



Office of the
LITTLETON BOARD OF APPEALS

1:30 pm 10/28/14
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Petitioner: Arleen M. Martino
Property Address: 94 Goldsmith Street, Littleton, MA
Case No: 841A
Date Filed: September 26, 2014

The Littleton Board of Appeals (the "Board") conducted a public hearing on October 16, 2014, at Littleton Town Offices, 37 Shattuck Street, Littleton on the petition of Arleen M. Martino for a Special Permit pursuant to the Town of Littleton Zoning Bylaws Section 173-58 to allow a special permit for accessory dwelling at 94 Goldsmith Street, Littleton, Ma. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on October 2, and October 9, 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 Hollinger, Members. Present but not voting were Marc Saucier, Alan Bell and Patrick Joyce, Alternates.

Petitioner submitted a Survey Plan, a Sketch Plan of the proposed accessory dwelling, a deed, and a letter regarding septic and parking capacity.

The petitioner stated that she was applying for a Special Permit to create a second story over her existing garage to house her son. She submitted evidence that the property is 1.7 acres and that it conforms to dimensional setbacks. The garage is an attached garage. There is adequate parking for 4 vehicles and septic capacity for a 4 bedroom dwelling. With the addition, the house will have 3 bedrooms.

No abutters appeared in opposition.

FINDINGS: The Board made the following findings:

1. The Petitioner satisfies all of the statutory requirements for an accessory dwelling.
2. 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 voted to GRANT a Special Permit for Accessory Dwelling under Section 173-58 of the Town of Littleton Zoning Bylaws.

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: 10.22.2014

Book: 35797, Page 366.

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: _____