



OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

received  
9/30/08  
R. J. J. J.

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: *Please print*  
A. Street Address 30 Green Needles Rd  
B. Assessors' Map and Parcel # 448 / 25A  
R Zoning District N/A Aquifer District N/A Water Resource District  
C. Deed Reference BK. 51818 P. 38

2. LITTLETON ZONING BYLAW SECTION(S)  
A. Variance         
B. Special Permit ✓ 173.10B(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.

Risa W. Selig  
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

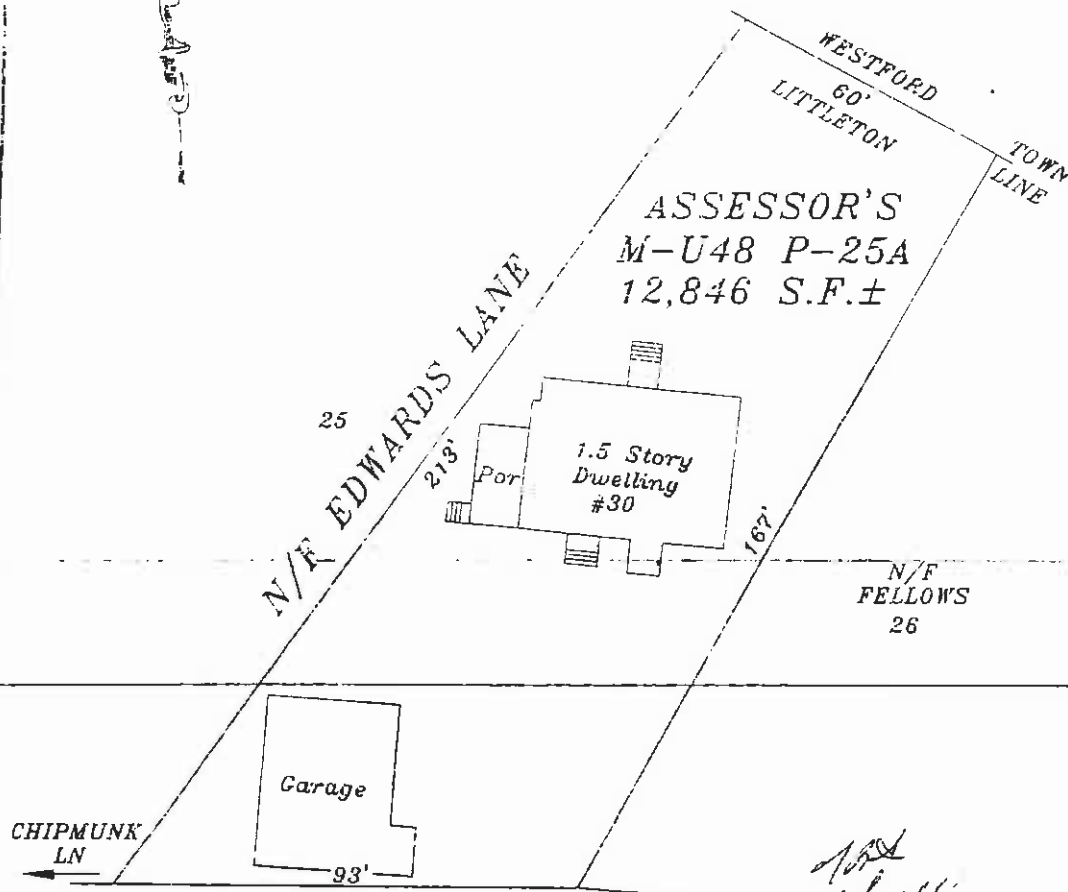
Date 9/30/08

### **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, & OCCUPATION. A MORE ACCURATE REPRESENTATION WILL REQUIRE AN INSTRUMENT SURVEY. AN INSTRUMENT SURVEY IS ADVISED!



GREEN NEEDLES ROAD

SCALE: 1"=30'

### CERTIFICATION

I, Rod D. Carter, A Professional Land Surveyor, Do hereby certify that the above mortgage inspection plan was prepared for: CASH & RISA SELIG

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 cannot 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. No responsibility is extended herein to the land owner or occupant, it is not intended to be recorded.

### MORTGAGE INSPECTION PLAN

Client THOMAS A. GIBBONS 08-0137BR-14  
 Borrower RISA SELIG  
 Address 30 GREEN NEEDLES  
LITTLETON, MASSACHUSETTS  
 Date JULY 29, 2008  
 Job # 7000608  
 Registry MIDDLESEX SOUTH  
 Deed Bk/LCC No. BK 25659 / PG 501  
 Plan  
 Assessors MAP U48 / PARCEL 25 A

### FLOOD CERTIFICATION

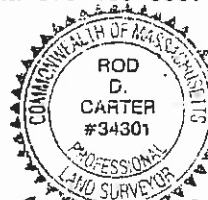
Subject dwelling lies in Flood Zone C  
 As shown on National Flood Insurance Community Panel 250200 0002 B  
 Program Rate Map dated JUNE 15, 1983

### 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, Chapl. 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

PH. 978-877-2366  
 FX. 978-433-8361



*R.D. Carter*  
 7/30/08



2008 00141837  
 Bk: 51818 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 Book No. 08935777

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 Webster Street  
 P.O. Box 572  
 Andover, MA 01432-0372

MASSACHUSETTS EXCISE TAX  
 Southern Middlesex District ROD # 001  
 Date: 08/27/2008 10:53 AM  
 Cit# 114380 22893 Doc# 00141837  
 Fee: \$889.20 Cons: \$195,000.00


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

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.

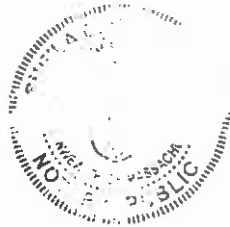
Witness my hand and seals, this twenty-sixth day of August, 2008.

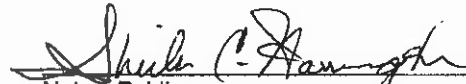
  
Stephen W. Wright, Trustee  
The Green Needles Trust

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.

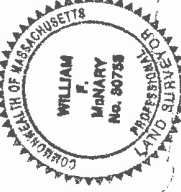
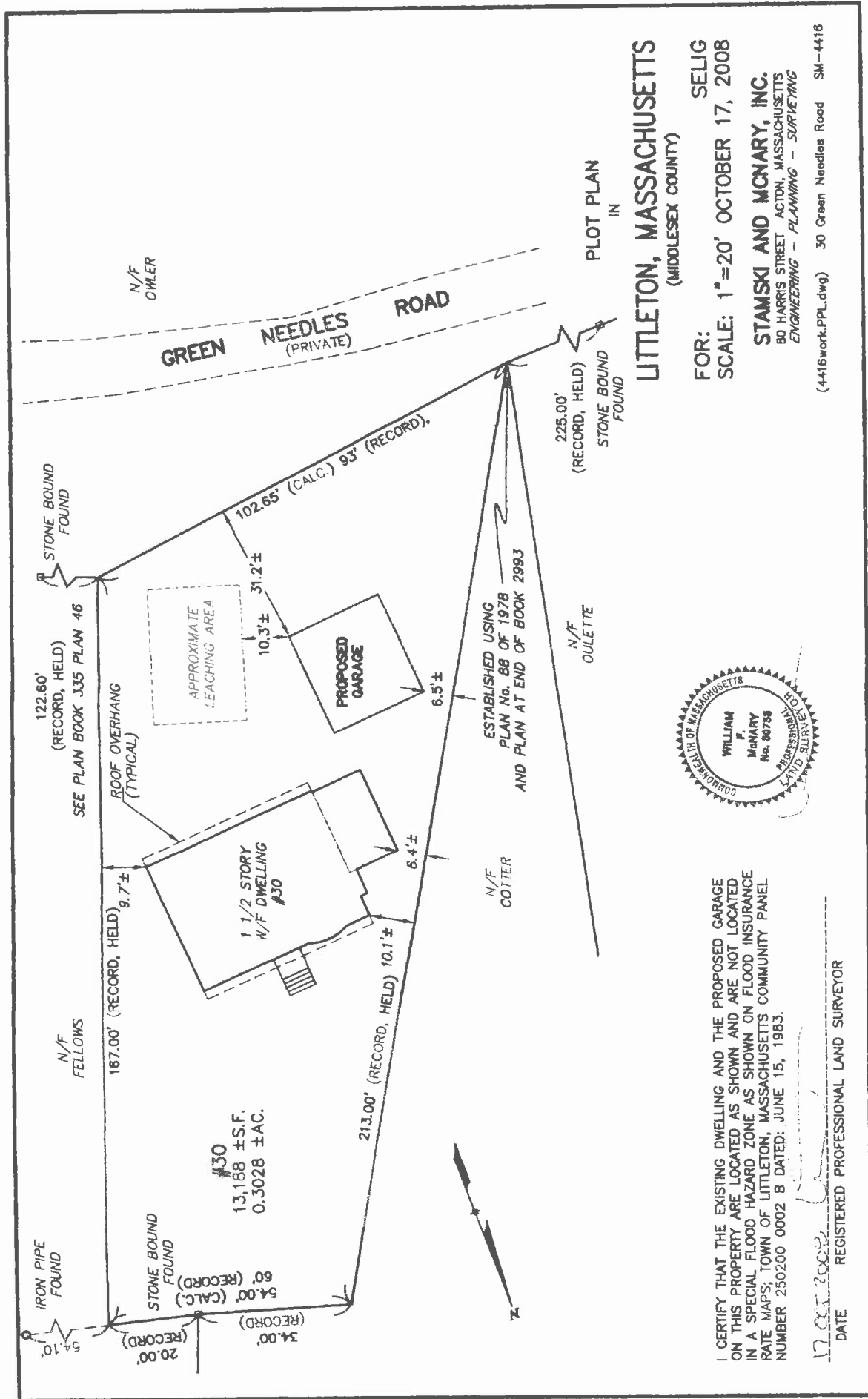


  
Notary Public:  
My commission expires: 9/24/2013

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

  
REGISTER



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 0002 B DATED: JUNE 15, 1983.

17 OCT 2008  
DATE REGISTERED PROFESSIONAL LAND SURVEYOR

LITTLETON, MASSACHUSETTS  
(MIDDLESEX COUNTY)

FOR: SELIG  
SCALE: 1"=20' OCTOBER 17, 2008

STAMSKI AND MCNARY, INC.  
80 HARRIS STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

(4416work.PPL.dwg) 30 Green Needles Road SM-4416