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4/3/2019 11:40AM
Natalie Gray

Petitioner: METROWEST COMPANY

Case No: 920A

Address: 11 Worcester Road

Date Filed: February 27, 2019

The Littleton Board of Appeals conducted a public hearing on 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 new residential home at 11 Worcester Road, Littleton, Ma, with slight reductions to the front and side setback, but still non-conforming. 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 Jillian Shaw and Marc Saucier, Alternates. Present and not voting were Members, John Sewell and Katherine O'Connor.

The Petitioner, Scott Hayes from the engineering firm representing owner, Catherine Goldring, as Trustee, presented a proposal to raze the existing non-conforming 1940's bungalow and detached garage at 11 Worcester Road, and replace it with a 2 story new colonial home. The Petitioner presented that the existing non-conformities are that the lot is undersized, 36,272 s.f. instead of the 40,000 s.f. required, and the front setback is 19.9 feet to the steps instead of the 30 feet required. The house is a corner lot and the second street setback is only 22 feet instead of the by-law requirement for additional street setback. The proposed new structure would slightly reduce the setback violations, with the front setback to Worcester Road being 20 feet and the additional street setback to Concord Drive being 25 feet.

The Petitioner described the hardship being the imposition of the wetlands buffer in the rear and the conservation commission's requirements to be out of the 50' buffer. The proposed house location would not increase any of the existing nonconforming setbacks.

No abutters appeared in opposition. The building inspector had no adverse comment.

FINDINGS: The Board found that the lot was unique in topography, shape, and location of wetlands, and that the requested relief would not be substantially more detrimental to the neighborhood than the existing structure, and others like it in the neighborhood.

DECISION: The Board voted unanimously to GRANT a Special Permit and a Variance to allow Petitioner to construct a new 2 story colonial structure at 11 Worcester Road with the front setback to Worcester Road being not less than 20 feet and a setback to Concord Drive being not less than 25 feet substantially as shown on Plan 2078zba.2B as presented to the Board.

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: April 3, 2019

Book: 56552, Page 556.

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