

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 Enforcing 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.



APPLICATION FOR PUBLIC HEARING
Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning By-laws

TOWN USE ONLY
Received by the Town Clerk Office 2/4/2025 - 2:55 PM

The filing is not official until stamped by the Town Clerk
Filing Fee paid: \$ _____ Check # _____ AS

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. Richards
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
 Print Name Jesse Hoole
 Address 3 Snow Dr.
 Town, State, Zip Littleton, MA 01460

Date: February 3, 2025
 Phone # (978) 618 7145
 Email Address jhoole29@gmail.com
 Deed Reference: Bk 72290 Page 91

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

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

ASSESSOR MAP & PARCEL NUMBER U03-37-0

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

Check box if applicable
 AQUIFER DISTRICT
 WATER RESOURCE DISTRICT

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 = \$ 636.53
 Please make check payable to Town of Littleton

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.

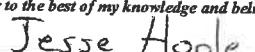
1. Special Permits are expressly permitted in the Zoning Bylaws. Which Zoning Bylaw section do you rely for your appeal?

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.c40B

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.

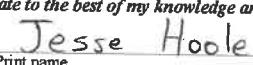
1. Specifically, from what Zoning bylaw section are you seeking relief? Section 173-10A (2)

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

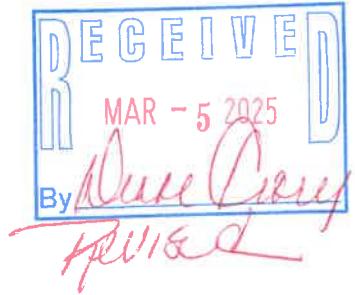
1. **IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLICATION.** He will assist you with the proper zoning sections and application request(s). His review may save time by preventing delays in the hearing process.

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:

1. 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
2. Copy of the latest recorded deed
3. A written statement which details the basis for your petition
4. Pictures, plans, maps, drawings and models are always helpful in explaining the problem
5. In cases pertaining to signs, a scale print of the sign lettering and colors
6. In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor
7. In cases pertaining to Accessory dwellings evidence that the Board of Health has approved the septic system
8. 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.



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

Town of Littleton

DATE:

2/4/2025

176 - Appeals

Schedule of Departmental Payments to the Treasurer

TOTAL Turnover

\$401.53

Credit	\$
Cash	\$
Checks	\$ \$401.53
TOTAL	\$401.53

Must equal total above

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

Leini Beith
Committee/Department Signature

Committee/Department Signature

2/4/25
Date

Page 10

Received from the Committee/Department the total as listed above

Treasurer's Office Signature

Date _____

Date _____

1110	53-137110 MA 82113
JESSE R. HOOLE 3 LANDS RD ^{3 Snow Dr} LITTLETON, MA 01460-1117	Date <u>2/3/2025</u>
Pay to the Order of <u>Town of Littleton (MA)</u> <u>\$ 401.53</u>	
four hundred one dollars and <u>53</u> / <u>100</u> Dollars <u>6</u>   For <u>Application Fee</u> ACH RT010001388: 000001922085711110	

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

PREVIEW FOR AD NUMBER NY01370290

LEGAL NOTICE
NOTICE OF HEARING
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#NY0137029

ACCOUNT INFORMATION

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

[<< 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

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

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:

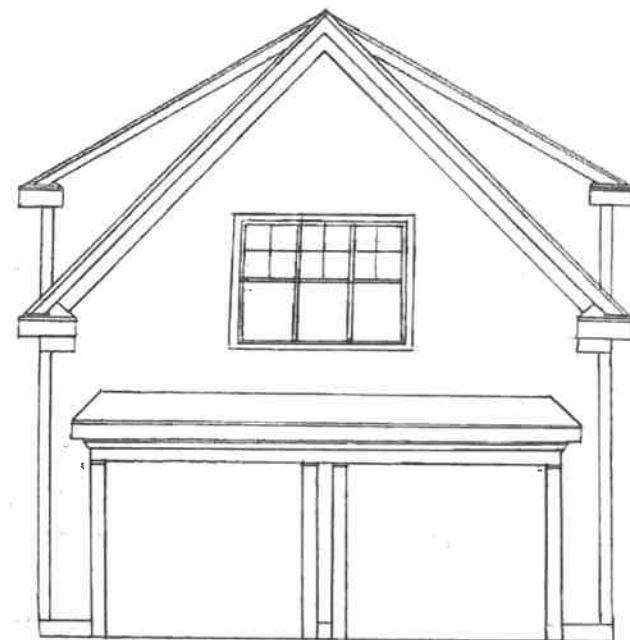
LEGAL NOTICE NOTICE OF HEARING

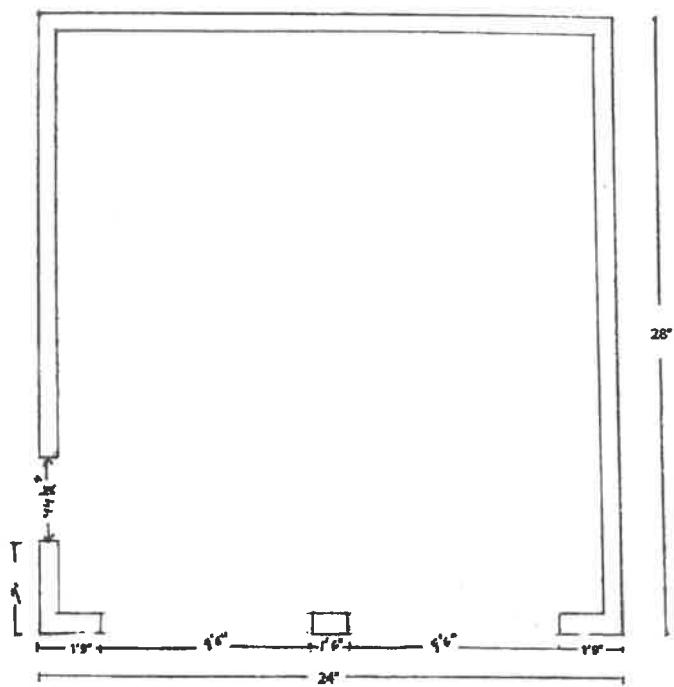
The Littleton Board of Appeals will conduct a Public Hearing on Thursday, February 20, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103, to consider the following petition:

7:10 P.M:

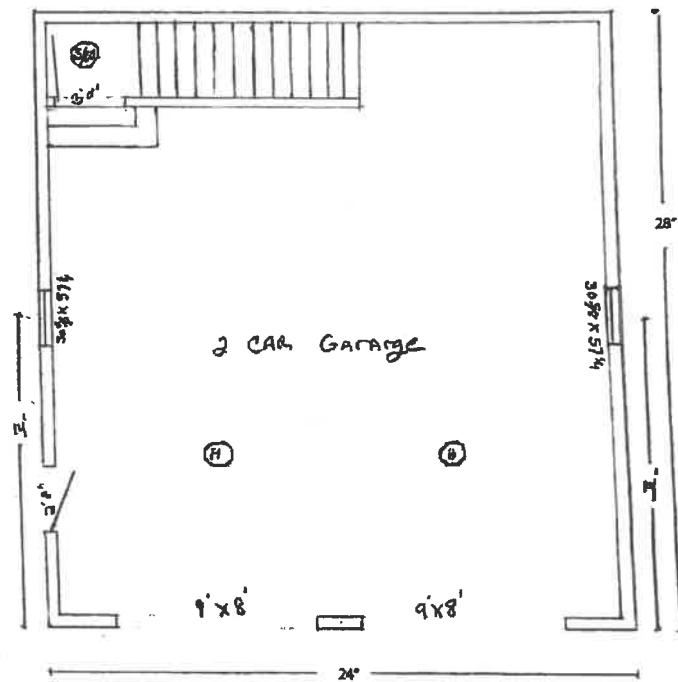
Case #25-973, 3 Snow drive. The Petitioner, Jesse Hoole, seeks a Variance pursuant to 173-10A (2) and Special Permit pursuant to 173-10A (4) for the reconstruction of a garage, and such other business as may properly come before the board.

LITTLETON BOARD OF APPEALS
Lowell Sun Dates: February 6, and February 13, 2024





Foundation plan





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	U01 15 A	11 SNOW DR	U03 35 0	3 PICKARD LN	U03 64 0
OAK MEADOW MONTESSORI SCHOOL INC 2 OLD PICKARD LANE LITTLETON, MA 01460	LUC: 943	ANGEL RYAN ANGEL STEPHANIE M 11 SNOW DRIVE LITTLETON, MA 01460	LUC: 101	ESCHEN DAVID W COOKSON COLBIE LEIGH 3 PICKARD LN LITTLETON, MA 01460	LUC: 101
73 GREAT RD	U02 1 0	7 SNOW DR	U03 36 0	80 GREAT RD	U03 65 0
STOWELL MICHAEL PAUL 73 GREAT RD LITTLETON, MA 01460	LUC: 101	BURNS CAMERON D CRAFT CAROLYN A 7 SNOW DR LITTLETON, MA 01460	LUC: 101	TARTAGLIA CANIO 80 GREAT RD LITTLETON, MA 01460-2228	LUC: 101
2 GRIST MILL RD	U02 2 0	3 SNOW DR	U03 37 0	84 GREAT RD	U03 66 0
TAYLOR IRENE L 2 GRIST MILL RD LITTLETON, MA 01460	LUC: 101	HOOLE JESSE R HOLT LAURA R 3 SNOW DR LITTLETON, MA 01460	LUC: 101	YAUGA MICHAEL S RLTY TROF 2018 YAUGA MICHAEL S - TRUSTEE 84 GREAT RD LITTLETON, MA 01460	LUC: 013
5 GRIST MILL RD	U02 27 0	79 GREAT RD	U03 38 0	8 SNOW DR	U03 7 0
KEITH E MORENO REVOCABLE TRUST MORENO KEITH 5 GRIST MILL RD LITTLETON, MA 01460	LUC: 101	LEAHY MICHAEL W LEAHY JANICE H 79 GREAT RD LITTLETON, MA 01460	LUC: 101	LANDERS ELIZABETH A WALDSMITH EDWIN R SR 8 SNOW DR LITTLETON, MA 01460	LUC: 101
1 GRIST MILL RD	U02 28 0	75 GREAT RD	U03 39 0	2 ELMWOOD RD	U03 8 0
HEGARTY JENNIFER C 1 GRIST MILL RD LITTLETON, MA 01460	LUC: 101	BROWN ANTHONY J MOORE MARK W JR 75 GREAT RD LITTLETON, MA 01460	LUC: 101	DUARTE DANIEL DUARTE RACHEL 2 ELMWOOD RD LITTLETON, MA 01460	LUC: 101
6 GRIST MILL RD	U02 3 0	87 GREAT RD	U03 4 0	6 ELMWOOD RD	U03 9 0
OLIVER GAUGARIN EDWIN NATHAN MADHAVI 6 GRIST MILL RD LITTLETON, MA 01460	LUC: 101	O'DONNELL KENNETH J+SUSAN E CO-TRS OF O'DONNELL FAMILY TR 87 GREAT RD LITTLETON, MA 01460	LUC: 101	BURGHARD CYNTHIA E TRUSTEE OF CYNTHIA E BURGHARD FAMILY TR 6 ELMWOOD ROAD LITTLETON, MA 01460	LUC: 101
10 GRIST MILL RD	U02 4 0	14 SNOW DR	U03 40 0		
MULLEN MICHELLE M MULLEN EDWARD W III 10 GRIST MILL ROAD LITTLETON, MA 01460	LUC: 101	BOLDRIGHINI MARK A L/E BOLDRIGHINI GLADYS L/E 14 SNOW DR LITTLETON, MA 01460	LUC: 101		
93 GREAT RD	U03 3 0	20 SNOW DR	U03 41 0		
DOUCETTE DIANE, GIANNETTA BRUCE NAPOLI DORIS, TRS OF 93 GREAT 93 GREAT RD LITTLETON, MA 01460	LUC: 101	NICKANDROS GEORGE H NICKANDROS ELIZABETH A 20 SNOW DR LITTLETON, MA 01460	LUC: 101		
19 SNOW DR	U03 33 0	5 ELMWOOD RD	U03 52 0		
KENT RICHARD R KENT JEAN A 19 SNOW DR LITTLETON, MA 01460	LUC: 101	VANAUKEN FAMILY TRUST TRUSTEE VANAUKEN JEFFREY B 5 ELMWOOD RD LITTLETON, MA 01460	LUC: 101		
15 SNOW DR	U03 34 0	4 SNOW DR	U03 6 0		
PIERCE MARY J A/KA MARY JEANNE 15 SNOW DR LITTLETON, MA 01460	LUC: 101	SMITH MATTHEW C MCGARY-SMITH COLLEEN 4 SNOW DR LITTLETON, MA 01460	LUC: 101		

83 GREAT RD

U03 5 0

LUC: 101

BELLETETE STEVEN J

83 GREAT RD

LITTLETON, MA 01460

NOTES:

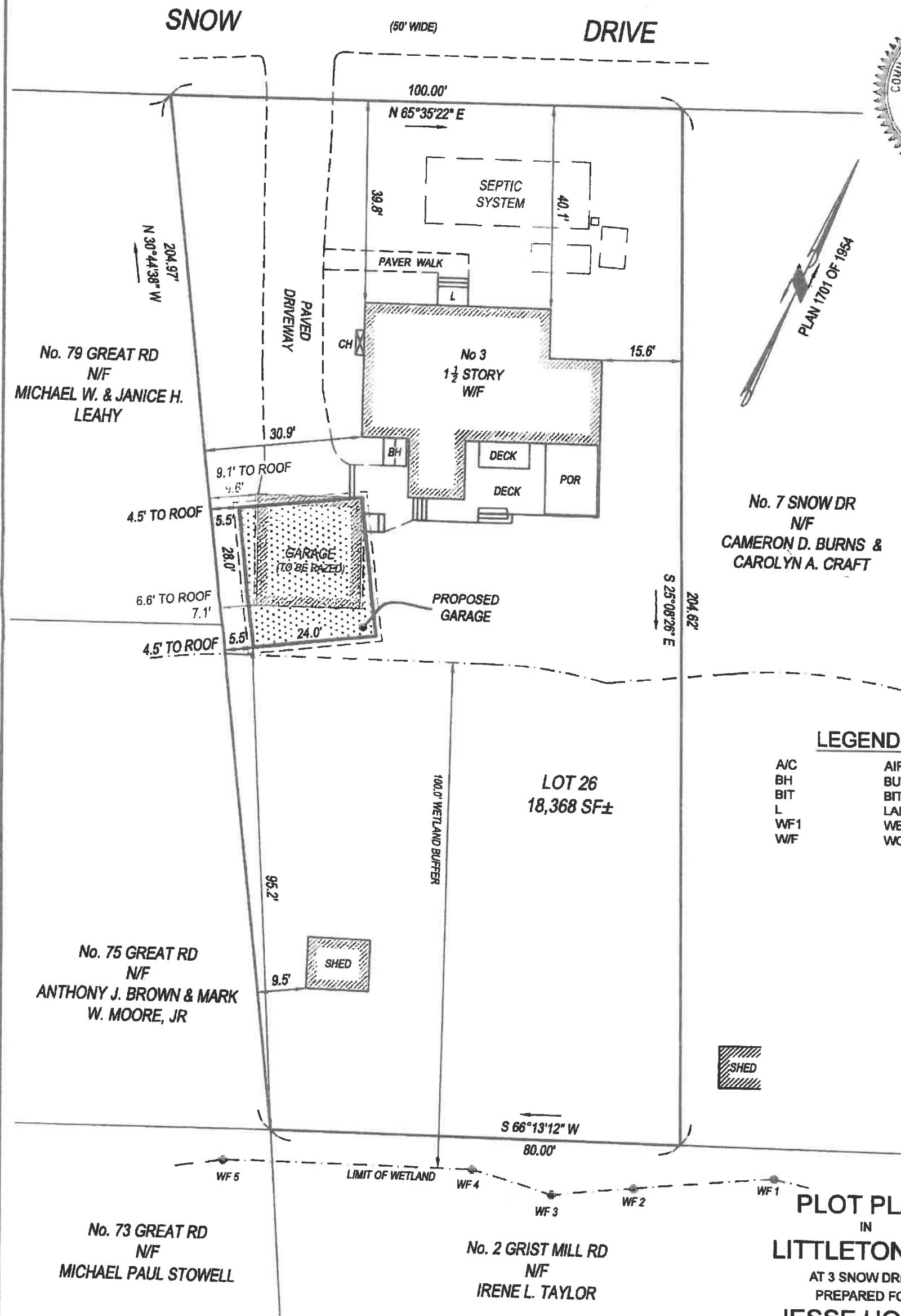
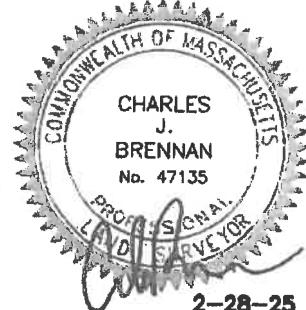
- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON NOVEMBER 15, 2024.
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, THEY WERE NOT RESEARCHED NOR SHOWN HEREON.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF 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



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
NOVEMBER 21, 2024
REV: PROPOSED GARAGE SIZE

WWW.SUMMITSURVEYINGINC.COM
24-0136
BY: CJB DATE: 2-28-25

0 10 20 40
SCALE: 1" = 20'