



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
7/31/2019
15:15 PM
Alana Choy

Petitioner: Joseph Brine
Property Address: 323 King Street, Littleton, MA
Case No: 930A
Date Filed: June 20, 2019

The Littleton Board of Appeals (the "Board") conducted a public hearing on July 18, 2019, at Littleton Town Offices, 37 Shattuck Street, Littleton on the petition of Joseph Brine for a Special Permit pursuant to the Town of Littleton Zoning Bylaws Section 173-58 to allow a special permit for accessory apartment at 323 King Street, Littleton, Ma. Notice of the hearing was given by publication in the Eagle Independent, a newspaper circulated in Littleton, on June 28 and July 5, 2019 and by mail to all abutters and parties in interest. Present and voting were Sherrill Gould, Chair, Jeffrey Yates, Marc Saucier and Rod Stewart, Members and John Sewell, Alternate. Present and not voting were John Field and Jillian Shaw, Alternates.

Petitioner submitted a proposal and plot plan showing that he has a new residence and separated newly constructed barn on his lot at 323 King Street. He requests a permit to put an accessory apartment over the barn. As required by the Bylaw, the Petitioner presented evidence of size of the unit, occupancy of the principal dwelling by the lot owner, adequate off street parking; and exterior appearance compatible with the principal dwelling. In addition, Petitioner presented evidence that the Board of Health has approved the design for septic capacity. No abutters appeared in opposition. The building department comment was favorable..

FINDINGS: The Board made the following findings:

The Petitioner satisfies all of the statutory requirements for an accessory apartment.

DECISION: The Board voted unanimously voted to GRANT a Special Permit for Accessory Apartment under Section 173-58 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: Sherrill R. Gould Sherrill R. Gould, Chairman

Date: _____

Book: 50740, Page 395.

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: _____