owner Tenant Licensee Agreed Purchaser Agent Other

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

Matthew Field
Signature(s)

6/2/2012
Date

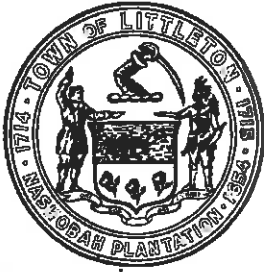
Mail Address: 12 Blood Road Littleton MA 01460

Telephone Number: (978) 337-6375

Town Clerk Use only:

Filing fee paid: \$ 75.00 # 746
200.00 # 745

Date: June 29, 2012



BUILDING COMMISSIONER

ZONING OFFICER

P.O. BOX 1305
LITTLETON, MA 01460
VOICE (978) 540-2420

TO: Board of Appeals
FROM: Zoning Officer, Roland Bernier
RE: 10 Maplehurst
12 Blood Road

Pursuant to MGL Chapter 40A, §15, please accept the attached documents, papers and comments constituting the record of the case in which the above noted appeal is being taken.

10 Maplehurst Road

The applicant is seeking a variance for reduced side setback of a 12 x 20 utility building. Construction of the structure has begun prior to the building permit application being received. The assessor's office has no record of any shed on the property. No further comment.

12 Blood Road

The applicant is seeking a special permit to construct / reconfigure an existing single family dwelling into a single family dwelling with an accessory dwelling. The proposed configuration has not been reviewed by this office. In keeping with the standing policy of the Building Department, said accessory dwelling shall have a communicating door between dwelling units to ensure single family status when the accessory dwelling condition no longer exist. No further comment.



TOWN OF LITTLETON
BOARD OF ASSESSORS

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

Date: June 5, 2012

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

Applicant: Matthew P. Field Name of Firm: _____
Mailing Address: 12 Blood Rd., Littleton, MA 01460

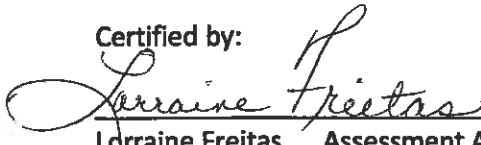
Subject Parcel Location and Parcel ID: 12 Blood Rd. U49-36-0
Subject Parcel Owner (s): Matthew P. Field and Sheila Field

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) 8 including the applicant/ subject parcel plus Forge Pond

Certified by:


Lorraine Freitas, Assessment Analyst

Loc: OFF GREAT RD Parcel ID #: R19 9 0
LUC: 717

MATHESON FRANK W
MATHESON EUNICE
591 GREAT RD

LITTLETON MA 01460

Loc: 20 DEER RUN RD Parcel ID #: U48 1 0
LUC: 101

PORTANOVA EUGENE
PORTANOVA ROSEMARY
219 HUNNEWELL ST

NEEDHAM MA 02494

Loc: 18 DEER RUN RD Parcel ID #: U48 2 0
LUC: 101

MILLARD JANE L

18 DEER RUN RD

LITTLETON MA 01460

Loc: 16 DEER RUN RD Parcel ID #: U48 51 0
LUC: 101

HARPER NANCY E
REED DANA S
16 DEER RUN RD

LITTLETON MA 01460

Loc: 10 BLOOD RD Parcel ID #: U49 35 0
LUC: 017

MATHESON FRANK W
MATHESON EUNICE P
591 GREAT RD

LITTLETON MA 01460

Loc: 12 BLOOD RD Parcel ID #: U49 36 0
LUC: 101

FIELD MATTHEW P
FIELD SHEILA
12 BLOOD ROAD

LITTLETON MA 01460

Loc: 16 A DEER RUN RD Parcel ID #: U49 37 0
LUC: 101

PORTANOVA, EUGENE L, ROSEMARY,
KEITH, AND JASON
219 HUNNEWELL ST

NEEDHAM MA 02494

Loc: 15 BLOOD RD Parcel ID #: U49 38 0
LUC: 101

MATHESON EUNICE P

591 GREAT ROAD

LITTLETON MA 01460

FORGE POND

EUGENE L. PORTANOVA

Needham, Middlesex

County, Massachusetts

For consideration paid and in full satisfaction of \$137,000.00

GRANT MATTHEW P. FIELD AND SHEILA FIELD, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY OF PARCEL 36 BLOOD ROAD, LITTLETON, MA with quitclaim encumbrances

the land in

That section and encumbrances, if any:

was land in the westerly part of Littleton, on the southerly side of Forge Pond, with the buildings thereon, and bounded and described as follows:

Commencing at a point at the southwesterly corner of the premises on the northerly side of a Cart Road; thence, running north 84° West two hundred twelve and eight tenths (212.8') feet by land now or formerly of George F. Stone to Forge Pond; thence, easterly by the shore of said Pond to the westerly boundary line of an avenue, as shown on plan hereinafter mentioned; thence, southerly by the westerly line of said avenue fifty-seven (57') feet to a point in the northerly line of said Cart Road; thence, south 64° West along ninety-two and one-third (92 1/3') feet to a bound; thence, south 45° West forty-six and one half (46 1/2') feet to a bound; thence, south 7° 50' East, seventy-five and three tenths (75.3') feet to a bound; thence, south 44° West thirty-six and two tenths (36.2') feet to a bound; thence, north 83° West fifty-five and nine tenths (55.9) feet to a point of beginning together with a right of way to pass and regress in common with the said George F. Stone and others over said Cart Road between the above described Avenue and the Great Road so-called, leading from Boston through Littleton to Groton. Said premises are shown on a plan entitled "Plan of Land in Littleton, Massachusetts, on the shore of Forge Pond, surveyed by H.C. Novey for George F. Stone." See Book of Plans No. 152, Plan 10.

Being the same premises conveyed to Eugene L. Portanova by Deed of Frank Corro, Administrator of the Estate of John A. Corro, dated October 22, 1986, and recorded with Middlesex South District Registry of Deeds in Book Page .

Witness my hand and seal this 20th day of September 1987

Eugene L. Portanova

The Commonwealth of Massachusetts

Middlesex, ss.

September 20 19 87

Then personally appeared the above named Eugene L. Portanova

and acknowledged the foregoing instrument to be his free act and deed before me

Notary Public

My commission expires 9-4-92

(*Individual — Joint Tenants — Tenants in Common.)

CHAPTER 183B, AS AMENDED BY CHAPTER 67 OF 1990

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration therefor in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary value. The full consideration shall mean the total price for the conveyance, including a fee for any encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

PARCEL 36, BLOOD RD LITTLETON MA 01460

REC 1987 SEP 22 01:08 735 2 30

312.36

MAS. SALES TAX:

RECEIVED

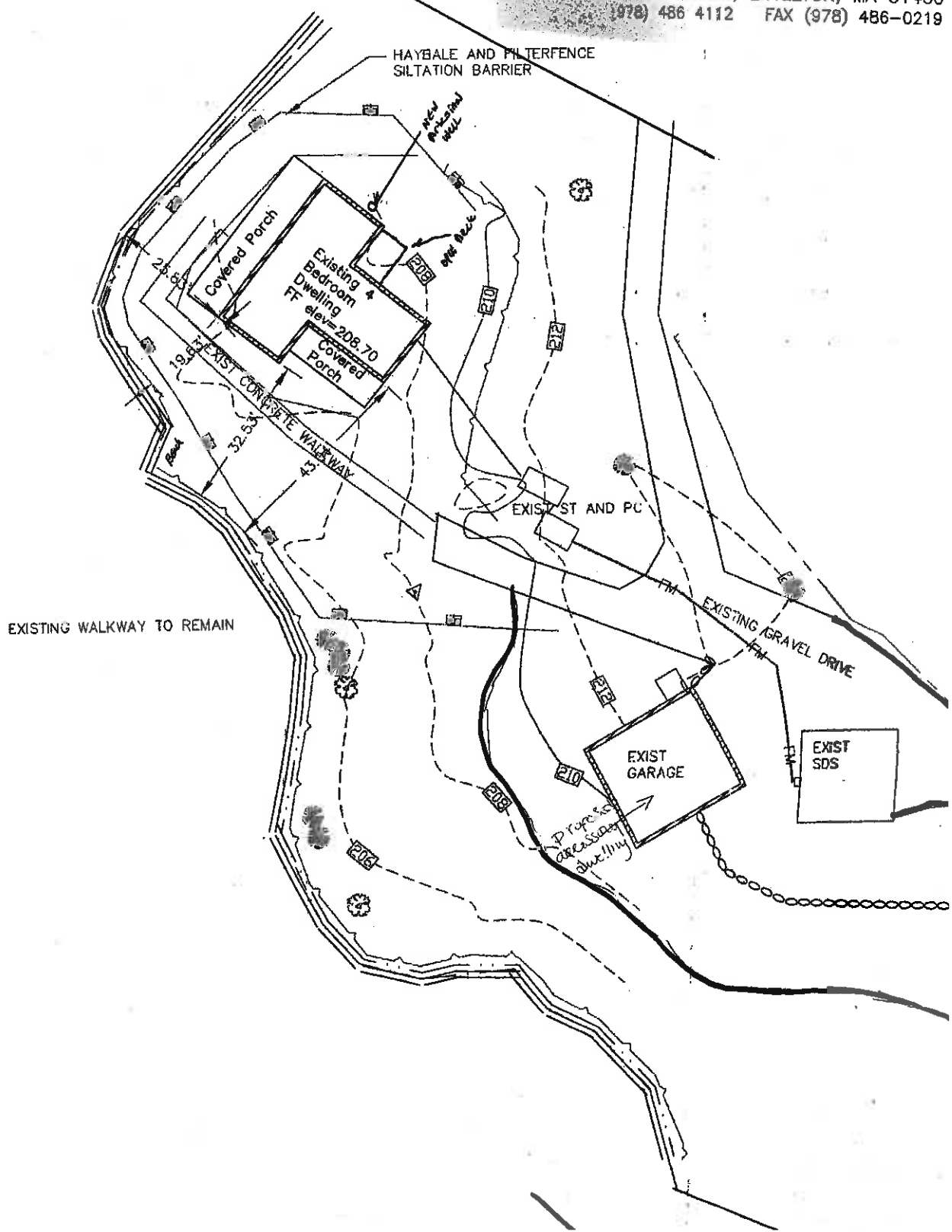
EXISTING SITE PLAN OF LAND IN LITTLETON

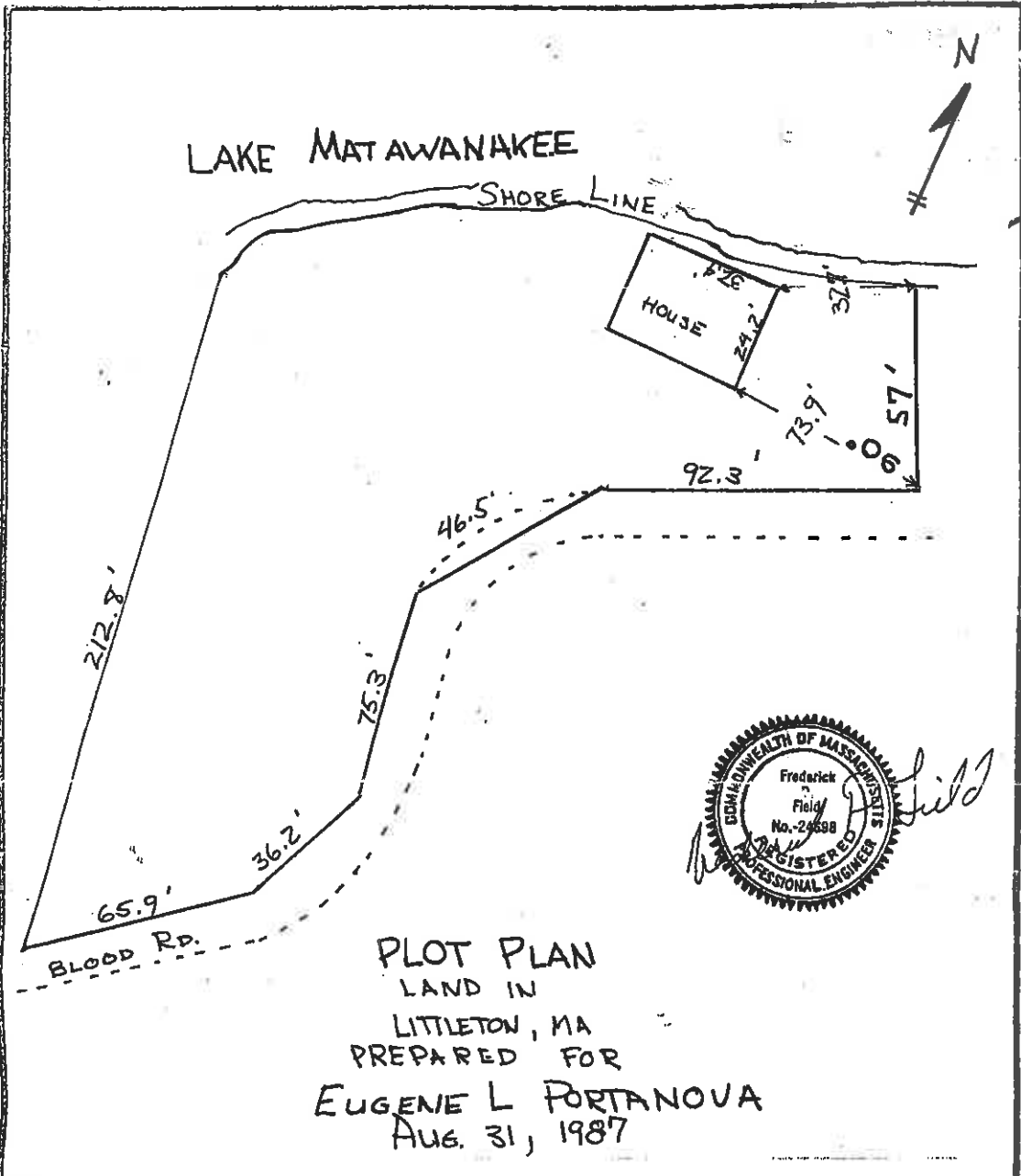
LOCATED BY Matthew & Sheila
FIELD 12 Blvd rd
LITTLETON MA 01460

PREPARED FOR MATT AND SHEILA FILL

Rev 1 August 12, 2003
DATE: JUNE 2003
SCALE: 1" = 20'

NASHOBA ENGINEERING ASSOC., INC.
142 KING STREET, LITTLETON, MA 01460
(978) 486 4112 FAX (978) 486-0219





PLOT PLAN
 LAND IN
 LITTLETON, MA
 PREPARED FOR
 EUGENE L PORTANOVA
 AUG. 31, 1987

I certify that the building as shown on this plan does not fall within the limits of the special flood hazard zone as shown on the department of housing and urban development maps dated: JUNE 15TH 1983

Building location and offsets shown are specifically for zoning determination only and not to be used to establish lot lines

Scale
 1 inch equals 36 feet

I certify that the building as located on the ground and shown on this plan does conform to the zoning by-laws of the town of LITTLETON

Deed Reference
 SOUTH Middlesex District Reg.

Nashoba Environmental Engineering
 PO Box 576
 Littleton, MA 01460
 Frederick P Field P.E.

Book 8963 Page 394
 Plan Bk. 152 Plan 10
 Land Court Cert. # N/A