



OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

Board Use Only ... Case # 7744 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) T + 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 [Signature]  
Mailing Address 41 Robinson Rd  
Littleton, Mass

Date 1/21/10  
Telephone # 978-501-6831

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 436, 567  
 BOOK 25466 P 12 NTC  
 BOOK 23878 P 395 NTC  
 BOOK 18198 P 152  
 BOOK 25414 P 363 NTC  
 2079

86 15934 P6186

MHC 25-

12/20/84  
 610 NE 2500  
 TR

We, John N. Robinson and Edna M. Robinson, husband and wife, as tenants by the entirety, both of Littleton, Middlesex County, Massachusetts, being unmarried, for consideration paid \$380,000.00 grant to J & D Realty Trust, Joseph A. Cataldo, Trustee, u/d/r dated December 20, 1984, to be recorded herewith

of Littleton, Middlesex County, Massachusetts

with quitclaim covenants

The land with the buildings thereon, situated in Littleton, Middlesex County, Massachusetts. A certain parcel of land situated on the Southerly side of Robinson Road, Littleton, Middlesex County, Massachusetts, bounded and described as follows: Beginning at a point on the Southerly side of said Road at a corner of land formerly of L. M. Wetherbee and thence running Southerly on the wall to land now or formerly of Edwin N. Robinson; thence continuing Southerly by said Robinson land to a point on the Boston Road to a stone bound; thence Southeasterly on said State Road to land now or formerly of Henry J. Couper; thence Easterly by said Couper land along the wall to the parcel next hereinafter described; thence Northerly by said second parcel to said Robinson Road; thence Westerly on said Road to the point of Beginning. Containing about seven (7) acres of land. Excepting and excluding, however from the parcel above described so much thereof as was conveyed to Russell K. Dodge et ux by deed of Ernest H. Robinson and recorded with Middlesex South District Deeds, Book 7527, Page 136. Being also another parcel of land situated in the Easterly part of said Littleton bounded and described as follows: Beginning at Robinson Road at land formerly of George W. Whitcomb and running Northerly along the wall to land formerly of Lucy W. Flagg, thence Easterly along the wall to the Westford Town Line; thence Southerly on said Town Line to the parcel next hereinafter described; thence Westerly on said third parcel; thence Easterly by said third parcel along the wall to land now or formerly of Henry J. Couper; thence Southeasterly by said Couper land to land now or formerly of W. L. Proctor; thence Westerly and Southerly by said Proctor land to land now or formerly of said Couper; thence Northwesterly and Southwesterly to the first parcel above described; thence Northerly by said first parcel to Robinson Road; thence Easterly on said Road to the house formerly owned by Edwin N. Robinson; thence Westerly on said Road to the point of beginning. Containing fifty-nine (59) acres, more or less. Also to another parcel of land situated in the Easterly part of said Littleton bounded and described as follows: Beginning at the corner of the wall at the second parcel above described, thence running Easterly on said second parcel to land formerly of Allen Kimball and now or formerly of Decatur; thence Southeasterly on the wall and said Decatur land to the wall at said second parcel; thence Westerly on the wall and said second parcel to a corner; thence Northerly on the wall and said second parcel to point of beginning. Containing seven (7) acres, more or less;

Being all and the same premises to us conveyed by deed of Ernest H. Robinson dated October 22, 1955, recorded with Middlesex South District Registry of Deeds at Book 8593 Page 340.

EXCEPTING and excluding from the above premises those portions of the land conveyed by us to Irving T. Dunn et ux which deed is recorded with said Deeds, Book 9855, Page 166; to Littleton Oil Co., Inc. which deed is recorded with said Registry of Deeds, Book 12271 Page 236; to Charles Richard Mossie which deed is recorded with said Registry of Deeds, Book 12297, Page 292; and a taking for the widening of Robinson Road as recorded with said Registry of Deeds at Book 11815, Page 567.

ALSO EXCEPTING from the above premises approximately 6.35 acres, more or less, located on the Northerly side of Robinson Road described as follows: Beginning at a point on Robinson Road and at land now or formerly of Timothy P. and Karen L. Foote and premises granted herein and thence running Northerly along said land of Timothy P. and Karen L. Foote 579.67 feet to a point at and now or formerly of E.H. Flagg and the said Timothy P. and Karen L. Foote

BK 15934 PG 188

## The Commonwealth of Massachusetts

Middlesex

SS.

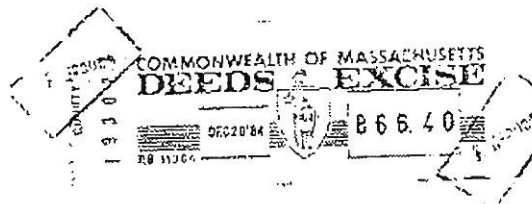
December 20 1984

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

*Alfred F. Glavey*  
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.

*John N. Robinson*  
*Edna M. Robinson*  
Witnesses



**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;

A handwritten signature in cursive script, reading "Anita Harding", is written over the printed name and title.

Anita Harding  
Assessment Analyst

