



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460
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Board Use Only ... Case # _____ 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 151 Taylor Street

B. Assessors' Map and Parcel # 10-14

 Zoning District ☒ Aquifer District Water Resource District

C. Deed Reference _____

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance § 173-38 Off-premises sign

B. Special Permit _____

C. Appeal _____



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

monument
Off site/sign needed for hotel at intersection of Monarch Drive
and Taylor Street due to hidden nature of hotel site.

4. PETITIONER(S) Waterford Development Corp.

 Owner Tenant Licensee ☒ Agreed Purchaser Agent Other

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

Mark D. [Signature]
Signature

TBC, BPS LLC Trustee of 151 Taylor Realty Trust
Mailing Address
250 First Street Suite 200, Needham MA 02494

9/8/08
Date
781-707-4000
Telephone #

Town Clerk Use ONLY Filing Fee Paid \$ _____
Registry Fee Paid \$ 75.00 _____ Date _____

151 TAYLOR STREET

RELIEF UNDER SECTIONS 173-34, 173-35, 173-38, OFF PREMISES SIGN

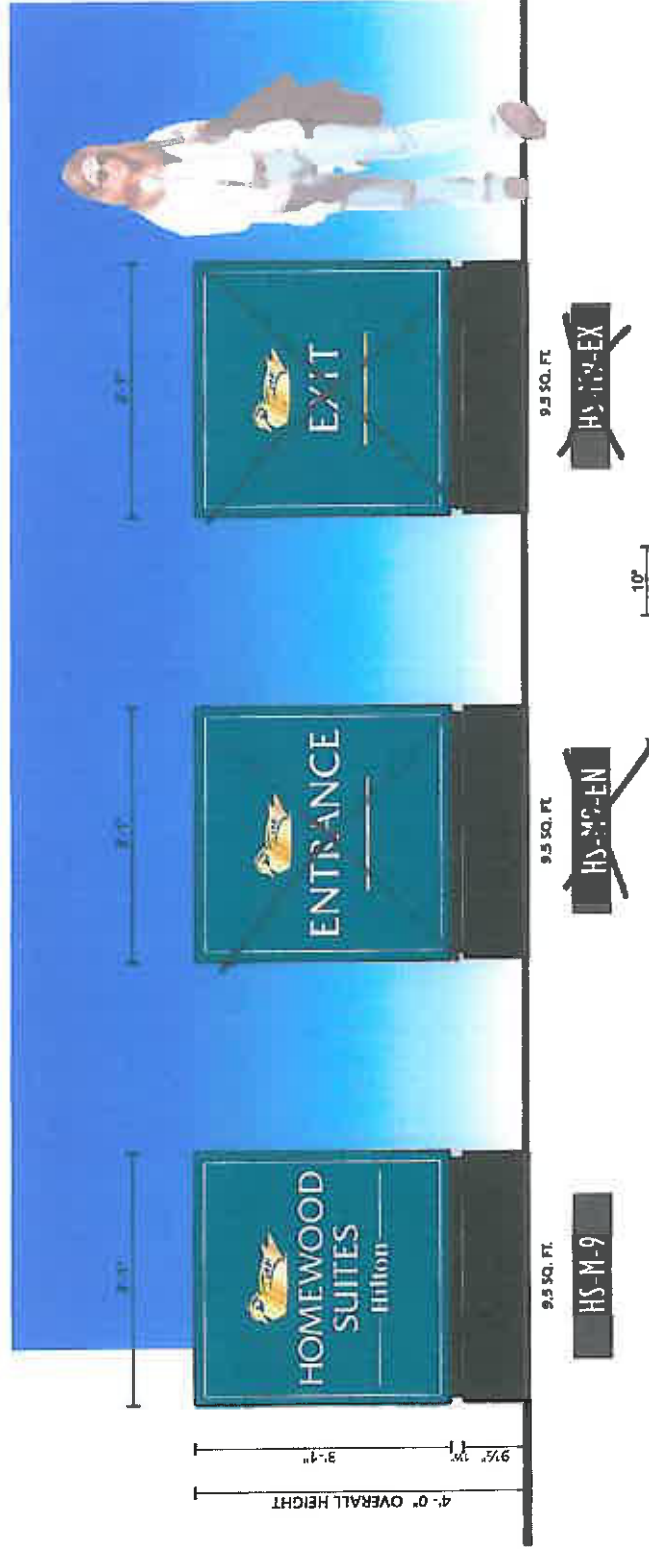
Petitioner seeks a variance from the provisions of Sections 173-34, 173-35 and 173-38 of the Zoning By-Law for the purposes of maintaining an off-premises sign for an adjacent landowner. Petitioner intends to grant the adjacent landowner an easement for the use, installation, construction and maintenance of a monument sign at the intersection of Monarch Drive and Taylor Street. A literal enforcement of the provisions of the zoning chapter will involve a substantial hardship.

The hardship is owing to the following circumstances: The adjacent landowner intends to develop its land for a Hotel (and for which the sign is intended), and, due to the original taking and construction of Interstate Route 495, said land is significantly below the grade of said Interstate 495 and is virtually hidden from Interstate 495 and is set back from Taylor Street. Interstate 495, while not providing actual frontage to the Property, is the only through public way adjacent to the Property, and therefore signage for the Hotel must be visible from Taylor Street in order to locate and identify the proposed Hotel for its customers and other business invitees. Without the sign requested by this variance, there would be limited, if any, directional and identification signage for the proposed Hotel.

The surrounding area is Industrial and other commercial uses, as well as the adjacent interstate highway. There are no residential homes within site distance of the proposed sign location.

Therefore, the desired relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the zoning by-law.

MONUMENT // DIRECTIONAL SIGNS



General Construction Notes:

DYE ALUMINUM SIGN CABINET WITH ONE PIECE FILLER / RETAINERS. PAINT TO MATCH TEAL GREEN SIGN BACKGROUND (SATIN FINISH). PAINT INTERIOR W/ STARBUCKS LIGHT ENHANCING WHITE.

FLAT .150" THICK WHITE POLYCARBONATE FACES W/ 1/4" SURFACE TEAL GREEN TRANSLUCENT VINYL OVERLAY - GRAPHICS CUT OUT / WHITE SHOWS THRU "THICK" LOGO & RULE LINE METALLIC GOLD VINYL APPLIED TO 1/4" SURFACE. SIGN FACES INTERNALLY ILLUMINATED W/ APPROX. 14,000 MCD FT. 51 LUMINOUS FOOT CANDLE (1.5 MCD)



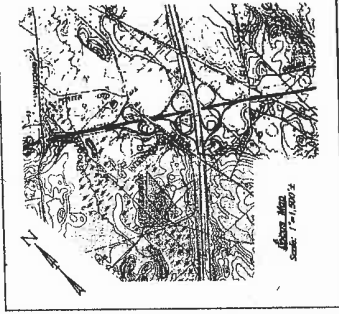
Plan of Land in LITTLETON, MASS.

Hayes Engineering, Inc.
Civil Engineers & Land Surveyors
1746 Washington St., Suite 200
Boston, MA 02118
Tel: 617-552-1100
Fax: 617-552-1101
www.hayeseng.com
North 20, 2008
Revised April 20, 2008
Scale: 1" = 80'



CURRENT OWNERSHIP

LANDS TRUST, LLC
USED AS REFERENCE TO THE TRAIL
PLAN REFERENCE TO THE TRAIL
RECEIVED 2008 APR 20 10:11 AM
MAP 10-1-1-1

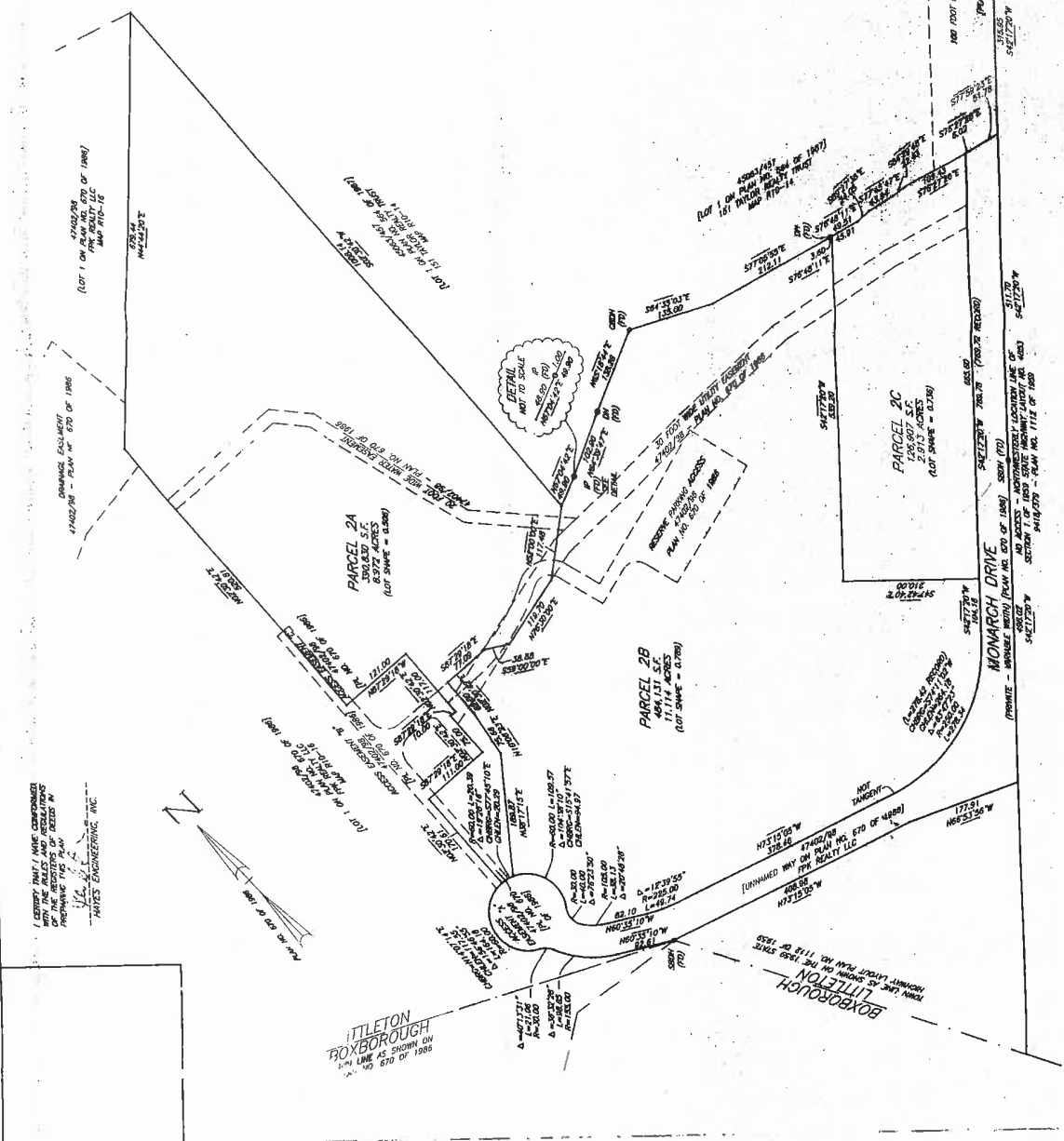


ZONE: INDUSTRIAL A (I-A)
MINIMUM LOT AREA = 10,000 S.F.
MINIMUM LOT FRONTAGE = 100 FEET
MINIMUM HARD STRIPS
FRONT = 50 FEET
SIDE = 50 FEET
REAR = 50 FEET
LOT SHAPE (1000') > 0.4
MINIMUM LOT AREA = 10,000 S.F.
MINIMUM LOT FRONTAGE = 100 FEET

APPROVAL UNDER THE SUBDIVISION
CONTROL ACT NOT REQUIRED
LITTLETON PLANNING BOARD

APPROVED BY:
1. [Signature]
2. [Signature]
3. [Signature]
DATE: 4/1/2008

Legend of Abbreviations
(P) = Private Ownership
C = Corporate
S = State
M = Municipality
D = District
N = Neighborhood
R = Residential
I = Industrial
A = Agricultural
U = Unincorporated
M = Middlesex South District Registry of Deeds



INTERSTATE ROUTE 495
1985 (P.C.S.C. - VARIABLE METRIC)
5418/279 - PLAN NO. 1112 OF 1985

