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4/29/2019 3:30pm
Cheryl
Town Clerk

Petitioner: EDWARD COYKENDALL
Case No: 918A
Address: 8 Long Lake Road
Date Filed: February 13, 2019

The Littleton Board of Appeals conducted a public hearing on April 18, 2019, continued from March 21, 2019, at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a Special Permit pursuant to Section 173-10B, or a Variance from Section 173-31, to allow change or extension of a pre-existing non-conforming structure to allow a shed within the side setback at 8 Long Lake Road, Littleton, Ma. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on February 25, 2019 and March 4, 2019, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Cheryl Hollinger and Rod Stewart, Members and John Sewell and Marc Saucier, Alternates. Present and not voting were Members, Alan Bell and Jeff Yates.

The Petitioner and owner of the property presented a case that he needed storage on the non-conforming lot because the house is small and he has numerous items of children's riding toys, lawn mowers, snowblowers, grill, outdoor furniture, and the like, with no garage or effective basement storage for the item. His lot is undersized and much of it is improved with a septic system. He wanted to locate the shed at the end of the drive, within 6 feet of the abutter's property line. The proposed shed would be 12' x 16'.

The existing non-conformities were lot size of 7500 s.f. instead of the required 40,000 s.f. The frontage of the lot is 75' instead of 150', the existing front setback is 25 feet instead of 30 feet although it is consistent with other homes in the neighborhood, and the side setback proposed is 6 feet instead of 15 feet.

The Building Commissioner had no opposition. There were abutters in attendance who had serious concerns that a shed of that magnitude was proportionately too large for the lot, that it was too close to their sideline, and that it would invite additional traffic, noise and activity, most particularly the contents might house landscape equipment which would encourage an enlargement of a home occupation.

FINDINGS: The Board found that the Petitioner's application and presentation satisfied the requirements for hardship in that the lot was small, and the location potential for the shed limited. The Board discussed whether to limit the size of the shed or to locate it further back on the lot to minimize the impact to the neighbors. The Board found and that the requested relief would not be substantially more detrimental to the neighborhood.

DECISION: The Board voted 4 in favor (Gould, Stewart, Sewell and Saucier) and 1 opposed (Hollinger) to GRANT a Variance for a shed structure on the lot, no greater than 12' x 16', and located at the most rear corner of the lot 6' from the rear lot line and no closer than 6' to the sideline.

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: _____

Date: _____

Book: 69357, Page 336.

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