



2025 00087854  
Bk: 84409 Pg: 550 Doc: DECIS  
Page: 1 of 3 07/25/2025 03:07 PM



Town of Littleton  
Town Clerk  
PO Box 1305  
Littleton, MA 01460  
978-540-2401

To whom it may concern,

Please find attached an original Board of Appeals Decision that we would like recorded for 75 Gilson Rd, Littleton, MA. Enclosed is the check for \$105.00 recording fee.

The Book and page reference for the deed is 81768/104.

Owner of record: Christine E LeLacheur (as stated in the decision). If any further information is needed, please do not hesitate to contact me at the number listed above. Thank you in advance for your assistance with this filing.

Sincerely,

*Diane Crory*  
Diane Crory  
Town Clerk

Southern Middlesex

Current datetime: 7/29/2025 11:33:12 AM

## DETAILS REPORT

\*\*Note: report is Sorted in Ascending Order by Recorded Date, Document Number

Doc#	Document Type	Town	Book/Page	File Date	Consideration
87854	DECISION		84409/550	07/25/2025	
Street	Street Name	Description			
75	GILSON RD				
Grantors	Grantees	Street	Property Description		
LITTLETON TOWN APPEALS, LELACHEUR CHRISTINE E					
References					
Book/Page	Description		Recorded year		
References Certificate					



OFFICE OF THE  
**LITTLETON BOARD OF APPEALS**  
 LITTLETON, MASSACHUSETTS 01460

*Received  
 6/25/2025*

Petitioner: CHRISTINE E. LELACHEUR

Case No: 25-975

Date Filed: May 12, 2025

PROPERTY: 75 Gilson Road, Littleton, MA

The Littleton Board of Appeals conducted a public hearing on June 12, 2025, at 7:25 P.M. at the Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, for a Variance pursuant to Section 173-27(D), street setback, to allow the addition of a garage (accessory structure) closer to the abutting way of the lot than the requisite 30', at 75 Gilson Road, Littleton, MA. Notice of the hearing was given by publication in the Lowell Sun, a newspaper circulated in Littleton, on May 29, and June 5, 2025 and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Cheryl Hollinger, Vice Chairman, John Sewell, and Rod Stewart, Members and David Outman, Alternate.

The Petitioner, together with her representative builder, Gary Shimmel, presented the proposal to add an attached garage at the southerly side of the property at 75 Gilson Road. The structure on the lot is conforming and was conforming when built. The street southerly of the property, Clark Road, was developed and a *cul de sac* several years after Petitioner purchased her home. The garage would be approximately 22' x 24' and would be between 21' and 22' set back from Clark Road, the second abutting roadway. The Building Commissioner Zoning Enforcement Officer opined that the Littleton Zoning Bylaw requires that when a property is a corner lot, street setbacks shall be maintained from each abutting street or way, that is, 30' setback. Petitioner explained that since her lot predicated the street addition, she was requesting a waiver to this second street setback. There would be no other area where a garage with vehicle accessibility would be available and the uniqueness of this lot is that the second street was added after her occupancy.

Petitioner presented a letter showing support from most of the neighbors. The setback variance would only affect the street setback and no other abutting properties.

**FINDINGS:** The Board found that the Petitioner satisfied the criteria for hardship, and that the proposed addition would not be a substantial detriment to the public good, nor derogate from the intent and purpose of the zoning bylaw.

**DECISION:** The Board voted unanimously to GRANT a Variance to allow the addition of a 22'x24' garage addition to the southerly side of the house, no closer to the lot line than 21', approximately as shown on the plan filed with the application, by David E. Ross Associates, dated May 5, 2025, at 75 Gilson Road, Littleton, MA.

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: Sherrill R. Gould, Chairman, Sherrill R. Gould

Date: June 25, 2025

Book: 81768, Page 104

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: Wendy Gray, Town Clerk, Littleton, Massachusetts

July 16 2025