

OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460



Petitioner: Deborah Bray-Trumbull, Trustee
Thunder Road Realty Trust
Property address: 60 Taylor Street
Case No: 770A
Date filed: December 14, 2009

The Littleton Board of Appeals conducted a public hearing on January 21, 2010, at 7:50 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a special permit pursuant to Section 173-10(B)(1) to allow a change, extension and alteration of a pre-existing non-conforming structure at 60 Taylor Street, Littleton, Massachusetts. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton, on January 7 and January 14, 2010, and by mail to all abutters and parties in interest. Present and voting were Sherrill R. Gould, Chairman; John Cantino, Jeffrey Yates, Julia A. Adam and William Farnsworth, Members. Present but not voting were Marc Saucier, Cheryl Cowley-Hollinger and Rod Stewart, Alternates.

The petitioner, represented by Doug Miller of the engineering firm of Goldsmith, Prest and Ringwall ("GPR"), presented a plan proposing that the petitioner intends to raze and rebuild the current non-conforming structure at 60 Taylor Street. The existing building is a wood frame converted house, which is occupied as a commercial service building. It has had numerous additions over the years and has outdoor storage and detached shed outbuildings. The structure is on a lot approximately 12,149 square feet in size. The lot and the building are both long and narrow. The neighborhood is primarily commercial on the easterly side of the street and has the rail line to the rear. The existing building does not meet the front or rear setbacks, and the lot is undersized.

The petitioner proposed to improve the parcel by constructing a new two-story structure on the lot. The new structure will occupy the same footprint, although the overall building square footage will be slightly reduced. The site plan presented showed improved drainage collection, improved parking, handicap access, improved construction compliant with current building codes, and the elimination of the outdoor storage. In addition, there would be no increase in noise or traffic. The new building would not meet the current setback regulations, but would not decrease the distance to the front and rear setbacks over present conditions. The board noted that the site plan would be subject to Planning Board review. There were no abutters who appeared in opposition.

FINDINGS: The board identified the current non-conforming features of the property and structure and found that the new construction would not be substantially more detrimental to the neighborhood than the existing nonconforming building.

DECISION: The board voted unanimously to GRANT a special permit under Section 173-10(B)(1) to permit replacement of the existing non-conforming structure with the structure substantially as shown on plans prepared by GPR, dated November 2009, presented with the petition.

Appeals, if any, shall be made pursuant to M.G.L. Chapter 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. Chapter 40A, Sections 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. Chapter 40A, Section 10.

Signed Julia A. Adam Date 2/1/10
Clerk, Zoning Board of Appeals

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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 _____ Date _____
Town Clerk, Littleton, Massachusetts