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Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

Petitioner: RICHARD CHRISTIANO
Case No: 861A
Date Filed: September 4, 2015

The Littleton Board of Appeals conducted a public hearing on September 17, 2015 and October 15 at 7:30 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a Special permit pursuant to Section 173-68 to allow alteration and conversion of a dwelling into a two family dwelling, at 40 Powers Road, Littleton, Ma. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on September 3, and September 10, 2015, and by mail to all abutters and parties in interest. Present and voting: William Farnsworth Vice Chair, Jeff Yates and Cheryl Cowley, Members, and Rod Stewart and Marc Saucier Alternates. Present and not voting were Alan Bell, Alternate.

The Petitioner presented a request to convert his single family home into a two family home. He presented evidence that the property was constructed circa 1840. Additions have been proposed to enlarge the structure to accommodate himself and his wife in one unit and his young adult autistic son and roommates/caregivers in the other unit. The intention is to provide a stable home for their son after they are no longer able to care for him. The structure is well back from Powers Road on a parcel of 2.75 acres based on a certified plot plan prepared on May 14, 2009. Plans were submitted showing the addition to be built to accommodate their son. No abutters were present to comment on the application.

FINDINGS: The Board found that the property is in a residential zone and meets the requirements of having been in existence prior to 1951. The Board found that the building so altered and converted will be in harmony with and conform to the character and type of residences generally prevalent in the immediate neighborhood.

DECISION: The Board voted unanimously to GRANT a Special Permit pursuant to Section 173-68 to convert the residential dwelling at 40 Powers Road to a two family dwelling.

Appeals, if any, shall be made pursuant to G.L. 40A, Section 17 and shall be filed within twenty days after the date of filing of this Notice in the office of the Town Clerk.

Signed: J. D. Yates

Date: November 5, 2015

Book: 65543, Page 26.

I hereby signify 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