



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460



2025 00052576

Bk: 84091 Pg: 460 Doc: DECIS
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*RECEIVED
March 26 2025
Diane Croy*

Petitioner: JESSE HOOLE
Case No: 25-973
Date Filed: February 4, 2025,

dead: 7 22 90/90

The Littleton Board of Appeals conducted a continued hybrid public hearing on March 20, 2025, at 7:10 P.M. at the Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, MA and by zoom, for a Variance or Special permit pursuant to Section 173-31, 173-10A (2) and (4), to allow the demolition and construction of a two car garage onto the westerly side of the existing house with a reduced side setback at 3 Snow Drive, Littleton, MA. Notice of the hearing was given by publication in the Lowell Sun, a newspaper circulated in Littleton, on February 6 and February 13, 2025, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, John Sewell, Clerk, Rod Stewart, Cheryl Hollinger, and John Field, Members. The earlier scheduled hearing was continued for lack of a voting quorum. Members absent at the earlier hearing executed Mullin exceptions and reviewed the transcript.

The Petitioner stated that the subject property is nonconforming because it is under one acre (approximately 18,368 sf in size), has only 100 feet of frontage, and tapers in the back to 80 feet of width. The house on the lot is relatively centered with the driveway on the westerly side. The front of the lot contains the septic system. Directly to the rear of the proposed new garage location, the lot has wetlands.

The existing garage is a single car garage 20' in width, and is situated 7.1 feet from the sideline, instead of the requisite 15' required by the Bylaw. Petitioner expressed that it is too small for the applicant's vehicles, especially when loading and unloading children and groceries. The Petitioner proposed constructing a new two care garage approximately 26' x 28' to better utilize the space. The proposal would place the new garage within 3.5' of the property line. An informal discussion ensued requesting Petitioner to modify the width of the garage for a slightly greater setback from the sideline. Petitioner presented evidence that the abutting neighbors were in favor of his proposal and supported it. The hearing was continued for a vote.

At the continued hearing, Petitioner submitted a revised plan showing the garage to be 24' x 28' with a sideline setback of 5.5 feet.

The Petitioner stated that the narrow lot size and the inability to locate the garage elsewhere on the lot, support the claim that the lot is unique in that the lot line was not parallel, and that the Petitioner would suffer a hardship by being denied a garage or having to locate it elsewhere on the property where yard features prevent access and egress to it.

FINDINGS: The Board found that the request was reasonable, and that the property was unique due to size and topography, as well as the septic location. The Board found that the Petitioner was reasonable in narrowing the garage size to compromise the Board's concerns.

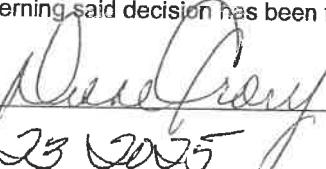
DECISION: The Board voted unanimously to GRANT a Variance to construct a new 2 car garage with second story space, westerly of the house, substantially as shown in the Plans presented with the Petition, dated February 25, 2025, provided

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:  , Clerk, John Sewell
Date: 3/26/25

Book: 72290, Page 90.

I hereby signify that twenty (20) 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:  Town Clerk, Littleton, Massachusetts

Apr. 1/23 2025

MAY 15 2025

COMMONWEALTH OF MASSACHUSETTS.
MIDDLESEX S.S. _____
SOUTH DIST. REGISTRY OF DEEDS
CAMBRIDGE, MA
I HEREBY CERTIFY THE FOREGOING
IS A TRUE COPY OF A PAPER 84091
RECORDED IN BOOK _____

PAGE 460

Maria O. Cutrone
REGISTER