



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
10/29/2020 12:20pm
Nathaniel Cross
Town Clerk

Petitioner: Nathalie Daniel
Property Address: 6 Emerson Drive
Case No: 953A
Date Filed: September 9, 2020

The Littleton Board of Appeals (the "Board") conducted a public hearing on October 15, 2020 at 8:00 PM via the Zoom program hosted by Littleton Community Television, 37 Shattuck Street, Littleton on the petition of Nathalie Daniel for a Variance pursuant to the Town of Littleton Zoning Bylaws Section 173-10 and 173-31 to allow for a change to a pre-existing non-conforming structure at 6 Emerson Drive. Notice of the hearing was given by publication in the Eagle Independent, a newspaper circulated in Littleton, on September 18, 2020 and September 25, 2020 and by mail to all abutters and parties in interest. Present and voting were Sherrill Gould, Chair, Cheryl Cowley Hollinger, Rod Stewart, John Sewell and Marc Saucier, Members. Present but not voting were Katherine O'Connor and Jillian Shaw, Alternates.

The petitioner, requested permission to construct an 8' by 4' portico at the front entrance of her house. There exists a serious safety issue to people entering and exiting the house due to a metal roof, which allows snow to slide off in large, heavy sheets. The portico would extend into the front yard setback, so a variance was required.

The zoning officer had no opposition. There were no objections raised by any abutters.

FINDINGS: The Board found that there was a safety hazard, which satisfied the condition of hardship, and that relief would not substantially derogate from the intent or purpose of the zoning by-law

DECISION: The Board voted unanimously to GRANT, under Section 173-10 and 173-31 of the Town of Littleton Zoning Bylaws, a Special Permit to allow construction of an 8' by 4' portico at the front entrance of her house, as shown on the sketch presented with the application, to extend no closer to the front lot line than 20'.

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: Marc Saucier Marc Saucier, Clerk

Date: 10/29/2020

Book: _____, Page: _____

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