



OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

received  
6/29/12 2pm

Petitioner: MADHAVI NATHAN AND GAUGARIN OLIVER

Case No: 810A

Date Filed: May 16, 2012

The Littleton Board of Appeals conducted a public hearing on June 6, 2012, continued to June 21, 2012 at 8:00 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a dimensional Variance from Sections 173-27, to allow an addition to the home at 6 Grist Mill Road, Littleton, reducing the front setback from the required 30' to 25'. Notice of the hearing was given by publication in the Lowell Sun, a newspaper published in Lowell and circulated in Littleton, on May 22, and May 29, 2012, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, William Farnsworth, Cheryl Hollinger and Jeff Yates, Members and Alan Bell, Alternate. Present and not voting was Marc Saucier, Alternate.

The Petitioner presented a plan showing that their property is a single family conforming structure at 6 Grist Mill Road. The lots in the development are one acre lots and most of the structures are set back from the street approximately the same distance. The Petitioner proposed to improve the home with an addition in the front, to expand the living and dining areas. The petitioner presented evidence that the addition was not capable of being added in any other location because of the positioning of the house, the proximity of the kitchen to the proposed dining area and due to the location of the driveway and septic systems. The original plans showed the new addition to be approximately 30' x 10', with a front yard setback of approximately 23'. The Board requested the petitioner to review the deed for possible covenants restricting the front yard setback and to try to minimize the requested variance, and the petitioner returned to a continued hearing. At the continued hearing, the petitioner presented a deed restriction showing a 25' front yard setback scheme, which may have expired, and a new plan reducing the requested variance to a setback of no less than 25'. No abutters appeared in opposition.

**FINDINGS:** The Board found that the petitioner satisfied the requirements of hardship for a variance and agreed that a 25' setback would not be excessive or substantially derogating from the intent of the bylaw.

**DECISION:** The Board voted unanimously to GRANT a Variance from the requirements of Section 173-27 to allow an addition to the dwelling at 6 Grist Mill Road, Littleton, substantially as shown on the plan prepared for the Board, provided that the front yard setback be not less than 25 feet.

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: Jeffrey Yates  
Jeffrey Yates, Clerk

Dated: June 28, 2012  
Book 32291, Page 219.

I hereby signify that twenty 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

Dated: \_\_\_\_\_