



Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

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9/10/14 11:20AM
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Petitioner: Stephan P. Martel
Property Address: 4 Wannalancit Trail
Case No: 835A
Date Filed: July 21, 2014

The Littleton Board of Appeals (the "Board") conducted a public hearing on August 21, 2014 at Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, MA on the petition of Stephan P. Martel for a Special Permit pursuant to the Town of Littleton Zoning Bylaws Section 173-10(B)(1) to build an addition to the side 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 August 7 and 14, 2014 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 Cowley Members. Present but not voting were Marc Saucier, Alan Bell, Patrick Joyce and Rod Stewart, Alternates.

Submitted with the Application was:

- Plans titled "PLOT PLAN OF LAND SHOWING PROPOSED ADDITION IN LITTLETON, MASS." dated December 6, 2013, Sheet No. 1 of 1, prepared by R. Wilson & Associates
- Drawings of floor plans and elevations dated August 22, 2013, prepared by Rick Eifler Architect

Mr. Stephan Martel presented the petition. Mr. Martel stated that currently the front of the house sits less than 30 LF from Nashoba Trail. He is proposing to construct a 14' wide by 20' kitchen/dining addition on the west side 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 7500 +/- square feet and frontage of 75 feet. The house is approximately 22.4' feet from the front property line. The addition is set back from the front of the structure and will be set back 28.1'. The side setback will conform.

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, 7500 square feet actual.
3. The lot frontage is non-conforming: 150 feet required, 75 feet actual.
4. The front setback is non-conforming: 30 feet required, 22.4 feet actual.
5. The East side setback is .12'.
6. The proposed addition will not increase the non-conformities and will not create any new non-conformity.

7. 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 14 foot by 20 foot kitchen/dining onto the existing house at 4 Wannalancit 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: 10 SEP 2014

Book: 18631, Page: 37

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: _____