



Office of the  
**LITTLETON BOARD OF APPEALS**  
Littleton, Massachusetts 01460

received  
JF 9:50pm  
3.27.14

Petitioner: Ryan Dill  
Property Address: 7 Nashoba Trail  
Case No: 829A  
Date Filed: February 6, 2014

The Littleton Board of Appeals (the "Board") conducted a public hearing on March 20, 2014 at Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, MA on the petition of Ryan Dill for a Special Permit pursuant to the Town of Littleton Zoning Bylaws Section 173-10B(1) to build an addition to the front of the house, a nonconforming structure, at 7 Nashoba Trail. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on March 6 and 13, 2014 and by mail to all abutters and parties in interest. Present and voting were Sherrill Gould, Chair, William Farnsworth, John Cantino, Jeff Yates, Members and Patrick Joyce, Alternate. Present but not voting were Marc Saucier and Rod Stewart, Alternates.

Submitted with the Application was:

- Quitclaim Deed, Bk. 62848, Pg. 469
- Plans titled "PLOT PLAN OF LAND SHOWING PROPOSED ADDITION IN LITTLETON, MASS." dated February 18, 2014, Sheet No. 1 of 1, prepared by R. Wilson & Associates
- Elevation sketch of the proposed entryway mudroom addition, no title, date or drawn by
- Drawing of floor plans of house with "proposed entry", titled "Dill - 7 Nashoba Trail", no date or drawn by.
- Statement to the Board by Christopher Ryan Dill indicating that he "signed the application with 'Ryan' because I go by Ryan". This is a clarification of the name used on the application.

Mr. Ryan Dill presented the petition. Mr. Dill stated that currently the front of the house sits less than 30 LF from Nashoba Trail. Also, that there is no place to hang jackets or put shoes. He is proposing to construct a 7' wide by 5' deep entryway mudroom at the front of the house. In discussion with the Board and review of the plot plan submitted it was noted that the existing house is a preexisting, nonconforming structure because it is located on a lot of 9368 +/- square feet and frontage of 100.23 feet. The house is approximately 24.7 feet from the front property line.

Roland Bernier, Building Commissioner / Zoning Officer, submitted a memo dated March 18, 2014 in which he states that the applicant is proposing to "construct a 7 x 5 mudroom on the front of the single family dwelling encroaching on the required setback of 30 feet. Once constructed, the remaining setback from the property line will be 19.7 feet."

There were no persons in opposition.

**FINDINGS:** The Board made the following findings:

1. The property is in the Residential zoning district.
2. The lot area is non-conforming: 40,000 square feet required, 9368 square feet actual.
3. The lot frontage is non-conforming: 150 feet required, 100.23 feet actual.
4. The front setback is non-conforming: 30 feet required, 24.7 feet actual.
5. The proposed addition will not increase the non-conformities and will not create any new non-conformity.
6. The proposed addition is not substantially more detrimental to the neighborhood than the existing structure.

**DECISION:** The Board voted unanimously to GRANT, under Section 173-10B(1) of the Town of Littleton Zoning Bylaws, a Special Permit to construct a 7 foot by 5 foot entryway mudroom onto the existing house at 7 Nashoba Trail as generally shown on the plans submitted with this application.

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: 27 MARCH 2014

Book: 62848, Page: 469

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, MA

Date: \_\_\_\_\_