



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
1/30/2020 10pm
Alice Croy

Petitioner: Taylor Curtis and Pamela Ross, Trustee
Property Address: 3 Baron Way, Littleton, MA
Case No: 939A
Date Filed: 12/10/19

The Littleton Board of Appeals (the "Board") conducted a public hearing on January 16, 2020 at Littleton Town Offices, 37 Shattuck Street, Littleton on the petition of Taylor Curtis and Pamela M. Ross, Trustee, 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 3 Baron Way, Littleton, Ma. Notice of the hearing was given by publication in the Eagle Independent, a newspaper circulated in Littleton, on November 29, and December 6, 2019, and by mail to all abutters and parties in interest. Present and voting were Sherrill Gould, Chair, Marc Saucier, Clerk, Rod Stewart, Members and John Sewell and John Field, Alternates. Present and not voting were Katherine O'Connor, Alternate.

Petitioners represented that they were going to purchase the premises at 3 Baron Way and that they are joined in the petition by the current owner. They submitted a request to use a pre-existing accessory building on the property at 3 Baron Way, Littleton, Ma., for an accessory dwelling under the provisions of Section 173-60 of the Zoning Bylaw. 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, proof of septic capacity for the number of bedrooms in both dwellings, and exterior appearance compatible with the principal dwelling. 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 Dwelling 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: Tom Waite

Date: 1/30/2020

Book: 55458, Page 213.

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: _____