

Date Received  
TOWN CLERK JUL 22 2016  
By: TOWN CLERK  
ACTON

**Appendix B**

RECEIVED  
Date Received  
BOARD OF APPEALS  
JUL 22 2016  
By: \_\_\_\_\_  
ACTON BOARD OF APPEALS

TOWN OF ACTON  
APPLICATION FOR SPECIAL PERMIT  
(ZONING BYLAW)

Indicate the type of Special Permit Requested: 3.5.5  
Under Zoning Bylaw Section: 8.1.5

Refer to the "Rules and Regulations for Special Permits" available from the Planning Department for details on the information and fees required for this application. Contact the Planning Department at 978-929-6631 with any questions concerning the Rules. Incomplete applications may be denied.

**Please type or print your application.**

1. Location and Street Address of proposed SPECIAL PERMIT 16 Maple St
2. Applicant's Name Jon Moore  
Address 4 Singleberry lane  
Telephone 508-740-1432 Email jm.moore@gmail.com
3. Record Owner's Name Sean + Christine Hanley  
Address 16 Maple St Acton MA  
Telephone 978-337-6661 Email hanleyclan@comcast.net
4. Town Atlas Map(s)/Parcel Number(s) N2A-54
5. Zoning District (s) of Parcel(s) R2
6. Detailed description of the proposed SPECIAL PERMIT (Please use additional pages if needed):  
\_\_\_\_\_
7. If any SPECIAL PERMITS have been filed previously for this site give file numbers:  
none

The undersigned hereby apply to the Zoning BOARD of Appeals for a public hearing and a special permit under Section 10.3 of the Zoning Bylaw approving the attached use form.

The undersigned hereby certify that the information on this application and plans submitted herewith are correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with. The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

7/22/2016 \_\_\_\_\_  
Date Signature of Petitioner(s) Signature of Petitioner(s)

**RECORD OWNER'S KNOWLEDGE AND CONSENT**

I hereby assert that I have knowledge of and give my consent to the application presented above.

\_\_\_\_\_  
Date Signature of Record Owner(s) Signature of Record Owner(s)

**Appendix B**  
**TOWN OF ACTON**  
**APPLICATION FOR SITE PLAN SPECIAL PERMIT**

For \_\_\_\_\_  
Under Zoning Bylaw Section \_\_\_\_\_

Refer to the "Rules and Regulations for Site Plan Special Permits" available from the Building Department or the Planning Department for details on the information and fees required for this application. Contact the Planning Department at 978-929-6631 or Building Department at 978-929-6633 with any questions concerning the Rules. Incomplete applications may be denied.

**Please type or print your application.**

- \* 1. Location and Street Address of Site 16 Maple St. Acton MA
- \* 2. Applicant's Name Sean + Christine Hanley  
Address 16 Maple St Acton MA  
Telephone 978-337-6661 Email hanleyclan@comcast.net
- \* 3. Record Owner's Name Sean + Christine Hanley  
Address 16 Maple St  
Telephone 978-337-6661 Email hanleyclan@comcast.net
- 4. Town Atlas Map(s)/Parcel Number(s) \_\_\_\_\_
- 5. Zoning District (s) of Parcel(s) \_\_\_\_\_

If any site plans have been filed previously for this site give file numbers: \_\_\_\_\_

The undersigned hereby apply to the Board of Selectmen for a public hearing and a site plan special permit under Section 10.4 of the Zoning Bylaw approving the attached site plan.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with. The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

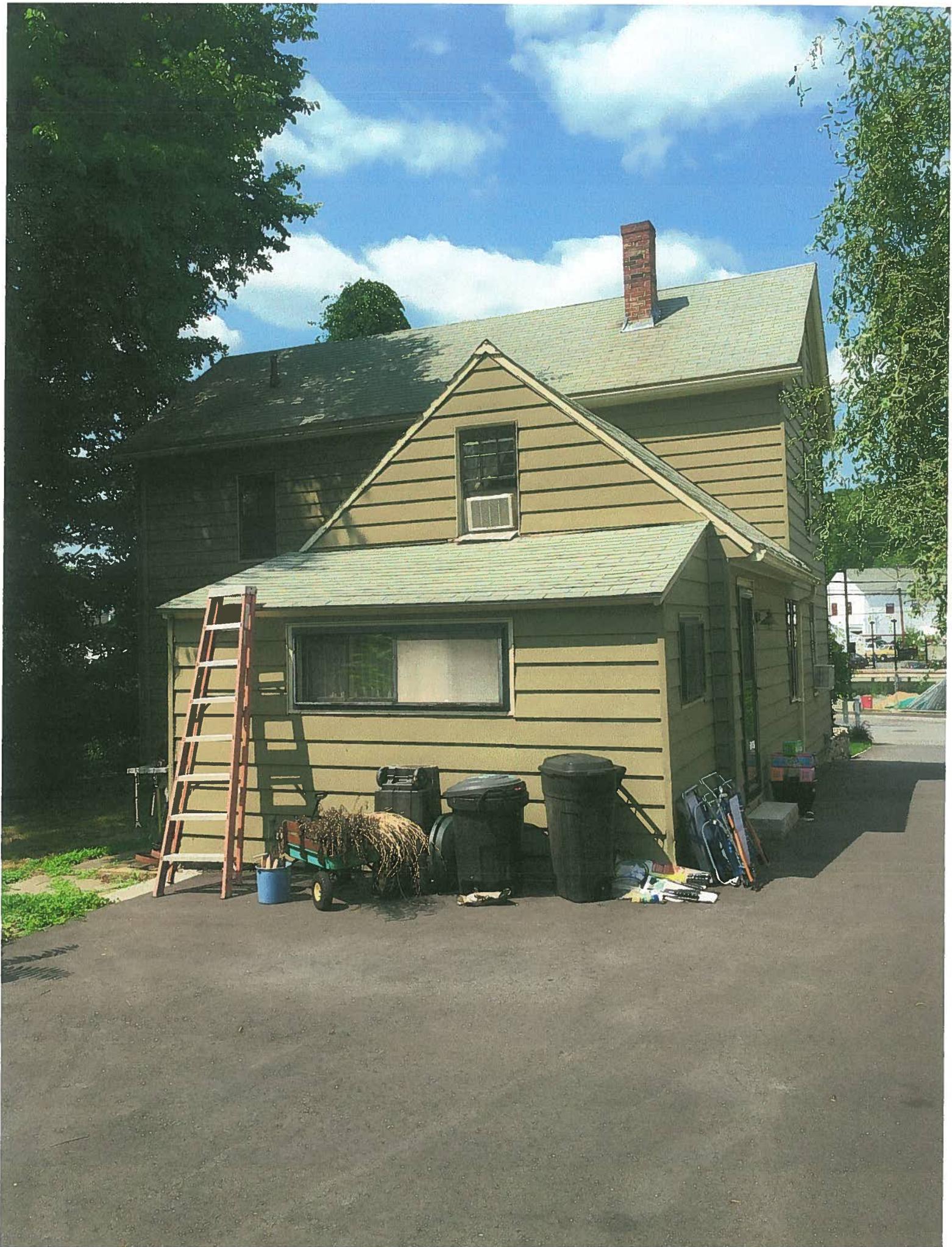
7/7/2016                      [Signature]                      \_\_\_\_\_  
Date                                      Signature of Petitioner(s)                      Signature of Petitioner(s)

**RECORD OWNER'S KNOWLEDGE AND CONSENT**

I hereby assert that I have knowledge of and give my consent to the application presented above.

\* 7/7/16                      [Signature]                      [Signature]  
Date                                      Signature of Record Owner(s)                      Signature of Record Owner(s)







DESCRIPTION OF PROPOSED WORK FOR  
16 MAPLE ST, ACTON MA

The proposed addition is a 20' x 20' one story sun room. The reason for the special permit is because the lot is an existing non-conforming lot and the proposed addition is slightly larger than the allowed SQ footage for the size house. We are only looking for about 50 SQ ft for this addition over the guideline. The addition meets all set backs and will not be visible from the street.

A handwritten signature in black ink, consisting of a long, sweeping horizontal stroke followed by a smaller, more complex flourish.



Town of Acton  
 472 Main Street  
 Acton, MA 01720  
 Telephone (978) 929-6621  
 Fax (978) 929-6340

Brian McMillen  
 Principal Assessor

Locust: 16 Maple St  
 Parcel: H2-A54

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City	ST	Zip
H2A-53	18 MAPLE ST	BROWN KURT + ANNE		18 MAPLE ST	ACTON, MA	01720	
H2A-55	14 MAPLE ST	MIGUELEZ AVELINO		14 MAPLE ST	ACTON, MA	01720	
H2A-56	10 MAPLE ST	KOZEL PETER D	YOUNG KIMBERLY A	10 MAPLE ST	ACTON, MA	01720	
H2A-62-1	10 STOW ST	CAOJETTE MARY ANN		10 STOW ST	ACTON, MA	01720	
H2A-62-2	6 STOW ST	BERRY ELISSA D	KNIGHT ROY C	6 STOW ST	ACTON, MA	01720	
H2A-62	2 STOW ST	TOWN OF ACTON		472 MAIN ST	ACTON, MA	01720	
H2A-78-1	7 RAILROAD ST	DEFREITAS BLAINE J TRUSTEE OF	AAN REALTY TRUST	7 RAILROAD ST	ACTON, MA	01720	
H2A-78	3 RAILROAD ST	KINGSWOOD CORP		PO BOX 1321	LITTLETON, MA	01460	
H2A-19-A1	19 RAILROAD ST #A1	ANTONONI SARAH L		19 RAILROAD ST #A1	ACTON, MA	01720	
H2A-19-A2	19 RAILROAD ST #A2	HOLT JASON M		19 RAILROAD ST #A2	ACTON, MA	01720	
H2A-19-A3	19 RAILROAD ST #A3	MCMULLON LINDA D		19 RAILROAD ST #A3	ACTON, MA	01720	
H2A-19-B1	19 RAILROAD ST #B1	DIFFENBACH JONATHAN		19 RAILROAD ST #B1	ACTON, MA	01720	
H2A-19-B2	19 RAILROAD ST #B2	GURTLER MICHAEL D TRUSTEE		19 RAILROAD ST #B2	ACTON, MA	01720	
H2A-19-B3	19 RAILROAD ST #B3	CHANEY ERICA L		19 RAILROAD ST #B3	ACTON, MA	01720	
H2A-19-C1	19 RAILROAD ST #C1	BELL KERSTINE E		19 RAILROAD ST #B3	ACTON, MA	01720	
H2A-19-C2	19 RAILROAD ST #C2	GURTLER MICHAEL D TRUSTEE		PO BOX 701	S YARMOUTH, MA	02864	
H2A-19-C3	19 RAILROAD ST #C3	TSUI YUKIE L		19 RAILROAD ST #C2	ACTON, MA	01720	
H2A-19-D1	19 RAILROAD ST #D1	ROBINS ELIZABETH A		19 RAILROAD ST #C3	ACTON, MA	01720	
H2A-19-D2	19 RAILROAD ST #D2	JOHNSON LINDA M		19 RAILROAD ST #D1	ACTON, MA	01720	
H2A-19-E1	19 RAILROAD ST #E1	GURTLER MICHAEL TRUSTEE	SHAH NAMRATA	19 RAILROAD ST #D2	ACTON, MA	01720	
H2A-19-E2	19 RAILROAD ST #E2	SHAH VIJAY V		19 RAILROAD ST #E1	ACTON, MA	01720	
H2A-19-E3	19 RAILROAD ST #E3	MERRELL DONNA J TR		19 RAILROAD ST #E2	ACTON, MA	01720	
H2A-19-E4	19 RAILROAD ST #E4	TUMMALAPALLI MADHURI		19 RAILROAD ST #E3	ACTON, MA	01720	
H2A-19-M	19 RAILROAD ST MASTER	GURTLER MICHAEL TRUSTEE		19 RAILROAD ST #E4	ACTON, MA	01720	
H2A-20	13 RAILROAD ST	RAILROAD STREET TRUST		65 SILVER HILL ROAD	SUBURBY, MA	01776	
H2A-27	21 MAPLE ST	RICHARDS GORDON D		PO BOX 985	ACTON, MA	01720	
H2A-38	9 RAILROAD ST	RICHARDS STREET DEV LLC		60 CHARTER ROAD	ACTON, MA	01720	
H2A-41-5	28 MAPLE ST	L AND G REALTY		PO BOX 985	ACTON, MA	01720	
H2A-42-1	1 MAPLE ST	COMMONWEALTH OF MASSACHUSETTS		15 WHITMAN ROAD	CANTON, MA	02021	
H2A-42-2	1 MAPLE STREET	RICHARDS GORDON		10 PARK PLAZA	BOSTON, MA	02116	
H2A-43-1	6 RAILROAD ST	ACTON TOWN OF		DEPARTMENT OF HIGHWAYS	BOSTON, MA	02108	
H2A-43	124 MAIN ST	CHEN FRANK	ZHANG XIAO FAN	25 MAPLE ST	ACTON, MA	01720	
				472 MAIN ST	ACTON, MA	01720	
				124 MAIN ST	ACTON, MA	01720	

Brian McMullen  
Principal Assessor

Locus: 18 Maple St  
Parcel: H2-A54

Parcel ID	LOCATION	Owner	Co-Owner	Mailing Address	City	ST	Zip
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Abutters and 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 all as they appear on the most recent applicable tax list.

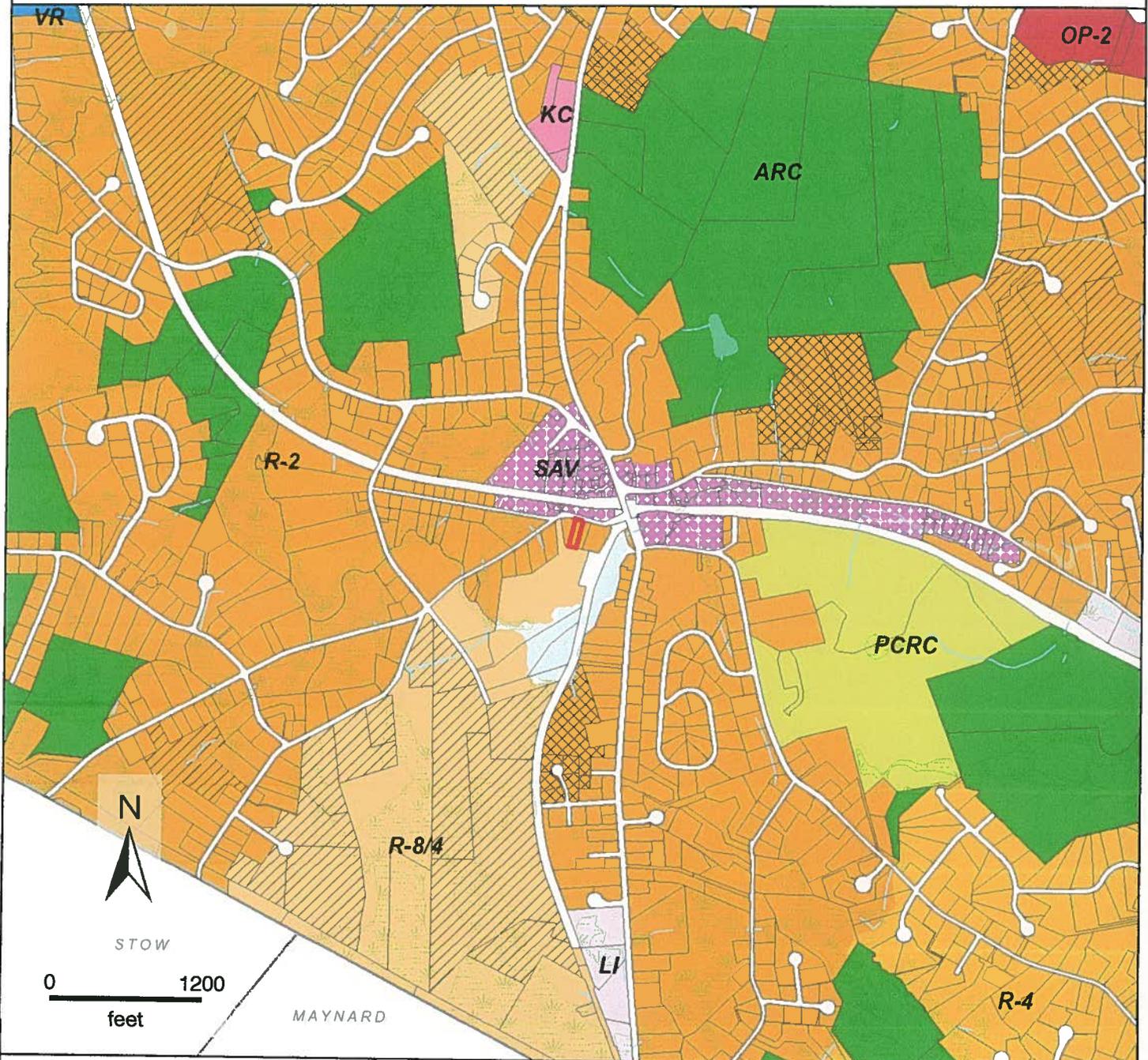
**HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:**

Boxborough, MA 01729    Maynard, MA 01754    Concord, MA 01742    Littleton, MA 01460  
Carlisle, MA 01741    Stow, MA 01775    Westford, MA 01886    Sudbury, MA 01776

*Mary Abbott*  
Mary Abbott  
Acton Assessors Office

7/20/2016

16 Maple st

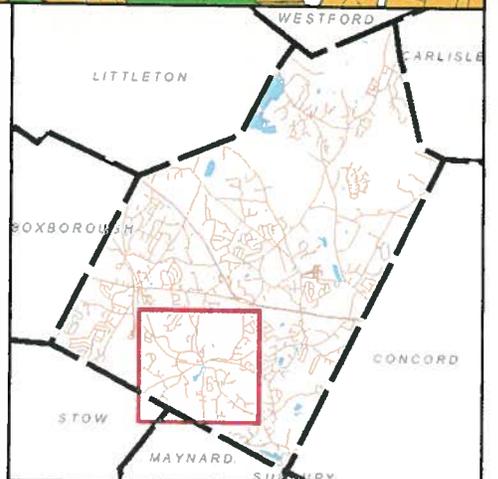


**Property Information**  
**Property ID** H2A-54  
**Location** 16 MAPLE ST



**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.



**ZONING**

AFFORDABLE HOUSING OVERLAY DISTRICT

- A
- B

ZONING DISTRICTS

- R-2 (Residence 2)
- R-4 (Residence 4)
- R-8 (Residence 8)
- R-8/4 (Residence 8/4)
- R-10 (Residence 10)
- R-10/8 (Residence 10/8)
- R-A (Residence A)
- R-AA (Residence AA)
- NAV (North Acton Village)
- SAV (South Acton Village)
- EAV (East Acton Village)
- EAV-2 (East Acton Village 2)
- WAV (West Acton Village)
- VR (Village Residential)
- PCRC (Planned Conservation Residential Comm.)
- ARC (Agriculture Recreation Conservation)
- LB (Limited Business)
- GI (General Industrial)
- LI (Light Industrial)
- LI-1 (Light Industrial 1)
- SM (Small Manufacturing)
- TD (Technology District)
- KC (Kelley's Corner)
- OP-1 (Office Park 1)
- OP-2 (Office Park 2)
- PM (Powder Mill)

**BASE MAP**

- POOLS
- STRUCTURES**
- BUILDING
- DECK
- FOUNDATION
- FUEL TANK
- MOBILE
- PORCH
- RUINS
- SMOKESTACK
- WATERTANK
- SPORTS FACILITY / AREAS

**TOWN DATA**

- POINTS OF INTEREST**
- CONSERVATION
- HISTORICAL
- MUNICIPAL
- OTHER GOVERNMENT
- PUBLIC SAFETY
- RECREATION
- SCHOOL
- PARCELS
- TOWN BOUNDARY

**NATURAL RESOURCES**

- DEP RIVERS & STREAMS
- DEP WETLANDS**
- WET AREAS
- PONDS



Bk: 36150 Pg: 609  
Recorded: 08/16/2002  
Document: 00001169 Page: 1 of 2

# Quitclaim Deed

12

I, **MARJORIE F. PEDERSON, TRUSTEE OF THE 16 MAPLE STREET REALTY TRUST,**  
u/d/t dated April 23, 1992 and recorded with Middlesex South District Registry of Deeds in  
Book 22151, Page 023

for consideration paid and in full consideration of **THREE HUNDRED THIRTY FIVE  
THOUSAND AND 00/100 (\$335,000.00) DOLLARS**

grant to **SEAN P. HANLEY and CHRISTINE L. HANLEY,** husband and wife, as tenants by the  
entirety, of 16 Maple Street, Acton, Middlesex County, Massachusetts

*with Quitclaim covenants*

A certain parcel of land, with the building(s) and improvements thereon, situated in that part of  
Acton called South Acton, bounded and described as follows:

- BEGINNING at the Northeasterly corner of the premises at land now or formerly of James  
P. Brown and the highway known as Maple Street,
- THENCE running Southerly by said land now or formerly of Brown about thirteen and  
one-half (13 ½ ) rods to a stone wall at land now or formerly of Elnathan  
Jones,
- THENCE turning and running Westerly by said land now or formerly of Jones as the  
wall now stands about four (4) rods to the corner of a wall at land now or  
formerly of Francis Conant;
- THENCE turning and running Northerly by said land now or formerly of Conant as  
the wall stands about thirteen and one-half (13 ½ ) rods to said Maple  
Street,
- THENCE turning and running Easterly by said Maple Street about four (4) rods to the  
point of beginning.

Subject to easements, restrictions and covenants of record if they affect the locus and are in full force  
and effect, expressly not intending nor meaning to extend the same in the event that they have  
expired by operation of law or otherwise.

**16 MAPLE STREET, ACTON, MA  
QUITCLAIM DEED  
PAGE 1 OF 2**

MASS. EXCISE TAX: 1527.60  
MSD 08/16/02 23:09:26 1169 45.02

For title see deed of George Pederson and Marjorie F. Pederson to Marjorie F. Pederson, Trustee of the 16 Maple Street Realty Trust dated May 12, 1992 and recorded with Middlesex South District Registry of Deeds in Book 22151, Page 038.

Witness our hands and seals this 15 day of August, 2002.

Marjorie F. Pederson  
Marjorie F. Pederson, Trustee of the  
16 Maple Street Realty Trust

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

August 15, 2002

Then personally appeared the above-named Marjorie F. Pederson, Trustee as aforesaid, and acknowledged the foregoing to be her free act and deed, before me,

Sharon P. Edmunds  
Notary Public:  
My commission expires: Jan 31, 2008