

ZBA Case No.: \_\_\_\_\_ Address \_\_\_\_\_

**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

6/12/2025 12:10pm

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.

*Robert Healy*  
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 *BDB*

Goldsmith, Prest & Ringwall, Inc.

Print Name  
39 Main St, Ste 301

Address  
Ayer, Ma 01432

Town, State, Zip

Date: 6/9/20

978-772-1590

Phone #  
bringgwall@gpr-inc.com

Email Address

Deed Reference: Bk 40599 Page 81

**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

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

*Charles Ellis*  
Signature

Date

Charles and Anne Ellis

978-807-9983

Phone #

charlesandannelee@gmail.com

Email

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  AQUIFER DISTRICT  
applicable

WATER RESOURCE DISTRICT

# 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 or 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  $28,718\pm$  SF. ( $0.66\pm$  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*

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
<b>Property-Street Address and/or Description</b>					
LOCHSLEA LOT 57					
<b>Grantors</b>					
MURRAY EVELYN G, CAIN EVELYN G					
<b>Grantees</b>					
ELLIS CHARLES G, ELLIS ANNE LEE					
<b>References-Book/Pg Description Recorded Year</b>					
83878/256 REST 2025, 83878/262 NOT 2025					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					



## 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](mailto: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
	Advertising	20605200-538210	ZBAADS \$176.53
			\$
			\$
			\$
			\$
			\$
			\$

**TOTAL Turnover** **\$376.53**

Credit	\$
Cash	\$
Checks	\$ <b><u>\$376.53</u></b>
<b>TOTAL</b>	<b><u>\$376.53</u></b>

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

Worcester, ss:

COMMONWEALTH OF MASSACHUSETTS

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 U1  
000000 #7367

FEE \$798.00

CH 6798.00

CAMBRIDGE  
DEEDS REG 15  
MIDDLE SOUTH  
*CANCELLED*

## 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
<b>Property-Street Address and/or Description</b>					
ELIZABETH LOTS 55 & 56					
<b>Grantors</b>					
CAIN EVELYN G					
<b>Grantees</b>					
ELLIS CHARLES G, ELLIS ANNE LEE					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					



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  
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  
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 11:58PM  
000000 #7348  
FEE CASH \$798.00

DEEDS MIDDLE  
CAMBRIDGE SOUTH

2E

## 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.

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

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

## 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.

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.

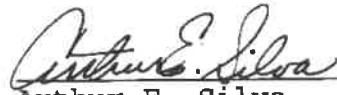
Being the same premises conveyed to Arthur E. Silva and Miriam G. Silva, Trustees of the Silva Family Trust, by deed dated August 13, 1992, and recorded with said Deeds in Book 22893, Page 596. The said Miriam G. Silva deceased on March 22, 1994; see Form M-792 recorded with said Deeds in Book 24949,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

Middlesex, ss:

COMMONWEALTH OF MASSACHUSETTS

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

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

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

## 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
<b>Property-Street Address and/or Description</b>					
ELIZABETH ST, LOCHSLEA RD, SEE DOC					
<b>Grantors</b>					
ELLIS CHARLES G, ELLIS ANNE LEE, LITTLETON TOWN					
<b>Grantees</b>					
<b>References-Book/Pg Description Recorded Year</b>					
40599/79 DEED 2003					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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

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### 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](http://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 20<sup>th</sup> day of March, 2025.

GRANTOR(S)

Charles G. Ellis  
Charles G. Ellis

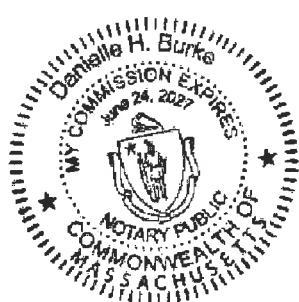
Anne Lee Ellis  
Anne Lee Ellis

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

March 20, 2025

On this 20 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 that 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

JM  
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 EDSSEL 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 EDSSEL RD	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
28 LOCHSLEA RD	U10 55 0	17 LAURA ST	U11 21 0	62 EDSSEL 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 EDSSEL RD	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
4 ELIZABETH ST	U10 56 0	22 FLORENCE ST	U11 28 0	66 EDSSEL RD	U18 45 0
	LUC: 101		LUC: 101		LUC: 101
DIANE M KOTSAFTIS INVESTMENT T		RIEDEN DEBORAH J		CAPOZZI MICHAEL R	
DIANE M KOTSAFTIS TRUSTEE		22 FLORENCE ST		CAPOZZI ERIN J	
4 ELIZABETH ST		LITTLETON, MA 01460		66 EDSSEL 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		TMOLINSON 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 EDSSEL 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 EDSSEL RD		11 BRANT LN	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
32 LOCHSLEA RD	U10 58 C	48 EDSSEL 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 EDSSEL RD		9 BRANT LN	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
12 ELIZABETH ST	U10 58 D	52 EDSSEL 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 EDSSEL RD		8 BRANT LN	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	

10 BRANT LN U18 58 0

LUC: 101

MAGNUSEN 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 EDSER RD  
LITTLETON, MA 01460

70 EDSER RD U18 69 0

LUC: 101

2021 COOLE FAMILY TRUST

COOLE MICHAEL B, TRUSTEE

70 EDSER RD  
LITTLETON, MA 01460

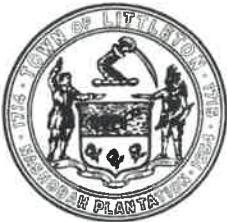
74 EDSER RD U18 70 0

LUC: 101

HUNT RICHARD F

HUNT MARY P

74 EDSER 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](mailto:legals@mediaonene.com) <[legals@mediaonene.com](mailto:legals@mediaonene.com)>  
**Sent:** Tuesday, July 1, 2025 3:51 PM  
**To:** Maren Toohill <[MToohill@littletonma.org](mailto:MToohill@littletonma.org)>  
**Cc:** Maren Toohill <[MToohill@littletonma.org](mailto: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](mailto:MToohill@littletonma.org)  
Town of Littleton

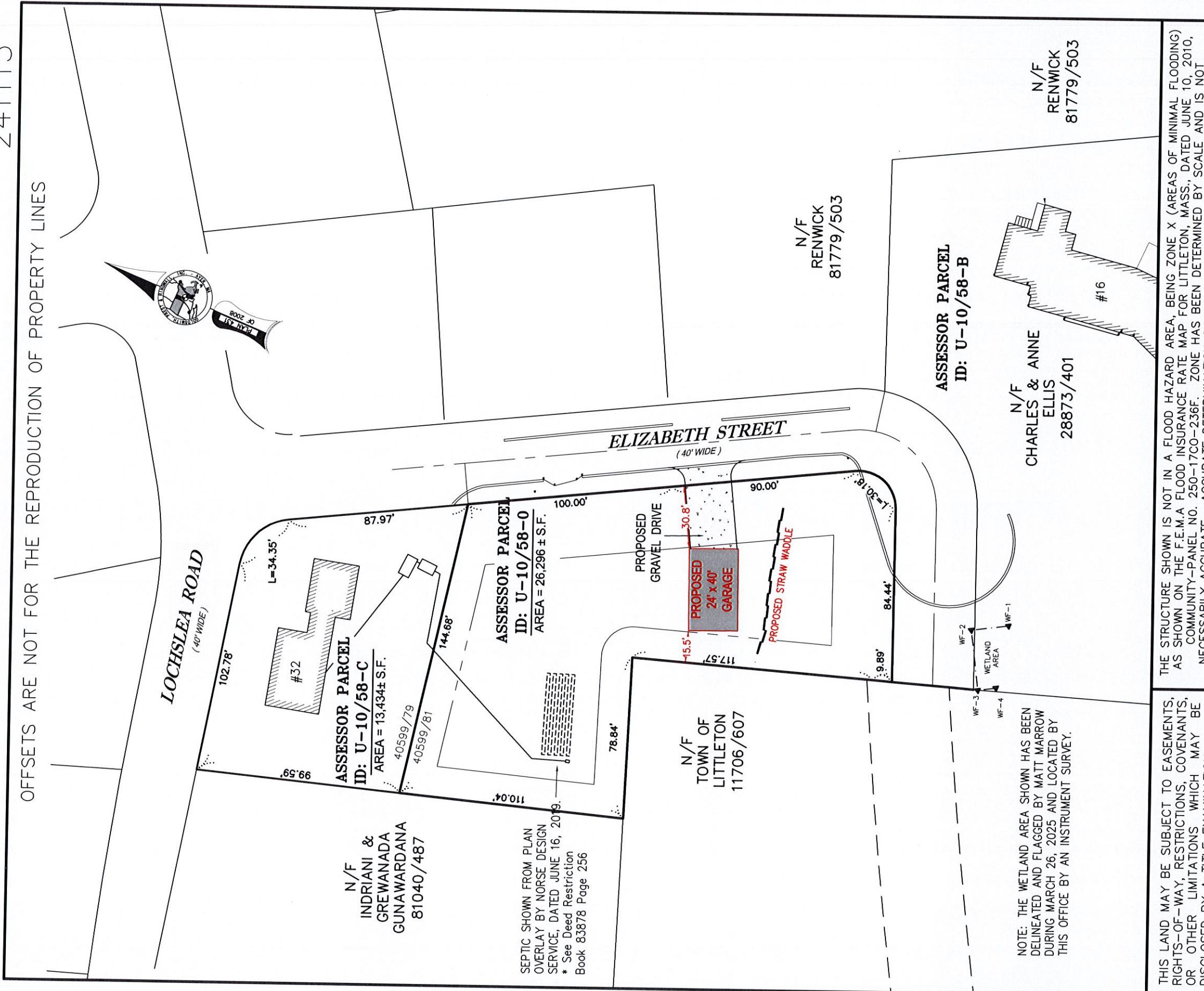
#### Schedule for ad number NY01501440

**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

241115

OFFSETS ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES



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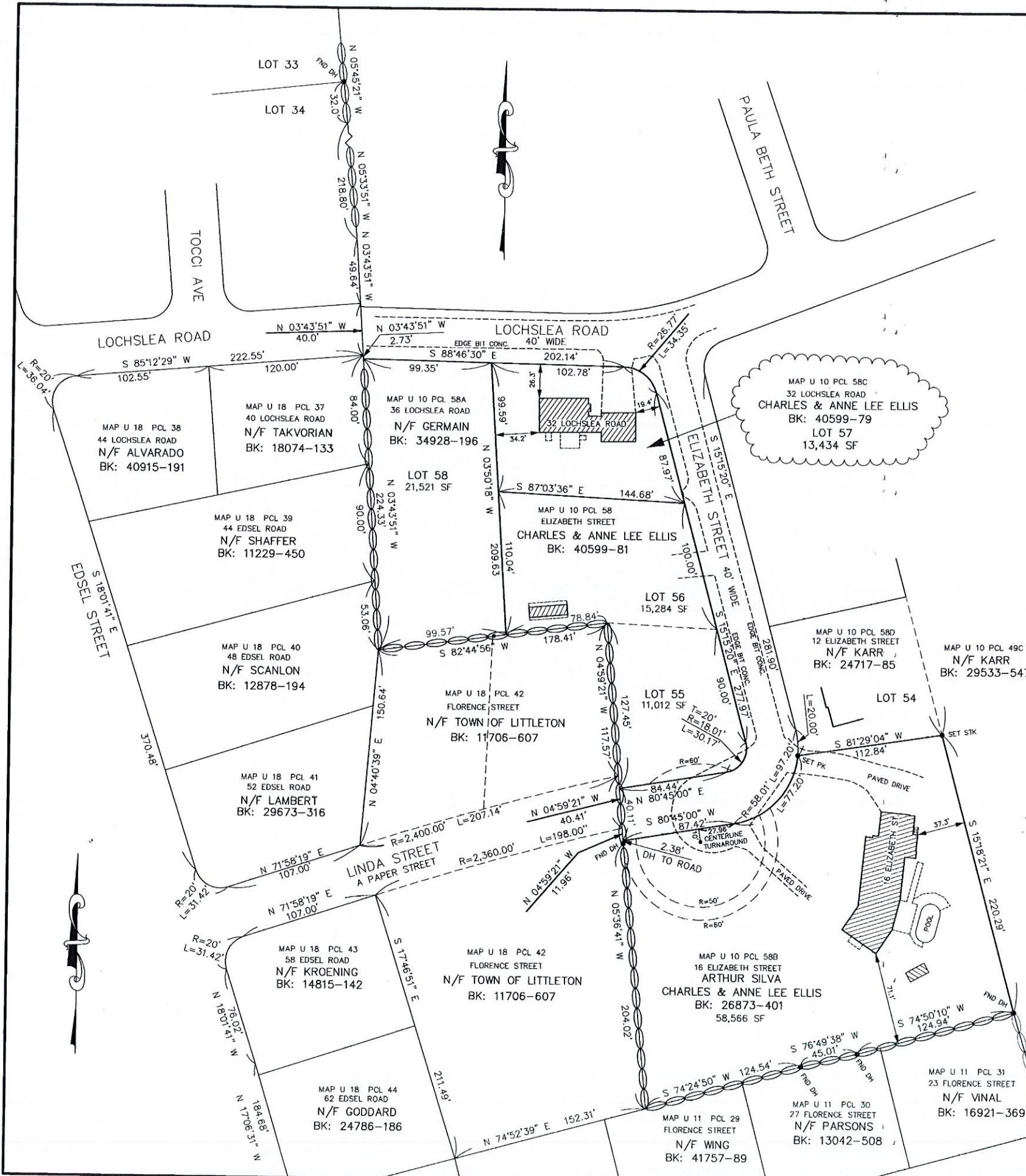
OPYR

60

5

2025

P:\24---\241115\DWG\SURVEY DWG\FINAL\241115\_BPP(GAR)\_4A.DWG



## 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.

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND  
REGULATIONS OF THE REGISTERS OF DEEDS.

MAY 25, 2008  
DATE

B.I.S. NO. 32000

16 ELIZABETH STREET  
32 LOCHSLEA ROAD  
ORIGINAL SCALE: 1"=40'  
50' 100' 200'

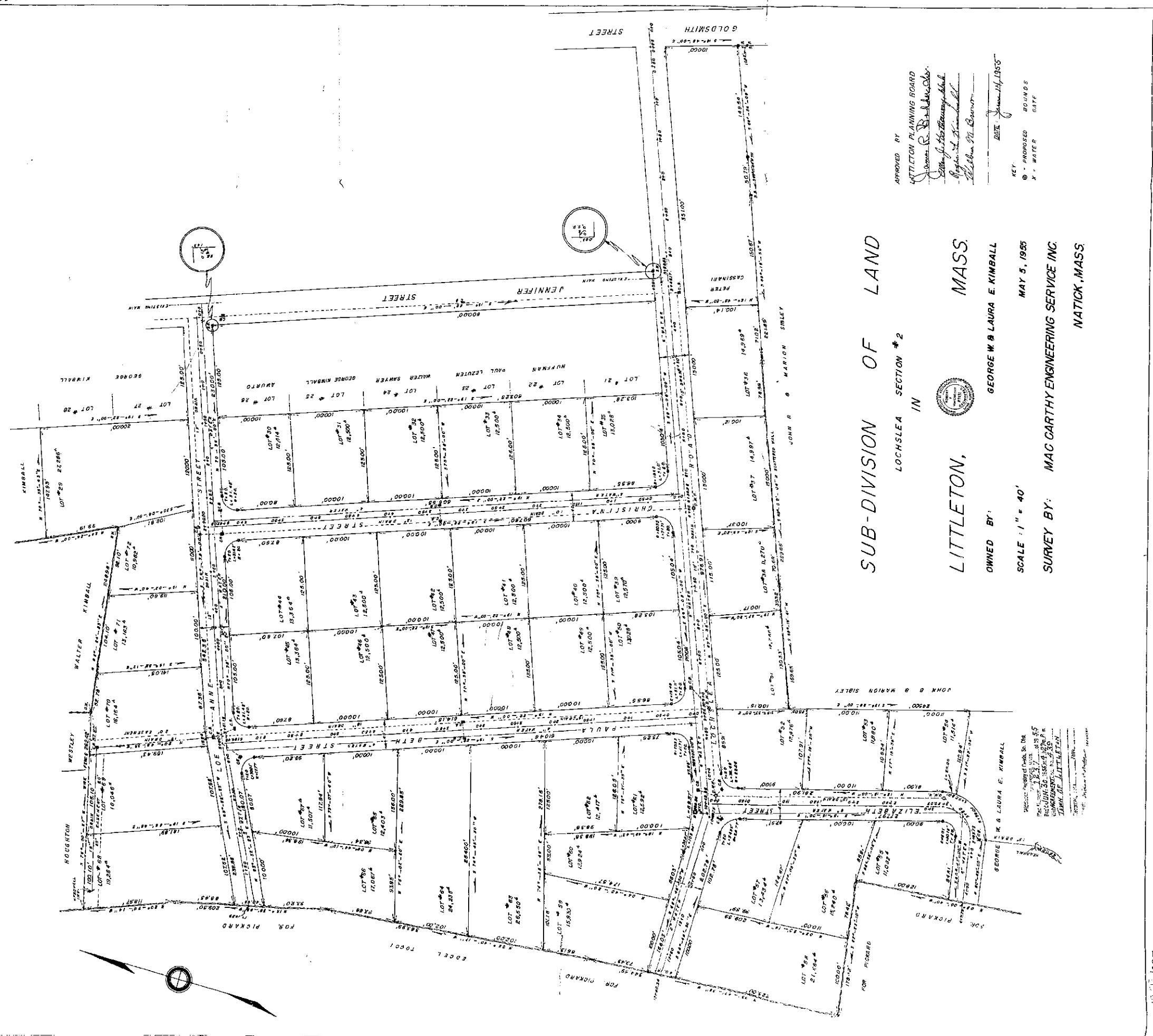
11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200

<p>Middlesex Registry of Deeds, Southern District Cambridge, Massachusetts Plan No. <b>431</b> of <b>2008</b> Rec'd <b>6 4 2008</b> at <b>12 17 M P M</b></p>	<p>PLAN OF LAND IN LITTLETON, MASS. FOR CHARLES &amp; ANNE LEE ELLIS</p>	
	SCALE: 1"=40'	MAY 25, 2008
<p>ROSE LAND SURVEY P.O. BOX 384 WEST GROTON, MASS. 01472 978-433-9320</p>		
JOB NO. R-175		PLAN NO. M-600

0586

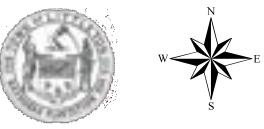
1922 72 16

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June 10, 2025

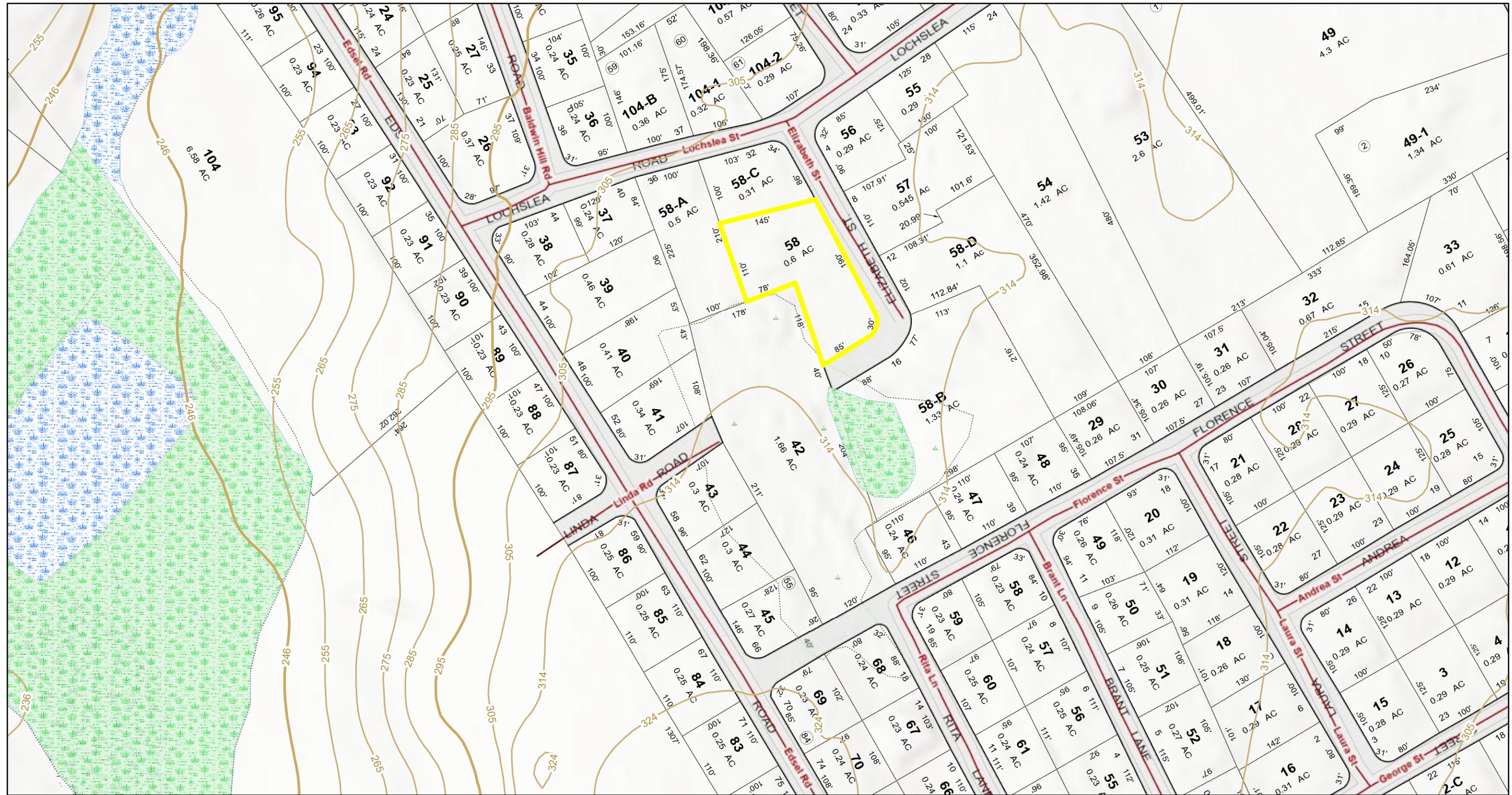
Ellis Properties

Littleton, MA

1 inch = 139 Feet



www.cai-tech.com



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## Lucia Pacitti

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**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](mailto:legals@mediaonene.com) <[legals@mediaonene.com](mailto:legals@mediaonene.com)>  
**Sent:** Tuesday, July 1, 2025 3:51 PM  
**To:** Maren Toohill <[MToohill@littletonma.org](mailto:MToohill@littletonma.org)>  
**Cc:** Maren Toohill <[MToohill@littletonma.org](mailto: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](mailto: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**

