



Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

received
3/3/08

Petitioner: DALE A. CATALDO
Case No: 739A
Address: 36 Robinson Road
Date Filed: January 22, 2008

The Littleton Board of Appeals conducted a public hearing on February 28, 2008, at 8:20 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a special permit pursuant to Section 173-10B(1) to allow an extension of a pre-existing non-conforming structure which would result in additional encroachment into the front yard setback at 36 Robinson Road, Littleton, Massachusetts. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton, on February 14, 2008, and February 21, 2008, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, John Cantino, Jeff Yates and William Farnsworth, Members and Marc Saucier, Alternate. Present but not voting were Cheryl Cowley Hollinger and Rod Stewart, Alternates.

The Petitioner's father and builder, Joe Cataldo, presented a plan showing that his property consists of a pre-existing house at 36 Robinson Road (although the plan listed the street number erroneously as #41). The Petitioner proposes to add an addition to the easterly side of the house. The proposed addition would meet the side setback being located over 40' from the easterly boundary, but would increase the existing front setback violation. The new addition would be approximately 14.2 feet from the front property line. The existing structure is closer to the property line than that since there is a bay window. Robinson Road is a scenic road in the town of Littleton and the houses along the road are well established. The petitioner's house is the last property before the cul de sac.

No abutters appeared in opposition to the petition.

FINDINGS: The Board found that the extension of the nonconforming front line setback would not be substantially more detrimental to the neighborhood than the existing nonconforming use.

DECISION: The Board voted unanimously to GRANT a Special Permit from the requirements of Section 173-10B(1) to permit extension of the dwelling at 36 Robinson Road, substantially as shown on the plan prepared for Joe Cataldo by GPR dated January 21, 2008, and submitted with the 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 Adam Date: 3/12/08
Julia Adam, Clerk, Littleton 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