DEC 27 2011

Date 1:50 pm

Petitioner:	Leslie Gloyd and Lorna Franco
Property Address:	55 Harwood Avenue
Case No:	801A
Date Filed:	November 16, 2011

The Littleton Board of Appeals (the "Board") conducted a public hearing on December 15, 2011 at Shattuck Street Municipal Building, Shattuck Street, Littleton on the petition of Leslie Gloyd and Lorna Franco for a Special Permit pursuant to the Town of Littleton Zoning Bylaws Section 173-10B(1) for an addition to a nonconforming structure at 55 Harwood Avenue. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on December 1 & December 8, 2011 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-Hollinger, Members. Present but not voting were Rod Stewart, Marc Saucier, Alan Bell and Patrick Joyce, Alternates.

Submitted with the Application was:
- Quitclaim Deed, Bk. 20999, Pg. 027
- Plans titled "GLOYD/FRANCO RESIDENCE 55 HARWOOD AVENUE, LITTLETON, MASSACHUSETTS" dated 11/16/11, pages EX1, EX2, A1, and A2 prepared by NASHAWTUC ARCHITECTS, INC.
- Plan titled "SEWER DISPOSAL SYSTEM, 55 HARWOOD AVENUE" dated November 2010 prepared by Davis E. Ross Associates, Inc.

Mr. Bill Dickinson, architect for Leslie Gloyd and Lorna Franco, presented the petition. Leslie Gloyd and Lorna Franco were present. Mr. Dickinson stated that the existing house is a preexisting, nonconforming structure. Mr. Dickinson explained that the lot is undersized and the existing house is closer to the front and right side property lines. The proposal is to construct an addition at the second floor of the existing house. The addition will be at the same footprint as the existing house and no new nonconformities will be created.

There were no persons in opposition.

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 is required, 0.53 acres (23,000+ square feet) actual.
3. The front setback is non-conforming: 30 feet required, 22'-10" +/- actual.
4. The side setback is non-conforming: 15 feet required, 8'-0" actual at right side.
5. The proposed addition will not increase the non-conformities and will not create any new non-conformity.
6. 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 second story addition to the existing house at 55 Harwood Avenue 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: _27 DECEMBER 2011_

Book: 20999, Page: 027

I herby 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: _____ Date: _____

Town Clerk, Littleton, Massachusetts