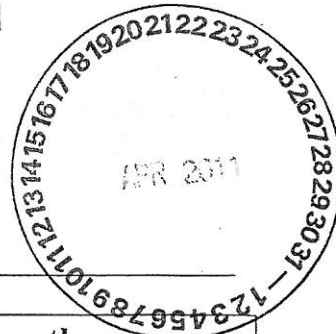




OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

RECEIVED  
4/21/11 11 AM



Board Use Only ... Case # 791A Filing Date \_\_\_\_\_

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

1. LOCATION OF THE PROPERTY:

A. Street Address 54 Spectacle Pond Rd Littleton, MA. Please print

B. Assessors' Map and Parcel # \_\_\_\_\_  
\_\_\_\_ Zoning District \_\_\_\_ Aquifer District \_\_\_\_ Water Resource District

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

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance ☒

B. Special Permit ☒

C. Appeal \_\_\_\_\_

3. STATE BRIEFLY REASONS FOR THIS PETITION Use additional sheets, if necessary

We are asking for a variance to the Littleton Town Ordinance that  
requires a fence to be 25 ft from a swimming pool. Our fence is less than  
5' from the pool except when measured diagonally. The longest point from the  
pool diagonally is 34'. We are asking for a 9' variance from the existing Littleton plantation

4. PETITIONER(S)

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

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

Carol Ann  
Signature

54 Spectacle Pond Rd.  
Mailing Address  
Littleton, MA 01460

4-21-11  
Date  
978-952-6682  
Telephone #

Town Clerk Use ONLY

Filing Fee Paid \$ 75.00 # 5204

Date April 21, 2011

Deed

DR 34933PG 170

We, Michael J. Halperin and Amanda L. Halperin, of Littleton, Middlesex County, Massachusetts

in consideration of Four Hundred Ten Thousand and 00/100 (\$410,000.00) Dollars

grant to Scott Rawa and Carolina Rawa, husband and wife, as tenants by the entirety

with **QUITCLAIM COVENANTS**

A certain parcel of land known as and numbered 54 Spectacle Pond Road, Littleton, Massachusetts 01460, situated on the northerly side of Spectacle Pond Road, in the Town of Littleton, County of Middlesex and Commonwealth of Massachusetts, being shown as Lot 7 on a plan of land entitled, "Land in Littleton, Mass. Surveyed for MIDDLESEX MATERIALS CORPORATION," Scale 1"= 100', June, 1996, David E. Ross Associates, Inc., Civil Engineers, Land Surveyors Environmental Consultants, P.O. Box 368 - 111 Fitchburg Road, Ayer, Mass., 01432, which plan is recorded in Middlesex South District Registry of Deeds on September 5, 1997, Instrument No. 225, Plan No. 995 of 1997, Book 27647, Page 361, and to which plan reference may be had for a more particular description of the within granted premises.

Said Lot 7 contains 2.1 acres more or less according to said plan.

Said premises are conveyed subject to all rights, easements, restrictions, reservations, encumbrances and agreements of record, to the extent that the same may apply, especially, those restrictions and reservations recited in deed from Middlesex Materials Corp. to John S. Giaimo, Inc., recorded with said Registry of Deed at Book 28574, Page 480, and that may be shown on the above reference plan.

Said premises are conveyed together with the benefit of Proposed Right of Way and Utility Easements shown on plan entitled, "Plan of Easements in LITTLETON, MASS, Prepared for JOHN S. GIAIMO, INC., Scale: 1"= 40' December, 1998", David E. Ross Associates, Inc., Civil Engineers, Land Surveyors Environmental Consultants, P.O. Box 368 - 111 Fitchburg Road, Ayer, Mass. 01432, which plan is duly recorded with Middlesex South District Registry of Deeds.

This conveyance is subject to real estate taxes not yet due and payable, which by the acceptance and recording of this Deed, the Grantee assumes and agrees to pay.

Being the same premises conveyed to Michael J. Halperin and Amanda L. Halperin, Recorded with the Middlesex County Southern Registry of Deeds Book 32035, Page 86.

Executed as a sealed instrument this November 5, 2001.

Michael J. Halperin  
Michael J. Halperin

Amanda L. Halperin  
Amanda L. Halperin

State of Massachusetts

Worcesters, ss:

On this November 5, 2001, before me personally appeared Michael J. Halperin, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Deborah G. Ticknor

Notary Public

My Commission Expires: 8/29/08

State of Massachusetts

Worcester, ss:

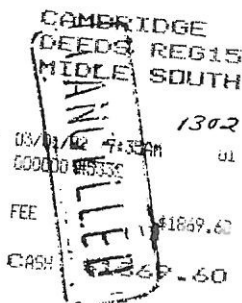
On this November 5, 2001, before me personally appeared Amanda L. Halperin, to me known to be the person(s), described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Deborah G. Ticknor

Notary Public

My Commission Expires: 8/29/08

Deborah G. Ticknor



CAMBRIDGE  
DEEDS REG15  
MIDDLE SOUTH

\*\*\* MASS. EXCISE TAX: 1869.60 \*\*\*

HSD 02/28/02 02:39:27 1302 45.00

Locus / grantee - 54 Spectacle Pond Rd. Littleton MA

This plan is not to be used for the establishment of property lines, erection of fences, landscaping or construction of additional structures.

# Certified Inspection Plan

5/ SPECTACLE POND LITTLETON, MA  
STREET TOWN

David E. Ross Associates, Inc.

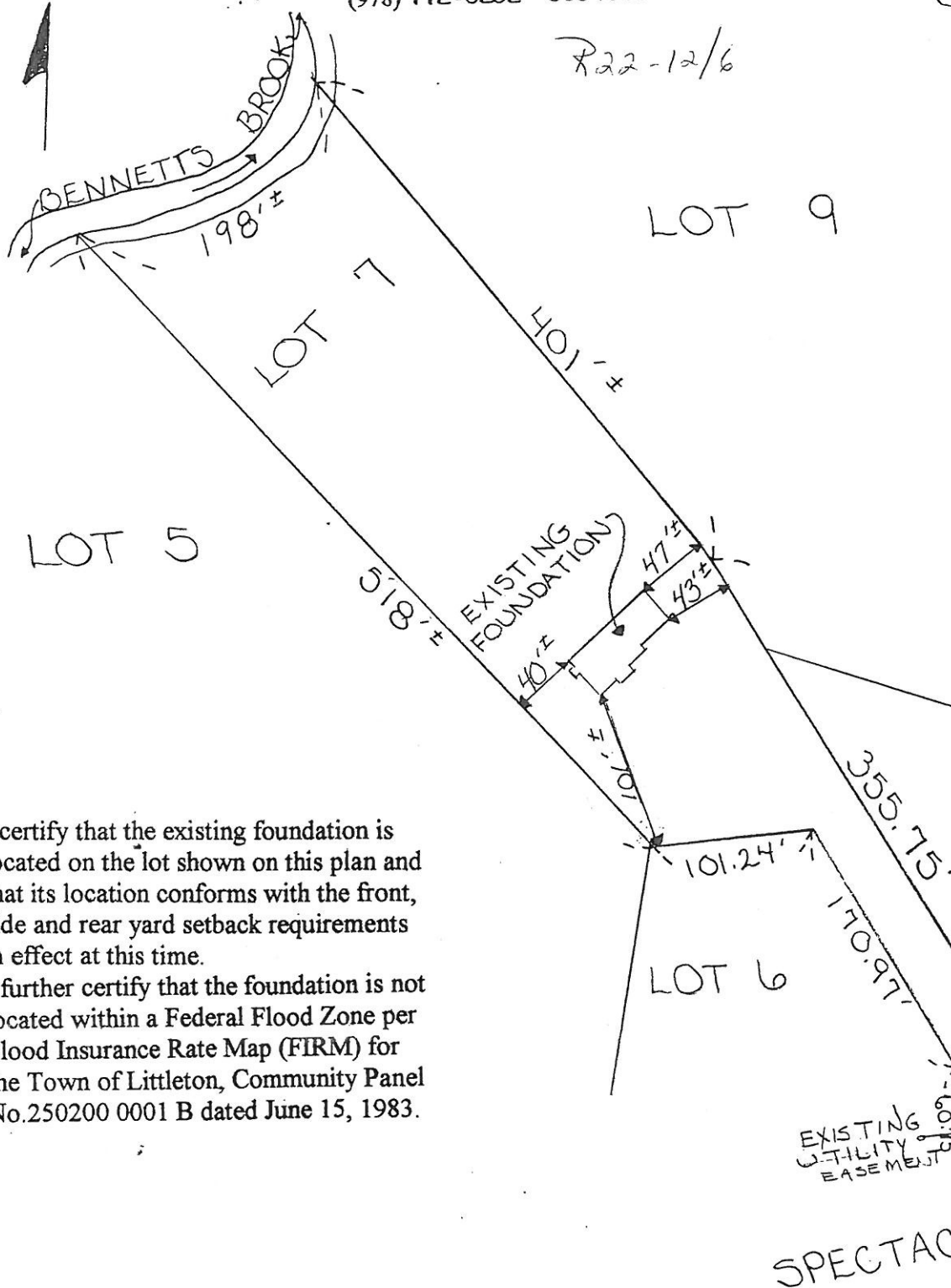
111 FITCHBURG ROAD - P.O. BOX 368 - AYER, MASS. 01432  
(978) 772-6232 368-1065 448-3916 FAX 772-6258



*David E. Ross*  
SURVEYOR

DATE: 9/23/98

R22-12/6



I certify that the existing foundation is located on the lot shown on this plan and that its location conforms with the front, side and rear yard setback requirements in effect at this time.

I further certify that the foundation is not located within a Federal Flood Zone per Flood Insurance Rate Map (FIRM) for the Town of Littleton, Community Panel No.250200 0001 B dated June 15, 1983.

REFERENCES: NB 71-B-116; L-3735; L-4287; JOB NO. 11792

PLAN NO. S-5466

