

APPLICATION FOR
STORMWATER PERMIT
FOR
64 BEAVER BROOK ROAD
(MAP 19, PARCEL 18)
IN
LITTLETON,
MASSACHUSETTS

PREPARED BY: DILLIS & ROY CIVIL DESIGN GROUP, INC.
1 MAIN STREET – SUITE #1
LUNENBURG, MASSACHUSETTS 01462

PREPARED FOR: MICHAEL & HANNAH GRUAR
64 BEAVER BROOK ROAD
LITTLETON, MA 01460

APRIL 22ND, 2025
CDG PROJECT# 7462



TABLE OF CONTENTS

- 1.0 Applications**
 - 1.1 Fee Calculations**
 - 1.2 Stormwater Permit Application**
- 2.0 Project Narrative**
 - 2.1 Project Overview**
 - 2.2 Site Design Principles**
- 3.0 Record Deed**
- 4.0 Certified Abutters List**

Attachments:

- ❖ Site Plans
- ❖ Stormwater Report

1.0 Applications

1.1 Fee Calculations

Stormwater Permit Filing Fee

\$500 per project

TOTAL AMOUNT REQUIRED FOR FILING = \$500.00

1.2 Stormwater Permit Application



**TOWN OF LITTLETON
STORMWATER PERMIT APPLICATION
Form SW**

Littleton Town Offices
37 Shattuck Street
Room 303
Littleton, MA 01460
(978) 540-2425

Please file 3 copies of this application form, application fee, and required application materials with Planning Board, in accordance with the requirements of chapter 38.

1. Property Information

Street Address _____

Assessor's Map _____ Parcel _____

Deed Reference (Registry Book and Page or Land Court Certificate of Title No.):

2. Project Title or Brief Description: _____

3. Property Owners: List all property owners and their mailing addresses; for any owner that is an entity (e.g. LLC or corporation), provide the name and title of the individual authorized to sign for the entity.

4. Applicant Information (Individual or Entity to Whom Permit Will Be Issued)

Name: _____

Company (if applicable): _____

Mailing Address: _____

Tel: _____ Fax: _____ E-Mail: _____

5. Applicant's Authorized Representative to Planning Board (if any):

Name: _____

Company (if applicable): _____

Mailing Address: 1 Main Street, Suite 1 Lunenburg, MA 01462

Tel: _____ Fax: _____ E-Mail: groy@dillisandroy.com

****Communications from the Planning Department will be sent to the e-mail addresses provided for the Applicant and the Applicant's Authorized Representative.****

6. Other Planning Board Permits or Approvals Required for This Project:

7. Applicant's Certification:

I hereby certify that the information contained in this application (including all required documents submitted herewith) is correct to the best of my knowledge. If I have identified an Authorized Representative above, I authorize that person to serve as my representative to the Planning Board.

Signature of Applicant: Michael Gruar Date: 04/02/2025

Printed Name: Michael Gruar

8. Property Owner's Authorization:

I am the owner of the parcel identified as Littleton Assessor's Map R19, Parcel 18, or the authorized signatory for the entity that is the owner of that parcel. I hereby attest that I have knowledge of, and give my consent to, this application. I authorize the Littleton Planning Board and its authorized agents to enter the aforementioned parcel to verify the information contained in this application and associated documents and, if a permit is granted, to inspect for compliance with permit conditions.

Signature of Owner: Michael Gruar Date: 04/02/2025

Printed Name: Michael Gruar

Signature of Owner: Hannah Gruar Date: 4-2-25

Printed Name: Hannah Gruar

9. Checklist of Materials to Be Submitted with Application:

- ☒ Erosion and Sediment Control Plan
- ☒ Stormwater Management Plan
- ☒ Operation and Maintenance Plan

___ Certified List of Abutters

___ Permit Application Fee



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

STORMWATER PERMIT APPLICATION FEE

Adopted
July 13, 2017

BYLAW STORMWATER CHAPTER

§38 Storm Water Permit Application Fee: \$500.00

2.0 Project Narrative

2.1 **Project Overview**

The subject property is located at 64 Beaver Brook Road and contains approximately ± 10.12 acres of land. The property has been previously developed and includes an existing single-family dwelling, paved driveway, on-site private sewage disposal system & private water supply well. The parcel is located within the Residential Zoning District. Multiple Bordering Vegetated Wetland systems are found on-site behind the previous development as shown on the attached Site Plan. The largest BVW area bisects the rear of the lot from Beaver Brook Road. The USDA soil map indicated that the development area is underlain with soils belonging primarily to Hydrologic Soil Group (HSG) C. Group C soils have a slower infiltration rate when thoroughly wet. The site does not contain any stormwater infrastructure, or conveyance measures on-site. Generally, the stormwater runoff which accumulates on site sheet flows overland towards the wetland resource areas from south to north.

The proposed project involves the construction of a 16-foot-wide shared driveway (± 435 L.F.) to provide access to two residential lots (Lot 1 & Lot 3, as seen on Plan of Land in Littleton, Massachusetts, prepared by Dillis and Roy Civil Design Group, Inc.). Both single-family dwellings and their associated private driveways will be located outside of the 100-foot buffer zone. Each dwelling will be serviced by a private septic system and private water supply well. Due to the wetland system which bisects the site, the proposed shared driveway will require a wetland crossing to provide access to the upland area at the rear of the property. The proposed scope of work also includes a wetland replication area to mitigate the mentioned direct BVW disturbance. Each dwelling will require separate utility connections and their appurtenances. Two separate stormwater management areas are proposed to capture and mitigate stormwater runoff associated with the development. Please refer to the attached Stormwater Report for more details regarding the proposed stormwater management system including operation and maintenance procedures.

- 2.2 **Site Design Principles – The project has been designed in compliance with Section §173-127 to provide an adequate level of serviceability. The proposed project is not subject to Special Permit approval as the proposed driveway provides access to less than three (3) dwelling units. Please refer to the attached Drainage Report for more information on the proposed stormwater management system.**

§173-127 Design Criteria -Common Driveway

- A. *Grades on shared driveways constructed or extended after May 3, 1993 shall not exceed 10%.*

The proposed shared driveway does not exceed a 10% grade along any two points.

- B. *The minimum width of the shared driveway shall be 16 feet*

The shared driveway is proposed at 16 feet in width. Each private driveway branching from the common driveway is proposed at 12 feet in width to reduce impervious area to the maximum extent practicable.

- C. *The shared driveway shall be constructed of materials resistant to erosion and frost heaving and sufficient to support an axle load of 10 tons under all weather conditions. The shared driveway shall be paved with a three inch minimum thickness layer of bituminous concrete.*

The proposed shared driveway shall be paved with a three-inch minimum thickness layer of bituminous concrete as stated within the construction details on the attached plans.

- D. *Turnouts shall be provided along the shared driveways at intervals of 300 feet. The turnout shall be eight feet wide and 25 feet long.*

The proposed shared driveway is approximately ±435 lineal feet. As such, a proposed turnout is located adjacent to the wetland crossing within 300 feet of length.

- E. *All shared driveways shall be provided with provisions for drainage sufficient to prevent deterioration of the driveway and to prevent any erosion, flooding, or other problems on any property beyond that of the owners of the driveways including the street which it intersects.*

The project proposes more than an acre of overall disturbance. As such, a Stormwater Management Permit is required by Section §38-14. Please refer to the attached Stormwater Report for more information.

- F. *The SPGA shall require that utilities to the lots be located directly adjacent to or within the shared driveway.*

The proposed utilities for each dwelling shall be located directly adjacent to or within the shared driveway. Please refer to the attached site plans to observe the location of each utility.

- G. *All curves shall be designed to accommodate a vehicle with fifty-foot outside turning radius.*

The proposed shared driveway is linear and does not contain any horizontal curves.

- H. *Each branch from a shared driveway shall be designed such that a twenty-one-foot wheelbase fire truck or other emergency vehicle can safely enter and exit the branch.*

Each branch from the proposed shared driveway is accessible from a twenty-one-foot wheelbase vehicle. Each radius at the end of the common drive has been increased to provide additional room for turning maneuvers.

- I. *At the end of the shared driveway, a turnaround shall be constructed with a seventy-five-foot minimum turning radius.*

The end of the shared driveway is bisected by two individual branching driveways. The proposed layout & increased radii provide a turnaround area for emergency vehicles. Please refer to the emergency vehicle turning maneuver diagram on Sheet 2.

- J. The developer shall post a cash bond to cover the cost of the construction of the shared driveway.*

Acknowledged. The applicant shall post a cash bond to cover the cost of the construction of the shared driveway.

- K. Adequate fire protection shall be provided to the satisfaction of the Planning Board.*

Acknowledged.

- L. The length of a shared residential driveway shall not exceed 750 feet. This length shall be measured from the sideline of the public way on which the lots have frontage to the end of the turnaround.*

The proposed shared driveway (measured from the sideline of the public way on which the lots have frontage to the end of the turnaround) is ±435 lineal feet.

3.0 Record Deed

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 172718
Document Type	: DEED
Recorded Date	: September 28, 2020
Recorded Time	: 04:19:14 PM
Recorded Book and Page	: 75736 / 281
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2527307
Recording Fee (including excise)	: \$3,438.20

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 09/28/2020 04:19 PM
Ctrl# 325551 16340 Doc# 00172718
Fee: \$3,283.20 Cons: \$720,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

MASSACHUSETTS QUITCLAIM DEED

We, **Michael A. Freeman and Nancy E. Grossman**, a married couple, of 64 Beaver Brook Road, Littleton, Massachusetts, for full consideration paid of SEVEN HUNDRED TWENTY THOUSAND AND 00/100 (\$720,000.00) Dollars, **grant to Michael J. Gruar and Hannah G. Gruar**, a married couple, as tenants by the entirety, now of 64 Beaver Brook Road, Littleton, Massachusetts *with quitclaim covenants*

A certain parcel of land with the buildings thereon in Littleton and in Westford, Middlesex County, Commonwealth of Massachusetts, situate on the westerly side of Beaver Brook Road, being known and numbered 64 Beaver Brook Road, Littleton, and being shown as Lots numbered 34A and 34B on a Plan entitled "Land in Littleton & Westford, Mass., Surveyed for Nashoba Woodlands Development Corporation. Scale: 1" = 100', Charles A. Perkins Co., Inc., Civil Engineers & Surveyors", dated December, 1977, and recorded with Middlesex County South District Registry of Deeds as Plan number 88 of 1978 in Record Book 13382, Page 35; and recorded with Middlesex County North District Registry of Deeds in Plan Book 125, Plan 122. being together more particularly bounded and described as follows:

EASTERLY by Beaver Brook Road, as shown on said Plan(s), on two courses, a total distance of Four hundred sixty and 00/100 (460.00) feet;;

SOUTHERLY by land now or formerly of Thomas, Charles & Samuel Koulas, as shown on said Plan(s), on two courses, measuring respectively, Seventy-three and 96/100 (73.96) feet, and Nine hundred fifty and 46/100 (950.46) feet;

WESTERLY by land now or formerly of Frank W. & Eunice Matheson, as shown on said Plan(s), Four hundred sixty and 00/100 (460.00) feet; and

NORTHERLY by Lot numbered 33-A, as shown on said Plan(s), Nine hundred seventy-five and 88/100 (975.88) feet; and by Lot numbered 33-B, as shown on said Plan(s), One hundred fifty-one and 70/100 (151.70) feet.

Together with an Easement over Lots numbered 33A and 26, as shown on said Plan(s), as appurtenant to said land, as more particularly set forth in an Instrument recorded with Middlesex County South District Registry of Deeds in Record Book 13596, Page 642, across said Lots 33A and 26, to a Right of way over Lot 25, as shown on said Plan, all as set forth in a Deed from

Howard J. Hall to Max M. Curtis, etal, Trustees, dated December 1, 1980, recorded with Middlesex County South District Registry of Deeds in Record Book 14151, Page 578.


For title, see deed from Gary V. Fletcher and Jane J. Fletcher, dated May 29, 1987 and recorded on June 1, 1987 with the Middlesex South Registry of Deeds in Book 18175, Page 369, and recorded with the Middlesex North Registry of Deeds on May 29, 1987 at Book 4080, Page 323.

We, the Grantors named herein, do hereby voluntarily release all our rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state under the pains and penalties of perjury that there is no other person entitled to such rights.

****REMAINDER OF PAGE INTENTIONALLY LEFT BLANK****

Witness our hands and seals on this 14th day of September, 2020

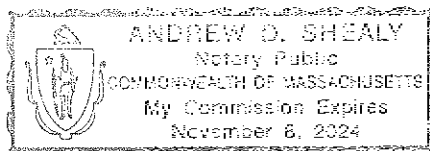

Michael A. Freeman

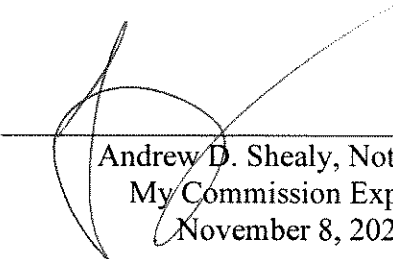

Nancy E. Grossman

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 14 day of September, 2020, before me, the undersigned notary public, personally appeared Michael A. Freeman and Nancy E. Grossman, proved to me through satisfactory evidence of identification, which were passports and/or drivers' licenses, to be the persons whose names are signed on the preceding or attached document, who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief and acknowledged to me that they signed it voluntarily for its stated purpose as their free act and deed.




Andrew D. Shealy, Notary Public
My Commission Expires:
November 8, 2024

4.0 Certified Abutters List

TOWN OF LITTLETON

REQUEST FOR CERTIFIED LIST OF ABUTTERS

THE FEE FOR PREPARING THE LIST IS AS FOLLOWS:

Within 300 feet: \$25.00	updated list up to 6 mo.: \$10.00
Within 100 feet: \$10.00	- updated list up to 6 mo: \$5.00
Direct & across the street: \$5.00	- updated list up to 6 mo: no charge

THE FEE MUST BE PAID AT THE TIME THE REQUEST IS MADE

Applicant: Michael & Hannah Grues Name of Firm: Dillis & Roy
Address: 1 Main St Suite 1 Lunenburg
Contact Phone #: (978) 779-6091

Request abutters list for:

Owner Name: Same
Property Location: 164 Beaver Brook Road
Parcel ID: R19-18-0
Date you need the list by: _____

The Assessors' Office will generate & certify the requested **abutters list**, for the appropriate boards. Please check the appropriate departments.

Planning Board	<input checked="" type="checkbox"/>	Ch 40A Sec 11 (300 feet)
" "	<input type="checkbox"/>	Ch 41 Sec 81T (anr) (applicant & abutters)
" "	<input type="checkbox"/>	RMD Special Permit 300 feet & 1500 feet
Board of Appeals	<input checked="" type="checkbox"/>	Ch 40A Sec 11 (300 feet)
Conservation Comm	<input checked="" type="checkbox"/>	Ch 131 Sec 40 (100 feet) or (1000 feet)
Board of Selectmen	<input type="checkbox"/>	Ch 138 Sec 12, 15A (abutters & 500 ft if Within school, church or hosp)
Board of Health	<input type="checkbox"/>	310 CMR 15.000 (direct & across the street)
Other	<input type="checkbox"/>	Specify

Mailing labels can be provided for you at an additional charge of \$2.50 per sheet (14 labels per sheet) ____ Please check here if you would like the labels with this list.



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

Date: February 13, 2025

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

Applicant: Michael & Hannah Gruar
Name of Firm: Dillis & Roy
Mailing Address: 1 Main St Suite 1 Lunenburg

Subject Parcel Location: 64 Beaver Brook Road
Subject Owner: Michael & Hannah Gruar
Subject Parcel ID: R19-18-0

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) 47 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.

9 CHARLES RIDGE RD LITTLETON RIDGE ESTATES LLC 12 DAMONMILL ROAD CONCORD, MA 01742	R19 1 0 LUC: 102	2 UNIT E CHARLES RIDGE RD CAPLE BARBARA R 2 E CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 201 LUC: 102	4 UNIT C CHARLES RIDGE RD MANCUSO SUSAN 4C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 402 LUC: 102
2 UNIT D HANNAH DODGE RD CARVER BRIAN S 2D HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1001 LUC: 102	2 UNIT D CHARLES RIDGE RD TAVOULARIS FAMILY TRUST TAVOULARIS ANN DONNELLY TRUSTE 2D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 202 LUC: 102	4 UNIT B CHARLES RIDGE RD SAI AMITH K K V S THOTA SUNITHA 4B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 403 LUC: 102
2 UNIT C HANNAH DODGE RD GALLAGHER VIRGINIA M 2C HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1002 LUC: 102	2 UNIT C CHARLES RIDGE RD KANE CHRISTOPHER R 2 C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 203 LUC: 102	4 UNIT A CHARLES RIDGE RD GONSALVES MARK S 4A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 404 LUC: 102
2 UNIT B HANNAH DODGE RD LOWRY KAREN M 2B HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1003 LUC: 102	2 UNIT B CHARLES RIDGE RD PATEL ISANKUMAR PATEL ADITI 2B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 204 LUC: 102	5 UNIT D CHARLES RIDGE RD PEDDI SARAT C KANDULA SIREESHA 9 LONGMEADOW WAY ACTON, MA 01720	R19 1 501 LUC: 102
2 UNIT A HANNAH DODGE RD GURUSWAMY BALAVINODH DASARATHAN SARANYA 2A HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1004 LUC: 102	2 UNIT A CHARLES RIDGE RD BALFE NINA 2A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 205 LUC: 102	5 UNIT C CHARLES RIDGE RD NATH DILLIP KUMAR NATH PRANATI 5 UNIT C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 502 LUC: 102
1 UNIT E CHARLES RIDGE RD KONDAMAREDDY SATYA SAI R 65 LOST LAKE DRIVE GROTON, MA 01450	R19 1 101 LUC: 102	3 UNIT D CHARLES RIDGE RD PICCIRILLO MICHAEL J DEVINCENT LAUREN D 3 D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 301 LUC: 102	5 UNIT B CHARLES RIDGE RD MAW JOHN PAUL CHMURA SAMANTHA ELIZABETH 5B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 503 LUC: 102
1 UNIT D CHARLES RIDGE RD PATIL SNEHA DNYANESHWAR PATIL MAYURESH GORAKN 1D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 102 LUC: 102	3 UNIT C CHARLES RIDGE RD STEPHENS ROBERT M 3C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 302 LUC: 102	5 UNIT A CHARLES RIDGE RD COULL JAMES M 5A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 504 LUC: 102
1 UNIT C CHARLES RIDGE RD RAO REVOCABLE LIVING TRUST TRUSTEE RAO UPENDRA 197 CHERRY TREE LN GROTON, MA 01450	R19 1 103 LUC: 102	3 UNIT B CHARLES RIDGE RD JANES SUSAN H 3 B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 303 LUC: 102	6 UNIT D CHARLES RIDGE RD BATTHULA SIRISHADEVI DHULIPALA VASU BABU 6D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 601 LUC: 102
1 UNIT B CHARLES RIDGE RD SIM UNG SIK HAM JUNG SOON 1B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 104 LUC: 102	3 UNIT A CHARLES RIDGE RD ANDREWS JANE M 3 A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 304 LUC: 102	6 UNIT C CHARLES RIDGE RD RODGER REALTY TRUST RODGER BARBARA - TRUSTEE 6 C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 602 LUC: 102
1 UNIT A CHARLES RIDGE RD MILLER LISA 1A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 105 LUC: 102	4 UNIT D CHARLES RIDGE RD SANKAR GANESH SRINIVASAN LAKSHMI 4D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 401 LUC: 102	6 UNIT B CHARLES RIDGE RD SHORTEN JULIANE 6B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 603 LUC: 102

6 UNIT A CHARLES RIDGE RD	R19 1 604	1 UNIT D HANNAH DODGE RD	R19 1 902
TRACY THOMAS A	LUC: 102	PELLETIER BRENDA H	LUC: 102
TRACY MICHELLE R		1D HANNAH DODGE RD	
6A CHARLES RIDGE RD UNIT 604		LITTLETON, MA 01460	
LITTLETON, MA 01460			
7 UNIT D CHARLES RIDGE RD	R19 1 701	1 UNIT C HANNAH DODGE RD	R19 1 903
OLSON SCOTT	LUC: 102	GAIPO CLAIRE L	LUC: 102
OLSON THERESE MOAG		1C HANNAH DODGE RD	
7 D CHARLES RIDGE RD		LITTLETON, MA 01460	
LITTLETON, MA 01460			
7 UNIT C CHARLES RIDGE RD	R19 1 702	1 UNIT B HANNAH DODGE RD	R19 1 904
PANCHAGNULA ADITYA DATT	LUC: 102	TRUNDY PAULA J	LUC: 102
7C CHARLES RIDGE RD		1B HANNAH DODGE RD	
LITTLETON, MA 01460		LITTLETON, MA 01460	
7 UNIT B CHARLES RIDGE RD	R19 1 703	1 UNIT A HANNAH DODGE RD	R19 1 905
FABER STEPHANIE R	LUC: 102	CORMIER DIANE M	LUC: 102
7B CHARLES RIDGE RD UNIT 703		1A HANNAH DODGE RD	
LITTLETON, MA 01460		LITTLETON, MA 01460	
7 UNIT A CHARLES RIDGE RD	R19 1 704	68 BEAVER BROOK RD	R19 17 0
LINDMARK SUSAN M	LUC: 102	RUSTAN EDWARD A	LUC: 101
7 A CHARLES RIDGE RD		RUSTAN SARAH J	
LITTLETON, MA 01460		68 BEAVER BROOK RD	
		LITTLETON, MA 01460	
8 UNIT D CHARLES RIDGE RD	R19 1 801	591 GREAT RD	R19 8 0
MENON SHARAT SHASHI	LUC: 102	MATHESON IRVING R	LUC: 0173
DESHPANDE MADHURA ANIL		MATHESON JR FRANK W	
8D CHARLES RIDGE RD		PO BOX 697	
LITTLETON, MA 01460		LITTLETON, MA 01460	
8 UNIT C CHARLES RIDGE RD	R19 1 802	OFF GREAT RD	R19 9 0
CHOUGULE VIJAY	LUC: 102	MATHESON IRVING R	LUC: 717
CHOUGULE PRIYANKA		MATHESON JR FRANK W	
8C CHARLES RIDGE RD UNIT 802		PO BOX 697	
LITTLETON, MA 01460		LITTLETON, MA 01460	
8 UNIT B CHARLES RIDGE RD	R19 1 803		
WHIPPEN ASHLEY E	LUC: 102		
8B CHARLES RIDGE RD			
LITTLETON, MA 01460			
8 UNIT A CHARLES RIDGE RD	R19 1 804		
GONZALEZ DONNA Z	LUC: 102		
8 A CHARLES RIDGE RD			
LITTLETON, MA 01460			
1 UNIT E HANNAH DODGE RD	R19 1 901		
THE ANDREW COULL LIVING TRUST	LUC: 102		
TRUSTEE COULL ANDREW			
1E HANNAH DODGE RD			
LITTLETON, MA 01460			



**TOWN OF LITTLETON
BOARD OF ASSESSORS**

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

Date: February 13, 2025

Re: Certified List of Abutters Conservation Commission

Applicant: Michael & Hannah Gruar
Name of Firm: Dillis & Roy
Mailing Address: 1 Main St Suite 1 Lunenburg

Subject Parcel Location: 64 Beaver Brook Rd
Subject Parcel No.: R19-18-0
Subject Owner Name: Michael & Hannah Gruar

M.G.L. Chapter 131: Section 40 "Any person filing a notice of intention with a conservation commission shall at the same time give written notification thereof, by delivery in hand or certified mail, return receipt requested, to all abutters within one hundred feet of the property line of the land where the activity is proposed, but not limited to, owners of land directly opposite said proposed activity on any public or private street or way, and in another municipality or across a body of water. When a notice of intent proposes activities on land under water bodies and waterways or on a tract of land greater than 50 acres, written notification shall be given to all abutters within 100 feet of the proposed project site. For the purposes of this action, "project site" shall mean lands where the following activities are proposed to take place: dredging, excavating, filling, grading, the erection, reconstruction or expansion of a building or structure, the driving of pilings, the construction or improvement of roads or other ways and the installation of drainage, sewerage and water systems, and "land under water bodies and waterways" shall mean the bottom of, or land under, the surface of the ocean or an estuary, creek, river stream, pond or lake. When a notice of intent proposes activity on a linear shaped project site longer than 1,000 feet in length, notification shall be given to all abutters within 1,000 feet of the proposed project site. If the linear project site takes place wholly within an easement through another person's land, notice shall also be given to the landowner. Said notification shall be at the applicant's expense, and shall state where copies of the notice of intention may be examined and obtained and where information regarding the date, time and place of the public hearing may be obtained. Proof of such notification, with a copy of the notice mailed or delivered, shall be filed with the conservation commission."

I hereby certify the attached list of abutter (s) as stated in the M.G.L. Chapter 131, Section 40.

Number of Abutter(s) 46 including the subject parcels + 1 Applicant Requesting Abutter's

List. Certified by:



Name: Kim Prehl

Title: Office Assistant

9 CHARLES RIDGE RD LITTLETON RIDGE ESTATES LLC 12 DAMONMILL ROAD CONCORD, MA 01742	R19 1 0 LUC: 102	2 UNIT E CHARLES RIDGE RD CAPLE BARBARA R 2 E CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 201 LUC: 102	4 UNIT C CHARLES RIDGE RD MANCUSO SUSAN 4C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 402 LUC: 102
2 UNIT D HANNAH DODGE RD CARVER BRIAN S 2D HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1001 LUC: 102	2 UNIT D CHARLES RIDGE RD TAVOULARIS FAMILY TRUST TAVOULARIS ANN DONNELLY TRUSTE 2D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 202 LUC: 102	4 UNIT B CHARLES RIDGE RD SAI AMITH K K V S THOTA SUNITHA 4B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 403 LUC: 102
2 UNIT C HANNAH DODGE RD GALLAGHER VIRGINIA M 2C HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1002 LUC: 102	2 UNIT C CHARLES RIDGE RD KANE CHRISTOPHER R 2 C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 203 LUC: 102	4 UNIT A CHARLES RIDGE RD GONSALVES MARK S 4A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 404 LUC: 102
2 UNIT B HANNAH DODGE RD LOWRY KAREN M 2B HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1003 LUC: 102	2 UNIT B CHARLES RIDGE RD PATEL ISANKUMAR PATEL ADITI 2B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 204 LUC: 102	5 UNIT D CHARLES RIDGE RD PEDDI SARAT C KANDULA SIREESHA 9 LONGMEADOW WAY ACTON, MA 01720	R19 1 501 LUC: 102
2 UNIT A HANNAH DODGE RD GURUSWAMY BALAVINODH DASARATHAN SARANYA 2A HANNAH DODGE RD LITTLETON, MA 01460	R19 1 1004 LUC: 102	2 UNIT A CHARLES RIDGE RD BALFE NINA 2A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 205 LUC: 102	5 UNIT C CHARLES RIDGE RD NATH DILLIP KUMAR NATH PRANATI 5 UNIT C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 502 LUC: 102
1 UNIT E CHARLES RIDGE RD KONDAMAREDDY SATYA SAI R 65 LOST LAKE DRIVE GROTON, MA 01450	R19 1 101 LUC: 102	3 UNIT D CHARLES RIDGE RD PICCIRILLO MICHAEL J DEVINCENT LAUREN D 3 D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 301 LUC: 102	5 UNIT B CHARLES RIDGE RD MAW JOHN PAUL CHMURA SAMANTHA ELIZABETH 5B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 503 LUC: 102
1 UNIT D CHARLES RIDGE RD PATIL SNEHA DNYANESHWAR PATIL MAYURESH GORAKN 1D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 102 LUC: 102	3 UNIT C CHARLES RIDGE RD STEPHENS ROBERT M 3C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 302 LUC: 102	5 UNIT A CHARLES RIDGE RD COULL JAMES M 5A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 504 LUC: 102
1 UNIT C CHARLES RIDGE RD RAO REVOCABLE LIVING TRUST TRUSTEE RAO UPENDRA 197 CHERRY TREE LN GROTON, MA 01450	R19 1 103 LUC: 102	3 UNIT B CHARLES RIDGE RD JANES SUSAN H 3 B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 303 LUC: 102	6 UNIT D CHARLES RIDGE RD BATTHULA SIRISHADEVI DHULIPALA VASU BABU 6D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 601 LUC: 102
1 UNIT B CHARLES RIDGE RD SIM UNG SIK HAM JUNG SOON 1B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 104 LUC: 102	3 UNIT A CHARLES RIDGE RD ANDREWS JANE M 3 A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 304 LUC: 102	6 UNIT C CHARLES RIDGE RD RODGER REALTY TRUST RODGER BARBARA - TRUSTEE 6 C CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 602 LUC: 102
1 UNIT A CHARLES RIDGE RD MILLER LISA 1A CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 105 LUC: 102	4 UNIT D CHARLES RIDGE RD SANKAR GANESH SRINIVASAN LAKSHMI 4D CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 401 LUC: 102	6 UNIT B CHARLES RIDGE RD SHORTEN JULIANE 6B CHARLES RIDGE RD LITTLETON, MA 01460	R19 1 603 LUC: 102

6 UNIT A CHARLES RIDGE RD	R19 1 604	1 UNIT D HANNAH DODGE RD	R19 1 902
TRACY THOMAS A	LUC: 102	PELLETIER BRENDA H	LUC: 102
TRACY MICHELLE R		1D HANNAH DODGE RD	
6A CHARLES RIDGE RD UNIT 604		LITTLETON, MA 01460	
LITTLETON, MA 01460			
7 UNIT D CHARLES RIDGE RD	R19 1 701	1 UNIT C HANNAH DODGE RD	R19 1 903
OLSON SCOTT	LUC: 102	GAIPO CLAIRE L	LUC: 102
OLSON THERESE MOAG		1C HANNAH DODGE RD	
7 D CHARLES RIDGE RD		LITTLETON, MA 01460	
LITTLETON, MA 01460			
7 UNIT C CHARLES RIDGE RD	R19 1 702	1 UNIT B HANNAH DODGE RD	R19 1 904
PANCHAGNULA ADITYA DATT	LUC: 102	TRUNDY PAULA J	LUC: 102
7C CHARLES RIDGE RD		1B HANNAH DODGE RD	
LITTLETON, MA 01460		LITTLETON, MA 01460	
7 UNIT B CHARLES RIDGE RD	R19 1 703	1 UNIT A HANNAH DODGE RD	R19 1 905
FABER STEPHANIE R	LUC: 102	CORMIER DIANE M	LUC: 102
7B CHARLES RIDGE RD UNIT 703		1A HANNAH DODGE RD	
LITTLETON, MA 01460		LITTLETON, MA 01460	
7 UNIT A CHARLES RIDGE RD	R19 1 704	68 BEAVER BROOK RD	R19 17 0
LINDMARK SUSAN M	LUC: 102	RUSTAN EDWARD A	LUC: 101
7 A CHARLES RIDGE RD		RUSTAN SARAH J	
LITTLETON, MA 01460		68 BEAVER BROOK RD	
		LITTLETON, MA 01460	
8 UNIT D CHARLES RIDGE RD	R19 1 801	OFF GREAT RD	R19 9 0
MENON SHARAT SHASHI	LUC: 102	MATHESON IRVING R	LUC: 717
DESHPANDE MADHURA ANIL		MATHESON JR FRANK W	
8D CHARLES RIDGE RD		PO BOX 697	
LITTLETON, MA 01460		LITTLETON, MA 01460	
8 UNIT C CHARLES RIDGE RD	R19 1 802		
CHOUGULE VIJAY	LUC: 102		
CHOUGULE PRIYANKA			
8C CHARLES RIDGE RD UNIT 802			
LITTLETON, MA 01460			
8 UNIT B CHARLES RIDGE RD	R19 1 803		
WHIPPEN ASHLEY E	LUC: 102		
8B CHARLES RIDGE RD			
LITTLETON, MA 01460			
8 UNIT A CHARLES RIDGE RD	R19 1 804		
GONZALEZ DONNA Z	LUC: 102		
8 A CHARLES RIDGE RD			
LITTLETON, MA 01460			
1 UNIT E HANNAH DODGE RD	R19 1 901		
THE ANDREW COULL LIVING TRUST	LUC: 102		
TRUSTEE COULL ANDREW			
1E HANNAH DODGE RD			
LITTLETON, MA 01460			

TOWN OF LITTLETON

REQUEST FOR CERTIFIED LIST OF ABUTTERS

25 FEB 14
TOWN OF SESTFORD

THE FEE FOR PREPARING THE LIST IS AS FOLLOWS:

Within 300 feet: \$25.00	updated list up to 6 mo.: \$10.00
Within 100 feet: \$10.00	- updated list up to 6 mo: \$5.00
Direct & across the street: \$5.00	- updated list up to 6 mo: no charge

THE FEE MUST BE PAID AT THE TIME THE REQUEST IS MADE

Applicant: Michael & Hannah Grue Name of Firm: Dill's & Roy
Address: 1 Main St Suite 1 Lunenburg
Contact Phone #: (978) 779-6091

Request abutters list for:

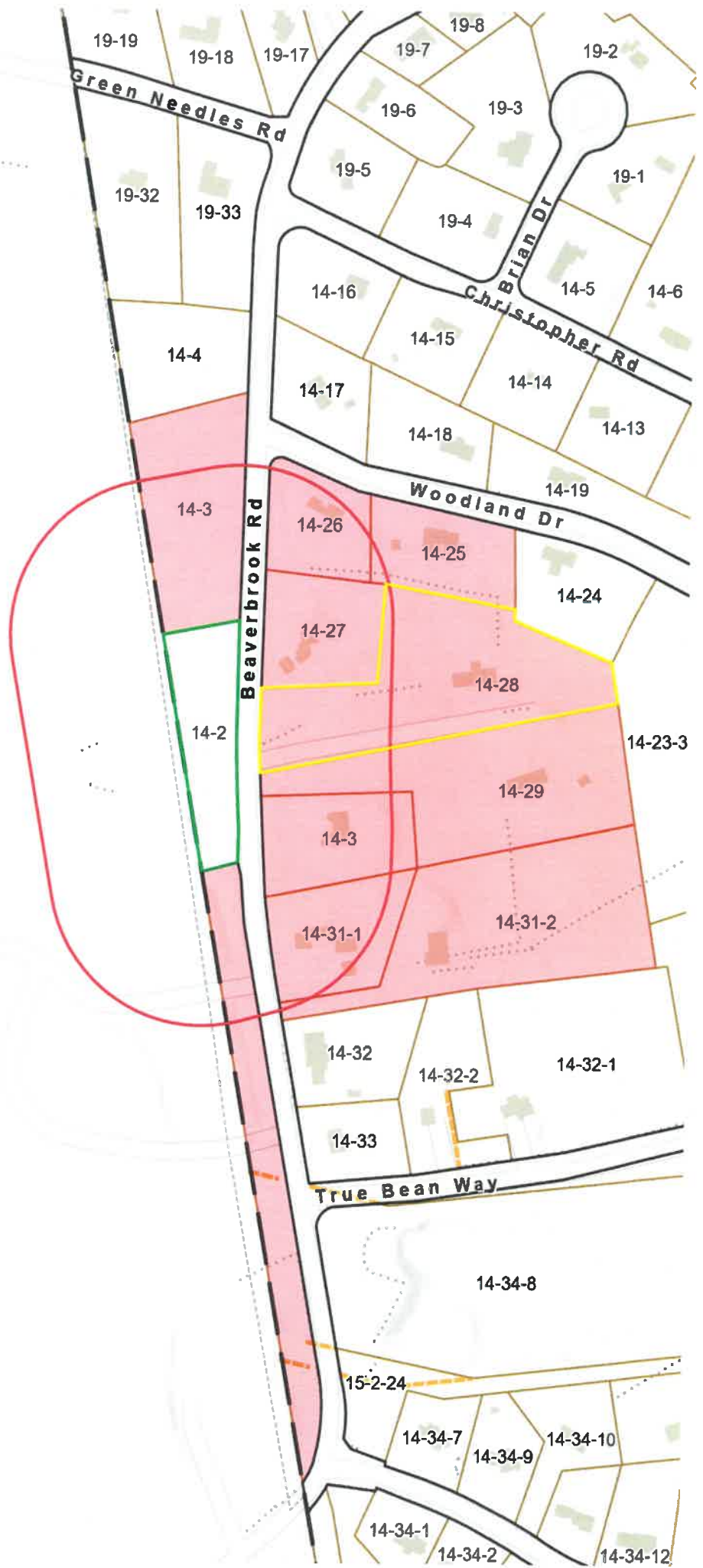
Owner Name: Same
Property Location: 104 Beaver Brook Road
Parcel ID: R19-18-0
Date you need the list by: _____

The Assessors' Office will generate & certify the requested abutters list, for the appropriate boards. Please check the appropriate departments.

Planning Board	<input checked="" type="checkbox"/>	Ch 40A Sec 11 (300 feet)
" "	<input type="checkbox"/>	Ch 41 Sec 81T (anr) (applicant & abutters)
" "	<input type="checkbox"/>	RMD Special Permit 300 feet & 1500 feet
Board of Appeals	<input type="checkbox"/>	Ch 40A Sec 11 (300 feet)
Conservation Comm	<input checked="" type="checkbox"/>	Ch 131 Sec 40 (100 feet) or (1000 feet)
Board of Selectmen	<input type="checkbox"/>	Ch 138 Sec 12, 15A (abutters & 500 ft if Within school, church or hosp)
Board of Health	<input type="checkbox"/>	310 CMR 15.000 (direct & across the street)
Other	<input type="checkbox"/>	Specify

Mailing labels can be provided for you at an additional charge of \$2.50 per sheet (14 labels per sheet) ____ Please check here if you would like the labels with this list.

LITTLETON



LITTLETON

BEAVER BROOK RD

1.15 AC.
74

14-3
1.88 AC
68

14-2
1.13 AC
64

14-1
1.72 AC

14-17
0.951 AC
2

14-18
0.943 AC
4

14-26
0.922 AC
1

14-25
0.974 AC
3

14-27
1.08 AC.
58

14-28
3.040 AC
60

14-30
1.208 AC
66

14-31-1
1.20 AC
70

14-32
1.0018 AC.
76

14-32-2
1.0828 AC



300 feet Abutters List Report

Westford, MA
February 14, 2025

THIS IS A CERTIFIED ABUTTERS LIST FROM THE TOWN OF WESTFORD. WE CERTIFY
THAT ALL THE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS ARE ACCURATE TO
THE BEST OF OUR KNOWLEDGE.

Nicole King 2-13-25
Office of the Board of Assessors Date



Subject Property:

Parcel Number: 014-0002-0000
CAMA Number: 014-0002-0000
Property Address: 64 BEAVER BROOK RD

Mailing Address: GRUAR MICHAEL JAMES GRUAR
HANNAH G
64 BEAVER BROOK RD
LITTLETON, MA 01460

Abutters:

Parcel Number: 014-0002-0000
CAMA Number: 014-0002-0000
Property Address: 64 BEAVER BROOK RD

Mailing Address: GRUAR MICHAEL JAMES GRUAR
HANNAH G
64 BEAVER BROOK RD
LITTLETON, MA 01460

Parcel Number: 014-0003-0000
CAMA Number: 014-0003-0000
Property Address: 68 BEAVER BROOK RD

Mailing Address: RUSTAN EDWARD A RUSTAN SARAH J
68 BEAVER BROOK RD
LITTLETON, MA 01886

Parcel Number: 014-0025-0000
CAMA Number: 014-0025-0000
Property Address: 3 WOODLAND DR

Mailing Address: JOY RICHARD T JOY KATHLEEN
3 WOODLAND DR
WESTFORD, MA 01886

Parcel Number: 014-0026-0000
CAMA Number: 014-0026-0000
Property Address: 1 WOODLAND DR

Mailing Address: NEPHEW JOHN D NEPHEW MARIA L
1 WOODLAND DR
WESTFORD, MA 01886

Parcel Number: 014-0027-0000
CAMA Number: 014-0027-0000
Property Address: 58 BEAVER BROOK RD

Mailing Address: BURNS BRUCE G BURNS DEBORAH A
58 BEAVER BROOK RD
WESTFORD, MA 01886

Parcel Number: 014-0028-0000
CAMA Number: 014-0028-0000
Property Address: 60 BEAVER BROOK RD

Mailing Address: HAYDEN JONATHAN E HAYDEN
MICHELLE L
60 BEAVER BROOK RD
WESTFORD, MA 01886

Parcel Number: 014-0029-0000
CAMA Number: 014-0029-0000
Property Address: 62 BEAVER BROOK RD

Mailing Address: KOHLI ANKUSH TRIVEDI RUTU
62 BEAVER BROOK RD
WESTFORD, MA 01886

Parcel Number: 014-0030-0000
CAMA Number: 014-0030-0000
Property Address: 66 BEAVER BROOK RD

Mailing Address: SILVA NORMAN SILVA JEAN E
66 BEAVER BROOK RD
WESTFORD, MA 01886

Parcel Number: 014-0031-0001
CAMA Number: 014-0031-0001
Property Address: 70 A B C BEAVER BROOK RD

Mailing Address: SILVA JEAN E SILVA NORMAN G
66 BEAVER BROOK RD
WESTFORD, MA 01886

Parcel Number: 014-0031-0002
CAMA Number: 014-0031-0002
Property Address: 72 BEAVER BROOK RD

Mailing Address: SEHGAL SONU SEHGAL MANJU
72 BEAVER BROOK RD
WESTFORD, MA 01886



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

2/14/2025

Page 1 of 1

Abutters List Report - Westford, MA