



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

Received
ff May 14, 2017
11am

Petitioner: Elizabeth Crowell
Property Address: 17 Oak Road
Case No: 884A
Date Filed: March 9, 2017

The Littleton Board of Appeals (the "Board") conducted a public hearing on April 20, 2017 at Littleton Town Offices, 37 Shattuck Street, Littleton on the petition of Elizabeth Crowell for a Special Permit pursuant to the Town of Littleton Zoning Bylaws Section 173-58 to allow an accessory dwelling at 17 Oak Road. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on April 6 and 13, 2017 and by mail to all abutters and parties in interest. Present and voting were Jeffrey Yates, Vice Chair, Cheryl Hollinger, Rod Stewart Members and Marc Saucier, Alternate.

Submitted with the Application were:

- Certified List of Abutters by the Board of Assessors dated March 21, 2017
- Plot Plan Showing Home Replacement at 17 Oak Road in Littleton Massachusetts by R. Wilson and Associates dated October 2, 2000.
- Floor Plan prepared by Heritage Modular Homes dated October 30, 2016.

The applicant, Elizabeth Crowell presented the petition. Ms. Crowell's parents, who will be resident in the proposed accessory dwelling, were in attendance. Elizabeth Crowell stated that she is proposing to tear down the existing house on her property and construct a new dwelling with a one bedroom accessory apartment for her parents. This dwelling will meet all required setbacks and a three bedroom septic system will be provided approved by the Board of Health. Parking will be provided in two one-car garages with separate driveways for a total of 4 vehicles.

There were no town officials in attendance. Zoning Officer, Roland Bernier submitted a memo in regards to this application in which he had no concerns regarding this proposal.

There were several abutters in attendance.

FINDINGS: The Board made the following findings:

1. There will be two (2) dwelling units where either unit will be occupied by persons related by blood or functionally dependent.
2. The Board will allow the satisfactory provision of the sewage disposal to be resolved separately by the Board of Health.
3. There will be adequate parking spaces.

DECISION: The Board voted unanimously to GRANT, under Section 173-58 of the Town of Littleton Zoning Bylaws, a Special Permit for an Accessory Dwelling at 17 Oak Road with the condition that Section 173-58B is met.

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: Jeff Yates Jeff Yates, Vice Chair

Date: 10/16/17

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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: _____
Town Clerk, Littleton, Massachusetts *(print name)*

Date: _____