



Office of the
LITTLETON BOARD OF APPEALS

received
7/31/2019
12:15 PM
Diane Crowley

Petitioner: Peter March
Property Address: 25 King Street
Case No: 929A
Date Filed: June 20, 2019

The Littleton Board of Appeals (the "Board") conducted a public hearing on July 18, 2019 at the Littleton Town Offices Room 103, 37 Shattuck Street, Littleton, MA on the petition of Peter March for a Variance pursuant to the Town of Littleton Zoning Bylaws Section 173-35 alteration to increase the existing sign to greater than the 50 square feet allowed at 25 King Street. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on June 28 and July 5, 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, Members and John Field, Alternate. Present and not voting were John Sewell and Jillian Briggs Shaw Alternates .

Submitted with the application were the following materials:

- Authorization dated May 17, 2019 from Energy North
- Narrative
- Photographs of Subject Property
- Neighborhood GIS showing subject property.
- Drawing of Proposed sign, including photo of existing sign

The petitioner presented the issue before the Board. The proposal is to alter an existing previously permitted sign to increase the display area from 50 square feet to 65.25 square feet. This will be accomplished by adding an additional "cabinet" on the existing sign posts of 16" H x 59" W. The top of the sign will not be changed. The additional signage will be added to the bottom of the sign. This alteration will identify a new business located on the site. The alternative would be an additional sign, which under the by-law would need to be 300' away. The site is unique in that it fronts on three roads, is located at the corner of a treacherous intersection, and comprises two buildings. These two buildings contain four businesses, including a gas station with traditional price signage. There is significant traffic along the principal frontage.

No Abutters were present.

FINDINGS: The Board made the following findings:

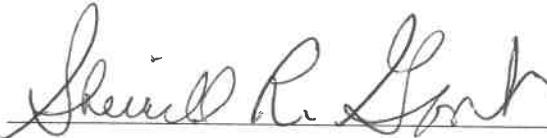
1. The alterations proposed to the existing sign are appropriate for the site.
2. The literal enforcement of the bylaw, requiring a separate sign, would be less desirable the proposal.
3. The configuration of the parcel and the buildings thereon create a hardship, and the variance will not effect the neighborhood generally.
4. The sign meets all other requirements of the bylaw. The applicant agreed to a condition to restrict temporary signs.
5. 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 173-35 of the Town of Littleton Zoning Bylaws, a Variance to allow up to 66 square feet of signage on the existing sign. Temporary signs will be restricted along the road frontage.

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 Variance 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, Chairman

Date: _____

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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: _____