

OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
1/29/09



Petitioner: Roland A. Gibson
Property Address 16 Snow Terrace
Case No: 759 A
Date Filed: December 10, 2008

The Littleton Board of Appeals (the "Board") conducted a public hearing on January 15, 2009, at the Municipal Building, Shattuck Street, Littleton, on the Application of Roland A. Gibson for a Special Permit under the requirements of the Littleton Zoning Bylaw Section 173-10.B(1) to add to the size of a pre-existing structure at 16 Snow Terrace. Notice was given by publication on January 1 and January 8, 2009 in the Littleton Independent, a newspaper published and circulated in Littleton, and by mail to all abutters and parties in interest. Present and voting were: William Farnsworth, Vice-Chair; Julia Adam, John Cantino, Jeffrey Yates, Members; Rod Stewart, Alternate. Present and not voting: Marc Saucier, Alternate.

Roland Gibson presented the application and attachments which included a deed for the property, a Certified Plot Plan showing the "Proposed 10 x 10 Addition" prepared by Norse Design Services, dated December 9, 2008, a plan showing the 'New Entrance', a drawing showing the existing front elevation, and a drawing showing the proposed front elevation. Mr. Gibson explained that the existing front entry porch will be enlarged and enclosed to make an airlock vestibule. The existing handicap ramp will be moved slightly, and the new enclosure will enable a safer, covered entrance to the house. A Special Permit is requested because the existing porch extends 3.5 feet into the front setback and the new porch will increase that non-conformity by 2 feet, as well as enclosing the porch. Four abutters in attendance supported the petition. Roland Bernier, Building Commissioner/Zoning Enforcement Officer, submitted a statement confirming the requirement of a 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. 37,000 square feet actual.
2. The front setback is non-conforming: 30 feet required, 26.5 feet actual.
3. The proposed addition will be 24.5 feet from the front lot line, not creating a new non-conformity.
4. There will be no change in the 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.

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 a 10 x 10 addition to the front of the structure at 16 Snow Terrace as presented on the drawings submitted with the application to be no closer than 24.5 feet to the front 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 with 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 17.

Signed Julia A. Adam Date 1/29/09
Julia A. Adam, Clerk

Book 13875
Page 18

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