



OFFICE OF THE  
**LITTLETON BOARD OF APPEALS**  
LITTLETON, MASSACHUSETTS 01460

received  
5/28/2020 10:30 AM  
Diane Croy

Petitioner: SOLANGE TOMAZ

Case No: 944A

Address: 10 Kaleva Road, Kaleva Civic Association Property

Date Filed: March 27, 2020

The Littleton Board of Appeals conducted a virtual hearing on May 21, 2020, at 7:15 PM via the Zoom program hosted by Littleton Community Television, Shattuck Street, Littleton, for a Special Permit pursuant to Section 173-10B, or a Variance from Section 173-31, to allow change, extension or alteration of a pre-existing non-conforming structure to allow a seasonal cottage at 10 Kaleva Road, Littleton, Ma. to be replaced. Notice of the hearing was given by publication in the Littleton Westford Eagle, a newspaper circulated in Littleton, on April 24, and May 1, 2020, and by mail to all abutters and parties in interest. Present and voting: Members, Sherrill Gould, Jeff Yates, Rod Stewart and Marc Saucier, and Katherine O'Connor, Alternate. Present and not voting were Cheryl Hollinger, Member, and Alternates John Sewell, John Field and Jillian Shaw.

The Petitioner presented a proposal to replace an existing seasonal cottage at Kaleva Road, Littleton, Ma. The property is unique in that the land is owned by the Kaleva Civic Association and the cottages are privately deeded and owned. The property is a waterfront seasonal use type property. There are 22 cabins on the property. None of them have plumbing and bathroom facilities, but they do have electric. All of them are modest in size. Petitioner owns the cottage at number 10. It had been neglected for 10 years and is in a state of disrepair. Petitioner is seeking to replace the cottage on the same footprint and to add a deck. Permission has been obtained from the Board of Health and from the Conservation Commission. Since the land is owned in a community fashion, no lot line or dimensional variances apply.

No abutters appeared in opposition. The Building Department had no objection.

**FINDINGS:** The Board found that the structure was a pre-existing non-conforming residential structure and could be replaced as proposed, pursuant to Section 173-10(4).

**DECISION:** The Board voted unanimously to GRANT a Special Permit to allow the replacement of the cottage at 10 Kaleva Road, substantially as shown on the plans submitted, but with the removal of the front deck stairs as was presented at the hearing.

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.

Signed:

Marc Saucier, Clerk

May 28, 2020

Book: 5417, Page 262.

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