



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received

4/3/08 (D)

Petitioner:	Village on the Common Realty, LLC
Property Address:	Great Road
Case No.:	742A
Date Filed:	February 18, 2008

The Littleton Board of Appeals (the "Board") conducted a public hearing on March 20, 2008 at the Municipal Building, 37 Shattuck Street, Littleton, MA on the Application of Village on the Common Realty, LLC for a Variance from the Town of Littleton Zoning Bylaws, Section 173-36 "On-premises signs in residential districts" to allow "a temporary sign 4' x 10' for the purpose of real estate marketing" at Great Road.

Notice of the hearing was given by publication on March 6 and 13, 2008 in the Littleton Independent, a newspaper published in Acton and circulated in Littleton, and by mail to all abutters and parties in interest. Present and voting were: Sherrill Gould, chair, William Farnsworth, Julia Adam, John Cantino and Marc Saucier. Present and non-voting was Rod Stewart.

Joseph Cataldo presented the application. Mr. Cataldo presented a photo of the sign. The sign is to advertise the sales of the residential units which are being built under a Comprehensive Permit issued by this Board. He states that the site has a very small amount of frontage where the road for the project connects to Great Road and that the buildings cannot be easily seen from Great Road. The sign is needed for advertising the real estate and needs to be 4 feet by 10 feet to be seen by motorists passing by. Mr. Cataldo states that the sign will be temporary until sales are complete. The proposed sign as shown on the Site Plan indicates that the sign will protrude onto the Great Road right-of-way. Mr. Cataldo agreed to relocate the sign to be totally onto the Village on the Common property. There was no opposition to this application from town officials, other boards or abutters.

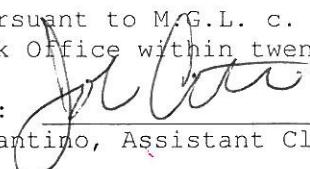
FINDINGS: The Board made the following findings:

1. The lot is unique in that it is a large parcel of land but with a small amount of frontage which is different than other parcels in the zoning district.
2. The hardship is that with a small sign the realty will not be able to safely advertise the sales of the residential units.
3. Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the zoning bylaw.

DECISION: The Board voted 4 to 1 to GRANT the Variance for a temporary sign to be not larger than 40 square feet as presented to the board with the following conditions:

1. The sign to be located totally on the property of Village on the Common
2. This Variance to be for only two (2) years from the date of the filing of this decision.

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

Signed: 
John Cantino, Assistant Clerk, Board of Appeals

Date: 4/3/08