



Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

received
3/12/15
10 AM

Petitioner: MANDANA HADDAD
Case No: 848A
Date Filed: 3 Abenaki Trail

The Littleton Board of Appeals conducted a public hearing on February 12, 2015 at 8:00 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a Variance or Special Permit pursuant to Section 173-10B(1) to allow a change, extension and alteration of a pre-existing non-conforming structure and a Variance pursuant to Section 173-31 at 3 Abenaki Trail, Littleton, Massachusetts. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton on January 29 and February, 2015, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, William Farnsworth, John Cantino, Jeff Yates, and Cheryl Cowley Hollinger, Members. Present but not voting were Marc Saucier, Patrick Joyce, Alan Bell and Rod Stewart, Alternates.

The Petitioner, represented by Bartlett Harvey, an architect, presented a plan proposing an addition of a family room to their home. They presented evidence that the location of the family room was designed to meet a setback from the septic system, to reduce the distance from the driveway to the entry, and to create a visual separation from a rear neighbor. Petitioner presented evidence that because of the septic location and the size of the lot, there was a hardship in meeting the dimensional setback while still creating a meaningful expanded living area, which may one day be utilized as a first floor bedroom. The existing lot is nonconforming in that the size is 19,041 square feet. The addition would reduce the front setback from the required 30 feet to 28 feet. The finished structure will meet all other dimensional setbacks and would be consistent with the neighborhood properties.

No abutters appeared in opposition.

FINDINGS: The Board identified the current non-conforming features of the property and structure, discussed the hardship and found that the request satisfied the requirements for a variance, and that the new construction would not be substantially more detrimental to the neighborhood than the existing nonconforming building.

DECISION: The Board voted unanimously to GRANT a Variance from the requirements of Section 173-31 to for a dimensional variance from the front setback, to permit the addition substantially as shown on Plans drawn by Summit surveying, Inc., dated January 30, 2015, and submitted with the petition.

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: Jeffrey Yates
Jeffrey Yates, Clerk

Dated: March 12, 2015
Book 23739, Page 327

I hereby signify that twenty 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.

Attest: _____ True Copy

Littleton, Massachusetts Town Clerk