



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

Board Use Only Case # 774A Filing Date 1/20/10

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 563 King Street Please print

B. Assessors' Map and Parcel # U-7 Parcel 2-19

 Zoning District Aquifer District Water Resource District

C. Deed Reference Book 15934 Page 186

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance X

B. Special Permit X

C. Appeal

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

See Attached

4. PETITIONER(S) J+D Realty Trust

X Owner Tenant Licensee Agreed Purchaser Agent Other

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

Signature

J+D Realty Trust
41 Robinson Rd
L. Heber, Mass

Date

1/21/10
978-801-6831

Telephone #

Town Clerk Use ONLY

Filing Fee Paid \$ 75.00 CK# 258 Date 1/20/10
350.00 CK# 257

Littleton Board of Appeals

Littleton, MA 01460

January 21, 2010

This letter serves as an attachment to our application for a request for an extension of an existing permit. We are currently requesting an extension of our existing special permit to allow the following accessory uses: 1) motorized landscape equipment for rentals 2) motorized landscape equipment for sales and servicing 3) propane sales. This would be an expansion of our hard goods department which has been selling non motorized equipment for the past twenty five years.

The expansion is necessary to remain competitive in the current economic state and for the future growth of our established business. It would allow us to offer the services and sales which compliment our current hard goods department while remaining proactive in the local market where local grocery stores, pharmacies and road side stands are offering some of these services which are not directly related to their business.

The expansion would operate in one of our enclosed buildings which is ideally located on the current property with ample parking, loading and unloading space which would not present any traffic problems due to the fact we are increasing services to our current customer base. There will be no subsequent harm or noise problems to the neighborhood.

We feel the expansion is vital in keeping us alive and updated in the current economy.



Morton Building on site to house new services



Current sample of hard goods & tools sold



compressor



tiller



thatcher



spreader



leaf blower



weed trimmer



sod cutter



chain saw



weed wacker



log splitter

Examples of equipment to be rented and serviced

19211 P 486, 562 BOOK 25462 P 1245C
17333 P 121 BOOK 152 P 152
BOOK 23828 P 325 H.C.
15414 P 363 15518
Lot 9

SF 15434 PG 186

MJC 25-

TR 610 RE 2500

12/20/84

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BK 15 934 PG 188

The Commonwealth of Massachusetts

Middlesex

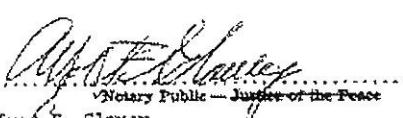
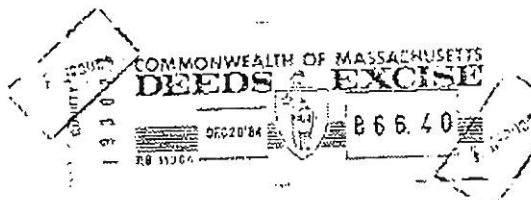
ss.

December 20 1984

Then personally appeared the above named John N. Robinson and Edna M. Robinson

and acknowledged the foregoing instrument to be their free act and deed

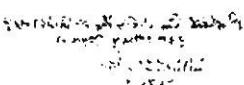
before me


.....
Notary Public - Justice of the Peace
Alfred F. Glavey
My Commission expires July 29 1988

(THE FOLLOWING IS NOT A PART OF THE DEED AND IS NOT TO BE RECORDED)

Chapter 183, Section 11, General Laws

A deed in substance following the form entitled "Quitclaim Deed" shall when duly executed have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor, for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns, that at the time of the delivery of such deed the premises were free from all encumbrances made by him, and that he will, and his heirs, executors and administrators shall, warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.





**TOWN OF LITTLETON
BOARD OF ASSESSORS**

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

January 21, 2010

This is a certified list of abutters 300 feet for Joseph A. Cataldo, Trustee of J & D Realty Trust, P.O. Box 397, Littleton, MA 01460. The property is located at 563 King St., Littleton, MA and shown on Assessor's Map U07 as Parcel 2 19.

CERTIFIED BY;

Anita Harding
Anita Harding
Assessment Analyst

