



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
7/29/2020 1:06pm
Kasey Crow
Town Clerk

Petitioner: KATHLEEN ARCHER
Case No: 947A
Date Filed: May 28, 2020

The Littleton Board of Appeals (the "Board") conducted a virtual hearing on July 16, 2020 at 7:45 PM via the Zoom program hosted by Littleton Community Television, 37 Shattuck Street, Littleton on the petition of Kathleen Archer for a Variance pursuant to the Town of Littleton Zoning Bylaws Section 173-31 to allow a detached structure for storage at 3 Sawyer Lane, Littleton. Notice of the hearing was given by publication in the Eagle Independent, a newspaper circulated in Littleton, on June 19 and 26, 2020, and by mail to all abutters and parties in interest. Present and voting were Sherrill Gould, Chair, Cheryl Hollinger, Rod Stewart, John Sewell and Marc Saucier, Members. Present and not voting were Katherine O'Connor, Jillian Shaw, John Field, and Eli Constantinou, Alternates.

The Petitioner, requested permission to construct and site a 10' x 16' tool shed on their property within 7 feet of the easterly lot line of the property. The zoning bylaw requires 10' of setback for a detached structure. The presented evidence that the lot is unique in that it is a large lot of over 6.5 acres with significant wetlands, rock walls, utility easements and a septic system occupying most of the usable lot area. The proposed location would be accessible from the driveway and would not adversely impact the closest abutter, who has no problem with the proposed shed location. The shed was described to be solely for necessary utility purposes for yard and garden equipment storage with no electricity or running water.

The zoning officer had no opposition. Letters from abutters indicated support for the proposed location.

FINDINGS: The Board found that the lot was unique in its topography and size with existing conditions limiting placement of the shed, that Petitioner satisfied the condition of hardship, and that the requested relief would not substantially derogate from the intent or purpose of the zoning bylaw.

DECISION: The Board voted unanimously to GRANT a Variance to construct a 10' x 16' utility shed substantially as shown on the plans presented with the Application, to be located no closer to the lot line than 7 feet.

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:

Sherrill R. Gould, Chm.

Date:

7/29/20

Book: 67024, Page 81.

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