

BOARD USE ONLY

Case No.: 743A

Filing Date: March 19, 2008

LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
3/19/08

R. Jemi

The undersigned, having 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: 43 Lake Shore Drive

B. Assessors Map and Parcel Number: U17-97

☒ Zoning District Res. ☐ Aquifer District ☐ Water Resource District

C. Deed Reference: MSRD Book 45111, Page 31

2. LITTLETON ZONING BYLAW SECTION(S):

☐ Variance ☒ Special Permit 173-10B(1) ☐ Appeal

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

Current front steps extend into Lake Shore Drive right of way.
Intend to remove steps and replace with small deck and stairs
that lead away from the street. Deck and stairs are within
setback. Also replacing existing deck with a 15x15 screen porch.

4. PETITIONER(S): please print Glenn Berger

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

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

Signature(s)

Date

Mail Address: Acton Woodworks, Inc., 2 School St., Acton, MA 01720

Telephone Number: (978) 269-0222

Town Clerk Use only:

Filing fee paid: \$ 200.00 ck #9169
75.00 ck #
9170

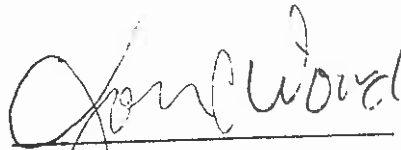
Date: March 19, 2008

Joan Wood
43 Lake Shore Drive
Littleton, MA 01460
March 15, 2008

Town of Littleton
37 Shattuck Street
Littleton, MA 01460

To Whom It May Concern:

I, Joan C. Wood, hereby authorize Glenn Berger of Acton Woodworks, Inc. to act as my agent for all matters related to my property located at 43 Lake Shore Drive, Littleton, MA, including requesting and obtaining permits from any town board or official.


Joan Wood

2

PROPERTY ADDRESS: 43 Lake Shore Drive, Littleton, Middlesex County, Massachusetts

QUITCLAIM DEED

I, TANIA FRANKO VILLALOBOS, being unmarried

IN CONSIDERATION OF FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$450,000.00)

GRANT TO JOAN C. WOOD, INDIVIDUALLY

of 43 Lake Shore Drive, Littleton, Middlesex County, Massachusetts

with quitclaim covenants



2005 00088610
Bk: 45111 Pg: 31 Doc: DEED
Page: 1 of 2 06/03/2005 10:25 AM

THE LAND WITH THE BUILDINGS THEREON BEING KNOWN AS AND NUMBERED 43 LAKE SHORE DRIVE, LITTLETON, MASSACHUSETTS AS MORE FULLY DESCRIBED IN THE ATTACHED "EXHIBIT A"

The Grantor hereby releases any and all rights of Homestead declared on January 29, 1999 and recorded with Middlesex South District Registry of Deeds in Book 29732, Page 199.

Being the same premises conveyed to Grantor by Deed recorded with Middlesex South District Registry of Deeds in Book 29732, Page 197.

Executed as a sealed instrument this 3rd day of May, 2005.

TANIA FRANKO VILLALOBOS
TANIA FRANKO VILLALOBOS

COMMONWEALTH OF MASSACHUSETTS

DATE:

Middlesex, ss.

On this 3rd day of May, 2005, before me, the undersigned notary public, personally appeared TANIA FRANKO VILLALOBOS proved to me through satisfactory evidence of identification which was a valid driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose,

Notary Public:
My Commission Expires:



MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 00
Date: 06/03/2005 10:25 AM
Cntr# 051042 11884 Doc# 00088610
Fee: \$2,052.00 Cons: \$450,000.00

PLEASE RETURN TO:
GOULD LAW OFFICES
P.O. BOX 752
311 GREAT ROAD
LITTLETON, MA 01460

43 Lake Shore Drive, Littleton, MA

EXHIBIT AParcel #1

A certain parcel of land with the buildings thereon being Lots 1404, 1405, 1406, 1407 and 1408, on a plan entitled "Map A of Long Lake, Town of Littleton, Middlesex County, Massachusetts," duly recorded with Middlesex South District Registry of Deeds on October 14, 1925 in Book of Plans #362 Plan #26 subject to and with the benefit of rights and privileges to use the streets in common with others.

Parcel #2

The land in Littleton, situated on the northerly side of Lake Shore Drive, shown as Lot 98 of Page U17 of the Maps of the Board of Assessors for the Town of Littleton dated January 1, 1981, containing approximately 5,330 sq ft. Being a Lot acquired by Treasurer's deed for non-payment of taxes dated April 19, 1974 recorded with said deeds in Book 12624, Page 009

Pursuant to the vote of the Board of Selectman in accordance with Article 7 of the Town by-laws the lot is conveyed to be thereafter subject to the provisions of the Town's Zoning by-laws now in force and effect on the date of this conveyance including particularly Section 2600 requiring a minimum lot area of 40,000 square feet and 150 feet of frontage upon the street for the purpose of a dwelling house.

PLEASE RETURN TO:
GOULD LAW OFFICES
P.O. BOX 752
311 GREAT ROAD
LITTLETON, MA 01480

REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST:

[Signature]
REGISTER

