



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
11/6/08

Petitioner: Risa Selig
Case No: 30 Green Needles Rd.
Date Filed: 756A
September 30, 2008

The Littleton Board of Appeals conducted a public hearing on October 23, 2008, at the Shattuck Street Municipal Building on the petition of Risa Selig for a special permit under the requirements of the Littleton Zoning Bylaw, Section 173-10B(1), to allow the alteration of a pre-existing non-conforming structure at 30 Green Needles Road, Littleton, MA. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton on October 9, 2008, and October 16, 2008, and by mail to all abutters and parties in interest. Present and voting: Sherrill Gould, Chairperson, William Farnsworth, Julia Adam, Jeffrey Yates, Members, and Cheryl Hollinger, Alternate. Present and not voting were Rod Stewart, Marc Saucier, Alternates.

The petitioner presented plans showing photographs of the existing structure, a site plan, and floor plans and elevations of the proposed project. A detached two car garage shown on the site plan is to be removed. The proposed alterations consist of removing an existing enclosed porch that is structurally unsound and rebuilding it on its existing footprint with a revised roofline.

The following nonconformities were established: the size of the lot and the setbacks to the structure on the left and right sides. The alteration in question is within the left side setback. The footprint will not be increased, but the altered roofline will increase the height of the non-conformity. The existing sunroom is one story and the new room will be a one and one half story, continuing the Cape-style roofline of the main body of the house.

No abutters present had any comments.

FINDINGS: The Board found that the proposed plans were consistent with the conditions required for the granting of a special permit. The proposed alteration is not substantially more detrimental to the neighborhood than the existing non-conforming use.

DECISION: The Board voted unanimously to GRANT the petitioner a Special Permit under the requirements of Section 173-10B(1) authorizing an alteration to an existing non-conforming structure as shown on the plans and elevations submitted to the Board with the Special Permit Application.

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: Julia A. Adam
Julia A. Adam, Clerk

Date: 11/5/08

Book and Page

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