

## General Information

### What authority does the Board of Appeals have?

The Board of Appeals obtains its authority under the Massachusetts General Laws Chapter 40A §14 and the Town of Littleton's Zoning By-law 173-6 to hear and decide *appeals*, to hear and decide applications for *Chapter 40A special permits*, and to hear and decide petitions for *variances*. The Board of Appeals also hears and decides applications for *special permits for low and moderate income housing under Massachusetts General Laws Chapter 40B Sections 20, 21, 22, and 23*.

### What is an Appeal?

Pursuant to Massachusetts General Laws Chapter 40A §8 and Littleton Zoning By-law 173-6 B(3) and 173-6 B(5) the Board of Appeals hears and decides appeals by any person aggrieved by any written order or decision of the Zoning Enforcement Officer or other administrative official in violation of any provision of Massachusetts General Laws Chapter 40A or the Littleton Zoning By-laws. Building permits withheld by the Building Commissioner acting under MGL C. 41, §81Y as a means of enforcing the Subdivision Control Law may also be issued by the Board of Appeals. Action taken by the Building Commissioner acting under the Code of Littleton Chapter 152 will also be heard by the Board of Appeals. If the Zoning Enforcement Officer or other administrative official does not issue a written order or decision, the Board of Appeals will not hear the appeal. Appeals from the written decisions of the Zoning Enforcement Officer or other administrative official must be filed with the Office of the Town Clerk pursuant to Massachusetts General Laws Chapter 40A Section 15 within thirty (30) days from the date of the written order or decision which is being appealed. **Failure to file a timely appeal is fatal.**

### What is a Chapter 40A Special Permit?

Certain uses of property are permitted as a matter of right. However, the Littleton Zoning By-laws provide that other uses are not allowed in certain zoning districts, and that specific types of uses shall only be permitted in specified zoning districts upon the issuance of a Special Permit from the Board of Appeals pursuant to Massachusetts General Laws Chapter 40A §9, 9A, and 9B. Special Permits may be issued only for uses which are in harmony with the general purpose and intent of the By-law, and may be subject to general or specific provisions set forth therein, and such permits may also impose conditions, safeguards and limitations on time or use. A Special Permit, unlike a Variance, may be conditioned by limiting its duration to the term of ownership or use by the Applicant. When a Special Permit application is accompanied by plans or specifications detailing the work to be undertaken, the plans and specifications become conditions of the issuance of the permit. Therefore, once a Special Permit is granted, modification of the plans or specifications require as a prerequisite, modification of the Special Permit through the filing of a successive Special Permit application. No building permit may be issued by the Building Commissioner for a use or structure that requires a Special Permit until 1) a Special Permit has been granted by the Board of Appeals, 2) the expiration of the twenty (20) day appeal period pursuant to Massachusetts General Laws Chapter 40A Section 11, and 3) the Special Permit has been recorded at the Middlesex South District Registry of Deeds. The Building Commissioner shall require proof of recording at the Registry of Deeds from the Town Clerk prior to issuance of a building permit. No party is entitled "as a matter of right" to a Special Permit. The Board of Appeals, in the proper exercise of its discretion, is free to deny a Special Permit even if the facts show that such a permit could be lawfully granted. **Special Permits 40A shall lapse 24 months following the granting unless substantial use or construction has commenced.**

### What is a Chapter 40B Special Permit?

Chapter 40B is a state statute, which enables local Boards of Appeals to approve affordable housing developments under flexible rules if at least 25% of the units have long-term affordability restrictions. Also known as the Comprehensive Permit Law, Chapter 40B was enacted in 1969 to help address the shortage of affordable housing statewide by reducing unnecessary barriers created by local approval processes, local zoning, and other restrictions. Its goal is to encourage the production of affordable housing in all communities throughout the Commonwealth. **Special Permits 40B shall lapse 3 years from the date the permit becomes final unless construction authorized by a comprehensive permit has begun, or unless specifically noted otherwise in the permit by the Board of Appeals.**

### What is a Variance?

A Variance is a waiver of the zoning rules adopted by the Citizens of Littleton at Town Meeting. A Variance may be granted pursuant to the Littleton Zoning By-laws and Massachusetts General Laws Chapter 40A Section 10. Accordingly, it is only in rare instances and under exceptional circumstances that relaxation of the general restrictions established by the Zoning By-laws are permitted. A Variance is distinguished from a Special Permit. The Variance is used to authorize an otherwise prohibited use or to loosen dimensional requirements otherwise applicable to a structure. No person has a right to a Variance. Variance of "use" is almost never granted by the Board of Appeals. Variance of "dimensional" requirements is granted in rare occasions. The Board of Appeals has no discretion to grant a Variance unless the petitioner provides evidence, and that the Board of Appeals determines that, owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law. Even if the Board of Appeals find that such hardship exists, it may exercise its discretion and not grant a Variance. No building permit may be issued by the Building Commissioner for a use or structure that requires a Variance until 1) a Variance has been granted by the Board of Appeals, 2) the expiration of the twenty (20) day appeal period pursuant to Massachusetts General Laws Chapter 40A Section 11, and 3) the Variance has been recorded at the Middlesex South District Registry of Deeds. The Building Commissioner shall require proof of recording at the Registry of Deeds from the Town Clerk prior to issuance of a building permit. **Rights authorized by a Variance must be exercised within 1 year of granting, or said variance shall lapse.**

Page 4

ZBA Case No.: 25-973 Address 3 Snow Dr.



<b>APPLICATION FOR PUBLIC HEARING</b> Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning Bylaws	
TOWN USE ONLY Received by the Town Clerk Office	
2/4/2025-2:55PM AS	
The filing is not official until stamped by the Town Clerk	
Filing Fee paid: \$	Check #

Pursuant to the provisions of Chapter 40, §57 of the Massachusetts General Laws as adopted by Town Meeting 2003, this document must be signed by the Tax Collector verifying payment of taxes.

Deborah A. Richard  
Signature of Tax Collector

The undersigned hereby submits this petition for the following action (check all that apply):

- ☐ Appeal of Decision of Building Inspector or other administrative official (see page 2)
- ☒ Special Permit (40A) (see page 2)
- ☒ Variance (see page 3)
- ☐ Comprehensive Permit (40B) Complete additional application (see page 2)

PETITIONER: Signature Jesse Hoole Date: February 3, 2025  
Print Name Jesse Hoole Phone # (978) 618 7145  
Address 3 Snow Dr. Email Address jhoole29@gmail.com  
Littleton, MA 01460  
Town, State, Zip Deed Reference: Bk 72290 Page 91

PROPERTY OWNER: include authorization of Owner for Petitioner to represent Owner, if unsigned

Signature N/A - same as petitioner Date  Phone #   
Print Name (if different from petitioner)  Email   
Address (if different from petitioner)  Book 72290 Page 90

ASSESSOR MAP & PARCEL NUMBER U03-37-0

ZONING DISTRICT: ☒ VC ☐ B ☐ IA ☐ IB (Circle all that apply)

- Check box if applicable
- ☐ AQUIFER DISTRICT
  - ☐ WATER RESOURCE DISTRICT

FEES  
Residential Property: \$200 filing + \$105 recording fee + \$25 abutter list + \$176.53 public hearing notice = \$ 506.53  
Commercial Property: \$350 filing + \$105 recording fee + \$25 abutter list + \$176.53 public hearing notice = \$ 656.53  
Please make check payable to Town of Littleton  
Comprehensive Permit \$1000 + \$100/unit over 10 units

## Appeal

Under MGL c. 40A § 8

The undersigned hereby appeals a written order or decision of the Building Commissioner / Zoning Officer or other administrative official alleged to be in violation of the provisions of MGL c. 40A or the Zoning By-laws to the Board of Appeals for the Town of Littleton.

1. From what Town Official or Board is the appeal being sought?

*Mandatory: Attach copies of written order or decision under appeal*

Administrative Official \_\_\_\_\_

Date of order / decision \_\_\_\_\_

2. Which statute or Zoning Bylaw do you rely for your appeal?

MGL c.40A § \_\_\_\_\_

Zoning Bylaw § \_\_\_\_\_

Code of Littleton § \_\_\_\_\_

*You may also consider whether you qualify for relief under any other authority of the Board to grant a Special Permit or Variance.*

3. I hereby certify that I have read the Board of Appeals Instructions for Appellants and that the statements within my appeal and attachments are true and accurate to the best of my knowledge and belief.

Signature \_\_\_\_\_

Print name \_\_\_\_\_

## Special Permit 40A

Under MGL c. 40A § 9

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to grant a Special Permit for the reasons hereinafter set forth and in accordance with the applicable provisions of the Zoning By-law.

1. Special Permits are expressly permitted in the Zoning Bylaws. Which Zoning Bylaw section do you rely for your appeal?

Zoning Bylaw § section 173-10A(4)

2. Why are you applying for a Special Permit? Attach a written statement that specifically describes existing conditions and your objectives, along with necessary exhibits as listed in the filing instructions. *You may also consider whether you qualify for relief under any other authority of the Board to grant a variance.*

3. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the Issuance of a Comprehensive Permit under

## Special Permit 40B

Under MGL c. 40B

M.G.L.c.40B

Page 2

## Variance

Under MGL c. 40A § 10

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to vary, in the manner and for the reasons hereinafter set forth, the applicable provisions of the Zoning By-law.

1. Specifically, from what Zoning bylaw section are you seeking relief? Section 173-10A(2)

2. Why are you seeking relief from a literal enforcement of this Zoning Bylaw?

*Attach a written statement that specifically describes existing conditions and your objectives, along with plans, specifications, certified plot plan and any documentation necessary to support your request.*

3. Show evidence that you meet the minimum requirements of a variance under section 173-6 B (2) of the Littleton Zoning Bylaws.

*Attach a written statement which specifically includes why, owing to conditions (soil, shape, or topography) especially affecting the premises, but not affecting generally the zoning district in which it is located, a literal enforcement of the Zoning By-law would result in a substantial hardship to you. Applicant must clearly demonstrate the lack of alternative remedies.*

4. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Signature \_\_\_\_\_

Print name \_\_\_\_\_

## Filing Instructions

1. **IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLICATION.** He will assist you with the proper zoning sections and application request(s). His review may save time by preventing delays in the hearing process.

2. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing with the Town Clerk.

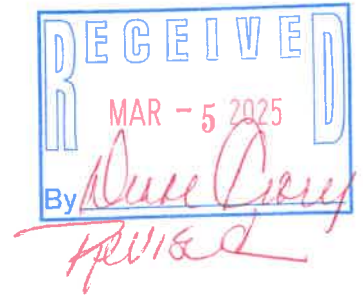
**Necessary Exhibits**— provide 3 copies and an electronic copy of the following with the completed application:

- A copy of the most recently recorded plan of land or where no such plan exists, a copy of a plot plan endorsed by a registered engineer or land surveyor. The plan should show:
  - metes and bounds of the subject land
  - adjacent streets and other names and readily identifiable landmarks and fixed objects
  - dimensional layout of all buildings
  - distances and setbacks from the various boundaries
  - exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
  - direction of North
  - the name of each abutting property owner
- Copy of the latest recorded deed
- A written statement which details the basis for your petition
- Pictures, plans, maps, drawings and models are always helpful in explaining the problem
- In cases pertaining to signs, a scale print of the sign lettering and colors
- In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor
- In cases pertaining to Accessory dwellings evidence that the Board of Health has approved the septic system
- The date of the building construction and the history of ownership are useful in finding facts about the case

Completed applications filed with the Town Clerk by the third Thursday of the month will be considered at the next regularly scheduled Zoning Board of Appeals meeting, held on the third Thursday of the following month. The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules

Page 3

Jesse Hoole  
3 Snow Drive  
Littleton, MA 01460  
Tel: (978) 618-7145 | jhoole39@gmail.com



RE: 3 Snow Dr. - Accessory Structure - Special Permit/Variance

Dear Members of the Board of Appeals,

I am submitting this application for a **Special Permit and Variance** to reconstruct a nonconforming garage at my property located at 3 Snow Drive. The proposed project involves demolishing the existing detached garage and replacing it with a **new, larger detached garage** to better accommodate modern vehicle dimensions and improve usability.

#### Project Proposal

- The existing garage is 20 feet wide, making it difficult to park two vehicles side by side while allowing doors to open freely. The proposed garage will be wider to resolve this issue and ensure sufficient space for practical use.
- The project includes raising the grade to prevent ongoing water drainage issues that cause the garage floor to become wet.
- The new structure will include a second-floor recreation space and a bathroom.

#### Special Permit Request

A Special Permit is required because the proposed garage will:

- Replace an existing nonconforming structure with a new building of larger volume and a modified footprint.

#### Variance Request

A Variance is required due to proposed setbacks that create a new nonconformity:

- The zoning bylaw requires a **15-foot setback** from the property line. The proposed garage would be set **5.5 feet** from the westerly property line. **The existing garage is already a nonconforming structure, with setback distances of 7.1 feet (southwest corner) to 9.6 feet (northwest corner).**
- Expanding towards the house (away from the West side property line is not feasible due to site constraints and access issues.

#### Justification for the Variance

- The proposed location maintains a **similar footprint** to the existing garage and **does not create any new burden or obstruction for neighboring properties.**
- I have spoken with the **direct abutters on the west side** (Michael and Janice Leahy at 79 Great Rd. and Anthony Brown & Mark Moore at 75 Great Rd.), and they **fully support this project** and have no objections. Other abutters are not directly impacted by the project.
- The new garage maintains the existing nonconformity in spirit while enhancing usability and safety.
- The current garage is structurally failing and unsafe, making reconstruction necessary.

#### Conclusion

I respectfully request the Board's approval for this Special Permit and Variance.

Thank you for your time and consideration. I would be happy to answer any questions or provide additional information as needed.

Sincerely,  
Jesse Hoole | *March 1, 2025*

## Lucia Pacitti

---

**From:** legals@mediaonene.com  
**Sent:** Wednesday, February 5, 2025 10:21 AM  
**To:** Lucia Pacitti  
**Subject:** Thank you for placing your order with us.

**Warning** – THIS EMAIL WAS SENT BY AN EXTERNAL SENDER

## THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

### Job Details

Order Number:  
**NY0137029**  
External Number:  
**2688967**  
Classification:  
General Legal Notices & Bids  
Package:  
Legals MA  
Order Cost:  
\$167.25

### Account Details

LITTLETON BOARD OF APPEALS MA legals  
PO BOX 1305  
Littleton, MA 01460  
(978)540-2420  
noemail@noemail.com

### Schedule for ad number NY01370290

**Thu Feb 6, 2025**  
**The Lowell Sun Legals**  
*All Zones*  
**Thu Feb 13, 2025**  
**The Lowell Sun Legals**  
*All Zones*

#### LEGAL NOTICE NOTICE OF HEARING

The Littleton Board of Appeals will conduct a Public Hearing on Thursday, February 20, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103, at 7:10 PM to consider:  
Case #25-973, 3 Snow Drive. Petition of Jesse Hoole for a Special Permit and Variance for a garage reconstruction.  
2/6/2025 and 2/13/2025  
#NY0137029

**DATE:** 2/4/2025

2/4/2025

## Source/From Whom

**Account Name****Account Number**

Amount

[illegible]**TOTAL Turnover**

**\$401.53**

Credit	\$
--------	----

Cash \$

Checks	\$	<b>\$401.53</b>
--------	----	-----------------

<b>TOTAL</b>	<b>\$401.53</b>
--------------	-----------------

**Must equal total above**

Must equal total above

---

The above listed receipts, collected by the Committee/Department have been turned over to the Treasurer.

*Leina Beeth*  
Committee/Department Signature

2/9/25  
Date

Received from the Committee/Department the total as listed above.

D. Richards  
Treasurer's Office Signature

24-83  
Date



1110

JESSE R. HOOLE  
7 UPLANDS RD, 3 Snow Dr  
LITTLETON, MA 01460-1117

Date 2/3/2025

53-13/110 MA  
82113

Pay to the  
Order of Town of Littleton (MA) \$ 401.53

four hundred one dollars and 53/100 Dollars ☒

Customer's name  
on back of check  
is required  
to be filled in

**Bank of America**



ACH R/T 011000138

[Signature]

For Application Fee

AP

⑆011000138⑆ 000019220857⑈ 1110

GUARDING SAFETY BLUE VRL

© Bank of America

**THANK YOU for your ad submission!**

Your ad has been submitted for publication. Below is a confirmation of your ad placement. You will also receive an email confirmation.

**ORDER DETAILS**

**Order Number:** NY0137029  
**Order Status:** Submitted  
**Classification:** General Legal Notices & Bids  
**Package:** Legals MA  
**Site:** ma-legals  
**Final Cost:** \$167.25  
**Payment Type:** Account Billed  
**User ID:** W0015497  
**Username:** 1381917

**ACCOUNT INFORMATION**

LITTLETON BOARD OF APPEALS MA legals  
PO BOX 1305  
Littleton, MA 01460  
(978)540-2420  
noemail@noemail.com

**PREVIEW FOR AD NUMBER NY01370290**

**LEGAL NOTICE  
NOTICE OF HEARING**  
The Littleton Board of Appeals will conduct a Public Hearing on Thursday, February 20, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103, at 7:10 PM to consider:  
Case #25-973, 3 Snow Drive. Petition of Jesse Hoole for a Special Permit and Variance for a garage reconstruction.  
2/6/2025 and 2/13/2025  
#NY0137029

[<< Click here to print a printer friendly version >>](#)

**TRANSACTION REPORT**

**Date** February 4, 2025  
10:46:28 AM EST  
**Amount:** \$167.25

**SCHEDULE FOR AD NUMBER NY01370290**

February 6, 2025  
**The Lowell Sun Legals**  
February 13, 2025  
**The Lowell Sun Legals**



**TOWN OF LITTLETON**  
37 SHATTUCK ST, P. O. BOX 1305  
LITTLETON, MASSACHUSETTS 01460

**BUILDING COMMISSIONER  
ZONING OFFICER  
978-540-2424**

January 29, 2025

Mr. Jesse R. Hoole  
3 Snow Drive  
Littleton, MA 01460  
(978) 618-7145  
[Jhoole39@gmail.com](mailto:Jhoole39@gmail.com)

RE: 3 SNOW DRIVE – ACCESSORY STRUCTURE - SPECIAL PERMIT/VARIANCE

Dear Mr. Hoole:

From the information that has been provided to this Department; *A certified plot plan from Summit Surveying Inc dated November 21, 2024, and building plans by the Owner for an Accessory structure. The applicant proposes to remove a preexisting nonconforming Accessory structure and reconstruct a larger Accessory structure.*

Your submittal requires approval from the following board before a building permit can be issued.

Zoning Board of Appeals

- (1) Special Permit – Section 173-10A (4)
- (1) Variance – Section 173-10A (2)

Pursuant to 173-10A (4) Restoration. Any legally nonconforming building or structure may be reconstructed if destroyed by fire or other accidental or natural cause if reconstructed within a period of two years from the date of the catastrophe, or else such reconstruction must comply with this chapter. *A Special permit is required to reconstruct a nonconforming structure with a larger volume or a new building footprint.*

Pursuant to 173-10A (2) Alteration of nonconforming structures with respect to a new nonconformity. For any reconstruction, extension, alteration or change of a nonconforming structure that involves the creation of a new nonconformity, *such new nonconformity shall require the issuance of a variance* from the Board of Appeals. Pursuant to Table of Intensity of Use Schedule, *Variance relief is required to create a new nonconformity. The (westerly) side yard (new nonconformity) setback requirement is 15 feet whereas (3.5 feet) is proposed.*

Contact the Town of Littleton Zoning Board of Appeal at (978) 540-2431 for information regarding the Zoning Board of Appeal process.

Respectfully,

Henry Fontaine CBO

Building Commissioner  
Zoning Enforcement Officer/ADA Coordinator





## ZONING BOARD OF APPEALS

P.O. Box 1305  
Littleton, Massachusetts 01460

Received: AS  
Date/Time: 2/5/25 – 2:00 PM  
Revised:  
Date/Time:

### LEGAL NOTICE NOTICE OF HEARING

The Littleton Board of Appeals will conduct a Public Hearing on Thursday, February 20, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103, to consider the following petition:

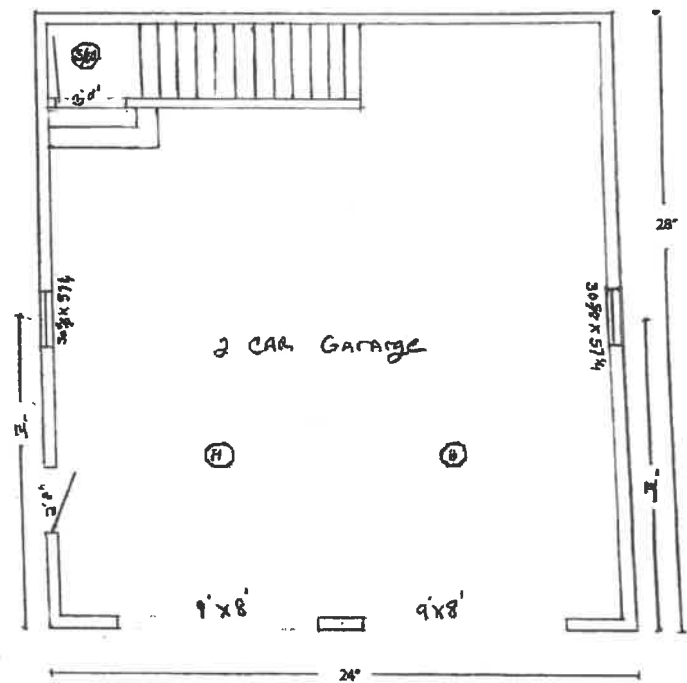
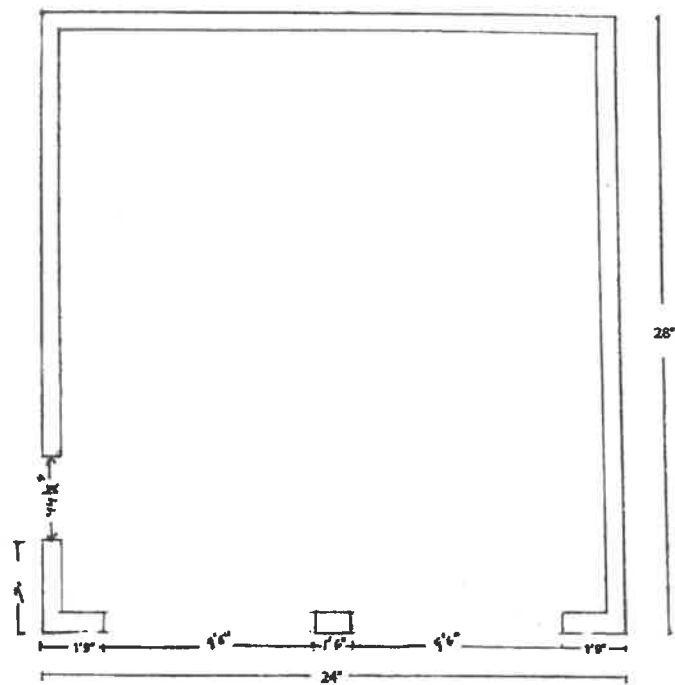
7:10 P.M:

Case #25-973, 3 Snow drive. The Petitioner, Jesse Hoole, seeks a Variance pursuant to 173-10A (2) and Special Permit pursuant to 173-10A (4) for the reconstruction of a garage, and such other business as may properly come before the board.

LITTLETON BOARD OF APPEALS

Lowell Sun Dates: February 6, and February 13, 2024







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

Date: February 4, 2025

Re: **Certified List of Abutters for Board of Appeals (300 feet - public hearings, special permits)**

Applicant: Lucia Pacitti

Name of Firm: Littleton Planning Board

Mailing Address: 37 Shattuck St, Littleton MA 01460

Subject Parcel Location: 3 Snow Drive Littleton MA 01460

Subject Owner: Jesse R Hoole and Laura R Holt

Subject Parcel ID: U03-37-0

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) 37 including the subject parcel(s).

Certified by:

Kim Prehl, Office Assistant

NOTE: This **abutters** list will be **valid** for three (3) months from the date of signature. Please be aware that per **Massachusetts** General Law (G. L. c 66, § 10) this office has up to 10 calendar days to fulfill this request.

2 PICKARD LN	R01 15 A	11 SNOW DR	U03 35 0	3 PICKARD LN	U03 64 0
OAK MEADOW MONTESSORI	LUC: 943	ANGEL RYAN	LUC: 101	ESCHEN DAVID W	LUC: 101
SCHOOL INC		ANGEL STEPHANIE M		COOKSON COLBIE LEIGH	
2 OLD PICKARD LANE		11 SNOW DRIVE		3 PICKARD LN	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
73 GREAT RD	U02 1 0	7 SNOW DR	U03 36 0	80 GREAT RD	U03 65 0
STOWELL MICHAEL PAUL	LUC: 101	BURNS CAMERON D	LUC: 101	TARTAGLIA CANIO	LUC: 101
73 GREAT RD		CRAFT CAROLYN A		80 GREAT RD	
LITTLETON, MA 01460		7 SNOW DR		LITTLETON, MA 01460-2228	
LITTLETON, MA 01460		LITTLETON, MA 01460			
2 GRIST MILL RD	U02 2 0	3 SNOW DR	U03 37 0	84 GREAT RD	U03 66 0
TAYLOR IRENE L	LUC: 101	HOOLE JESSE R	LUC: 101	YAUGA MICHAEL S RLTY TROF 2018	LUC: 013
2 GRIST MILL RD		HOLT LAURA R		YAUGA MICHAEL S - TRUSTEE	
LITTLETON, MA 01460		3 SNOW DR		84 GREAT RD	
		LITTLETON, MA 01460		LITTLETON, MA 01460	
5 GRIST MILL RD	U02 27 0	79 GREAT RD	U03 38 0	8 SNOW DR	U03 7 0
KEITH E MORENO REVOCABLE TRUST	LUC: 101	LEAHY MICHAEL W	LUC: 101	LANDERS ELIZABETH A	LUC: 101
MORENO KEITH		LEAHY JANICE H		WALDSMITH EDWIN R SR	
5 GRIST MILL RD		79 GREAT RD		8 SNOW DR	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
1 GRIST MILL RD	U02 28 0	75 GREAT RD	U03 39 0	2 ELMWOOD RD	U03 8 0
HEGARTY JENNIFER C	LUC: 101	BROWN ANTHONY J	LUC: 101	DUARTE DANIEL	LUC: 101
1 GRIST MILL RD		MOORE MARK W JR		DUARTE RACHEL	
LITTLETON, MA 01460		75 GREAT RD		2 ELMWOOD RD	
		LITTLETON, MA 01460		LITTLETON, MA 01460	
6 GRIST MILL RD	U02 3 0	87 GREAT RD	U03 4 0	6 ELMWOOD RD	U03 9 0
OLIVER GAUGARIN EDWIN	LUC: 101	O'DONNELL KENNETH J+SUSAN E	LUC: 101	BURGHARD CYNTHIA E TRUSTEE OF	LUC: 101
NATHAN MADHAVI		CO-TRS OF O'DONNELL FAMILY TR		CYNTHIA E BURGHARD FAMILY TR	
6 GRIST MILL RD		87 GREAT RD		6 ELMWOOD ROAD	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
10 GRIST MILL RD	U02 4 0	14 SNOW DR	U03 40 0		
MULLEN MICHELLE M	LUC: 101	BOLDRIGHINI MARK A L/E	LUC: 101		
MULLEN EDWARD W III		BOLDRIGHINI GLADYS L/E			
10 GRIST MILL ROAD		14 SNOW DR			
LITTLETON, MA 01460		LITTLETON, MA 01460			
93 GREAT RD	U03 3 0	20 SNOW DR	U03 41 0		
DOUCETTE DIANE, GIANNETTA BRUCE	LUC: 101	NICKANDROS GEORGE H	LUC: 101		
NAPOLI DORIS, TRS OF 93 GREAT		NICKANDROS ELIZABETH A			
93 GREAT RD		20 SNOW DR			
LITTLETON, MA 01460		LITTLETON, MA 01460			
19 SNOW DR	U03 33 0	5 ELMWOOD RD	U03 52 0		
KENT RICHARD R	LUC: 101	VANAUKEN FAMILY TRUST	LUC: 101		
KENT JEAN A		TRUSTEE VANAUKEN JEFFREY B			
19 SNOW DR		5 ELMWOOD RD			
LITTLETON, MA 01460		LITTLETON, MA 01460			
15 SNOW DR	U03 34 0	4 SNOW DR	U03 6 0		
PIERCE MARY J A/K A MARY JEANNE	LUC: 101	SMITH MATTHEW C	LUC: 101		
15 SNOW DR		MCGARY-SMITH COLLEEN			
LITTLETON, MA 01460		4 SNOW DR			
		LITTLETON, MA 01460			



83 GREAT RD

U03 5 0

LUC: 101

BELLETETE STEVEN J

83 GREAT RD

LITTLETON, MA 01460

NOTES:

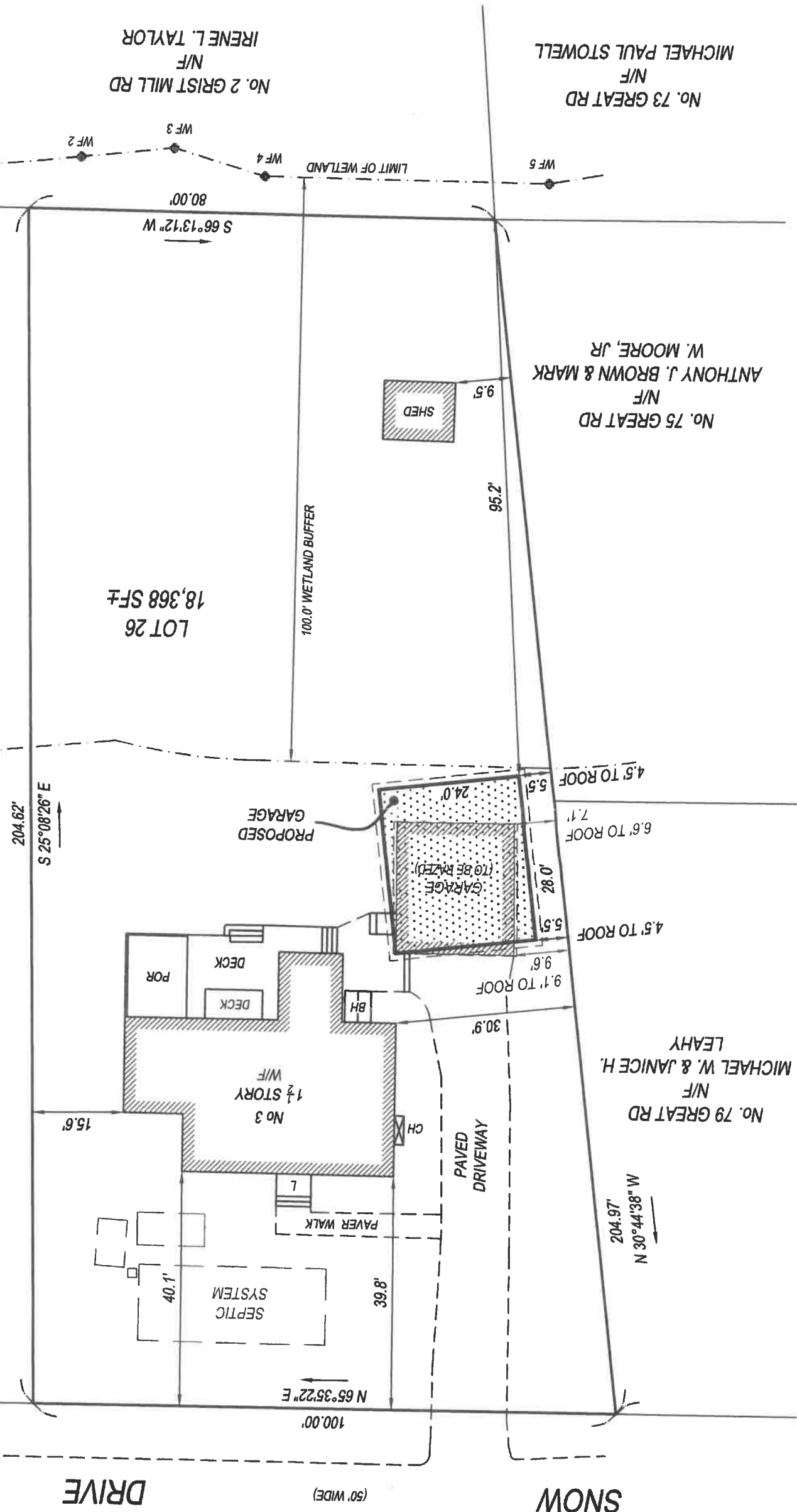
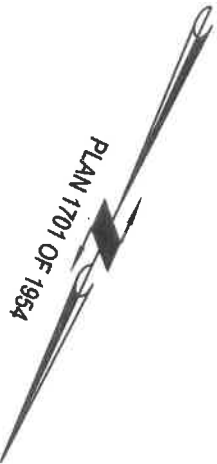
- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON NOVEMBER 15, 2024.
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, THEY WERE NOT RESEARCHED NOR SHOWN HEREON.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.
- 4.) BUILDING OFFSETS TO FINISHED SIDING UNLESS OTHERWISE NOTED.

RECORD OWNERS:

JESSE R. HOOLE & LAURA R. HOLT  
3 SNOW DRIVE  
LITTLETON, MA

REFERENCES:

DEED BOOK 72290 PAGE 91  
PLAN 1701 OF 1954



LEGEND:

A/C AIR CONDITIONER  
BH BULKHEAD  
BIT BITUMINOUS  
L LANDING  
WF1 WETLAND FLAG NUMBER  
WF WOOD FRAME

JESSE HOOLE  
BY  
LITTLETON, MA  
AT 3 SNOW DRIVE  
PREPARED FOR

SUMMIT SURVEYING INC.

285 LITTLETON ROAD, SUITE 2, WESTFORD, MA  
TEL. 978-692-7109  
WWW.SUMMITSURVEYINGINC.COM  
NOVEMBER 21, 2024  
REV. PROPOSED GARAGE SIZE  
BY: CJB DATE: 2-28-25



NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON NOVEMBER 15, 2024.
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, THEY WERE NOT RESEARCHED NOR SHOWN HEREON.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.
- 4.) BUILDING OFFSETS TO FINISHED SIDING UNLESS OTHERWISE NOTED.

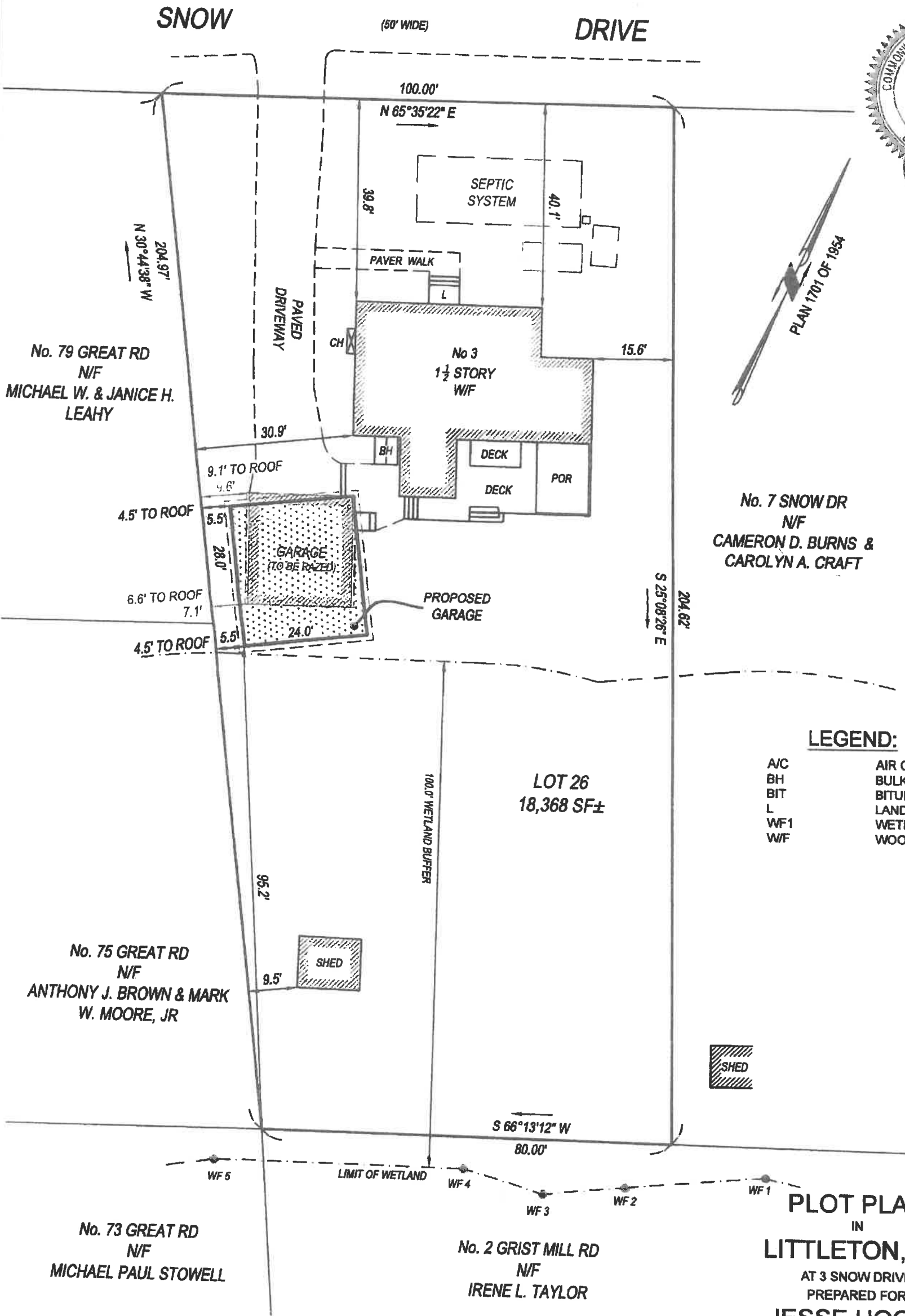
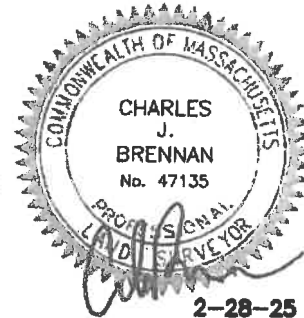
RECORD OWNERS:

JESSE R. HOOLE & LAURA R. HOLT  
3 SNOW DRIVE  
LITTLETON, MA

REFERENCES:

DEED BOOK 72290 PAGE 91

PLAN 1701 OF 1954



LEGEND:

- |     |                     |
|-----|---------------------|
| A/C | AIR CONDITIONER     |
| BH  | BULKHEAD            |
| BIT | BITUMINOUS          |
| L   | LANDING             |
| WF1 | WETLAND FLAG NUMBER |
| W/F | WOOD FRAME          |

**PLOT PLAN**  
IN  
**LITTLETON, MA**  
AT 3 SNOW DRIVE  
PREPARED FOR  
**JESSE HOOLE**

BY  
**SUMMIT SURVEYING INC.**

285 LITTLETON ROAD, SUITE 2, WESTFORD, MA  
TEL. 978-692-7109 WWW.SUMMITSURVEYINGINC.COM  
NOVEMBER 21, 2024 24-0136  
REV: PROPOSED GARAGE SIZE BY: CJB DATE: 2-28-25

