

OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
8/28/09



PETITIONER: DENNIS AND BRENDA HAYES
122 HARTWELL AVENUE
CASE NO. 765A
DATE FILED: JULY 31, 2009

The Littleton Board of Appeals conducted a public hearing on August 20, 2009, at the Shattuck Street Municipal Building on the petition of Dennis and Brenda Hayes for a special permit under the requirements of Section 173-58 to permit an accessory dwelling for her parents at their residence at 122 Hartwell Avenue, Littleton, Ma. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton on August 6, and August 13, 2009, and by mail to all abutters and parties in interest. Present and voting: Chairman, Sherrill R. Gould, William Farnsworth, John Cantino, Julia Adam and Jeff Yates, members. Present and not voting was Rod Stewart, Alternate.

The petitioners requested a special permit to allow an accessory dwelling for Brenda's parents at 122 Hartwell Avenue, Littleton. The current home sits on over two acres of land. The plans presented called for building an addition containing a bedroom, bathroom and entry hall with a ramped entrance and screened porch. The accessory dwelling as proposed will have one bedroom. The Petitioner demonstrated the relationship required under the bylaw and showed sufficient parking for more than 4 vehicles. There was testimony that they were going to be required to obtain the requisite Board of Health approvals for the septic expansion. The Building Inspector submitted a letter stating that the addition as proposed will meet dimensional setback requirements. Two abutters submitted letters of support.

FINDINGS: The Board found that the Petitioner satisfied the requirements for a special permit for an accessory dwelling and that the Petitioner understood that the requirements for recertification every 3 years and termination upon sale or if the functional relationship ceases.

DECISION: The Board voted unanimously to **GRANT** a Special Permit under Section 173-58 of the Littleton Zoning By-law to permit an accessory dwelling at 122 Hartwell Avenue, Littleton, Ma., according to the plans presented at the hearing.

Appeals, if any, shall be made pursuant to G.L. 40 A, Section 17, and shall be filed within 20 days after the date of filing of this notice in the office of the Town Clerk.

Signed Julia A. Adam Date 8/27/09
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