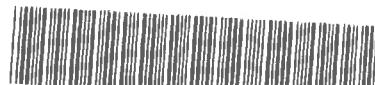




OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

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Petitioner: MICHAEL LEDUC and ALYSON FORTUNE  
Case No: 25-979  
Date Filed: September 2, 2025

The Littleton Board of Appeals conducted a public hearing on September 18, 2025 at 7:20 P.M. at the Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, for a Variance pursuant to Section 173-31 to allow change or extension of a pre-existing non-conforming structure to allow the construction of a living room and covered porch addition, at the front of 15 Park Drive, Littleton, Ma. Notice of the hearing was given by publication in the Lowell Sun, a newspaper circulated in Littleton, on September 4, and 11, 2025 and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Cheryl Hollinger, Vice Chairman, John Sewell, and Rod Stewart, Members, and David Outman, Alternate.

The Petitioner presented drawings and a narrative requesting a variance to construct a 12' x 12' covered addition to the home and to add a covered porch entry, both in the front of the property resulting in a new front setback of approximately 20.2 feet. The house is non-conforming in that the lot is 14,000 s.f. with 140' of frontage, and a side setback on the east side of 3 feet. The front set back currently is conforming. Petitioner explained that the lot is unique in that there is no other location on which to place an addition and as a result of the work from home environment, a working area is necessary. The rear of the lot is improved with a septic system and patio, the west side of the lot has bordering vegetative wetlands and septic components. Neighboring properties are similar in size with reduced front setbacks.

There was no opposition and abutter support.

**FINDINGS:** The Board found that the addition and new porch entry was a reasonable request; that due to the size and topography of the lot and the location of the septic system, there were no alternative locations, that the lot was unique and that Petitioners have a hardship if denied the relief. The Board also found that the requested relief would not substantially derogate from the intent and purpose of the zoning bylaw.

**DECISION:** The Board voted unanimously to GRANT a Variance to construct a porch with new stairs at the front entry of the house approximately as shown on the plan filed with the Petition drawn by David P. Terenzoni, dated July 17, 2025 in the Building Permit Plan of Dillis & Roy dated June 3, 2025, submitted with the application,

Appeals, if any, shall be made pursuant to G.L. 40A, Section 17 and shall be filed within twenty days after the date of filing of this Notice in the office of the Town Clerk.

*M/R* 74288-451

Signed: John Sewell, Clerk, John Sewell

Date: 9/30/05

Book: 74288, Page 451.

I hereby signify that twenty (20) days have elapsed since the filing of the above Decision by the Board of Appeals and that no appeal concerning said decision has been filed or that any appeal that has been filed has been dismissed or denied.

True Copy Attest: Mike Rose Town Clerk, Littleton, Massachusetts

October 22, 2005