

**TOWN OF LITTLETON
BOARD OF APPEALS**

37 Shattuck Street
P.O. Box 1305
Littleton, MA 01460
Tel: 978-540-2420



APPLICATION FOR PUBLIC HEARING

Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning Bylaws

TOWN USE ONLY

Received by the Town Clerk Office

received
6/12/2020 [Signature] 1:14pm

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.

[Signature]
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 [Signature] **Date:** 6/9/20

Goldsmith, Prest & Ringwall, Inc.

978-772-1590

Print Name
39 Main St, Ste 301

Phone #
bringgwall@gpr-inc.com

Address
Ayer, Ma 01432

Email Address

Town, State, Zip

Deed Reference: Bk 40599 Page 81

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

[Signature]
Signature Date

978-807-9983

Charles and Anne Ellis

Phone #

Print Name (if different from petitioner)

charlesandannelee@gmail.com

16 Elizabeth St, Littleton, MA 01460

Email

Address (if different from petitioner)

Book 40599 Page 81

ASSESSOR MAP & PARCEL NUMBER U10 58 - B

ZONING DISTRICT R 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
Comprehensive Permit \$1000 + \$100/unit over 10 units
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 § _____

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? Article VI section 173- 27
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

Bruce D Ringwall, Pres. GPR

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;
 - A) metes and bounds of the subject land
 - B) adjacent streets and other names and readily identifiable landmarks and fixed objects
 - C) dimensional layout of all buildings
 - D) distances and setbacks from the various boundaries
 - E) exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
 - F) direction of North
 - G) 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

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.**



Littleton Zoning Board of Appeals
Variance Application
Nature and Justification
Charles & Anne Lee
Assessor Parcels U-10 58-C, 58-0 and 58-B

The properties at 32 Lochslea Rd, 0 Elizabeth St and 16 Elizabeth St are owned by Charles and Anne Lee Ellis and are zoned Residential. 16 Elizabeth St is the primary residence for Charles and Anne Lee. 32 Lochslea Rd also has a single-family residence. 0 Elizabeth St (Assessor Parcel U-10 58-0 aka Lots 55 and 56) is land owned by the applicants in between.

32 Lochslea Rd is an existing non-conforming lot created in 1955. In 2019 the septic system for 32 Lochslea Rd failed. The septic upgrade was designed and installed on the abutting Lot 56 (the northern portion of parcel 58-0).

Charles and Anne Lee wish to build a garage for storage. The property at 16 Elizabeth St has the single-family structure on the eastern portion and the western portion is occupied by wetlands. Drainage from Florence St and abutting streets to the south drain onto 16 Elizabeth St. There is a pipe on the lot that connects the overflow into the drainage within Elizabeth St.

The goal is to use Lot 55 (the southern portion of parcel 58-0) to build the garage since there is no available land on 16 Elizabeth St. Elizabeth St has a forty-foot layout from the subdivision of land by MacCarthy Engineering Service dated May 5, 1955. The Town of Littleton under Article X of 1968 voted to accept Elizabeth St as a public way, but was never recorded. If Elizabeth St is not a public way then the abutters to the road own to the center line of the way.

Due to wetlands Elizabeth St was never extended to Edsel St. Elizabeth St terminates with a cul-de-sac. The traveled way for said cul-de-sac extends beyond the right-of-way onto the Ellis property both north and south of the right-of-way.

The applicant requests a variance (or if the Board agrees a possible special permit) to modify parcel 58-0 by dividing the parcel along the original lot lines of the 1955 plan. Whereby Lot 56 (with the recent septic upgrade for 32 Lochslea Rd) would be annexed to 32 Lochslea Rd and Lot 55 would be annexed to 16 Elizabeth St. The applicant has offered to deed the necessary land for Elizabeth St to the town to complete the right-

Goldsmith, Prest & Ringwall, Inc.

of-way and make a land ownership connection between 16 Elizabeth St and Lot 55 (southern portion of parcel 58-0).

If the division of parcel 58-0 did not occur due to literal enforcement of Section 173-27 this would create substantial hardship for the applicants. The circumstances of the site topography of the western portion of 16 Elizabeth St combined with the soils of said area make that portion of the land unsuitable for development of the garage or any structure. The division of parcel 58-0 to add the northern portion (with the septic upgrade installed thereon) to 32 Lochslea Rd and the southern portion to 16 Elizabeth St would not create substantial detriment to the public good nor would it nullify or substantially derogate from the intent of purpose of the zoning.

Most of the lots in the immediate neighborhood and the surrounding larger neighborhood are smaller than the new lot for 32 Lochslea Rd which would be 28,718± SF. (0.66± acres). Elizabeth St could get a proper layout for the traveled way and voted and recorded as a public way.

As representative for the applicants, I believe a variance (or special permit) could be granted without any impact on the surrounding neighborhood, without detriment to public good and without derogating from the intent or purpose of the Bylaw. This property is truly unique not typical throughout the district.

On behalf of the applicant, we respectfully request the Littleton Zoning Board of Appeals hold a hearing at their earliest convenience to review this matter. We have attached deeds and plans of the subject property for your review.

May 19, 2025

Subject: 0 and 16 Elizabeth St, Littleton

To Whom It May Concern:

I hereby authorize Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA, 978.772.1590, to act as my agent in administrative and civil engineering matters pertaining to the permitting at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,



Charles Ellis
16 Elizabeth St.
Littleton, Ma 01460

Copy: Goldsmith, Prest & Ringwall, Inc.
24115

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 6/10/2025 7:26:20 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
969	DEED		40599/79	08/25/2003	175000.00
Property-Street Address and/or Description					
LOCHSLEA LOT 57					
Grantors					
MURRAY EVELYN G, CAIN EVELYN G					
Grantees					
ELLIS CHARLES G, ELLIS ANNE LEE					
References-Book/Pg Description Recorded Year					
83878/256 REST 2025, 83878/262 NOT 2025					
Registered Land Certificate(s)-Cert# Book/Pg					



TOWN OF LITTLETON

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

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

June 12, 2025

Mr. Bruce Ringwall
Goldsmith, Prest & Ringwall, Inc.
39 Main Street, Suite 301
Ayer, MA 01432
(978) 772-1590
info@gpr-inc.com

RE: ASSESSOR PARCELS U-10 58-C, 58-0 & 58-B - VARIANCE

Dear Mr. Ringwall,

From the information that has been provided to this Department; *An Application for Public Hearing, Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning Bylaws, dated June 9, 2025, from Mr. Bruce Ringwall of Goldsmith, Prest & Ringwall, Inc.*

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

Zoning Board of Appeals

(1) Variance – Intensity of Use Regulation

Pursuant to Article VI, Section 173-27 General Regulations B. – Changing lot dimensions. No existing lot shall be changed in size or shape so as to result in violation of the requirements set forth below. The applicant requests a variance to modify parcel 58-0 by dividing the parcel along the original lot lines of the 1955 plan. Whereby Lot 56 (with the recent septic upgrade for 32 Lochslea Road) would be annexed to 32 Lochslea Road and Lot 55 would be annexed to 16 Elizabeth Street, therefore Variance relief is required.

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

Town of Littleton

DATE: 6/11/2025

176 - Appeals

Schedule of Departmental Payments to the Treasurer

Source/From Whom	Account Name	Account Number	Amount
16 Elizabeth Drive	-- Board Receipts	01176420-432000	ZBAFEE \$200.00
Arthur E. Silva	-- Registry of Deeds	-- 8900-258161	REGFEE \$0.00
Case # 25-977	-- Abutters List	-- 01141420-432000	BOA FEE \$0.00
	Adertising	20605200-538210	ZBAADS \$176.53
			\$
			\$
			\$
			\$
			\$
			\$

TOTAL Turnover **\$376.53**

Credit \$

Cash \$

Checks \$ **\$376.53**

TOTAL **\$376.53**

Must equal total above

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


Committee/Department Signature

6/12/2025
Date

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


Treasurer's Office Signature

6/12/25
Date



Bk: 40599 Pg: 079

Recorded: 08/25/2003

Document: 00000969 Page: 1 of 2

QUITCLAIM DEED

I, Evelyn G. Murray, a/k/a Evelyn G. Cain, of Littleton, Middlesex County, Massachusetts,

for Consideration paid and in consideration of One Hundred Seventy-five Thousand Dollars (\$175,000.00), the receipt of which is hereby acknowledged,

grant to Charles G. Ellis and Anne Lee Ellis, husband and wife, as *tenants by the entirety*, of 16 Elizabeth Street, Littleton, Middlesex County, Massachusetts,

with QUITCLAIM COVENANTS

A certain parcel of land situated in Littleton, Middlesex County, Massachusetts, being Lot 57 as shown on a plan entitled "Subdivision of Land Lochslea Section #2 in Littleton, Mass. owned by George W. and Laura E. Kimball", dated May 5, 1955, MacCarthy Engineering Service, Inc., surveyor, and recorded with Middlesex South Registry of Deeds as Plan No. 1237 (c of 3) of 1955, Book 8508, Page 130, being known and numbered as

Lot 57 Lochslea Road, Littleton, MA 01460

Said Lot 57 is more particularly bounded and described as follows:

NORTHERLY by Lochslea Road, as shown on said plan, one hundred two and 78/100 (102.78) feet;

NORTHEASTERLY by said Lochslea Road and by Elizabeth Street in a curved line, as shown on said plan, thirty four and 35/100 (34.35) feet;

EASTERLY by said Elizabeth Street, eighty seven and 97/100 (87.97) feet;

SOUTHERLY by Lot #56, as shown on said plan, one hundred forty-four and 67/100 (144.67) feet; and

WESTERLY by Lot #58, as shown on said plan, ninety-nine and 59/100 (99.59) feet.

Containing, according to said plan, 13,434 square feet.

Subject to and with the benefit of all other easements, restrictions and rights of way of record insofar as the same are now in force and applicable.

Being the same premises conveyed to Fred A. Cain and the said Evelyn G. Murray by deed of Clyde B. Long, dated October 10, 1975, recorded with said Deeds at Book 12889, Page 350. The said Fred A. Cain having deceased on December 9, 1995; see Death Certificate recorded at Book 26243, Page 204; see also M-792 recorded at Book 26243, Page 203.

Witness our hands and seals, this twenty-first day of August, 2003.

Evelyn G. Murray
Evelyn G. Murray

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss:

August 21, 2003

Then personally appeared the above-named Evelyn G. Murray, who acknowledged the foregoing instrument to be her free acts and deeds, before me

Nancy E. Chew
Nancy E. Chew, Notary Public
My commission expires: 4/21/2006

08/25/03 1:53PM 01
000000 #7367

FEE \$798.00

DEED \$798.00

CANCELLED
CAMBRIDGE
DEEDS REG 15
MIDDLE SOUTH

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 6/10/2025 7:26:20 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
970	DEED		40599/81	08/25/2003	175000.00
Property-Street Address and/or Description					
ELIZABETH LOTS 55 & 56					
Grantors					
CAIN EVELYN G					
Grantees					
ELLIS CHARLES G, ELLIS ANNE LEE					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					



Bk: 40599 Pg: 081

Recorded: 08/25/2003

Document: 00000970 Page: 1 of 1

QUITCLAIM DEED

I, Evelyn G. Cain, of Littleton, Middlesex County, Massachusetts,

for Consideration paid and in consideration of One Hundred Seventy-five Thousand Dollars (\$175,000.00), the receipt of which is hereby acknowledged,

grant to Charles G. Ellis and Anne Lee Ellis, husband and wife, as *tenants by the entirety*, of 16 Elizabeth Street, Littleton, Middlesex County, Massachusetts,

with QUITCLAIM COVENANTS

A certain parcel of land situated on Elizabeth Street in Littleton, Middlesex County, Massachusetts, being known and numbered as

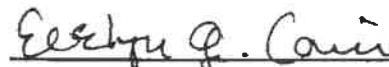
Lots 55 & 56 Elizabeth Street, Littleton, MA 01460

And being shown as Lots 55 & 56 on a plan entitled, "Subdivision of Land Lochslea Section #2 in Littleton, MA., owned by George W. and Laura E. Kimball" by McCarthy Engineering Service, Inc., dated May 5, 1955, recorded in Middlesex South Registry of Deeds in Book 8508, Page 130, to which plan reference may be made for a more particular description.

Subject to and with the benefit of all other easements, restrictions and rights of way of record insofar as the same are now in force and applicable.

Being the same premises conveyed to Fred A. Cain and the said Evelyn G. Cain by deed of Harrison D. Foote, dated March 27, 1985, recorded with said Deeds at Book 12889, Page 349. The said Fred A. Cain having deceased on December 9, 1995; see Death Certificate recorded at Book 26243, Page 204; see also M-792 recorded at Book 26243, Page 203.

Witness our hands and seals, this twenty-first day of August, 2003.



Evelyn G. Cain

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss:

August 21, 2003

Then personally appeared the above-named Evelyn G. Cain, who acknowledged the foregoing instrument to be her free acts and deeds, before me


Nancy E. Chew, Notary Public
My commission expires: 4/21/2006

Law Offices of
Nancy Catalini Chew
206 Ayer Road, Ste. 3
P.O. Box 0667
Harvard, MA 01451
(978) 456-2321

01
08/25/03 1:53PM
000000 #7368

FEE \$798.00

CASH \$798.00

CANCELLED
CAMBRIDGE
DEEDS BOOK 15
MIDDLE SOUTH

LOTS 55 & 56
Elizabeth Street
Littleton, MA 01460
\$175,000.00
\$75.00
\$125.00

22

QUITCLAIM DEED

I, **Arthur E. Silva**, of Littleton, Middlesex County, Massachusetts, for Consideration paid, and in full consideration of \$136,000.00 grant to **Charles G. Ellis and Anne Lee Ellis**, husband and wife, as tenants by the entirety, of 16 Elizabeth Street, Littleton, Massachusetts, 01460

with QUITCLAIM COVENANTS a one-half (1/2) interest in and to the following described property:

the land in Littleton, Middlesex County, Massachusetts, being known and numbered as

16 Elizabeth Street, Littleton, MA 01460

as shown on a plan entitled "plan of land in Littleton - Mass. belonging to George W. and Laura E. Kimball", dated November 18, 1964, C.E., C:J. Kitson Corp. Lowell, Mass., recorded with Middlesex (South District) Deeds as Plan #61 of 1965, bounded:

NORTHEASTERLY, by land now or formerly of John B. and Marion Sibley, as shown on said plan, two hundred sixteen and 50/100 (216/50) feet;

SOUTHEASTERLY, by land of owners unknown, as shown on said plan, two hundred ninety-eight and 00/100 (298) feet;

SOUTHWESTERLY, by land of now or formerly of William L. Pickard, as shown on said plan, two hundred six and 89/100 (206.89) feet;

NORTHWESTERLY, by Elizabeth Street, as shown on said plan, on a curved line of 2 distances of eighty-seven and 77/100 (87.77) feet and seventy-seven and 20/100 (77.20) feet, totaling one hundred sixty-four and 97/100 (164/97) feet;

NORTHWESTERLY: by lot 54 as shown on said plan, one hundred twelve and 84/100 (112.84) feet.

Containing, according to said plan, 1-1/3 acres, more or less.

MASS. EXCISE TAX: 620.16 *** MSD 12/03/96 08:15:32 10 25.00

16 Elizabeth St Littleton

Said premises are conveyed subject to any and all municipal liens, easements and restrictions of record, if any there be, in so far as the same may now be in force and applicable.

Being the same premises conveyed to Arthur E. Silva and Miriam G. Silva by deed dated March 19, 1965, recorded with said Deeds in Book 10820, Page 34. The said Miriam G. Silva deceased on March 22, 1994; see Form M-792 recorded with said Deeds in Book 24949, Page 351.

Witness my hand and seal, this twenty-eighth day of November, 1996.

Arthur E. Silva
Arthur E. Silva

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

November 28, 1996

Then personally appeared the above-named Arthur E. Silva, who acknowledged the foregoing instrument to be his free act and deed, before me

Kate Downes
Kate Downes, Notary Public
My commission expires: 10/6/2000



Leslie Sleeper Mudge
Attorney at Law
36 Spartan Arrow Road
Littleton, MA 01460
(508) 486-9749

V. J. J. J.

CONFIRMATORY DEED

I, **Arthur E. Silva**, surviving Trustee of the **Silva Family Trust**, under Declaration of Trust dated August 13, 1992, and recorded with the Middlesex South Registry of Deeds in Book 22893, Page 592, of Littleton, Middlesex County, Massachusetts,

for Consideration paid, and in full consideration of \$136,000.00

grant to **Charles G. Ellis and Anne Lee Ellis**, husband and wife, as tenants by the entirety, of 16 Elizabeth Street, Littleton, Massachusetts, 01460

with **QUITCLAIM COVENANTS** a one-half (1/2) interest in and to the following described property:

the land in Littleton, Middlesex County, Massachusetts, being known and numbered as

16 Elizabeth Street, Littleton, MA 01460

as shown on a plan entitled "plan of land in Littleton - Mass. belonging to George W. and Laura E. Kimball", dated November 18, 1964, C.E., C.J. Kitson Corp. Lowell, Mass., recorded with Middlesex (South District) Deeds as Plan #61 of 1965, bounded:

NORTHEASTERLY, by land now or formerly of John B. and Marion Sibley, as shown on said plan, two hundred sixteen and 50/100 (216/50) feet;

SOUTHEASTERLY, by land of owners unknown, as shown on said plan, two hundred ninety-eight and 00/100 (298) feet;

SOUTHWESTERLY, by land of now or formerly of William L. Pickard, as shown on said plan, two hundred six and 89/100 (206.89) feet;

NORTHWESTERLY, by Elizabeth Street, as shown on said plan, on a curved line of 2 distances of eighty-seven and 77/100 (87.77) feet and seventy-seven and 20/100 (77.20) feet, totaling one hundred sixty-four and 97/100 (164/97) feet;

NORTHWESTERLY: by lot 54 as shown on said plan, one hundred twelve and 84/100 (112.84) feet.

Containing, according to said plan, 1-1/3 acres, more or less.

Leslie Sleeper Madge
Attorney at Law
36 Spartan Arrow Road
Littleton, MA 01460
(508) 486-9749

BOOK 26873 - 401

MSD 08/05/97 02:47:32 713 25.00

Said premises are conveyed subject to any and all municipal liens, easements and restrictions of record, if any there be, in so far as the same may now be in force and applicable.

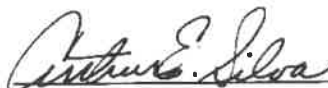
Being the same premises conveyed to Arthur E. Silva and Miriam G. Silva, Trustees of the Silva Family Trust, by deed dated August 13, 1992, and recorded with said Deeds in Book 22893, Page 596. The said Miriam G. Silva deceased on March 22, 1994; see Form M-792 recorded with said Deeds in Book 24949, Page 351 and Certificate of Death recorded herewith.

This deed is given to ratify and confirm a prior deed by Arthur Silva, dated November 28, 1996, and recorded with said Deeds in Book 26873, Page 401, wherein the said Arthur Silva inadvertently failed to indicate his fiduciary status in that he was conveying said property as Trustee of the Silva Family Trust.

I certify that:

- 1) The said Silva Family Trust is in full force and effect.
- 2) All the beneficiaries are of full age.
- 3) All the beneficiaries are competent.
- 4) All the beneficiaries of said Trust have consented to the transfer of the property to Charles G. Ellis and Anne Lee Ellis.

Witness my hand and seal, this twenty-ninth day of July, 1997.

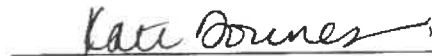

Arthur E. Silva

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss:

July 29, 1997

Then personally appeared the above-named Arthur E. Silva, who acknowledged the foregoing instrument to be his free act and deed, before me


Kate Downes, Notary Public
My commission expires: 10/6/2000

Leslie Sleeper Madge
Attorney at Law
36 Spartan Arrow Road
Littleton, MA 01460
(508) 486-9749

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 3/31/2025 12:59:05 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
28606	RESTRICTIONS		83878/256	03/20/2025	0.00
Property-Street Address and/or Description					
ELIZABETH ST, LOCHSLEA RD, SEE DOC					
Grantors					
ELLIS CHARLES G, ELLIS ANNE LEE, LITTLETON TOWN					
Grantees					
References-Book/Pg Description Recorded Year					
40599/79 DEED 2003					
Registered Land Certificate(s)-Cert# Book/Pg					

Middlesex South Registry of Deeds

Electronically Recorded Document

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

Recording Information

Document Number	: 28606
Document Type	: REST
Recorded Date	: March 20, 2025
Recorded Time	: 02:24:13 PM
Recorded Book and Page	: 83878 / 256
Number of Pages(including cover sheet)	: 6
Receipt Number	: 3072491
Recording Fee	: \$105.00

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

GRANT OF TITLE 5 BEDROOM COUNT DEED RESTRICTION

This Grant of Title 5 Bedroom Count Deed Restriction is made as of this 20th day of March, 2025, by Charles G. Ellis and Anne Lee Ellis ("Grantor"), of Littleton, Middlesex County, Massachusetts, pursuant to M.G.L. c. 21A, §13 and 310 CMR 15.000 (collectively, "Title 5").

WITNESSETH

WHEREAS, Grantor, being the owner(s) in fee simple of that certain land located in Littleton, Middlesex County, Massachusetts, with the buildings and improvements thereon, pursuant to a deed to Grantor, dated August 21, 2003, and recorded with Middlesex County Registry of Deeds in Book 40599, Page 79, said parcel(s) of land being shown on a plan entitled, "Subdivision of Land Lochslea Section #2 in Littleton, Mass. owned by George W. and Laura E. Kimball", dated May 5, 1955, prepared by MacCarthy Engineering Service, Inc., surveyor, and recorded with Middlesex County South District Registry of Deeds as Plan No. 1237 (c of 3) of 1955, Book 8508, Page 130, being known and numbered as

Lot 57 Lochslea Road, Littleton, MA 01460

WHEREAS, Grantor, also being the owner(s) in fee simple of that certain land located in Littleton, Middlesex County, Massachusetts, with the buildings and improvements thereon, pursuant to a deed to Grantor, dated August 21, 2003, and recorded with Middlesex County Registry of Deeds in Book 40599, Page 81, said parcel(s) of land being shown on a plan entitled, "Subdivision of Land Lochslea Section #2 in Littleton, Mass. owned by George W. and Laura E. Kimball", dated May 5, 1955, prepared by MacCarthy Engineering Service, Inc., surveyor, and recorded with Middlesex County South District Registry of Deeds as Plan No. 1237 (c of 3) of 1955, Book 8508, Page 130, being known and numbered as

Lot 56 Elizabeth Street, Littleton, MA 01460

WHEREAS, Grantor desires to restrict the number of bedrooms, as the term bedroom is defined at 310 CMR 15.002 ("Bedroom"), through the granting of this Title 5 Bedroom Count Deed Restriction;

NOW, THEREFORE, Grantor does hereby GRANT to Littleton through the Nashoba Associated Board of Health, a Massachusetts, a municipal corporation located in Middlesex County, having a mailing address of 30 Central Avenue, Ayer, Massachusetts, and acting by and through its Board of Health ("Local Approving Authority"), for nominal and non-monetary consideration, the sufficiency and receipt of which are hereby acknowledged, with QUITCLAIM COVENANTS, a TITLE 5

BEDROOM COUNT DEED RESTRICTION ("Restriction") in, on, upon, through, over and under the Property.

Said Restriction operates to restrict the Property as follows:

1. Restriction. Grantor hereby restricts the total number of Bedrooms in, on, upon, through, over and under the Property to two (2) Bedrooms, such that at no time shall there exist more than two (2) Bedrooms in, on, upon, through, over and under said Property.
2. Severability. Grantor hereby agrees that, in the event that a court or other tribunal determines that any provision of this instrument is invalid or unenforceable:
 - (i) That such provision shall be deemed automatically modified to conform to the requirements for validity and enforceability as determined by such court or tribunal; or
 - (ii) That any such provision, by its nature, cannot be so modified, shall be deemed deleted from this instrument as though it had never been included herein.

In either case, the remaining provisions of this instrument shall remain in full force and effect.

3. Enforcement. Grantor expressly acknowledges that a violation of the terms of this Restriction could result in the following:
 - (i) upon determination by a court of competent jurisdiction, in the issuance of criminal and civil penalties, and/or equitable remedies, including, but not limited to, injunctive relief, such injunctive relief could include the issuance of an order to modify or remove any improvements constructed upon the Property in violation of the terms of this Restriction; and
 - (ii) in the initiation of an enforcement action and/or assessment of penalties by the Local Approving Authority and/or the Massachusetts Department of Environmental Protection, a duly constituted agency with a principal office located at One Winter Street, Boston, MA 02108 (DEP), to enforce the terms of this Restriction pursuant to Title 5; M.G.L. c.111, §§ 2C, 17, 31, 122, 123, 125, 127A-O, inclusive, and 129; and M.G.L c. 83, §11.
4. Provisions to Run with the Land. The rights, liabilities, agreements and obligations created under this Restriction shall run with the Property and any portion thereof for the term of this Restriction. Grantor hereby covenants for themselves and their executors, administrators, heirs, successors and assigns, to stand seized and to hold title to the Property and any portion thereof subject to this Restriction.

The rights granted to the Local Approving Authority, its successors and assigns, do not provide, however, that a violation of this Restriction shall result in a forfeiture or reversion of Grantor's title to the Property.

5. Concurrence Presumed. It is agreed that:
 - (i) Grantor and all parties claiming by, through, or under Grantor agree to and shall be subject to the provisions of this Restriction; and
 - (ii) Grantor and all parties claiming by, through, or under Grantor, and their respective agents, contractors, sub-contractors and employees, agree that the Restriction herein established shall be adhered to and shall not be violated, and that their respective interests in the Property shall be subject to the provisions herein set forth.
6. Incorporation into Deeds, Mortgages, Leases, and Instruments of Transfer. Grantor hereby agrees to incorporate this Restriction, in full or by reference, into all deeds, easements, mortgages, leases, licenses, occupancy agreements or any other instrument of transfer by which an interest and/or a right to use the Property, or any portion thereof, is conveyed.
7. Recordation. Grantor shall record and/or register this Restriction with the appropriate Registry of Deeds and/or Land Registration Office within 30 days of receiving the approved Restriction from the Local Approving Authority. Grantor shall file with the Local Approving Authority and the DEP a certified Registry copy of this Restriction as recorded and/or registered within 30 days of its date of recordation and/or registration.
8. Amendment and Release. This Restriction may be amended only upon the approval and acceptance of such amendment by the Local Approving Authority. Release of this Restriction shall be granted by the Local Approving Authority upon (i) Grantor's request of such release; and (ii) the Property being connected to a municipal sewer system and the septic system serving the Property being abandoned in accordance with 310 CMR 15.354. Any such amendment or release shall be recorded and/or registered with the appropriate Registry of Deeds and/or Land Registration Office and a certified Registry copy of said amendment or release shall be filed with the Local Approving Authority and the DEP within 30 days of its date of recordation and/or registration.
9. Term. This Restriction shall run in perpetuity and is intended to conform to M.G.L. c.184, §26, as amended.
10. Rights Reserved. This Restriction is granted to the Local Approving Authority. It is expressly agreed that acceptance of this Restriction by the Local Approving Authority shall not operate to bar, diminish, or in any way affect any legal or

equitable right of the Local Approving Authority or of DEP to issue any future order with respect to the Property or in any way affect any other claim, action, suit, cause of action, or demand which the Local Approving Authority or DEP may have with respect thereto. Nor shall acceptance of the Restriction serve to impose any obligations, liabilities, or any other duties upon the Local Approving Authority.

11. Effective Date. This Restriction shall become effective upon its recordation and/or registration with the appropriate Registry of Deeds and/or Land Registration Office.

WITNESS the execution hereof under seal this 20th day of March, 2025.

GRANTOR(S)

Charles G. Ellis
Charles G. Ellis

Anne Lee Ellis
Anne Lee Ellis

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

March 20, 2025

On this 20th day of March, 2025 before me, the undersigned notary public, personally appeared Anne Lee Ellis and Charles G. Ellis, to me through satisfactory evidence of identification, which were Massachusetts Driver's Licenses, to be the persons who name is signed on this document and acknowledged to me that they signed voluntarily for its stated purpose and who swore or affirmed to me they are authorized to sign this document and that the contents of the document are truthful and accurate to the best of their knowledge.



Danielle H. Burke
Notary Public: Danielle H. Burke
My commission expires: 6/24/27

Approved and Accepted By:

Date: 3/19/25

[Signature]
Local Approving Authority



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

Date: May 6, 2025

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

Requestor: Susan Durant
Name of Firm: Goldsmith, Priest & Ringwall, Inc
Mailing Address: 39 Main St Suite 301 Ayer MA 01432

Subject Parcel Location: 16 Elizabeth Street
Subject Owner: Charles g Ellis and Anne Lee Ellis
Subject Parcel ID: U10-58-B

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

Name & Title

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.

20	LOCHSLEA RD	U10 53 0	14	LAURA ST	U11 19 0		FLORENCE ST	U18 42 0
		LUC: 101			LUC: 101			LUC: 930
	BUONOMO JAMES R			MCDONALD FAMILY INVESETMENT TR			LITTLETON TOWN OF	
	BUONOMO ERIN M			MCDONALD ROBERT P - TRUSTEE			P.O. BOX 1305	
	20 LOCHSLEA RD			14 LAURA ST			LITTLETON, MA 01460	
	LITTLETON, MA 01460			LITTLETON, MA 01460				
24	LOCHSLEA RD	U10 54 0	18	LAURA ST	U11 20 0	58	EDSEL RD	U18 43 0
		LUC: 101			LUC: 101			LUC: 101
	WILE MARK A			FARRELLY PHILIP J			REV LIV TR OF BARRY A KROENING	
	WILE MARY T			FARRELLY BRETTE L			KROENING BARRY A - TRUSTEE	
	24 LOCHSLEA ST			18 LAURA ST			58 EDSEL RD	
	LITTLETON, MA 01460			LITTLETON, MA 01460			LITTLETON, MA 01460	
28	LOCHSLEA RD	U10 55 0	17	LAURA ST	U11 21 0	62	EDSEL RD	U18 44 0
		LUC: 101			LUC: 101			LUC: 101
	SULLIVAN MATTHEW D			ANN MARIE CARLSON REV TR			GODDARD TIMOTHY D	
	SULLIVAN NATALIE M			CARLSON ANN MARIE - TRUSTEES			GODDARD KATHLEEN M	
	28 LOCHSLEA RD			17 LAURA ST			62 EDSEL RD	
	LITTLETON, MA 01460			LITTLETON, MA 01460			LITTLETON, MA 01460	
4	ELIZABETH ST	U10 56 0	22	FLORENCE ST	U11 28 0	66	EDSEL RD	U18 45 0
		LUC: 101			LUC: 101			LUC: 101
	DIANE M KOTSIFTIS INVESTMENT T			RIEDEN DEBORAH J			CAPOZZI MICHAEL R	
	DIANE M KOTSIFTIS TRUSTEE			22 FLORENCE ST			CAPOZZI ERIN J	
	4 ELIZABETH ST			LITTLETON, MA 01460			66 EDSEL RD	
	LITTLETON, MA 01460						LITTLETON, MA 01460	
8	ELIZABETH ST	U10 57 0	31	FLORENCE ST	U11 29 0	43	FLORENCE ST	U18 46 0
		LUC: 101			LUC: 101			LUC: 101
	WHEELER SHARON M TRUSTEE			DONEGAN THOMAS			DUVAL LOUIS D III	
	SMW TRUST-2013			DONEGAN ELIZABETH			FOX CHESCA Y	
	8 ELIZABETH ST			31 FLORENCE ST			43 FLORENCE ST	
	LITTLETON, MA 01460			LITTLETON, MA 01460			LITTLETON, MA 01460	
	ELIZABETH ST	U10 58 0	27	FLORENCE ST	U11 30 0	39	FLORENCE ST	U18 47 0
		LUC: 132			LUC: 101			LUC: 101
	ELLIS CHARLES G			EDWARD & NANCY PARSONS FAM TR			TOMLINSON KRISTINE A	
	ELLIS ANNE LEE			PARSONS HEATHER M - TRUSTEE			39 FLORENCE ST	
	16 ELIZABETH ST			27 FLORENCE ST			LITTLETON, MA 01460	
	LITTLETON, MA 01460			LITTLETON, MA 01460				
36	LOCHSLEA RD	U10 58 A	23	FLORENCE ST	U11 31 0	35	FLORENCE ST	U18 48 0
		LUC: 101			LUC: 101			LUC: 101
	GUNAWARDANA INDRANI W			VINAL BRUCE L			IRENE GORSKI LIVING TRUST	
	GUNAWARDANA GEEWANANDA			VINAL WENDY J			TRUSTEE GORSKI IRENE HAAS	
	78 DUCK POND RD			23 FLORENCE ST			35 FLORENCE ST	
	GROTON, MA 01450			LITTLETON, MA 01460			LITTLETON, MA 01460	
16	ELIZABETH ST	U10 58 B	44	EDSEL RD	U18 39 0	11	BRANT LN	U18 49 0
		LUC: 101			LUC: 101			LUC: 101
	ELLIS CHARLES G			WILLIAMS GILLIAN			BUSCEMI JOANN	
	ELLIS ANNE LEE			WILLIAMS LINDSEY			BUSCEMI DAVID	
	16 ELIZABETH ST			44 EDSEL RD			11 BRANT LN	
	LITTLETON, MA 01460			LITTLETON, MA 01460			LITTLETON, MA 01460	
32	LOCHSLEA RD	U10 58 C	48	EDSEL RD	U18 40 0	9	BRANT LN	U18 50 0
		LUC: 101			LUC: 101			LUC: 101
	ELLIS CHARLES G			SCANLAN FAMILY IRREV TRUST			SMITH INVESTMENT TRUST	
	ELLIS ANNE LEE			SCANLAN LIAM A - TRUSTEE			SMITH ROBERT H & BETTY L-TRSTS	
	16 ELIZABETH ST			48 EDSEL RD			9 BRANT LN	
	LITTLETON, MA 01460			LITTLETON, MA 01460			LITTLETON, MA 01460	
12	ELIZABETH ST	U10 58 D	52	EDSEL RD	U18 41 0	8	BRANT LN	U18 57 0
		LUC: 101			LUC: 101			LUC: 101
	RENWICK ROBERT & KELLY & JILL			LAMBERT BRUCE J			HARRIMAN JOSHUA I	
	PAGANO PHILLIP			LAMBERT PATRICIA			HARRIMAN KIMBERLY HAMILL	
	12 ELIZABETH ST			52 EDSEL RD			8 BRANT LN	
	LITTLETON, MA 01460			LITTLETON, MA 01460			LITTLETON, MA 01460	

10 BRANT LN U18 58 0

LUC: 101

MAGNUSSEN ANTOINETTE S, TR OF
ASM REALTY TRUST

10 BRANT LN
LITTLETON, MA 01460

19 RITA LN U18 59 0

LUC: 101

ASSELIN PHILIP D
ASSELIN KRISTINE C

19 RITA LN
LITTLETON, MA 01460

RITA LN U18 60 0

LUC: 132

HARRIMAN JOSHUA I
HARRIMAN KIMBERLY HAMILL

8 BRANT LN
LITTLETON, MA 01460

14 RITA LN U18 67 0

LUC: 101

KING KYLE M COMINS
KING III THOMAS F

14 RITA LN
LITTLETON, MA 01460

18 RITA LN U18 68 0

LUC: 106

COOLE MICHAEL & PATRICIA TR
COOLE REALTY TRUST

70 EDSEL RD
LITTLETON, MA 01460

70 EDSEL RD U18 69 0

LUC: 101

2021 COOLE FAMILY TRUST
COOLE MICHAEL B, TRUSTEE

70 EDSEL RD
LITTLETON, MA 01460

74 EDSEL RD U18 70 0

LUC: 101

HUNT RICHARD F
HUNT MARY P

74 EDSEL RD
LITTLETON, MA 01460



ZONING BOARD OF APPEALS

P.O. Box 1305
Littleton, Massachusetts 01460

Received: AS
Date/Time: 7/1/25 – 4:00 PM
Revised:
Date/Time:

LEGAL NOTICE NOTICE OF HEARING

The Littleton Board of Appeals will conduct a Public Hearing on Thursday, July 17, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103, to consider the following petition:

7:10 P.M:

Case #25-977, 16 Elizabeth Street. The Petitioner, Charles Ellis, seeks a Variance pursuant to 173-27 to change lot dimensions, and such other business as may properly come before the board.

LITTLETON BOARD OF APPEALS

Lowell Sun Dates: July 3, and July 10, 2025

Lucia Pacitti

From: Maren Toohill
Sent: Tuesday, July 1, 2025 3:56 PM
To: Lucia Pacitti; Cooper Mathews
Subject: FW: Thank you for placing your order with us.

FYI. Thanks for all your work on this!
Maren

From: legals@mediaonene.com <legals@mediaonene.com>
Sent: Tuesday, July 1, 2025 3:51 PM
To: Maren Toohill <MToohill@littletonma.org>
Cc: Maren Toohill <MToohill@littletonma.org>
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:
NY0150144
Classification:
General Legal Notices & Bids
Package:
Legals MA
Order Cost:
\$157.96

Account Details

Maren Toohill
PO BOX 1305
LITTLETON, MA 01460
978-540-2425
MToohill@littletonma.org
Town of Littleton

Schedule for ad number NY01501440

Thu Jul 3, 2025
The Lowell Sun Legals
All Zones
Thu Jul 10, 2025
The Lowell Sun Legals
All Zones

LEGAL NOTICE
NOTICE OF HEARING
The Littleton Board of Appeals will conduct a Public Hearing on Thursday, July 17, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103 to consider:
7:10 PM: Case #25-977, 16 Elizabeth Street. Petition of Charles Ellis for a Variance to modify lot dimensions.
July 3, 2025 and July 10, 2025
#NY0150144

OFFSETS ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES



LOCHSLEA ROAD
(40' WIDE)

102.78'

#32

L=34.35'

ASSESSOR PARCEL
ID: U-10/58-C
AREA = 13,434± S.F.

N/F
INDRIANI &
GREWANADA
GUNAWARDANA
81040/487

40599/79
40599/81

144.68'

ASSESSOR PARCEL
ID: U-10/58-0
AREA = 26,296 ± S.F.

SEPTIC SHOWN FROM PLAN
OVERLAY BY NORSE DESIGN
SERVICE, DATED JUNE 16, 2019.
* See Deed Restriction
Book 83878 Page 256

78.84'

ELIZABETH STREET
(40' WIDE)

PROPOSED
GRAVEL DRIVE

PROPOSED
24' x 40'
GARAGE

PROPOSED STRAW WADDLE

N/F
TOWN OF
LITTLETON
11706/607

N/F
RENWICK
81779/503

ASSESSOR PARCEL
ID: U-10/58-B

N/F
CHARLES & ANNE
ELLIS
28873/401

N/F
RENWICK
81779/503

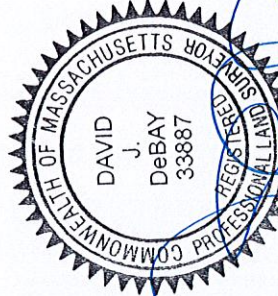
#16

NOTE: THE WETLAND AREA SHOWN HAS BEEN
DELINEATED AND FLAGGED BY MATT MARROW
DURING MARCH 26, 2025 AND LOCATED BY
THIS OFFICE BY AN INSTRUMENT SURVEY.

THIS LAND MAY BE SUBJECT TO EASEMENTS,
RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS,
OR OTHER LIMITATIONS WHICH MAY BE
DISCLOSED BY A TITLE EXAMINATION.

ASSESSOR MAP U-10, PARCELS 58 & 58-C
DEED BOOK 40599 PAGE 79 & 81
PLAN #431 OF 2008

THE EXISTING FEATURES SHOWN HAVE BEEN LOCATED
BY AN INSTRUMENT SURVEY PERFORMED BY THIS
OFFICE ON NOVEMBER 12, 2024.



DAVID J. DeBAY, P.L.S. # 33887
A15/25

FLD: AB/MD CALC: DSB DWN: DSB

THE STRUCTURE SHOWN IS NOT IN A FLOOD HAZARD AREA, BEING ZONE X (AREAS OF MINIMAL FLOODING)
AS SHOWN ON THE F.E.M.A FLOOD INSURANCE RATE MAP FOR LITTLETON, MASS., DATED JUNE 10, 2010,
COMMUNITY-PANEL NO. 250-17CO-236F. ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT
NECESSARILY ACCURATE. ACCURATE DETERMINATION CANNOT BE MADE UNLESS A VERTICAL CONTROL
SURVEY IS PERFORMED.

BUILDING PERMIT PLAN
ELIZABETH STREET
LITTLETON, MASS.

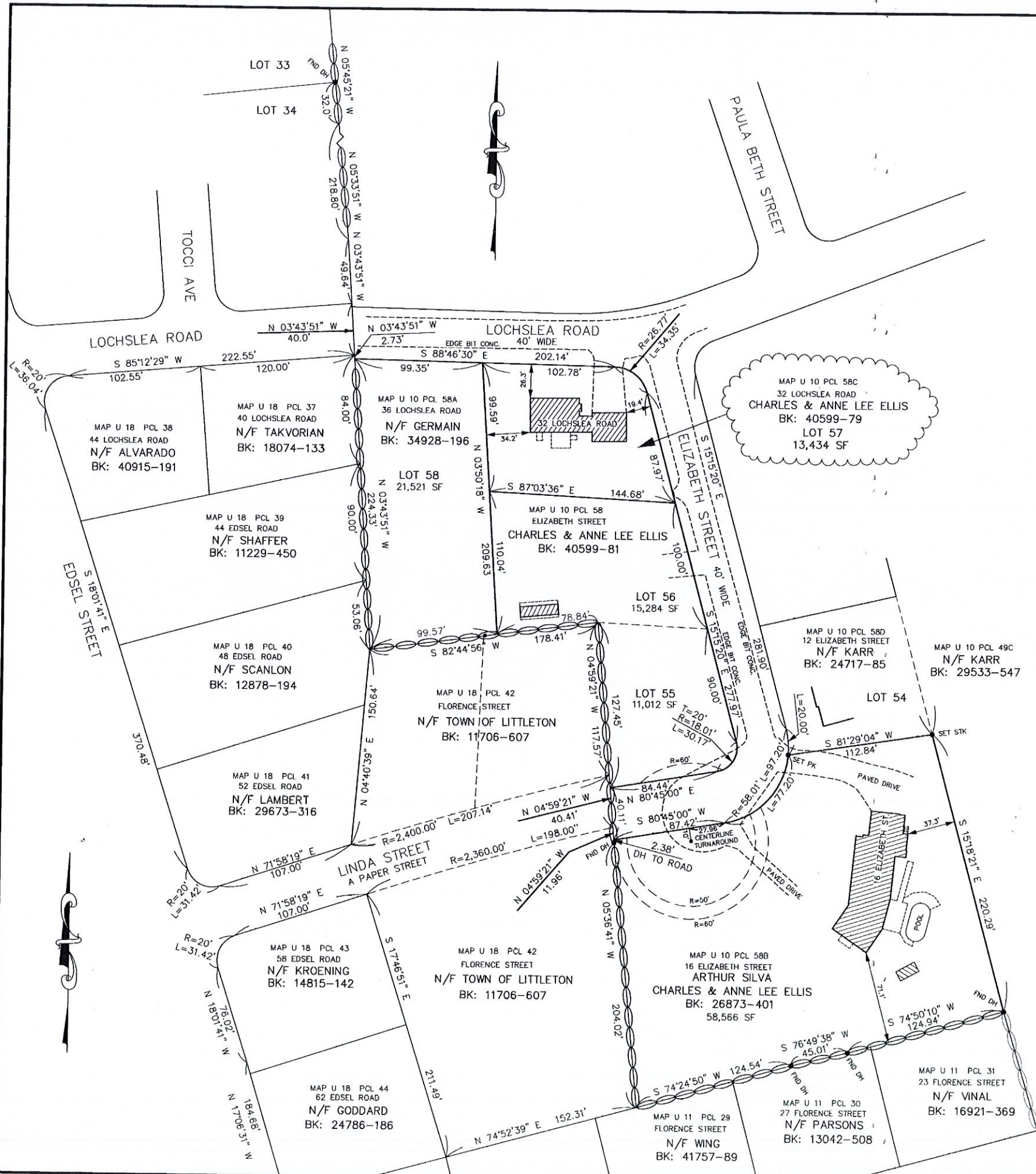
PREPARED FOR: CHARLIE ELLIS
DATE: APRIL 15, 2025 SCALE: 1"=50'

GPR

Engineering Solutions
for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.

39 MAIN ST., SUITE 301, AYER, MA 01432
CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
VOICE: 978.772.1590 FAX: 978.772.1591 WEB: www.gpr-inc.com



REFERENCES

- 1) PLAN NUMBER 1237 OF 1955
- 2) PLAN NUMBER 1241 OF 1955
- 3) PLAN NUMBER 61 OF 1965

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS, OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



MAY 25, 2008
DATE

P.L.S. NO. 32090

16 ELIZABETH STREET
32 LOCHSLEA ROAD
ORIGINAL SCALE: 1"=40'

0' 25' 50' 100' 200'

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 431 of 2008
Rec'd 6.4.2008
at 12:17 P.M.

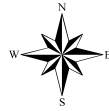
Attest
C. B. B.

PLAN OF LAND IN
LITTLETON, MASS.
FOR
CHARLES & ANNE LEE
ELLIS

SCALE: 1"=40' MAY 25, 2008

ROSE LAND SURVEY
P.O. BOX 384
WEST GROTON, MASS. 01472
978-433-9320

JOB NO. R-175 PLAN NO. M-600



Ellis Properties

Littleton, MA

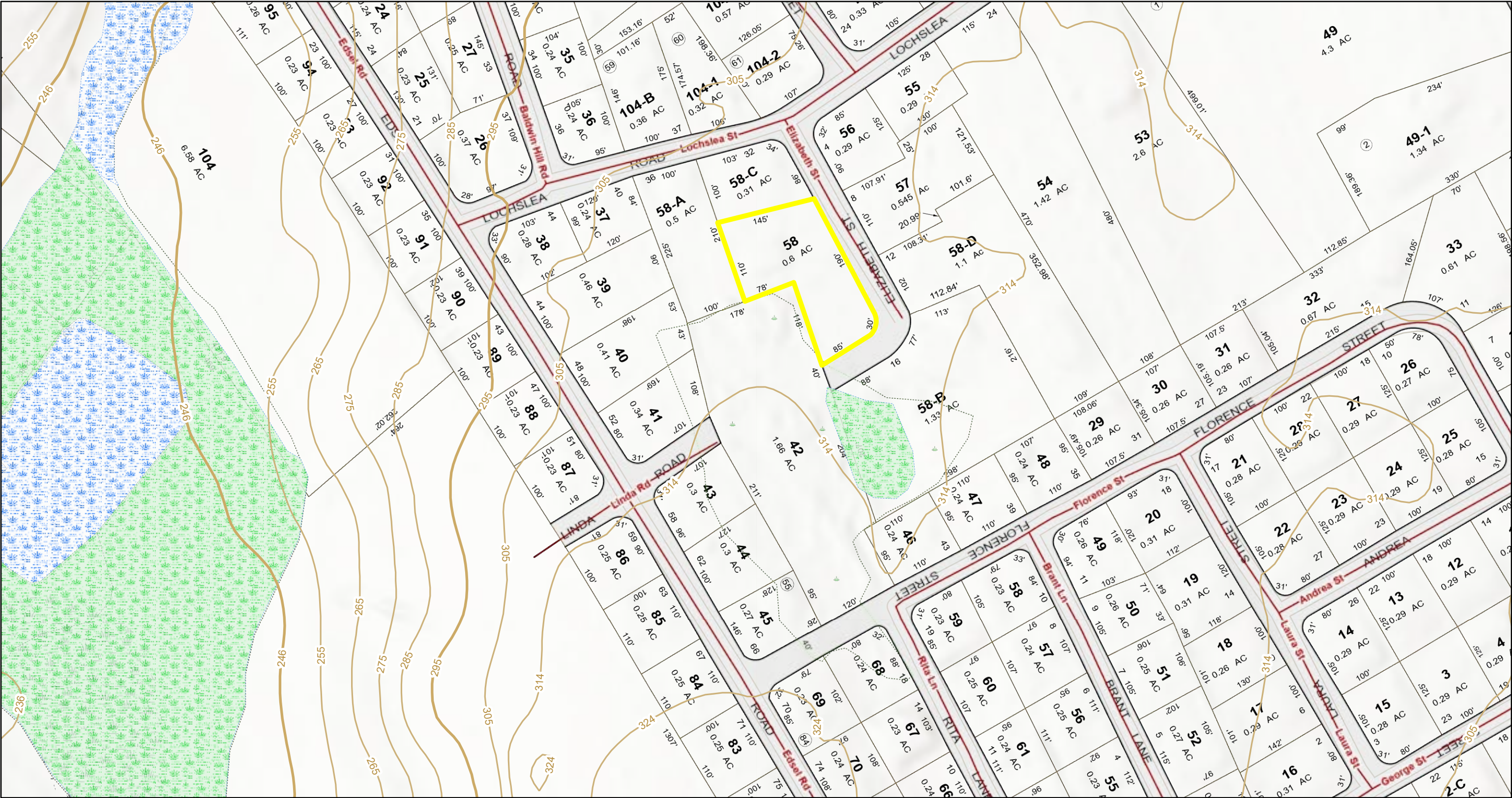


June 10, 2025

1 inch = 139 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Lucia Pacitti

From: Maren Toohill
Sent: Tuesday, July 1, 2025 3:56 PM
To: Lucia Pacitti; Cooper Mathews
Subject: FW: Thank you for placing your order with us.

FYI. Thanks for all your work on this!
Maren

From: legals@mediaonene.com <legals@mediaonene.com>
Sent: Tuesday, July 1, 2025 3:51 PM
To: Maren Toohill <MToohill@littletonma.org>
Cc: Maren Toohill <MToohill@littletonma.org>
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:
NY0150144
Classification:
General Legal Notices & Bids
Package:
Legals MA
Order Cost:
\$157.96

Account Details

Maren Toohill
PO BOX 1305
LITTLETON, MA 01460
978-540-2425
MToohill@littletonma.org
Town of Littleton

Schedule for ad number NY01501440

Thu Jul 3, 2025
The Lowell Sun Legals
All Zones
Thu Jul 10, 2025
The Lowell Sun Legals
All Zones

LEGAL NOTICE
NOTICE OF HEARING
The Littleton Board of Appeals will conduct a Public Hearing on Thursday, July 17, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103 to consider:
7:10 PM: Case #25-977, 16 Elizabeth Street. Petition of Charles Ellis for a Variance to modify lot dimensions.
July 3, 2025 and July 10, 2025
#NY0150144

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The ad deadline is 4:00pm for publication the following day.
(Friday @ 4:00pm for publication Sunday or Monday).



POLICIES/ADJUSTMENTS: Please check your ad and report errors immediately. Adjustments to billing will be made to the incorrect portion of the first insertion only. We are not responsible for failure to publish and reserve the right to reject, edit or cancel any ad. All ads are subject to credit approval or prepayment prior to publication. We accept Visa, Mastercard, AMEX, cash or check only.

PUBLIC NOTICE

PUBLIC HEARING NOTICE & POSTING
In accordance with the provisions of Chapter 40A, Section 11, notice is hereby given of a public hearing to be held by the Westford Planning Board on **Monday, July 21, 2025, at a meeting beginning at 7:00 p.m.** in Meeting Room 201 at Town Hall, 55 Main Street in Westford. The Board will consider the application of **Abbot Mill Owner, LLC for Modifications to Site Plan Reviews in accordance with Section 9.4.1** of the Town of Westford Zoning Bylaw and **Modifications to Special Permits for the Mill Conversion Overlay District** in accordance with **Sections 8.5 and 9.3** for the **addition of 7 multi-family residential units via conversion of existing interior building space, renovation of property administrative offices and community package room, and reduction of parking spaces from 490 to 459; and Modification to a Sign Special Permit in accordance with Section 5.3.11** to allow for **2 small ground signs sized 8-SF and 10-SF whereas 6-SF is the maximum (Section 5.2.5.6.c), a total of 5 small ground signs on the property whereas 3 is the maximum (Section 5.3.5.6.d), and 2 small wall signs at a building entrance whereas 1 is the maximum (Section 5.3.5.3)** (and any other permit or relief as may be required under the Town of Westford Zoning Bylaw or General Bylaws). The subject property is located at **1, 4, & 6 Pleasant Street; an unnumbered Pleasant Street parcel; & 2 Abbot Mill Lane (Abbot Mill Apartments)** in the Residence A (RA), Residence B (RB), Business (B), and Industrial B (IB) Zoning Districts and is identified as Assessor's Map 053 Parcel 0015 Lots 0001 & 0002, Parcel 0011 Lot 0000, Parcel 0110 Lot 0000, & Parcel 0008 Lot 0000.
A copy of the file number **PB 2518 SPR SP MCOG SIGN MOD** and accompanying information may be viewed at <https://www.westfordma.gov/767/Document-Management-System> (Select "Land Based Documents" and search using "Street & Street Number" or "File #").
Any person interested or wishing to be heard on the application(s) should appear at the time and place designated or submit written correspondence to the Planning Board. All written comments received by 4:00pm on the date of the public hearing will be included in the written record for this application. Email correspondence should be sent to planningboardstaff@westfordma.gov.
Michael Bonenfant, Chair
Westford Planning Board
Published at http://masspublicnotices.org
July 3 10
#NY0149802

LEGAL NOTICE NOTICE OF HEARING
The Littleton Board of Appeals will conduct a Public Hearing on Thursday, July 17, 2025, in the Littleton Town Offices, 37 Shattuck Street, Room 103 to consider:
7:10 PM: Case #25-977, 16 Elizabeth Street. Petition of Charles Ellis for a Variance to modify lot dimensions.
July 3, 2025 and July 14, 2025
#NY0150144



PUBLIC NOTICE

LEGAL NOTICE NOTICE OF PUBLIC SALE
Notice is hereby given by Christopher's Towing 76 Riverneck Road, Chelmsford, MA, and 91 Maple Street Unit 11, Lowell, MA pursuant to the provisions of Mass G.L.c. 255, Section 39A, that they will sell or junk the following vehicles on or after July 24, 2025 beginning at 10:00 am by private or public sale to satisfy their garage keepers lien for towing, storage, and notices of sale. Vehicles are being stored at Christopher's Towing and may be viewed by appointment only.

2010 Honda CRV VIN 5J6RE4H35AL025551
2000 Shoreline Boat Trailer
2010 Cadillac CTS VIN 1G6DE5EG8A0142350
2015 Honda Accord VIN 1HGCR2F33FA118581
2001 Toyota Camry VIN 4T1BG22K51U038974
2010 Mercedes Benz GLK VIN WDCGG8HB9AF354106
2003 Nissan 350Z VIN JN1AZ34E13T009698
2013 Volkswagen Passat VIN 1VWAP7A37DC072025
2020 Honda Civic VIN 1XFXC1F79LE204304
2022 Ningbo Moped VIN LXDTCARA4N1070107
2011 Jeep Compass VIN 1J4NFI85BD225863
2007 Nissan Pathfinder VIN 5N1AR18W27C617266
2006 Volkswagen Rabbit VIN WVWCR71K46W136973

Signed
Christopher Ferreira
Owner
7/3, 7/10, 7/17
7/3, 7/10, 7/17
#NY0149756

Trial Court of Massachusetts The Superior Court Middlesex County
Middlesex Superior Court 200 Trade Center, 2nd Floor Woburn, MA 01801
ORDER OF NOTICE BY PUBLICATION
DOCKET NUMBER 2581CV1189
CASE NAME: Main Street Bank as Successor in Interest by Merger between Marlborough Savings Bank and North Middlesex Savings Bank v. Douglas J. Cook, Trustee, and Sherrill R. Gould, Trustee, Crown Road Realty Trust Douglas J. Cook, Trustee, Crown Road Realty Trust, TO: Douglas J. Cook, Trustee, Crown Road Realty Trust, of Westford, Middlesex County and Sherrill R. Gould, Trustee, Crown Road Realty Trust of Littleton, Middlesex County all in said Commonwealth and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. App. §501 et seq.: Main Street Bank, a banking institution with a usual place of business in Marlborough, Massachusetts claiming to have an interest in a Mortgage covering real property in Westford, MA, and being known as and numbered 40 Crown Road, Westford, MA given by Douglas J. Cook, Trustee, Crown Road Realty Trust to North Middlesex Savings Bank dated 5/9/2007 and recorded in Middlesex North District Registry of Deeds, in Book 21231. Page 122 has/ have filed with this court a Complaint for determination of Defendant's/Defendants' Servicemember status. If you now are, or recently have been, in active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at 200 TRADECENTER DRIVE, Woburn on or before 7/28/25 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.
Witness. RICCIUTI, Chief Justice of the Superior Court, at Woburn, Massachusetts, this 20th day of JUNE.
July 3
#NY0150174

A copy of the file number **PB 2520 SPR SP SWM** and accompanying information may be viewed at <https://www.westfordma.gov/767/Document-Management-System> (Select "Land Based Documents" and search using "Street & Street Number" or "File #").
Any person interested or wishing to be heard on the application(s) should appear at the time and place designated or submit written correspondence to the Planning Board. All written comments received by 4:00pm on the date of the public hearing will be included in the written record for this application. Email correspondence should be sent to planningboardstaff@westfordma.gov.
Michael Bonenfant, Chair
Westford Planning Board
Published at http://masspublicnotices.org
July 3 10
#NY0149805

Please Recycle this Newspaper

PUBLIC NOTICE

PUBLIC HEARING NOTICE & POSTING
In accordance with the provisions of Chapter 40A, Section 11, notice is hereby given of a public hearing to be held by the Westford Planning Board on **Monday, July 21, 2025, at a meeting beginning at 7:00 p.m.** in Meeting Room 201 at Town Hall, 55 Main Street in Westford. The Board will consider the application of **Douglas Deschenes, Esq. for Site Plan Review** in accordance with **Section 9.4.1** of the Town of Westford Zoning Bylaw for the **redevelopment of an industrial property including reuse of the existing building, reconstruction and widening of the driveway, installation of a storage container, and associated landscaping and utilities; Special Permit** pursuant to **Appendix A** to allow for **Contractor's Yard use within the Industrial A Zoning District; and a Stormwater Management Permit** in accordance with **Chapter 147 of the Town of Westford General Bylaws** for a **project disturbing over 1 acre** (and any other permit or relief as may be required under the Town of Westford Zoning Bylaw or General Bylaws). The subject property is located at **7 Carl Thompson Road** in the Industrial A (IA) Zoning District and is identified as Assessor's Map 077 Parcel 0029 Lot 0000.
A copy of the file number **PB 2520 SPR SP SWM** and accompanying information may be viewed at <https://www.westfordma.gov/767/Document-Management-System> (Select "Land Based Documents" and search using "Street & Street Number" or "File #").
Any person interested or wishing to be heard on the application(s) should appear at the time and place designated or submit written correspondence to the Planning Board. All written comments received by 4:00pm on the date of the public hearing will be included in the written record for this application. Email correspondence should be sent to planningboardstaff@westfordma.gov.
Michael Bonenfant, Chair
Westford Planning Board
Published at http://masspublicnotices.org
July 3 10
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PUBLIC NOTICE

LEGAL NOTICE TOWN OF CHELMSFORD

The Chelmsford Zoning Board of Appeals will conduct a Public Hearing on **Thursday, July 10, 2025, at 7:00 p.m.**, in Room 204 of the Town Offices at 50 Billerica Road, Chelmsford, MA, 01824, to consider the application submitted for:

29 Mission Road, owner Robert Therrien, requesting a Special Permit and/or Variance, under Section 195-8 Nonconformity to exceed the percentage lot coverage and floor area ratio (FAR) and Section 195-9 Conformity 20% Reduction to reduce the side setback to construct an attached 23' x 26' garage, and any other relief deemed necessary.

This property is located in the Residential RB District, Assessors Parcel ID: Map 3, Block 3, Lot 23 and consists of approximately 0.19 acre.

A copy of the proposal is available in the Zoning Board of Appeals/Community Development Office located in the lower level (LL01) of the Town Offices and may be viewed during office hours.

All interested parties are invited to comment in writing or may present any relevant information for consideration in person at the Public Hearing on Thursday, July 10, 2025.

Per Order,
Brian Reidy, Chair
CHELMSFORD ZONING BOARD OF APPEALS
June 26 & July 3, 2025
#NY0149589

LEGAL NOTICE TOWN OF CHELMSFORD

The Chelmsford Zoning Board of Appeals will conduct a Public Hearing on **Thursday, July 10, 2025, at 7:00 p.m.**, in Room 204 of the Town Offices at 50 Billerica Road, Chelmsford, MA, 01824, to consider the application submitted for:

61-63 Middlesex Street, owner Everett Murray, requesting an Administrative Appeal under Zoning Bylaw Section 195-102 B(3) for the inability to conduct auctions at the premises per the Building Commissioner's determination and denial decision, and any other relief deemed necessary.

This property is located in the light industrial IA District, Assessor's Parcel ID: Map 13, Block 36, Lot 3 and consists of approximately 1.45 acres.

A copy of the proposal is available in the Zoning Board of Appeals/Community Development Office located in the lower level (LL01) of the Town Offices and may be viewed during office hours.

All interested parties are invited to comment in writing or may present any relevant information for consideration in person at the Public Hearing on Thursday, July 10, 2025.

Per Order,
Brian Reidy, Chair
CHELMSFORD ZONING BOARD OF APPEALS
June 26 & July 3, 2025
#NY0149575

LEGAL NOTICE TOWN OF CHELMSFORD

The Chelmsford Zoning Board of Appeals will conduct a Public Hearing on **Thursday, July 10, 2025, at 7:00 p.m.**, in Room 204 of the Town Offices at 50 Billerica Road, Chelmsford, MA, 01824, to consider the application submitted for:

6 Bel Air Drive, owner John Vercelli, requesting a Special Permit, under Section 195-9 (B) Conformity, for up to 20% reduction to the side setback from 25-feet to 20-feet to construct a detached 24'x24' garage, and any other relief deemed necessary.

This property is located in the Residential RB District, Assessors Parcel ID: Map 37, Block 130, Lot 40 and consists of approximately 0.77 acre.

A copy of the proposal is available in the Zoning Board of Appeals/Community Development Office located in the lower level (LL01) of the Town Offices and may be viewed during office hours.

All interested parties are invited to comment in writing or may present any relevant information for consideration in person at the Public Hearing on Thursday, July 10, 2025.

Per Order,
Brian Reidy, Chair
CHELMSFORD ZONING BOARD OF APPEALS
June 26 & July 3, 2025
#NY0149579

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PUBLIC NOTICE

LEGAL NOTICE TOWN OF CHELMSFORD

The Chelmsford Zoning Board of Appeals will conduct a Public Hearing on **Thursday, July 10, 2025, at 7:00 p.m.**, in Room 204 of the Town Offices at 50 Billerica Road, Chelmsford, MA, 01824, to consider the application submitted for:

167 North Road, owner Sarfraz Ahmad, requesting a Special Permit, under Section 195-5 Use Regulations A.4 in accordance with Section 195-13 Conversion of Dwelling Units, to convert a single-family dwelling existing prior to 1938 into a two-family dwelling, and other relief deemed necessary.

This property is located in the Residential RB District, Assessors Parcel ID: Map 50, Block 163, Lot 14 and consists of approximately 0.59 acre.

A copy of the proposal is available in the Zoning Board of Appeals/Community Development Office located in the lower level (LL01) of and may be viewed during office hours.

All interested parties are invited to comment in writing or may present any relevant information for consideration in person at the Public Hearing on Thursday, July 10, 2025.

Per Order,
Brian Reidy, Chair
CHELMSFORD ZONING BOARD OF APPEALS
June 26 & July 3, 2025
#NY0149582

OFFICE OF THE CITY CLERK
Legal Notice to be published
Thursday July 3, 2025
1 Time
COMMONWEALTH OF MASSACHUSETTS
CITY OF LOWELL

Notice is hereby given as required by Massachusetts General Laws Chapter 43, Section 23, the Vote was given 1st Reading in City Council July 30, 2025 and was ordered advertised for a Public Hearing at 7PM on Tuesday July 22, 2025, City Council Chamber, City Hall.

COMMONWEALTH OF MASSACHUSETTS
CITY OF LOWELL

In City Council VOTE

Accepting the provisions of Section 5 (22) (f) of Massachusetts General Law Chapter 59, as inserted pursuant to Chapter 178 of the Acts of 2024, the so-called "Hero Act", which authorizes an annual cost-of-living adjustment (COLA) to be applied to certain veteran property tax exemptions. Complete copies of the Ordinance are available in the Office of the City Clerk Mon, Wed, Thurs 8AM to 5PM, Tues 8AM to 8PM, and Fri 8AM to Noon.
By Order City Council Michael Q. Geary City Clerk Customer # 10485 P.O. # 22500298 ACCT #107106 7/3/25 #NY0150173

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1205 PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. M124P6410GD Middlesex Probate and Family Court 10-U Commerce Way Woburn, MA 01801

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304
In the matter of: **Jennifer Rosado of Lowell, MA**, RESPONDENT, Alleged Incapacitated Person.

To the named Respondent and all other interested persons, a petition has been filed by **Lowell General Hospital of Lowell, MA** in the above captioned matters alleging that **Jennifer Rosado** is in need of a Guardian and requesting that **Jessica M. Lopez of Marlborough, MA** (or some other suitable person) be appointed as Guardian to serve on the bond.

The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for a certain specific authority.

YOU HAVE THE RIGHT TO OBJECT TO THIS PROCEEDING. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M., on the return date of **07/22/2025**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petitions. If you fail to file the written appearance by the return date, action may be taken in these matters without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE
The outcome of these proceedings may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

Witness, Hon. Terri L. Klug Cafazzo First Justice of this Court.
Date: June 24, 2025
Tara E DeCristofaro
Register of Probate
July 3, 2025
#NY0150006

PUBLIC NOTICE

LEGAL NOTICE TOWN OF CHELMSFORD

The Chelmsford Zoning Board of Appeals will conduct a Public Hearing on **Thursday, July 10, 2025, at 7:00 p.m.**, in Room 204 of the Town Offices at 50 Billerica Road, Chelmsford, MA, 01824, to consider the application submitted for:

6 Bel Air Drive, owner John Vercelli, requesting a Special Permit, under Section 195-9 (B) Conformity, for up to 20% reduction to the side setback from 25-feet to 20-feet to construct a detached 24'x24' garage, and any other relief deemed necessary.

This property is located in the Residential RB District, Assessors Parcel ID: Map 37, Block 130, Lot 40 and consists of approximately 0.77 acre.

A copy of the proposal is available in the Zoning Board of Appeals/Community Development Office located in the lower level (LL01) of the Town Offices and may be viewed during office hours.

All interested parties are invited to comment in writing or may present any relevant information for consideration in person at the Public Hearing on Thursday, July 10, 2025.

Per Order,
Brian Reidy, Chair
CHELMSFORD ZONING BOARD OF APPEALS
June 26 & July 3, 2025
#NY0149579

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1205 PROBATE CITATIONS

Commonwealth of Massachusetts The Trial Court Probate and Family Court Middlesex Division Docket No. M125P2710EA INFORMAL PROBATE PUBLICATION NOTICE
Estate of: Antoinette F. Hershey Also known as: Antoinette French Hershey Date of Death: 3/17/2025
To all persons interested in the above captioned estate, by Petition of Petitioner David T. Pointer of New Orleans, LA. A will has been admitted to informal probate. David T. Pointer of New Orleans, LA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.
7/3/2025
#NY0150120

PUBLIC NOTICE

DRACUT ZONING BOARD OF APPEALS
Notice is hereby given that the Board of Appeals will hold a Public Hearing on July 17, 2025 at 6:00PM at Harmony Hall, 1660 Lakeview Avenue, Dracut. Said hearing will be heard on: 2025-7 @ 341 Broadway Road - Comprehensive Permit amendment for Broadway Villages - "A proposed mixed-use, 300-unit rental community featuring Multi-family Apartment Residences, Open-Space, Recreational Complex, Market, Retail and Restaurant Uses" Petitioner: World Dracut LLC In accordance with the American with Disabilities Act, if you wish to obtain this document in an alternative format or to request a reasonable accommodation for this event please contact the Town Manager's office at 978-452-1227 no later than 10 days prior to the event
July 3 & 10, 2025
#NY0149498

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1205 PROBATE CITATIONS

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G. L. c. 190B, § 5-304 & § 5-405
Docket No. M125P3459GD
Commonwealth of Massachusetts The Trial Court Middlesex Probate and Family Court
10-U Commerce Way Woburn MA, 01801
(781)865-4000
In the matter of: Drema Lozeau
RESPONDENT (Person to be Protected/Minor)
To the named Respondent and all other interested persons, a petition has been filed by **Southcoast Behavioral Health of Dartmouth, MA** in the above captioned matter alleging that **Drema Lozeau** is in need of a Guardian and requesting that **Jennifer Lynn Garneau of Hollis, NH** (or some other suitable person) be appointed as Guardian to serve **Without Surety** on the bond.
The petition asks the court to determine that the Respondent is disabled, that a protective order or appointment of a Conservator is necessary, and that the proposed conservator is appropriate. The petition is on file with this court. **You have the right to object to this proceeding.** If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of **07/28/2025**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date. **IMPORTANT NOTICE** The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.
WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
Date: June 30, 2025
Tara DeCristofaro, Register of Probate
July 3
#NY0150095

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1205 PROBATE CITATIONS

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, Section 5-308
Docket No. M125P3459GD
Commonwealth of Massachusetts The Trial Court Middlesex Probate and Family Court
10-U Commerce Way Woburn MA, 01801
In the matter of: Drema Lozeau Of: Lowell, MA
RESPONDENT Alleged Incapacitated Person
To the named Respondent and all other interested persons, a petition has been filed by **Southcoast Behavioral Health of Dartmouth, MA** in the above captioned matter alleging that **Drema Lozeau** is in need of a Guardian and requesting that **Jennifer Lynn Garneau of Hollis, NH** (or some other suitable person) be appointed as Guardian to serve **Without Surety** on the bond.
The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority. **You have the right to object to this proceeding.** If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 AM on the return date of **07/28/2025**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date. **IMPORTANT NOTICE** The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.
WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.
Date: June 30, 2025
Tara DeCristofaro, Register of Probate
July 3
#NY0150093

Make Life Easier use EZpay

Call: 978.459.1300