

TOWN OF LITTLETON BOARD OF APPEALS

37 Shattuck Street
P.O. Box 1305
Littleton, MA 01460
Tel: 978-540-2420



APPLICATION FOR PUBLIC HEARING

Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning Bylaws

TOWN USE ONLY

Received by the Town Clerk Office

received
8/1/2018 *[Signature]*

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300.00 Check # 946

Pursuant to the provisions of Chapter 40, §57 of the Massachusetts General Laws as adopted by Town Meeting 2003, this document must be signed by the Tax Collector verifying payment of taxes.

Deborah A. Richards
Signature of Tax Collector

The undersigned hereby submits this petition for the following action (check all that apply):

- ☐ Appeal of Decision of Building Inspector or other administrative official (see page 2)
- ☐ Special Permit (40A) (see page 2)
- ☐ Variance (see page 3)
- ☐ Comprehensive Permit (40B) Complete additional application (see page 2)

PETITIONER: Signature

Joseph J. Veillaux
Print Name

148 Goldsmith St
Address
Littleton MA 01460
Town, State, Zip

Date: 7/20/2018

Phone #

978-604-0589
Email Address

Deed Reference: Bk _____ Page _____

PROPERTY OWNER: include authorization of Owner for Petitioner to represent Owner, if unsigned

Signature

Date

Phone #

978-604-0589
Email

Print Name (if different from petitioner)

Address (if different from petitioner)

ASSESSOR MAP & PARCEL NUMBER

U11-59

ZONING DISTRICT: R VC B IA IB (Circle all that apply)

Check box if applicable

☐ AQUIFER DISTRICT

☐ WATER RESOURCE DISTRICT

FEES
Residential Property \$200 filing fee + \$75 recording fee + \$25 abutter list = \$300 to Town of Littleton
Commercial Property \$350 filing fee + \$75 recording fee + \$25 abutter list = \$450 to Town of Littleton
Comprehensive Permit \$1000 + \$100/unit over 10 units
ADDITIONAL FEES: ALL APPLICATIONS:
Legal Notice publication fee to be paid prior to opening the hearing

148 Goldsmith St ZBA case 900A

Appeal

Under MGL c. 40A §. 8

The undersigned hereby appeals a written order or decision of the Building Commissioner / Zoning Officer or other administrative official alleged to be in violation of the provisions of MGL c. 40A or the Zoning By-laws to the Board of Appeals for the Town of Littleton.

1. From what Town Official or Board is the appeal being sought?

Mandatory: Attach copies of written order or decision under appeal

Administrative Official _____

Date of order / decision _____

2. Which statute or Zoning Bylaw do you rely for your appeal?

MGL c.40A § _____

Zoning Bylaw § _____

Code of Littleton § _____

You may also consider whether you qualify for relief under any other authority of the Board to grant a Special Permit or Variance.

3. I hereby certify that I have read the Board of Appeals Instructions for Appellants and that the statements within my appeal and attachments are true and accurate to the best of my knowledge and belief.

Signature _____

Print name _____

Special Permit 40A

Under MGL c. 40A §. 9

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to grant a Special Permit for the reasons hereinafter set forth and in accordance with the applicable provisions of the Zoning By-law.

1. Special Permits are expressly permitted in the Zoning Bylaws. Which Zoning Bylaw section do you rely for your appeal?

Zoning Bylaw § 173-31, 173-108

2. Why are you applying for a Special Permit? Attach a written statement that specifically describes existing conditions and your objectives, along with necessary exhibits as listed in the filing instructions. *You may also consider whether you qualify for relief under any other authority of the Board to grant a variance.*

3. I hereby certify that I have read the Board of Appeals Instructions for petitioners and that the statements within my petition and attachments are true and accurate to the best of my knowledge and belief.

Signature [Signature]

Print Name Joseph T. Veilleux

Special Permit 40B

Under MGL c. 40B

See supplemental instructions: Littleton Zoning Board of Appeals Rules for the Issuance of a Comprehensive Permit under M.G.L.c40B

148 Goldsmith Street Front Porch Special Permit Application

Revised 8/14/2018

Project Summary / Objective

We propose to add a front porch to our residence, located at 148 Goldsmith Street Littleton MA.

Our house's front door opens onto a small landing; stairs then lead down to a brick walkway to the sidewalk and street. For a picture, see the "Proposal Pictorial View" section below.

Our house's current front setback is 16 feet as shown on the certified plot plan done by Zanca Land Surveyors dated 6/21/1993. The existing landing and stairs extend toward the street 7 feet off the front of the house, ending 9 feet from the front property line.

We are applying for a Special Permit to allow us to build this proposed porch even though we do not meet the current setback requirements. Section 173-10 B(1) allows the extension of a pre-existing non-conforming structure that extends or increases an existing non-conformance.

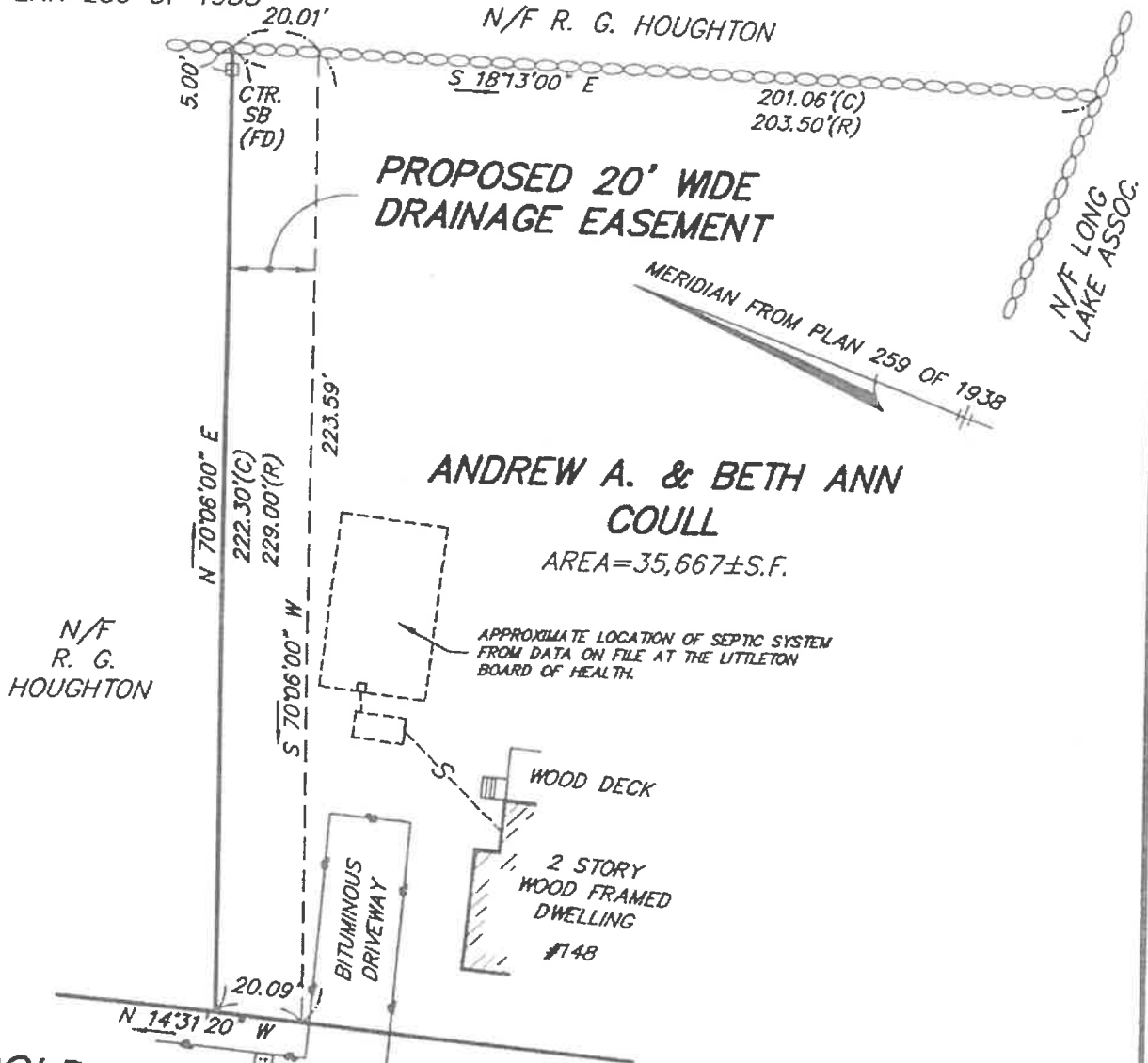
The proposed project increases the existing front setback non-conformity. In particular, the existing structures which are closest to the street (the landing and stairs) are being retained as-is and incorporated into the new porch structure. The porch will extend to the left and right as far as the corners of the house, and will be covered by a roof overhang. See the "Proposal Pictorial View" section below for a simulated picture of what it will look like.

This project is completely consistent with the general character of our neighborhood, as described in more detail in the "Neighborhood Impact" section below.

See the exhibits below for additional detail...

REFERENCE:

PLAN 259 OF 1938



**PROPOSED 20' WIDE
DRAINAGE EASEMENT**

MERIDIAN FROM PLAN 259 OF 1938

**ANDREW A. & BETH ANN
COULL**

AREA=35,667±S.F.

APPROXIMATE LOCATION OF SEPTIC SYSTEM
FROM DATA ON FILE AT THE LITTLETON
BOARD OF HEALTH.

WOOD DECK

2 STORY
WOOD FRAMED
DWELLING

#148

BITUMINOUS
DRIVEWAY

GOLDSMITH

(PUBLIC - 50' WIDE
1952 COUNTY LAYOUT)

STREET

I CERTIFY THAT THE PROPERTY LINES
SHOWN ARE THE LINES DIVIDING EXISTING
OWNERSHIPS, AND THE LINES OF STREETS
AND WAYS SHOWN ARE THOSE OF PUBLIC
OR PRIVATE STREETS OR WAYS ALREADY
ESTABLISHED, AND THAT NO NEW LINES
FOR DIVISION OF EXISTING OWNERSHIPS OR
FOR NEW WAYS ARE SHOWN. MASS. GEN.
LAWS CHAPTER 41.

**EXHIBIT
EASEMENT PLAN
OF LAND IN
LITTLETON, MA**

PREPARED FOR

TOWN OF LITTLETON

SCALE: 1" = 40' MARCH 26, 1998

0 20 40 80

HSA

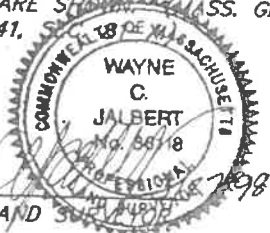
HANCOCK SURVEY ASSOC., INC.

626 MAIN STREET, BOLTON, MA

VOICE 978-779-6767 FAX 978-779-2228

CHECKED BY: CMF

11006



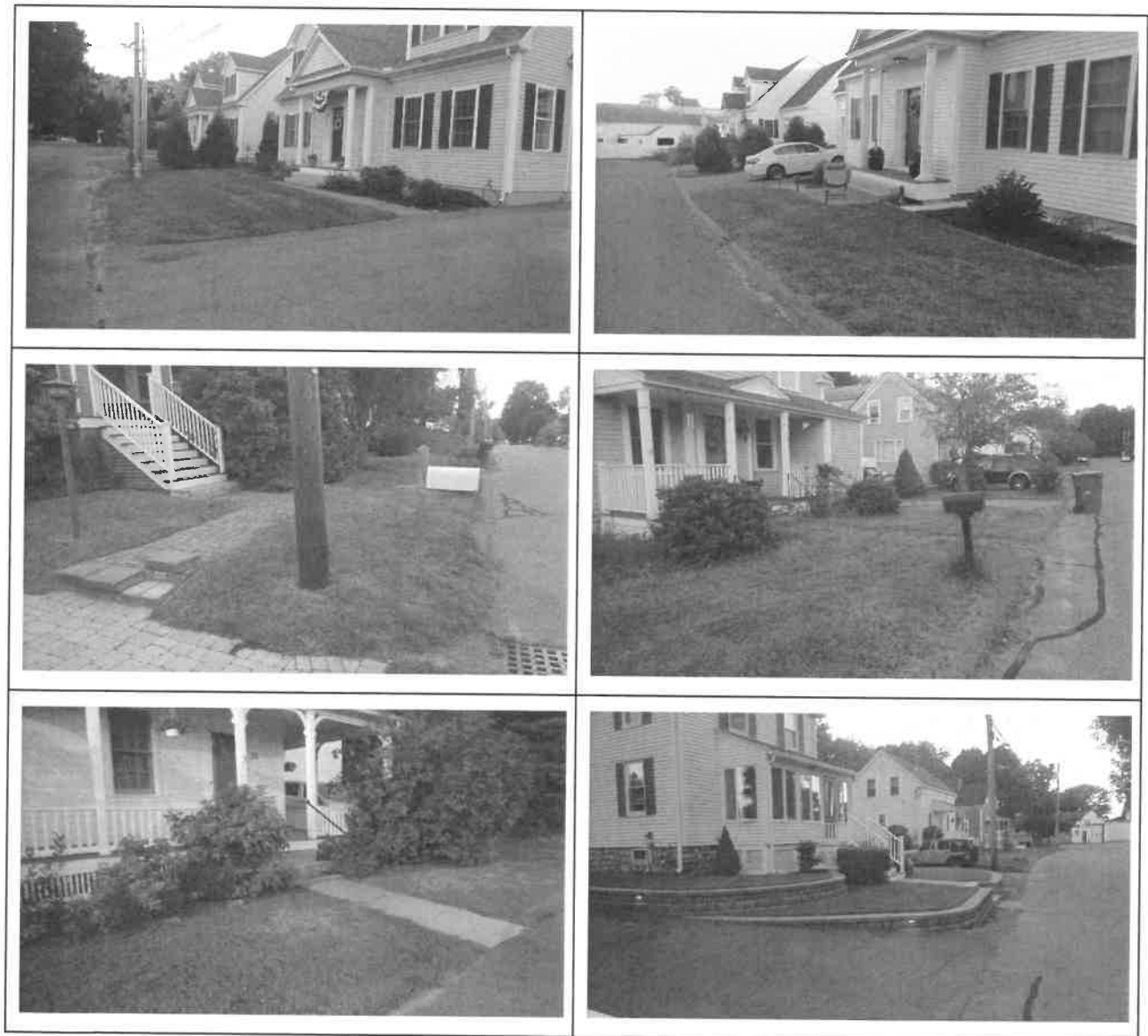
Wayne C. Jalbert
PROFESSIONAL LAND SURVEYOR

148 Goldsmith Street Front Porch Special Permit Application

Revised 8/14/2018

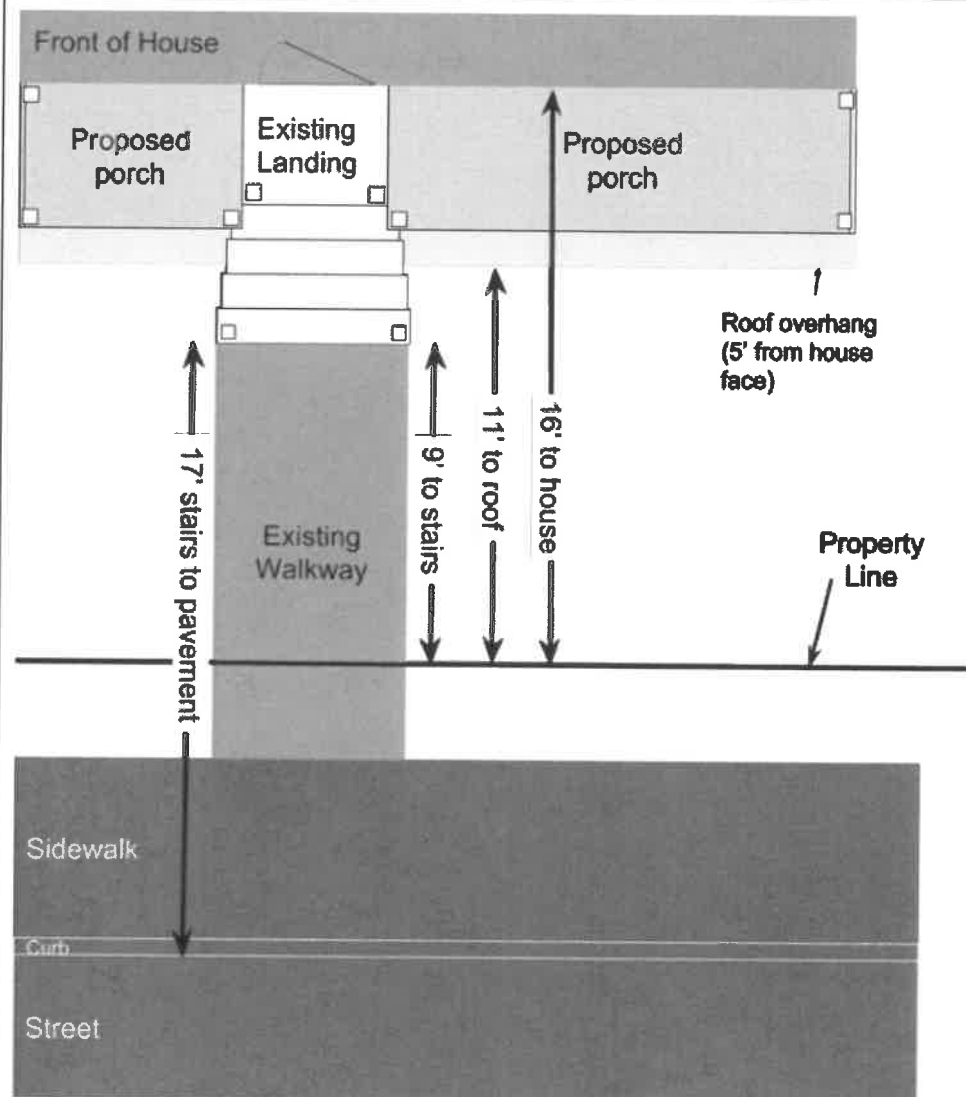
Neighborhood Impact

Our neighborhood (the Long Lake area) features houses whose setback from the street varies widely. Many houses are very far back from the road, whereas others (like ours) are very close. Below are a collection of pictures below showing several of the existing houses in our neighborhood. As you can see, many of them are close to the street like ours, and several of them have porches on the front. Therefore, we can say with confidence that our proposed addition of a porch will be in complete harmony with the surrounding neighborhood.



Revised 8/14/2018

This diagram shows the dimensions with the proposed porch. The setback has not changed at all.

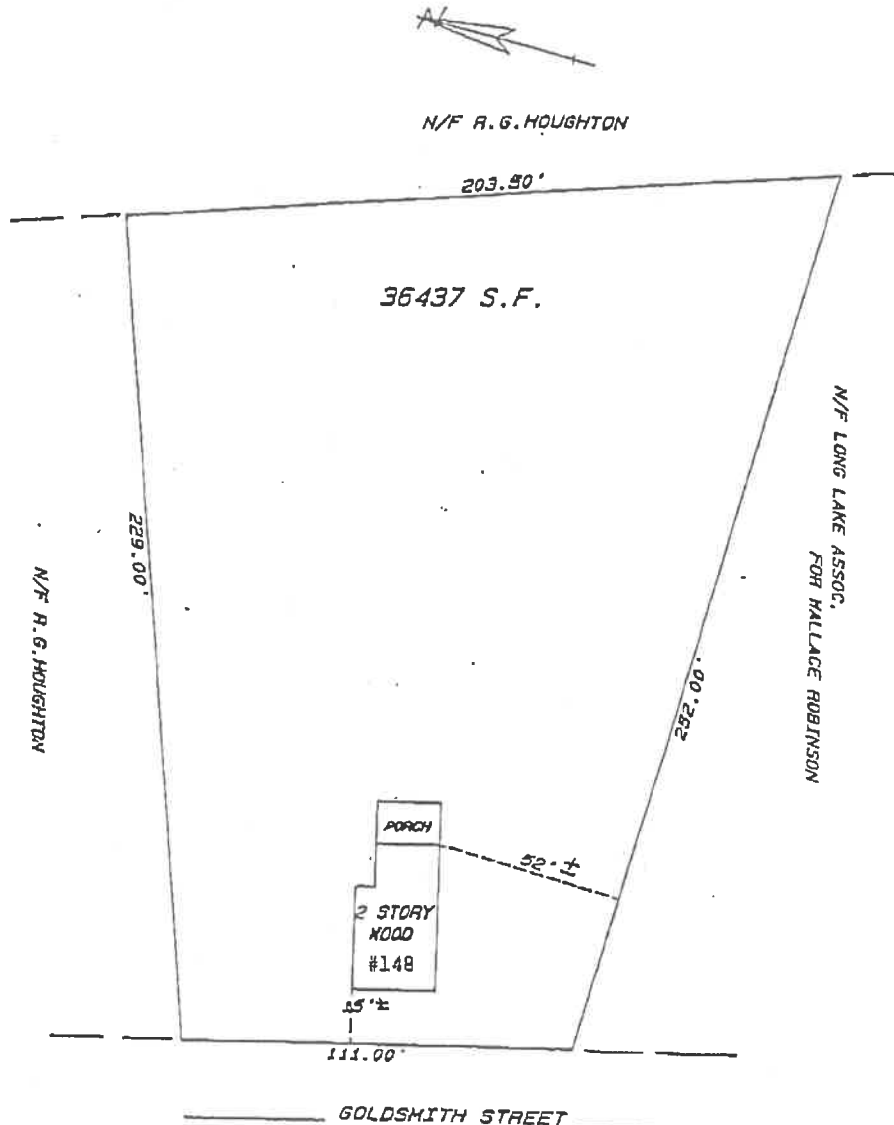


MORTGAGE INSPECTION PLAN
NORTHERN ASSOCIATES, INC.

342 N. MAIN STREET ANDOVER MA 01810 TEL: (508) 474-4410 FAX: (508) 474-5067

MORTGAGOR: THOMAS E. & MARJORIE E. BERKLEY
LOCATION: 148 GOLDSMITH STREET
CITY, STATE: LITTLETON MA
DATE: JAN. 15, 1998

DEED REF. 23379 / 25
PLAN REF. BK: 6199 PG: 164
SCALE: 1" = 40'
JOB #: 97/9034



CERTIFIED TO: NORTHEASTERN MORTGAGE SERVICES INC.

NOTE: This mortgage inspection was prepared specifically for mortgage purposes only and is not to be relied upon as a land or property line survey, used for recording, preparing deed descriptions, or construction. No corners were set. Building location and offsets are approximately located on the ground and are shown specifically for zoning determination only and are not to be used to establish property lines. The matters shown herein are based on client-furnished information and may be subject to further cut-measures, takings, easements and rights of way, and other matters of record and prescriptive or other rights. Northern Associates, Inc., assumes no responsibility herein to the land owner or occupant, accepts no responsibility for damages resulting from said reliance by anyone other than the said mortgagee and its assigns in connection with its proposed mortgage financing to said mortgagor.



This mortgage inspection was prepared in accordance with the Technical Standards for Mortgage Loan Inspections as adopted by the Massachusetts Board of Registration of Professional Engineers and Land Surveyors 220 CMR 605.
I further state that in my professional opinion that the structures shown conform with the local zoning horizontal dimensional setback requirements at the time of construction, are exempt under provisions of M.C.L. Ch. 40A Sec. 7.
☒ 1. Property/House is not in a Flood Hazard.
☒ 2. Property/House is in a Flood Hazard Area.
☒ 3. Information is insufficient to determine Flood Hazard.
Flood Hazard determined from latest Federal Flood Insurance Rate Map (FIRM) 250-CAD-00048
Date 1-15-98 Zone C