



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received

12/31/2008

Petitioner: Brian Stormwind
Property Address: 8 Crane Road
Case No: 758A
Date Filed: November 20, 2008

The Littleton Board of Appeals (the "Board") conducted a public hearing on December 11, 2008 at the Municipal Building, Shattuck Street, Littleton on the Application of Brian Stormwind for a Special Permit under the Town of Littleton Zoning Bylaw Section 173-10. B. (1) to add to the size of a pre-existing structure at 8 Crane Road. Notice was given by publication on November 27 and December 4, 2008 in the Lowell Sun, a newspaper published in Lowell and circulated in Littleton, and by mail to all abutters and parties in interest. Present and voting were: Sherrill Gould, Chair; William Farnsworth, Vice-Chair; Julia Adam; John Cantino; and Jeff Yates. Present and not voting: Cheryl Cowley-Hollinger, Rod Stewart and Marc Saucier.

Brian Stormwind presented the application and attachments which included a deed for the property, sketches of the proposed new construction on a plan titled "CUSTOM ADDITION", dated 9/22/08 and a "Plan of Land in Littleton, Massachusetts, for Joannie Armstrong & Brian Stormwind" prepared by Rose Land Survey, dated September 4, 2008. Mr. Stormwind explained that the existing open deck will be enlarged and a three season room will be constructed at the rear of the existing house. It was presented to the Board that the lot and the house are non-conforming, thus a special permit is requested. There were no comments from abutters. Roland Bernier, Building Commissioner / Zoning Enforcement Officer, submitted a statement confirming the requirement of the special permit for the proposed addition.

FINDINGS: The Board made the following findings:

1. The lot area is non-conforming; 40,000 square feet required, approx. 20,000+ square feet actual.
2. The side setback at the right, east side is non-conforming; 15 feet required, 14.2 feet actual.
3. The proposed addition will be approximately 13.8 feet from the east side line, not creating a new non-conformity.
4. There will be no change in use of the structure; it will remain a single-family dwelling.
5. The proposed change, extension and alteration are not substantially more detrimental to the neighborhood than the existing structure and use.

DECISION: The Board voted unanimously to GRANT, under Section 173-10(B)(1) of the Town of Littleton Zoning Bylaws, a Special Permit to construct the three-season room at 8 Crane Road as presented on the sketches submitted with the application and to be no closer than 13 feet from the right side property line.

APPEALS, if any, shall be made pursuant to M.G.L. c.40A, Section 17, and shall be filed with the Town Clerk Office within twenty (20) days of the date of the filing of this Decision.

The Special Permit shall not take effect until a copy of the decision bearing the certificate of the Town Clerk is recorded with the Registry of Deeds in accordance with the provisions of M.G.L. c.40A, Section

11 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 time of granting, it shall lapse in accordance with the provisions of M.G.L. c.40A, Section 9.

Signed Julie A. Adam
Clerk, Zoning Board of Appeals

Date 12/30/08

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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