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Kimble Asst. Town Clerk



Office of the  
**LITTLETON BOARD OF  
APPEALS**  
Littleton, Massachusetts 01460

Petitioner: Kristen Donahue  
Property Address: 6 Long Lake Rd.  
Case No: 22-960  
Date Filed: June 1, 2022

The Littleton Board of Appeals (the "Board") conducted a public hearing on July 21, 2022 at 37 Shattuck Street, Littleton on the petition of Kristen Donahue for a Variance pursuant to the Town of Littleton Zoning Bylaws Section 173-31 to place a shed at **6 Long Lake Rd.** Notice of the hearing was given by publication in the Lowell Sun, a newspaper published in Lowell and circulated in Littleton, on July 7, 2022 and July 14, 2022 and by mail on July 6, 2022 to all abutters and parties in interest. Present and voting were Sherrill Gould, Chair, Cheryl Cowley Hollinger, Vice-Chair, John Sewell, Clerk, Eli Constantinou and Kathleen O'Connor, Alternates. Absent: Rod Stewart and John Field, Members.

The petitioner, Kristen Donahue, was represented by her neighbor Edward Coykendall. Mr. Coykendall presented her case to place a shed on the property within the zoning setback. Included in the presentation were various documents including a plot plan of her property, site plan, as built of septic system and a picture of her yard, along with dimensions of the proposed shed.

**FINDINGS:** The Board made the following findings:

- 6 Long Lake Rd is a pre-existing non-conforming lot due to size, with limited options for placement of a shed due to the topography and the location of the septic system.
- Given the limited options for placement of a shed due to the topography and the location of the septic system the required setbacks of Littleton Zoning By-Laws 173-192 could not be met.
- The site is appropriate, and no significant nuisance, hazard or congestion will be created, and that there will be no substantial harm to the neighborhood or derogation from the intent of the bylaw.

**DECISION:** The Board voted unanimously to GRANT, under Section 173-31 of the Town of Littleton Zoning Bylaws, the Variance to 6 Long Lake Road provided the shed be no larger than the size presented, 10 feet x 16 feet, and will maintain a minimum of 3 feet offset from the

property line, as presented to the Board.

Appeals, if any, shall be made pursuant to M.G.L. C. 40A, Section 17 and shall be filed within twenty (20) days after the date of filing of this Decision in the office of the Town Clerk.

The Variance shall not take effect until a copy of the Decision bearing the certificate of the Town Clerk is recorded with the Middlesex District Registry of Deeds in accordance with the provisions of M.G.L. C. 40A, Section 11 and 15 stating that twenty (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed, or if such appeal has been filed it has been dismissed or denied.

If the rights authorized by this Variance are not exercised within one (1) year from the date of granting it shall elapse in accordance with the provisions of M.G.L. C. 40A Section 10.

Signed:  John Sewell, Clerk

Date: 8/3/2022

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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: \_\_\_\_\_ Town Clerk,  
Littleton, Massachusetts