



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
JL 10/4/18

Petitioner: James Basnett Jr. for J.F. Basnett Co., Inc.
Property Address: 6 Nashoba Trail
Case No: 903A
Date Filed: August 29, 2018

The Littleton Board of Appeals (the "Board") conducted a public hearing on September 20, 2018 at Shattuck Street Municipal Building, Shattuck Street, Littleton on the petition of James Basnett, Jr. for a Special Permit pursuant to the Town of Littleton Zoning Bylaws Section 173-10B(1) Non-conforming uses and structures to allow a new porch and stairs at 6 Nashoba Trail. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on August 31 and September 7, 2018 and by mail to all abutters and parties in interest. Present and voting were Members Sherrill Gould, Chair, Jeff Yates, Cheryl Cowley-Hollinger, and alternates Marc Saucier and Jillian Shaw.

The petitioner, James Basnett requested permission to replace the front stairs and landing with a new proposed landing, roof overhang, and front steps to a property at 6 Nashoba Trail, Littleton, Ma., The lot is non-conforming as to size of lot (9788 square feet) and frontage (only 75 feet). The property was constructed in 1994 and the current front setback is only 31.3 feet. The requested improvement will be a 12' x 4' landing with 8" roof overhang and steps reducing the front setback to 24.3 feet. The property is in an area where lots are small and houses are closer to the front setback than required. The change is a slight extension to the existing non-conformity.

No abutters appeared in opposition. The assistant zoning enforcement officer opined that this should be voted as a Special Permit pursuant to 173-10B(a).

FINDINGS: The Board made the following findings:

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 a Special Permit pursuant to Section 173-10B for a change, extension or alteration of a preexisting non-conformity by allowing the replacement front entry substantially as shown on the plans, no closer than 24.3 feet to the front property line.

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 Special Permit 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 Special Permit are not exercised within two (2) years from the date of granting it shall elapse in accordance with the provisions of M.G.L. C. 40A Section 10.

Signed:  ALAN BELL, Clerk

Date: 10/04/2014

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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