



Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

received
9/16/15 10:15 am
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Petitioner: Laurie Crockett
Property Address: 9 Westchester Drive
Case No: 856 A
Date Filed: 7/16/2015

The Littleton Board of Appeals (the "Board") conducted a public hearing on February 12, 2015 at the Littleton Town Offices, 37 Shattuck Street, Littleton, MA on the petition of Laurie Crockett for a Variance pursuant to the Town of Littleton Zoning Bylaws Section 173-6B (2) to allow construction of a new exterior entry stair at the existing single family Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on August 6 and August 13 2015 and by mail to all abutters and parties in interest. Present and voting were William Farnsworth Vice Chair, and Jeff Yates, Members, and Alan Bell, Marc Saucier, and Rod Stewart, Alternates. Present but not voting were Patrick Joyce, Alternate.

Documents submitted with the application included:

Septic Plan for 9 Westchester Drive; Exterior Elevation of Stair, Floor Plan of Stair, Existing Plot Plan dated May 19, 2004, Proposed Plot Plan Sketch.

The petitioner, Laurie Crockett presented the proposed structure. The existing structure is on a non-conforming lot size of 20000 sf. The existing structure is conforming as to setbacks, with a right side setback of 18.2'. The existing stair to be removed has a setback of 15.2'. The new stair proposed, which will have a proposed setback of 12.2'. This stair is the principal entry to the house, and the increased width will allow for greater ease of access as the existing stair is very narrow.

FINDINGS: The Board made the following findings:

- (1.) The new stair cannot be located in any other location due to the siting of the house, which siting is determined by wetlands and septic field.
- (2.) The new stair is necessary for safe entry into the house.
- (3.) A variance is required for the right side setback to allow an entry stair to be constructed no greater than 12.0' to the right side property line.
- (4.) The site is appropriate and no significant nuisance, hazard or congestion will be created and that 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 173-6B (2) of the Town of Littleton Zoning Bylaws, Variances to allow the right side setback to be reduced to 12'.

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 Variances 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 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: Jeff Yates Jeff Yates, Clerk

Date: 9/16/2015

Book: 63082, Page: 558-60

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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: _____ *Print name*
Town Clerk, Littleton, Massachusetts

Date: _____