



Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

received
9/30/14 125pm
[Signature]

Petitioner: JOSEPH COTREAU
Case No: 840A
Date Filed: September 4, 2014

The Littleton Board of Appeals conducted a public hearing on September 18, 2014, at 8:15 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a special permit pursuant to Section 173-10B (1) to allow a change, extension or alteration of a pre-existing non-conforming structure at 271 Goldsmith Street, Littleton, Ma, to add a single story addition to the side of a residential dwelling on a nonconforming lot. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on September 4, and 11, 2014, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Jeff Yates, John Cantino, and William Farnsworth, Members, and Marc Saucier, Alternate. Present but not voting were Alan Bell, Patrick Joyce and Rod Stewart, Alternates, and Cheryl Hollinger, Member.

The Petitioner presented a proposal to build an addition on the side of his house, approximately 16' x 24' to create a master bedroom suite on his existing home. The petitioner explained that the house is only a one bedroom dwelling on a nonconforming lot and that he has been unable to sell it due to its small size, so he and his wife would like to expand it for their own use. The lot is 10,454 square feet with 86 feet of frontage. The current structure is set back from the road 25 feet instead of the required 30 feet. Abutting properties are set back 30 feet. The structure meets other dimensional setbacks. The new addition will meet all of the dimensional setbacks except the front setback. The new structure is proposed to be set back 27 feet from the property line. Petitioner presented engineered and architectural plans to support his proposal. The Board reviewed the plans and the comments of the Building Inspector, as well as the existing lot size and conditions.

One abutter to the rear appeared in support of the petition.

FINDINGS: The Board identified the current non-conforming features of the lot and the proposed structure and found that the additions would create an additional nonconformity in the front setback, but that it would be less nonconforming than the existing structure. The Board found that the new non-conformity would not be substantially more detrimental to the neighborhood than the existing nonconformity.

DECISION: The Board voted unanimously to GRANT a Special Permit from the requirements of Section 173-10B(1) to permit change of the existing structure to allow an addition to the structure at 271 Goldsmith Street, in conformity with the plans titled "Croteau Addition" numbered A-1 through A-9, presented with the application.

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: 

Date: 30 Sept 2014

Book: 53362, Page: 125

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