

OFFICE OF THE
LITTLETON BOARD OF APPEALS
 LITTLETON, MASSACHUSETTS 01460



Board Use Only ... Case # 786A 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: *Please print*
 A. Street Address 85 Russell St
 B. Assessors' Map and Parcel # R-17-1-0
 Zoning District Aquifer District Water Resource District
 C. Deed Reference 547 40 Page 568

2. LITTLETON ZONING BYLAW SECTION(S)
 A. Variance
 B. Special Permit 173-52
 C. Appeal

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

4. PETITIONER(S) Sudak Brothers Enterprises LLC.
 Owner Tenant Licensee Agreed Purchaser Agent Other

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

Dean P. Sudak / Peter M. Sudak
 Signature 8-12-2010
80 Pleasant St Westford, MA 01886
 Mailing Address Date 978-490-4182 / 978-490-4181
 Telephone #

.....
 Town Clerk Use ONLY Filing Fee Paid \$ _____ Date _____

SUDAK BROTHERS ENTERPRISES LLC.

80 Pleasant St.
Westford, Ma. 01886

To: Littleton Board Of Appeals

RE: Special Permit for 85 Russell St. Littleton, MA.

Project Description: To construct a proposed industrial building in accordance with plan entitled Site plan of land in Littleton, Ma. prepared for Russell St. Builders by David E. Ross Inc. Dated July 2004 on a 1.36 acre lot located at #85 Russell St. Littleton Ma. The building will be designed for the storage of commercial trucks. The Town of Littleton Planning Board approved the site plan and granted a Special Permit on May 4, 2010.

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 84938
Document Type	: DEED
Recorded Date	: May 27, 2010
Recorded Time	: 10:15:22 AM
Recorded Book and Page	: 54740 / 558
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1125800
Recording Fee (including excise)	: \$923.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/27/2010 10:15 AM
Ctrl# 139412 23929 Doc# 00084938
Fee: \$798.00 Cons: \$175.000.00

**Middlesex South Registry of Deeds
Eugene C. Brune, Register
208 Cambridge Street
Cambridge, Massachusetts 02141
617/679-6310**

MASSACHUSETTS QUITCLAIM DEED

I, Catherine V. Hunt of 152 Mill Road, Littleton, Massachusetts 01460,

for consideration paid, and in full consideration of ONE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 Dollars (U.S. \$175,000.00)

grant to SUDAK BROTHERS ENTERPRISES, LLC , of 80 Pleasant Street, Westford, Massachusetts 01886

with *quitclaim covenants*

the following property in Middlesex County, Massachusetts.

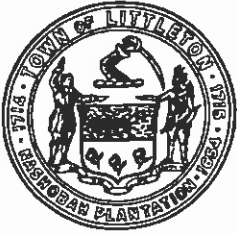
the land in Littleton, Middlesex County, Massachusetts, described as follows:

A parcel of land shown as Lot A on a plan of land entitled "Plan of Land in Littleton, Mass. Prepared for Dino Realty Trust, Dino Carlo, Trustee" dated March 2004, revised May 5, 2004 and prepared by David E. Ross Associates, Inc., PO Box 368-111 Fitchburg Rd., Ayer, MA 01432, which plan is recorded as Plan No. 567 of 2005.

Said parcel contains 59,320 square feet of land, more or less, according to said plan.

Being the same premises conveyed to grantory by deed recorded with Middlesex South Reigstry of Deeds at Book 46966, Page 206.

85 Russell Street, Littleton, MA 01460



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

May 4, 2010

APPLICATION: **AQUIFER PROTECTION DISTRICT
SPECIAL PERMIT**

PROPERTY LOCATION: 85 Russell Street
Map R-17, Parcel 1

DESCRIPTION: Construct 2,400 sf industrial building and associated site improvements with the following use within the Aquifer District: Grading resulting in creation of exterior grades less than 5 feet above maximum groundwater elevation; and rendering impervious more than 15 percent but less than 30 percent of the parcel.

APPLICANT: Sudak Brothers Enterprises, LLC
80 Pleasant Street
Westford, MA 01886

OWNER: Catherine V. Hunt
152 Mill Road
Littleton, MA 01460

ENGINEER: David E. Ross Associates, Inc.
111 Fitchburg Road; PO Box 368
Ayer, MA 01432

DATES OF LEGAL NOTICES: March 25 and April 1, 2010

DATES OF HEARING: April 8 and April 22, 2010

MEMBERS PRESENT: Mark Montanari, Janet LaVigne, Richard Crowley,
Steve Wheaton, and Gregg Champney

REFERENCE PLANS: "Site Plan of Land in Littleton, Mass" Prepared for Russell Street Builders; by David E. Ross Associates, Inc., dated July 2004, last revised November 1, 2004, Job 16552 with the following 4 sheets:

1. Layout and Drainage Plan
2. Grading and Landscape Plan
3. Construction Notes and Details
4. Site Proximity Plan & Details



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

11. This Special Permit shall not become effective until it is recorded at the Registry of Deeds.

The Board voted 5 to 0 to **grant** the Special Permit with the above conditions.

Appeals, if any, shall be made pursuant to Section 17 of Chapter 40A, Massachusetts G.L., and shall be filed within 20 days after the date this decision is filed with Town Clerk.

Signed:

Richard Crowley, Clerk

Date Filed with Town Clerk: 5/4/10

Town Clerk

TOWN CLERK CERTIFICATION:

To Whom It May Concern:

I, Diane Crory, Clerk of the Town of Littleton hereby certify that twenty days have elapsed since the filing of this decision by the Planning Board to grant this Special Permit and that no appeal concerning said decision has been filed, or that any appeal that has been filed has been dismissed or denied.

**Town Clerk Diane Crory
Littleton, Mass.**

May 25 2010
Date



**TOWN OF LITTLETON
BOARD OF ASSESSORS**

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

Date: August 11, 2010

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

Subject Parcel Location: 85 Russell Street

Subject Parcel Map & Parcel No.: R17-1-0

Subject Parcel Owner (s): Sudak Brothers Enterprises LLC

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) 12 including the subject parcel.

Certified by:



Lorraine Freitas, Assessment Analyst

Loc: 85 RUSSELL ST Parcel ID #: R17 1 0
LUC: 441

SUDAK BROTHERS ENTERPRISES LLC

80 PLEASANT ST

WESTFORD MA 01886

Loc: 82 RUSSELL ST Parcel ID #: R17 2 0
LUC: 930

LITTLETON TOWN OF
PARK & RECREATION DEPT
PO BOX 1305

LITTLETON MA 01460

Loc: 2 DELANEY DR Parcel ID #: R17 2 1
LUC: 101

MONTANARI MARK, TRUSTEE OF
LID TRUST
PO BOX 957

LITTLETON MA 01460

Loc: 1 DELANEY DR Parcel ID #: R17 2 14
LUC: 101

MIGNACCA ANTHONY P
MIGNACCA KATHLEEN
1 DELANEY DRIVE

LITTLETON MA 01460

Loc: 4 DELANEY DR Parcel ID #: R17 2 2
LUC: 101

ALEXANDER JAMES W
ALEXANDER JOYCE N
4 DELANEY DR

LITTLETON MA 01460

Loc: 6 DELANEY DR Parcel ID #: R17 2 3
LUC: 101

DESLAURIER ARMAND J
DESLAURIER MAUREEN
6 DELANEY DR

LITTLETON MA 01460

Loc: 8 DELANEY DR Parcel ID #: R17 2 4
LUC: 101

FRANCIS WILLIAM A
FRANCIS ROSE MARIE
8 DELANEY DR

LITTLETON MA 01460

Loc: 95 RUSSELL ST Parcel ID #: R18 2 A
LUC: 402

KAYLYN LLC

95 RUSSELL ST

LITTLETON MA 01460

Loc: 154 RUSSELL ST Parcel ID #: R18 3 16
LUC: 101

MUNROE JOHN P
MUNROE NANCY E
154 RUSSELL ST

LITTLETON MA 01460

Loc: 152 RUSSELL ST Parcel ID #: R18 3 17
LUC: 101

HURLEY DANIEL
HURLEY PAMELA J
152 RUSSELL ST

LITTLETON MA 01460

Loc: 150 RUSSELL ST Parcel ID #: R18 3 18
LUC: 101

DONAHUE MARK
DONAHUE KERRY ANNE
150 RUSSELL ST

LITTLETON MA 01460

Loc: 148 RUSSELL ST Parcel ID #: R18 3 19
LUC: 101

RAUKER KIMBERLEY R
RAUKER THOMAS C
148 RUSSELL ST

LITTLETON MA 01460

INTERSTATE ROUTE 495

GENERAL

ALL WORK SHALL MEET THE REQUIREMENTS OF THE MASSACHUSETTS STATE BUILDING CODE 7TH ADDITION WITH LATEST REVISIONS AND ADDITIONS.
 THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND VERIFY ALL DIMENSIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

FOUNDATION

ALL FOUNDATIONS TO BEAR ON SOIL WITH A MINIMUM BEARING CAPACITY OF 2 TONS PER SQUARE FOOT. VERIFICATION OF THIS AMOUNT SHALL BE THE RESPONSIBILITY OF THE OWNER'S GEOLOGICAL ENGINEER.
 NO CONCRETE TO BE PLACED ON FROZEN GROUND OR UNDER WATER.
 ALL FOOTINGS TO BE CARRIED DOWN TO A MINIMUM OF 4 FEET BELOW FINISHED GRADE.

CONCRETE

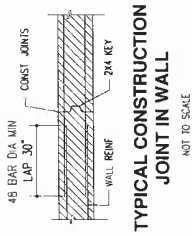
ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,000 PSI AT THE END OF 28 DAYS.
 ALL CONCRETE SHALL BE CONTROLLED AND UNDER THE SUPERVISION OF AN APPROVED TESTING LABORATORY FOR MIXING, TRANSPORTING AND PLACING OPERATIONS AS PER CODE.
 ALL CONCRETE SHALL MEET THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS ACI-318 LATEST EDITION.

ALL CONCRETE TESTING SHALL BE DONE BY AN APPROVED TESTING LABORATORY. SAMPLES FOR STRENGTH TESTS SHALL BE TAKEN IN ACCORDANCE WITH ASTM-C172.

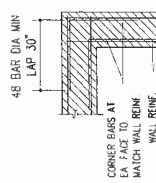
REINFORCING STEEL

ALL REINFORCING STEEL SHALL BE FABRICATED AND ERIGED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE SPECIFICATIONS AND "THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" STEEL SHALL MEET THE REQUIREMENTS OF ASTM A615 GRADE 60.

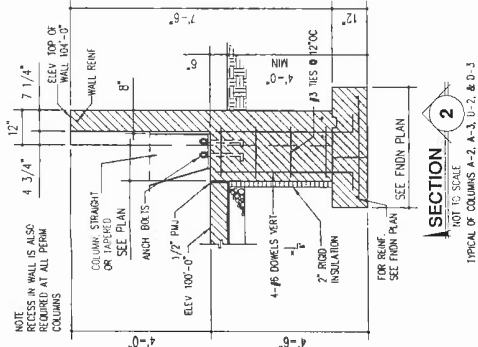
THE REINFORCING STEEL FABRICATOR SHALL PROVIDE ALL NECESSARY CHAIRS AND STEEL SEPARATORS FOR THE REINFORCED CONCRETE SLABS.



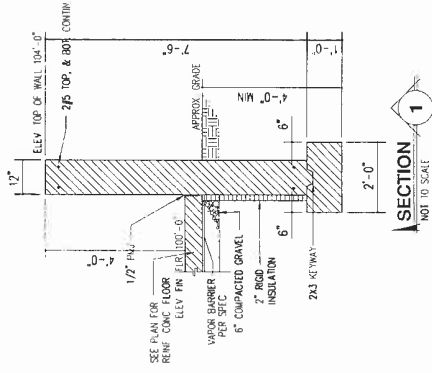
TYPICAL CONSTRUCTION JOINT IN WALL
 NOT TO SCALE



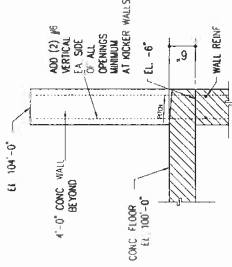
TYPICAL CORNER REINF.
 NOT TO SCALE



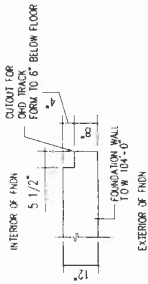
SECTION 2
 NOT TO SCALE
 TYPICAL OF COLUMNS A-2, A-3, U-2, & D-3



SECTION 1
 NOT TO SCALE



SECTION 3
 NOT TO SCALE
 TYPICAL DROP DETAIL AT ALL DOORS IN KITCHEN WALLS



DETAIL "1/4" TYPICAL TRACK CUT OUT DETAIL AT OVERHEAD DOORS
 NOT TO SCALE

BUILDER TO CONFIRM ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME



RBI
 REGIONAL BUILDERS INCORPORATED
 100 STATE STREET
 WORCESTER, MA 01608

7-22-2010
 H.T.S.

SUDAK ENTERPRISES, LLC
 LITTLETON, MA
REGIONAL BUILDERS INC.
 WORCESTER, MA 01608
F-2