



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
JJ 10/4/18

Petitioner: Peter Scott
Property Address: 315 King Street
Case No: 905A
Date Filed: August 31, 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 Peter Scott for a Special Permit pursuant to the Town of Littleton Zoning Bylaws Section 173-10B(1) Non-conforming uses and structures to increase an existing non-conformity at 315 King Street. Notice of the hearing was given by publication in the Lowell Sun, 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, Alan Bell and alternate Jillian Shaw. Present and not voting alternate Marc Saucier.

The Petitioner requested permission to rebuild a home that had been completely destroyed in a fire at 315 King Street, and to add some height to the pre-existing non-conformity in the rear. The house was non-conforming as to lot size (19,411 s.f.), frontage (83 feet), front setback (20.4 feet) and right side setback (6 feet). The plans submitted proposed renovating the rear portion of the house by raising the pitch of the roof and adding some additional living space on the second story. The Board considered it as a request for change, extension or alteration of a preexisting nonconformity insofar as the raised roof might add some additional non-conformities. No abutters appears in opposition, the Zoning officer had no objection.

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 for the increased roof height and corresponding second story interior space pursuant to Section 173-10B(1) at 315 King Street, Littleton, Ma.

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: 10/04/2018

Book: 11163, Page: 185

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