

OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received

9/30/08

R. Guiney

Board Use Only Case # 756 A Filing Date Sept. 30, 2008

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 30 Green Needles Rd *Please print*

B. Assessors' Map and Parcel # 448 / 25A

R Zoning District NA Aquifer District NA Water Resource District

C. Deed Reference BK. 51818 P. 38

2. LITTLETON ZONING BYLAW SECTION(S)

A. Variance _____

B. Special Permit ✓ 173.10 B(1)

C. Appeal _____

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

see attached page

4. PETITIONER(S) _____

✓ Owner Tenant Licensee Agreed Purchaser Agent Other

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

Rosa Welsch
Signature
27 REVOLUTIONARY Rd Acton, MA
Mailing Address

9/29/2008

Date 978-257-1554

Telephone #

Town Clerk Use ONLY

Filing Fee Paid \$ 200.00 #163
Registry Fee Paid \$ 75.00 #162

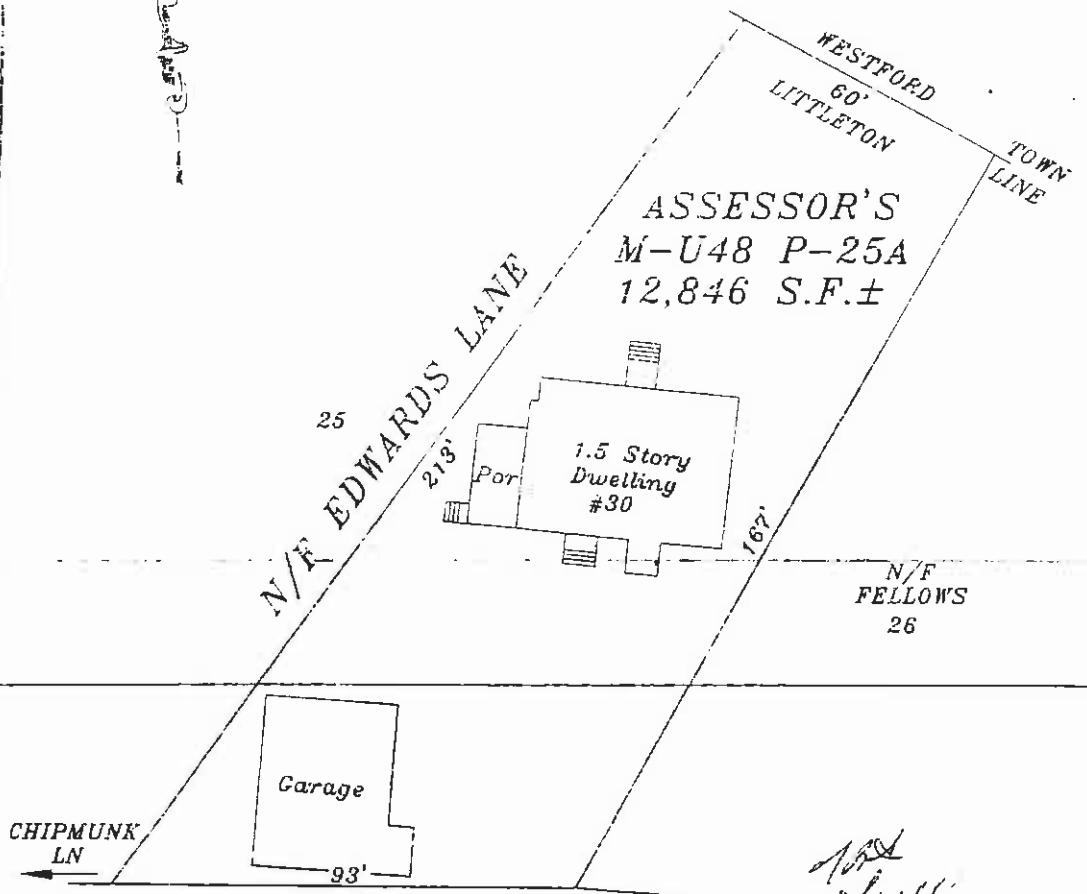
Date 9/30/08

REASONS FOR "SPECIAL PERMIT" PETITION

Homeowner proposes to rebuild the existing 12'x24' attached sunroom structure which is not repairable in it's current condition. Replacement structure will have exactly the same footprint dimensions as currently existing structure, with exception of changing the vertical height of the roof line...in order to use a gable roof design that will meet the roof plane of the main house.

- Replaces non-conforming residential structure lawfully in existence
- Structure is currently non-conforming due to existing setback of 6' from side property line (shared driveway).
- The proposed change does not intensify the existing non-conformity, as the same foundation footprint will be maintained...same existing setback to property line.
- Change to roof line only changes vertical height of structure from currently 12' to proposed 16' peak of gable roof
 - Gable roof structurally better suited to support snow-loads
 - Gable roof will blend with the existing gable roof of main house
- Proposed replacement complies with "no nuisance, hazard or congestion" will be created by proposed changes

NOTE: LOT CONFIGURATION IS BASED ON
DEED, AND/OR ASSESSOR'S MAP, & OCCUPA-
TION. A MORE ACCURATE REPRESENTATION
WILL REQUIRE AN INSTRUMENT SURVEY.
AN INSTRUMENT SURVEY IS ADVISED!



GREEN NEEDLES ROAD

SCALE: 1"=30'

CERTIFICATION	MORTGAGE INSPECTION PLAN
<p>I, <u>Rod D. Carter</u>, A Professional Land Surveyor, Do hereby certify that the above mortgage inspection plan was prepared for <u>CASH & RISA SELIG</u></p> <p>in connection with a new mortgage and is not intended or represented to be a land or property line survey. No corners were set. It <u>cannot</u> be used for establishing fence, hedge or building lines. The land as shown hereon is based on client furnished information and may be subject to further out-sales, takings easements and rights of way. <u>No</u> responsibility is extended herein to the land owner or occupant, it is not intended to be recorded.</p>	<p>Client <u>THOMAS A. GIBBONS 08-0137BR-14</u> Borrower <u>RISA SELIG</u> Address <u>30 GREEN NEEDLES</u> <u>LITTLETON, MASSACHUSETTS</u> Date <u>JULY 29, 2008</u> Job # <u>7000608</u> Registry <u>MIDDLESEX SOUTH</u> Deed Bk/LCC No. <u>BK 25659 / PG 501</u> Plan Assessors <u>MAP U48 / PARCEL 25 A</u></p>

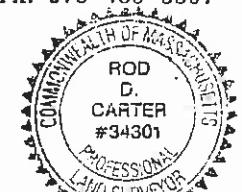
FLOOD CERTIFICATION

Subject dwelling lies in Flood Zone C
 As shown on National Flood Insurance
 Community Panel 250200 0002 B
 Program Rate Map dated JUNE 15, 1983

ZONING DETERMINATION

The location of the original dwelling shown hereon either was in compliance with local applicable zoning bylaws in effect when constructed with respect to horizontal dimensional requirements only, or is exempt from violation enforcement action under Mass. G.L. Title VII, Chapt. 40A, Sec. 7, unless otherwise noted or shown hereon. A confirmatory instrument survey is advised when structures are shown to be one foot or less from property or required zoning setback lines.

ROD CARTER ASSOCIATES
 LAND SURVEYORS
 15 PLEASANT STREET
 UPTON, MA 01568
 PH. 508-529-7632
 FX. 508-529-7634



Rod D. Carter
 7/30/08

JP



2008 00141937
 Bk: 51618 Pg: 38 Doc: DEED
 Page: 1 of 2 08/27/2008 10:53 AM

QUITCLAIM DEED

I, Stephen W. Wright, Trustee of the Green Needles Trust, under Declaration of Trust dated September 14, 1995, and recorded with Middlesex South Registry of Deeds in Book 25659, Page 491, and pursuant to Order of Middlesex Probate Court *Bucket No. 09931797*,

for Consideration paid, and in full consideration of One Hundred Ninety-five Thousand Dollars (\$195,000.00),

grant to **Risa Sellg**, of 30 Green Needles Road, Littleton, Massachusetts 01460

with **QUITCLAIM COVENANTS**

The land with the buildings thereon, situated in Littleton, being known and numbered as

30 Green Needles Road, Littleton, MA 01460

and bounded and described as follows:

Beginning at a point at the Southwesterly corner of land now or formerly owned by Herbert E. Fellows and Dorothy E. Fellows;

Thence running Northeasterly by said land of Fellows about one hundred sixty-seven (167) feet to the boundary line between Littleton and Westford;

Thence running Northwesterly along said boundary line about sixty (60) feet;

Thence running in a general Southwesterly direction along the Easterly side of a lane known as Edwards Lane about two hundred thirteen (213) feet;

Thence running Easterly by land now or formerly of Warren Owler about ninety-three (93) feet to the point of beginning.

Said premises are conveyed subject to restrictions, easements and takings of record insofar as they are now in force and applicable.

Property Address: 30 Green Needles Road, Littleton, MA 01460

Law Offices of
 Nancy Catalini Chew
 206 Ayer Road
 P.O. Box 0667
 Harvard, MA 01451
 (978) 456-2321

Law Office of THOMAS A. GIBBONS
 12 West Main Street
 P.O. Box 372
 Acton, MA 01432-0372

MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 08/27/2008 10:53 AM
 Ctrl# 114380 22893 Doc# 00141937
 Fee: \$889.20 Cons: \$195,000.00

I certify that:

- 1) Said Green Needles Trust is in full force and effect.
- 2) I am the sole Trustee of said Green Needles Trust.
- 3) Pursuant to the terms of said Green Needles Trust and at the direction of the Beneficiaries, the Trustee has the power to dispose of trust realty, and I hereby certify that I received such direction from the beneficiaries.

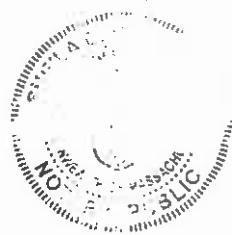
Being the same premises conveyed to said Trust by deed of Hamilton Finance Company, dated September 14, 1995, recorded with said Deeds in Book 25659, Page 501. See Death Certificates and Affidavits regarding M.G.L. c 65C, §14(a) for Walter C. Wright and Ellen L. Wright, recorded herewith.

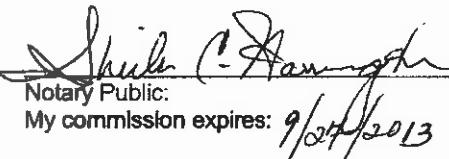
Witness my hand and seals, this twenty-sixth day of August, 2008.


Stephen W. Wright, Trustee
The Green Needles Trust

COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss:

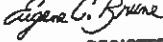
On this twenty-sixth day of August, 2008, before me, the undersigned Notary Public, personally appeared Stephen W. Wright, proved to me through satisfactory evidence of identification, which was a government-issued driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

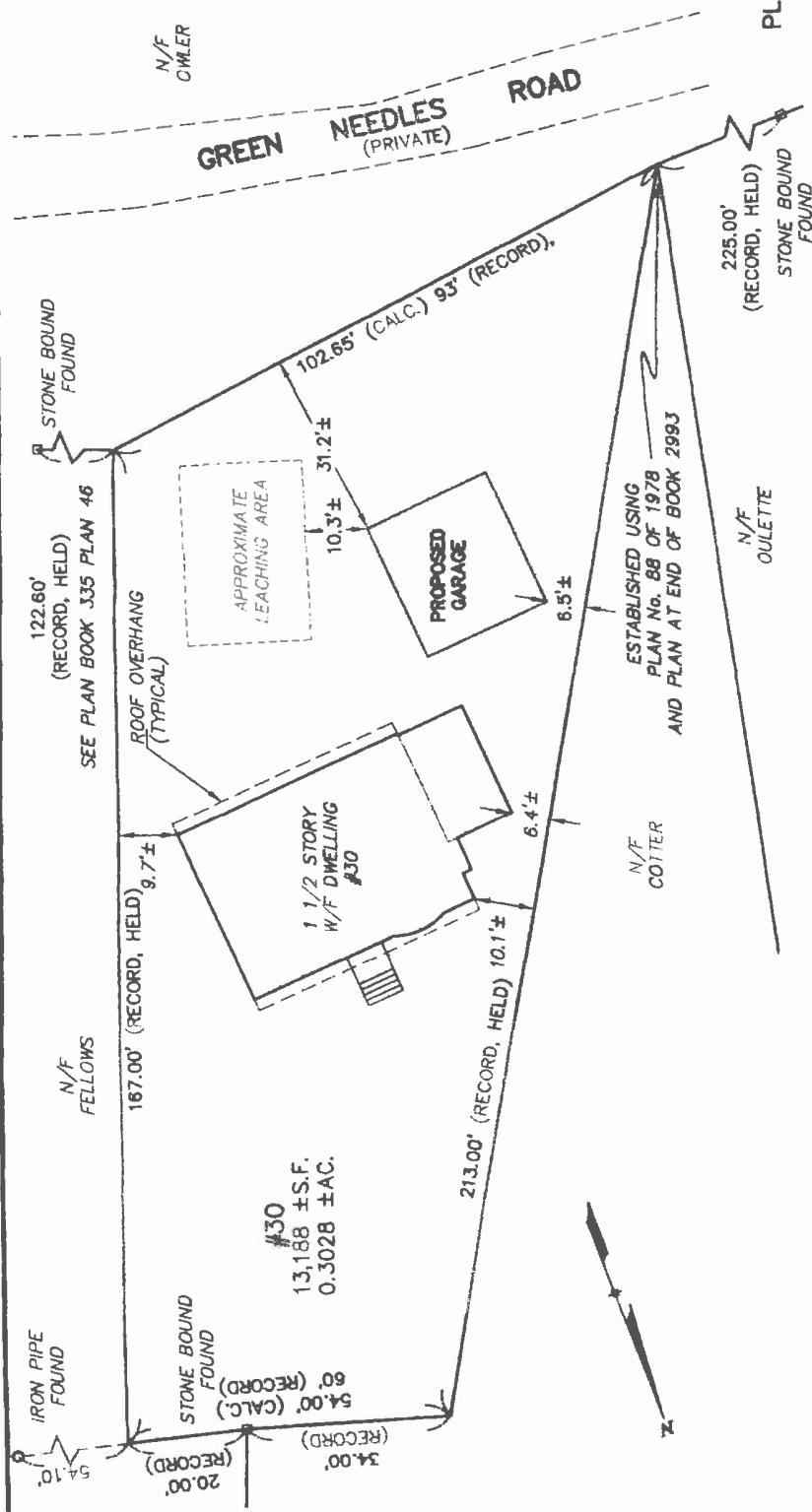



Notary Public:
My commission expires: 9/07/2013

Law Offices of
Nancy Catalina Chew
206 Ayer Road
P.O. Box 0667
Harvard, MA 01451
(978) 456-2321

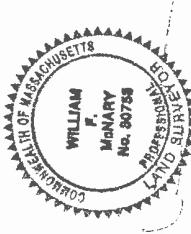
REGISTRY OF DEEDS
SOUTHERN DISTRICT
ATTEST:


Eugene C. Brune
REGISTER



LT. 17 SEC. 12 CO. 22
LITTLETON, MASSACHUSETTS
(MIDDLESEX COUNTY)

FOR: SELIG
SCALE: 1"=20' OCTOBER 17, 2008
STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
(416work.PPL.dwg) 50 Green Needles Road SMA-4416



I CERTIFY THAT THE EXISTING DWELLING AND THE PROPOSED GARAGE ON THIS PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAPS, TOWN OF LITTLETON, MASSACHUSETTS, COMMUNITY PANEL NUMBER 250200 00002 8 DATED: JUNE 15, 1983.

17 OCT 17 2008
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE