



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

IC Rec'd
5/28/2020 10:30AM
Anne Tracy

Petitioner: Fanny Milinarsky
Property Address: 15 Chestnut Lane Extension, Littleton, MA
Case No: 945A
Date Filed: April 6, 2020

The Littleton Board of Appeals (the "Board") conducted a virtual hearing on May 21, 2020 at 7:35 PM via the Zoom program hosted by Littleton Community Television, 37 Shattuck Street, Littleton on the petition of Fanny Milinarsky for a Special Permit pursuant to the Town of Littleton Zoning Bylaws Section 173-60 to allow a special permit for a detached accessory apartment at 15 Chestnut Lane Ext., Littleton, Ma. Notice of the hearing was given by publication in the Eagle Independent, 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 were Sherrill Gould, Chair, Cheryl Hollinger, Rod Stewart, Jeff Yates and Marc Saucier, Members. Present and not voting were Katherine O'Connor, John Sewell, Jillian Shaw, and John Field, Alternates.

Petitioners represented by William Sturtz presented plans to construct a detached accessory apartment at their property. The property contains approximately 8.5 acres of land. The primary residence will be occupied by the petitioner and her family and is a 3 bedroom dwelling approximately 5,073 square feet in size. The proposed accessory apartment is a single story 2 bedroom guest house with approximately 1200 square feet of area. The septic system is approved for a 6 bedroom dwelling. The Petitioner showed plans of the properties and their relationship to the lot lines, the driveway and the parking areas.

One abutter appeared in favor of the Petition and the Building Department comment was supportive.

FINDINGS: The Board made the following findings:

The Petitioner satisfies all of the statutory requirements for a detached accessory apartment, specifically that the owner will occupy the primary residence, parking is adequate, there is no driveway within 15 feet of the side lot line, and the exterior appearance is compatible with the principal dwelling.

DECISION: The Board voted unanimously voted to GRANT a Special Permit for Detached Accessory Dwelling, substantially as shown on the plans submitted with the application under Section 173-60 of the Town of Littleton Zoning Bylaws.

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 Special Permit 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 Special Permit are not exercised within two (2) years from the date of granting it shall elapse in accordance with the provisions of M.G.L. C. 40A Section 10.

Signed: 777 and Annex Marc Saucier, Clerk

Date: 5/28/2020

Book: 73407, Page 111.

I hereby certify 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: _____ *Print name* _____
Town Clerk, Littleton, Massachusetts

Date: _____