



**OFFICE OF THE
BOARD OF APPEALS**

Littleton, Massachusetts 01460

received
8/31/2018 Alice Ciorf
11:30 AM

Petitioner: Gregory and Amy Plante
Property Address: 18 Tadmuck Trail
Case No.: #898A
Date Filed: July 19, 2018

The Littleton Zoning Board of Appeals (The Board) conducted a public hearing on August 21, 2018 at the Littleton Fire Station, Community Room at 20 Foster Street on the petition of Gregory and Amy Plante for a variance pursuant to the Town of Littleton Zoning Bylaw Section 173-31 Intensity of Use Schedule for a proposed front deck at 18 Tadmuck Trail. Notice of the hearing was published in the Littleton Independent, a newspaper circulated in Littleton, on August 2 and August 9, 2018 and by mail to all abutters and parties in interest. Present and voting were Sherrill Gould, Chair, Jeff Yates, Co-Chair, Alan Bell, Clerk, Rod Stewart, Member and Jillian Shaw, appointed Alternate. Present but not voting was Kitty O'Connor, Alternate.

The petitioner, Gregory Plante, presented the following:

SUBMITTALS:

- Proposed Plot Plan in Littleton, Massachusetts by Stamski and McNary, Inc., engineer surveyors, Certified by Joseph March, dated July 2, 2018, showing the proposed deck and rear setback of 5.2 feet.
- A drawing of the proposed deck showing the shape, dimensions and tentative locations of the footings and the present location of the septic tank.
- Photographs of the present deck
- Statement of the objective of the proposed modification.

The Assistant Zoning Officer submitted a written description of the request and the declaration that there is no record in the Building Department of the existing deck having been permitted. Otherwise she offered no further comment.

A member of the Nashoba Health Department sent the petitioner a correspondence critical of the proposal stating that the proposed project would make access to the septic system difficult in the future.

No abutters were present, but one written message from an abutter in support of the petition was entered into the record.

DESCRIPTION:

- Proposed deck would replace the existing deck and would measure 12 feet wide by 16 feet long.
- The deck would extend to 5.2 feet from the rear line of the property.
- Stairs would be built on either side of the deck with the rear edge starting 42 inches from the house and extending 42 inches toward the front property line.



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- The proposed posts for the footings of the deck would be approximately 26 inches from the septic tank.

FINDINGS: The Board made the following findings:

1. Modifications could be made to the proposed length of the deck without compromising the integrity of the proposed structure.
2. The size of the lot is a challenge and the location of the leaching field and short dimension of the front setback restrict the petitioners from placing the deck in those locations.
3. The site is appropriate and no significant nuisance, hazard or congestion will be created and there will be no substantial harm to the neighborhood or derogation from the intent of the bylaw.

DECISION:

The Board voted unanimously to GRANT under Section 173-10B(2) of the Town of Littleton Zoning Bylaws, a Variance to construct a 12x14 foot deck, not closer than 7 feet from the front property line.

Appeals, if any, shall be made pursuant to M.G.L. C. 40A, Section 17 and shall be filed within 20 days after the date of filing of this decision in the Office of the Town Clerk.

The Variance will 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 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 Variance are not exercised within one (1) year from the date of granting it shall elapse in accordance with the provisions of M.G.L. C. 40A Section 10.

Signed: _____

Alan Bell, Clerk

Date: 8/31/18

Book: 67064 Page: 431

I hereby signify that (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

Aug 16th

General Information

What authority does the Board of Appeals have?

The Board of Appeals obtains its authority under the Massachusetts General Laws Chapter 40A §14 and the Town of Littleton's Zoning By-law 173-6 to hear and decide appeals, to hear and decide applications for Chapter 40A special permits, and to hear and decide petitions for variances. The Board of Appeals also hears and decides applications for special permits for low and moderate income housing under Massachusetts General Laws Chapter 40B Sections 20, 21, 22, and 23.

What is an Appeal?

Pursuant to Massachusetts General Laws Chapter 40A §8 and Littleton Zoning By-law 173-6 B(3) and 173-6 B(5) the Board of Appeals hears and decides appeals by any person aggrieved by any written order or decision of the Zoning Enforcement Officer or other administrative official in violation of any provision of Massachusetts General Laws Chapter 40A or the Littleton Zoning By-laws. Building permits withheld by the Building Commissioner acting under MGL C. 41, §81Y as a means of enforcing the Subdivision Control Law may also be issued by the Board of Appeals. Action taken by the Building Commissioner acting under the Code of Littleton Chapter 152 will also be heard by the Board of Appeals. If the Zoning Enforcement Officer or other administrative official does not issue a written order or decision, the Board of Appeals will not hear the appeal. Appeals from the written decisions of the Zoning Enforcement Officer or other administrative official must be filed with the Office of the Town Clerk pursuant to Massachusetts General Laws Chapter 40A Section 15 within thirty (30) days from the date of the written order or decision which is being appealed. Failure to file a timely appeal is fatal.

What is a Chapter 40A Special Permit?

Certain uses of property are permitted as a matter of right. However, the Littleton Zoning By-laws provide that other uses are not allowed in certain zoning districts, and that specific types of uses shall only be permitted in specified zoning districts upon the issuance of a Special Permit from the Board of Appeals pursuant to Massachusetts General Laws Chapter 40A § 9, 9A, and 9B. Special Permits may be issued only for uses which are in harmony with the general purpose and intent of the By-law, and may be subject to general or specific provisions set forth therein, and such permits may also impose conditions, safeguards and limitations on time or use. A Special Permit, unlike a Variance, may be conditioned by limiting its duration to the term of ownership or use by the Applicant. When a Special Permit application is accompanied by plans or specifications detailing the work to be undertaken, the plans and specifications become conditions of the issuance of the permit. Therefore, once a Special Permit is granted, modification of the plans or specifications require as a prerequisite, modification of the Special Permit through the filing of a successive Special Permit application. No building permit may be issued by the Building Commissioner for a use or structure that requires a Special Permit until 1) a Special Permit has been granted by the Board of Appeals, 2) the expiration of the twenty (20) day appeal period pursuant to Massachusetts General Laws Chapter 40A Section 11, and 3) the Special Permit has been recorded at the Middlesex South District Registry of Deeds. The Building Commissioner shall require proof of recording at the Registry of Deeds from the Town Clerk prior to issuance of a building permit. No party is entitled "as a matter of right" to a Special Permit. The Board of Appeals, in the proper exercise of its discretion, is free to deny a Special Permit even if the facts show that such a permit could be lawfully granted. Special Permits 40A shall lapse 24 months following the granting unless substantial use or construction has commenced.

What is a Chapter 40B Special Permit?

Chapter 40B is a state statute, which enables local Boards of Appeals to approve affordable housing developments under flexible rules if at least 25% of the units have long-term affordability restrictions. Also known as the Comprehensive Permit Law, Chapter 40B was enacted in 1969 to help address the shortage of affordable housing statewide by reducing unnecessary barriers created by local approval processes, local zoning, and other restrictions. Its goal is to encourage the production of affordable housing in all communities throughout the Commonwealth. Special Permits 40B shall lapse 3 years from the date the permit becomes final unless construction authorized by a comprehensive permit has begun, or unless specifically noted otherwise in the permit by the Board of Appeals.

What is a Variance?

A Variance is a waiver of the zoning rules adopted by the Citizens of Littleton at Town Meeting. A Variance may be granted pursuant to the Littleton Zoning By-laws and Massachusetts General Laws Chapter 40A Section 10. Accordingly, it is only in rare instances and under exceptional circumstances that relaxation of the general restrictions established by the Zoning By-laws are permitted. A Variance is distinguished from a Special Permit. The Variance is used to authorize an otherwise prohibited use or to loosen dimensional requirements otherwise applicable to a structure. No person has a right to a Variance. Variance of "use" is almost never granted by the Board of Appeals. Variance of "dimensional" requirements is granted in rare occasions. The Board of Appeals has no discretion to grant a Variance unless the petitioner provides evidence, and that the Board of Appeals determines that, owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law. Even if the Board of Appeals find that such hardship exists, it may exercise its discretion and not grant a Variance. No building permit may be issued by the Building Commissioner for a use or structure that requires a Variance until 1) a Variance has been granted by the Board of Appeals, 2) the expiration of the twenty (20) day appeal period pursuant to Massachusetts General Laws Chapter 40A Section 11, and 3) the Variance has been recorded at the Middlesex South District Registry of Deeds. The Building Commissioner shall require proof of recording at the Registry of Deeds from the Town Clerk prior to issuance of a building permit. Rights authorized by a Variance must be exercised within 1 year of granting, or said variance shall lapse.

ZBA Case No.: 898A

TOWN OF LITTLETON
BOARD OF APPEALS
37 Shattuck Street
P.O. Box 1305
Littleton, MA 01460
Tel: 978-640-2420



APPLICATION FOR PUBLIC HEARING
Pursuant to MGL Chapter 40A, 40B and 41 and the Littleton Zoning By-laws

TOWN USE ONLY
Received by the Town Clerk Office

JUL 19 2018

The filing is not official until stamped by the Town Clerk

Filing Fee paid: \$ 300 Check # 187

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.

Andre Xerci
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 Gregory Plante Date: 7.16.18
Phone # 917 3762492
Email Address gregplante75@yahoo.com
Address 18 Tadmuch Tr.
City Littleton State MA Zip 01460

Deed Reference: Bk 67064 Page 1430

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

Signature Sando Date _____ Phone # _____
Print Name (if different from petitioner) _____ Email _____
Address (if different from petitioner) _____

ASSESSOR MAP & PARCEL NUMBER 447 134

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

Check box if applicable ☐ AQUIFER DISTRICT ☐ WATER RESOURCE DISTRICT

18 Tadmuch Tr.

ZBA Case

898A

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 §. _____

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 §. _____

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

Print Name

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.c.40B

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Variance

Under MGL c. 40A §. 10

The undersigned hereby petitions the Board of Appeals for the Town of Littleton to vary, in the manner and for the reasons hereinafter set forth, the applicable provisions of the Zoning By-law.

1. Specifically, from what Zoning bylaw section are you seeking relief? 173-10 B(2)

2. Why are you seeking relief from a literal enforcement of this Zoning Bylaw?

Attach a written statement that specifically describes existing conditions and your objectives, along with plans, specifications, certified plot plan and any documentation necessary to support your request.

3. Show evidence that you meet the minimum requirements of a variance under section 173-6 B (2) of the Littleton Zoning Bylaws.

Attach a written statement which specifically includes why, owing to conditions (soil, shape, or topography) especially affecting the premises, but not affecting generally the zoning district in which it is located, a literal enforcement of the Zoning By-law would result in a substantial hardship to you. Applicant must clearly demonstrate the lack of alternative remedies.

4. 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

Print name

Filing Instructions

1. IMPORTANT: SEE THE BUILDING COMMISSIONER/ZONING ENFORCEMENT OFFICER BEFORE YOU FILL OUT THIS APPLICATION. He will assist you with the proper zoning sections and application request(s). His review may save time by preventing delays in the hearing process.

2. Apply for a certified abutters list with the Assessors office (request for certified list of abutters form enclosed)

3. Bring the completed application packet to the Administrative Assistant to the Building Commissioner who will assist you in filing with the Town Clerk.

Necessary Exhibits provide 14 copies of the following with the completed application:

1. A copy of the most recently recorded plan of land or where no such plan exists, a copy of a plot plan endorsed by a registered engineer or land surveyor. The plan should show:

- A) metes and bounds of the subject land
- B) adjacent streets and other names and readily identifiable landmarks and fixed objects
- C) dimensional layout of all buildings
- D) distances and setbacks from the various boundaries
- E) exact dimensions, setbacks and specifications of any new construction, alterations, additions or installations
- F) direction of North
- G) the name of each abutting property owner

2. Copy of the latest recorded deed

3. A written statement which details the basis for your petition

4. Pictures, plans, maps, drawings and models are always helpful in explaining the problem

5. In cases pertaining to signs, a scale print of the sign lettering and colors

6. In cases pertaining to subdivisions of land, prints should show the proposed subdivision endorsed by a registered engineer or land surveyor

7. In cases pertaining to Accessory dwellings evidence that the Board of Health has approved the septic system

8. The date of the building construction and the history of ownership are useful in finding facts about the case

Completed applications filed with the Town Clerk by the third Thursday of the month will be considered at the next regularly scheduled Zoning Board of Appeals meeting, held on the third Thursday of the following month.

The Board in its discretion may dismiss an application or petition for failure to comply with any of the foregoing rules

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7/16/18

Gregory Plante
18 Tadmuck Trail
Littleton, MA 01460

Sherrill Gould
Zoning Board of Appeals
37 Shattuck Street
Littleton, MA 01460

Dear Ms. Gould and Members of the Zoning Board,

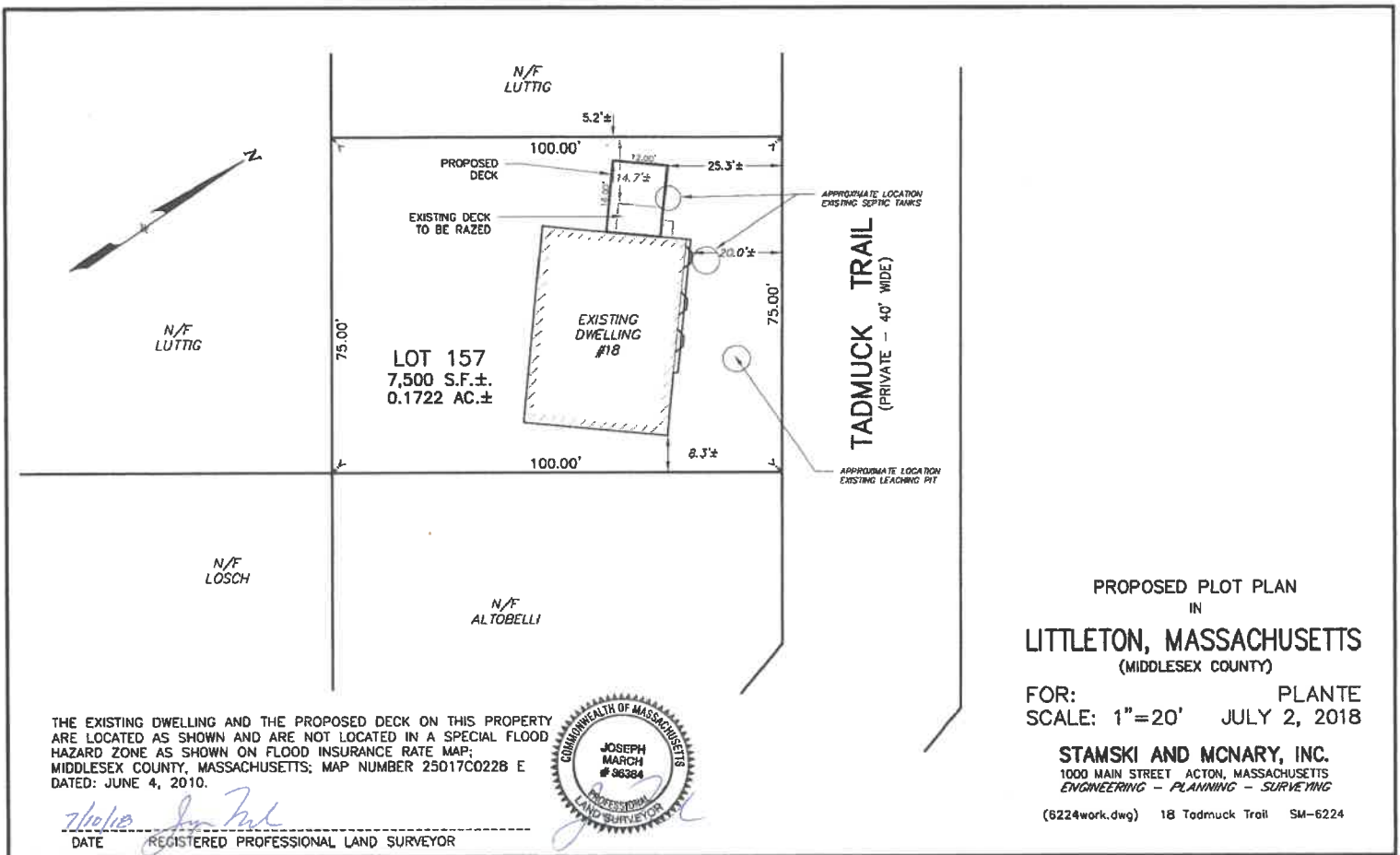
My family and I are requesting a variance from the Littleton Bylaw 173-10B(2). We moved to Littleton in April 2016 to 18 Tadmuck Trail. During the inspection, it was noted that the deck off the side of our home, which leads to the main entrance of the house, would need some repair. When we inquired further this Spring, we learned that this deck is not permitted. Upon further inspection, the deck is not built according to code, as it sits on cinder blocks and not on posts. This is because of the septic system and/or the components of it, which is on this side of the house. In order to build a deck, we would need to cantilever from the posts to maintain access to the system.

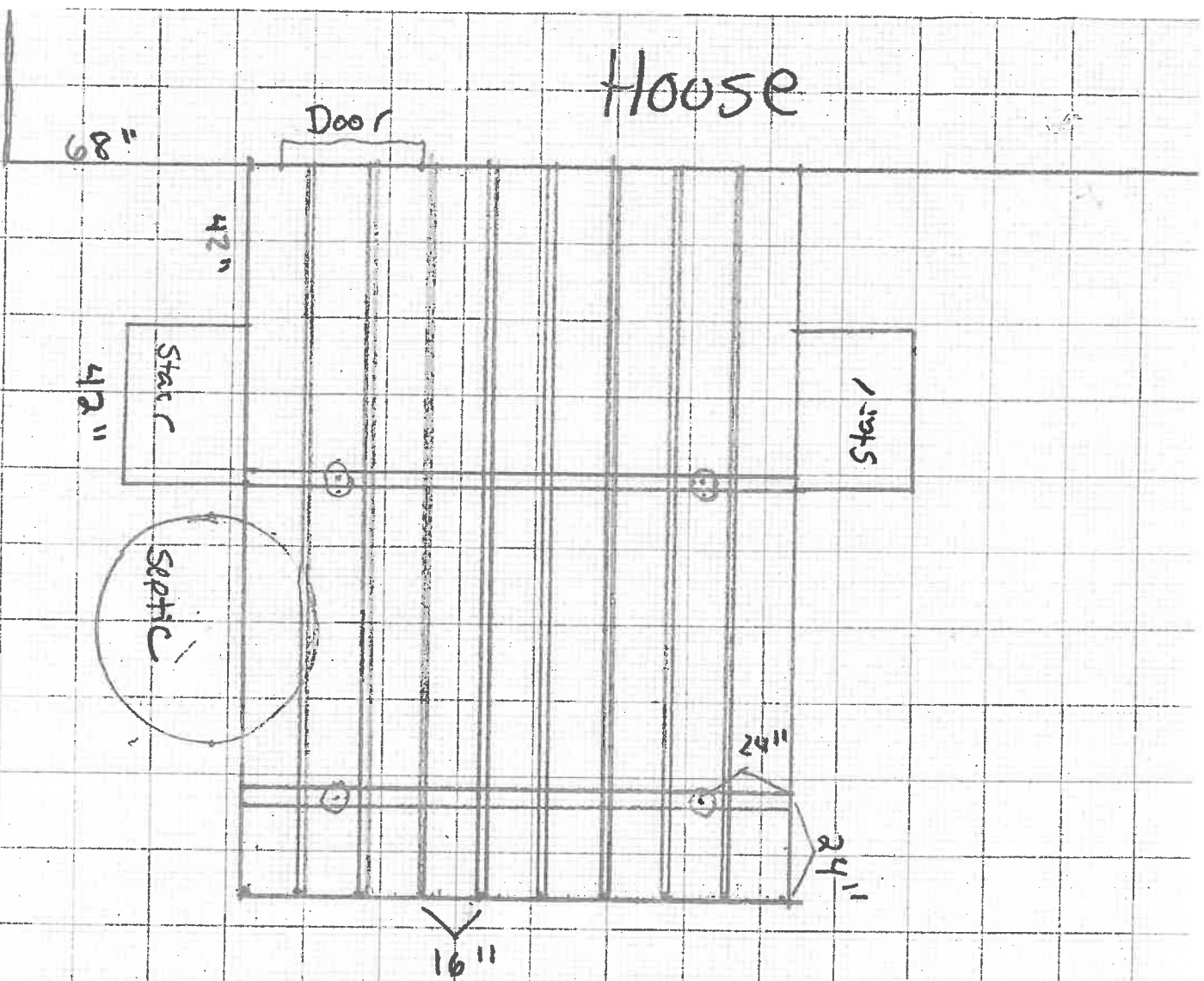
I have submitted an application for a permit, but need to request a reduced side setback to 5 feet, 2 inches (see certified plot plan). This would allow us to dig the posts the furthest away from the septic tank as possible. The deck will be 12 feet by 16 feet, which is a typical size for our neighborhood. As stated above, this deck will function as part of the main access to our house. Our lot is atypical, as it is 7500 square feet. The side of the house that the proposed deck may be built abuts an undeveloped, forested lot, and will not change the character of the neighborhood or obstruct in any way our neighbors' access or view. The septic system is functioning fine, and moving the system would be a financial hardship for any homeowner. Building the deck the size that I propose will allow for the footings to be placed in manner that does not disturb its functioning.

Therefore, I am requesting a variance owing to circumstances related to the topography, soil, and/or financial hardship. I hope that our request will be considered and we can begin construction this summer on a deck that serves as the main entrance to our home, that leaves the septic system undisturbed, and that considers the irregular shape/size of our lot.

Sincerely,

Gregory Plante





1 block = 2 inches

Beam = 2 x 12

Joist = 2 x 12

Post = 6 x 6

Dimension 12' x 16'

24" Cantilever
posts on beam

posts ~ 26 inches from
Septic