



Office of the

LITTLETON BOARD OF APPEALS

received
4/6/15 2:15pm
(9)

Petitioner: Matthew Field
Property Address: 20 Washington Drive
Case No: 847A
Date Filed: 2/3/2015

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 Matthew Field for a Variance pursuant to the Town of Littleton Zoning Bylaws Section 173-6B (2) to allow reconstruction of a single family dwelling on a pre-existing non-conforming lot at 20 Washington Drive. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on January 29 and February 5 2015 and by mail to all abutters and parties in interest. Present and voting were William Farnsworth Vice Chair, John Cantino, and Jeff Yates, Members, and Alan Bell, Marc Saucier, Alternates. Present but not voting were Rod Stewart and Patrick Joyce, Alternates.

Documents submitted with the application included:

Subsurface Sewage Disposal Site Plan for 20 Washington Drive; Overall Site Plan for 11, 15 Lincoln Drive and 18, 20 and 22 Washington Drive; Architectural Plans for 20 Washington Drive.

The petitioner, Matthew Field, presented the proposed structure. The existing structure is on a non-conforming lot size of 6000 sf and frontage of 60'. The existing structure is non-conforming on the left side with a setback of 10.5'. The septic system has failed, and due to the lot size and topography, particularly as it relates to the surrounding properties, the new septic will be built on the site of the house. The replaced structure will be located toward the front of the lot. Due to the septic requirements a variance is requested to reduce the front setback to 11.5' and the right side setback to 14.5'. The structure will have a two car garage and an additional paved parking spot for one car to mitigate the reduced length of the drive from the street. The overall site plan indicated the house to the left is 17.6' from the property line and the house on the right is 14.7' from the property line.

No abutters were present to comment.

FINDINGS: The Board made the following findings:

- (1.) The new septic system will require the house to be moved forward within the required setback
- (2.) A variance is required for the front setback to allow it to be 11.5' from the property line, and the right setback to be 14.5' from the property line.

(3.) 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 front setback to be reduced to 11.5' and the right side setback to be 14.5' provided that parking is provided as shown in the site plan.

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: 12 APRIL 2015

Book: 63082, Page: 558-60

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: _____