



Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

received
10/7/15 LK
10:30 am

Petitioner: Joanne Sperazzo
Property Address: 2 Curtis Street
Case No: 860A
Date Filed: September 4, 2015

The Littleton Board of Appeals (the "Board") conducted a public hearing on September 17, 2015 at Littleton Town Offices, 37 Shattuck Street, Littleton on the petition of Joanne Sperazzo for a Special Permit pursuant to the Town of Littleton Zoning Bylaws Section 173-58 to allow an accessory dwelling at 2 Curtis Street. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on September 3 and 10, 2015 and by mail to all abutters and parties in interest. Present and voting were Sherrill Gould, Chair, William Farnsworth, John Cantino, Jeff Yates, and Cheryl Hollinger, Members. Present but not voting were Rod Stewart and Patrick Joyce, Alternates.

Submitted with the Application were:

- Deed to property, Book 45497, Page 160
- Certified List of Abutters by the Board of Assessors dated August 7, 2015
- Mortgage Survey of Land in Littleton, Massachusetts by John J. Caffrey dated June 23, 1999 with notations added.

Submitted to the Board prior to the hearing were:

- Letter by Joanne Sperazzo to Roland Bernier dated September 11, 2015
- Memo by Zoning Officer, Roland Bernier dated August 17, 2015 (submitted Sept. 17, 2015).

The applicant, Joanne Sperazzo, presented the petition. Barbara Sperazzo, sister, and Barry Gifford, contractor for Ms. Sperazzo, were in attendance. Joanne Sperazzo stated that she is proposing to add an addition to the existing house for her sister, Barbara Sperazzo, as an accessory dwelling. Joanne Sperazzo stated that she has Multiple Sclerosis and requires Barbara to live with her. Joanne Sperazzo and Barry Gifford described the proposed second story addition and existing septic system. They presented that an existing bedroom at the first floor will be eliminated and a bedroom will be at the second floor, thus only 3 bedrooms will remain, in compliance with the septic design. Parking will be provided for 4 vehicles.

There were no town officials in attendance. Zoning Officer, Roland Bernier submitted a memo in regards to this application in which he questioned the number of parking spaces. Further, he noted that he has been advised by the Board of Health Sanitarian that the sewage disposal may not be satisfactorily provided for.

There were no 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 of Health has not documented that the sewage disposal is satisfactorily provided for. The Board will allow this 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 2 Curtis Street 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, Clerk

Date: 7 October 2015

Book: 45407, Page: 160

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: _____