



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

Petitioner: William G. Buckley
Property Address: 10 Long Lake Road
Case No: 778A
Date Filed: April 15, 2010

The Littleton Board of Appeals conducted a public hearing on May 17, 2010, at 8:00 P.M. at the Shattuck Street Municipal Building on the petition of William G. Buckley for a Special Permit to expand the pre-existing nonconforming home at 10 Long Lake Road, Littleton, MA, by adding an addition to the west side of the home where a deck currently stands. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton, on May 6 and 13, 2010, and by mail to all abutters and parties in interest. Present and voting: Sherrill Gould, Chairman; Julia Adam, John Cantino, and Jeff Yates, Members; Rod Stewart, Alternate.

William Buckley appeared and presented a request for a special permit to add an addition onto the pre-existing nonconforming home and lot at 10 Long Lake Road. He explained that he and his wife are expecting their first child and require more room in the home. The property is nonconforming because the lot is less than 40,000 square feet, the frontage is less than 150 feet and the side setback is 11.5 feet on the easterly side and just under 15 feet on the westerly side. There is currently an open deck on the westerly side. The home is in an area of Littleton where the homes are generally on lots which are undersized and predate the zoning bylaw. The petitioner presented plans to add a 12' x 16' addition where the 10' x 15' deck currently exists. The addition would be a single story addition in keeping with the style of the home. The size and location of the addition are necessary in view of the lot and the existing rooms in the house.

No abutters appeared in opposition.

FINDINGS: The Board found that the proposed addition would increase slightly the west side nonconformity but would not be more substantially detrimental to the neighborhood than the existing nonconformities.

DECISION: The Board voted unanimously to GRANT a Special Permit to the applicant for a 12' x 16' addition to the westerly side of their home in place of the existing deck substantially as shown on the April 14, 2010, plot plan and sketch plans 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 5/27/10
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