

Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

received

12/23/2014

10:55am

LX

Petitioner: Matthew Field
Property Address: 22 Washington Drive
Case No: 844A
Date Filed: December 1, 2014

The Littleton Board of Appeals (the "Board") conducted a public hearing on December 4, 2014 at Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, MA on the petition of Matthew Field, M&M Realty Trust, for a Special Permit pursuant to the Town of Littleton Zoning Bylaws Section 173-10B(1) to reconstruct a single-family dwelling on a nonconforming lot at 22 Washington Drive. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on November 20 & 27, 2014 and by mail to all abutters and parties in interest. Present and voting were Vice Chair William Farnsworth, John Cantino, Jeff Yates, Members, Rod Stewart and Alan Bell, Alternates. Present but not voting was Patrick Joyce, Alternate.

Submitted with the Application was:

- Quitclaim Deed, Bk. 63078, Pg. 477
- Plan titled "Overall Site Plan, Washington/Lincoln Dr., Littleton Massachusetts" dated 12/04/14, OV1, Sheet 1, prepared by Markey & Rubin Civil Engineering, Acton, Massachusetts.
- Floor Plans and Elevations drawings for Field Development, no date.

Mr. Matthew Field and Mr. Michael Field were present representing M&M Realty Trust, owners of the property at 22 Washington Drive. Mr. Matthew Field presented the petition and stated that there is a pre-existing house which is to be demolished and a new house to be built closer to the road. The lot and existing house are nonconforming. The house is on a lot of 8,000 square feet and frontage of 80.00 feet. The existing house is 26.2 feet from the front property line, 12.5 feet from the left property line, 37.6 feet from the right property line and 41.4 feet from the rear property line as shown on the site plan. The proposal is to demolish the existing house and build a new house toward the front of the property, closer to the road. The proposed house will be 14.7 feet from the front property line, 17.5 feet from the left property line, 18.0 feet from the right property line and 57.5 feet from the rear property line as shown on the site plan. Mr. Matthew Field states that the house is being relocated to meet the requirements of the Board of Health and Conservation Commission.

There was no correspondence from Mr. Roland Bernier, Building Commissioner / Zoning Enforcement Officer.

There were no abutters in opposition or support of the petition.

FINDINGS: The Board made the following findings:

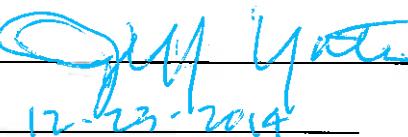
1. The property is in the Residential zoning district.
2. The lot area is non-conforming: 40,000 square feet required, 8,000 square feet actual.
3. The lot frontage is non-conforming: 150 feet required, 80.00 feet actual.
4. The front setback of the existing house is non-conforming: 30.0 feet required, 26.2 feet existing, 14.7 feet proposed.
5. The left side setback is non-conforming: 15 feet required, 12.5 feet actual at the left side, 17.5 feet proposed location, will become conforming.
6. The right side setback is conforming: 15 feet required, 37.6 feet existing, 18.0 feet proposed, will remain conforming.
7. The rear setback is conforming: 15 feet required, 41.4 feet existing, 57.5 feet proposed, will remain conforming.
8. The proposed house will not create any new non-conformities.
9. The proposed house 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 reconstruct a house at 22 Washington Drive 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, Clerk

Date: 12-23-2014

Book: 63078, Page: 477

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: _____ Date: _____
Town Clerk, Littleton, Massachusetts