



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

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1 City
7/13/19

Petitioner: Jenny Baron
Property Address: 6 Baron Way
Case No: 928A
Date Filed: June 20, 2019

The Littleton Board of Appeals (the “Board”) conducted a public hearing on June 20, 2019 at Room 103, Littleton Town Offices, 37 Shattuck Street, Littleton, MA on the petition of Jenny Baron for a Variance pursuant to the Town of Littleton Zoning Bylaws Section 173-29 Lot Shape. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on May 31 and June 7, 2019 and by mail to all abutters and parties in interest. Present and voting were Sherrill Gould, Chair, Jeff Yates, Vice Chair, Marc Saucier, Rod Stewart, and Cheryl Cowley. Present and not voting were John Field and James Sewell Alternates.

Submitted with the application were the following materials:

- Subdivision Plan dated 8/2/2018 by R. Wilson Associates

The petitioner was represented by Bruce Ringwall of GPR, site engineers. The proposal is to subdivide the existing Lot 3, 6 Baron Way into two lots. The existing lot with house contains 3.19 acres and the house is accessed by Baron Way. The proposed lot will have the required frontage on Spectacle Pond Road and will contain 80,250 S.F. thus meeting the requirement for reduced frontage. The lot as submitted has a shape factor of .35, less than the .4 required. It does meet all other requirements. The drawing submitted was not prepared by GPR and Mr. Ringwall requested that the variance allow a shape factor of .33.

Several abutters were present. Comments were of an information gathering nature.

FINDINGS: The Board made the following findings:

1. A Variance is required for the shape factor of the proposed lot due to the unusual configuration of the existing lot.
2. The size of the proposed lot and its general shape are similar and in keeping with the neighborhood.
3. The site is appropriate and no significant nuisance, hazard or congestion will be created and that there will be no substantial harm to the neighborhood or derogation from the intent of the bylaw.

DECISION: The Board voted unanimously to GRANT under Section 173-29 of the Town of Littleton Zoning Bylaws, a Variance to allow a shape factor of not less than .33 for the proposed lot 3B referenced above.

Appeals, if any, shall be made pursuant to M.G.L. C. 40A, Section 17 and shall be filed within twenty (20) days after the date of filing of this Decision in the office of the Town Clerk.

The Variances shall not take effect until a copy of the Decision bearing the certificate of the Town Clerk is recorded with the Middlesex District Registry of Deeds in accordance with the provisions of M.G.L. C. 40A, Section 11 and 15 stating that twenty (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed, or if such appeal has been filed it has been dismissed or denied.

If the rights authorized by this Variance are not exercised within one (1) year from the date of granting it shall elapse in accordance with the provisions of M.G.L. C. 40A Section 10.

Signed: Sherrill R. Gould, Ch.

Date: July 1, 2019

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I hereby certify 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: _____ *Print name* _____
Town Clerk, Littleton, Massachusetts

Date: _____