



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
8/31/2018 Dana Croy
11:30 AM

Petitioner: Joseph Veilleux
Property Address: 148 Goldsmith Street
Case No: 900A
Date Filed: August 1, 2018

The Littleton Board of Appeals (the "Board") conducted a public hearing on 23 August 2018 at the Fire Station Meeting Room, 20 Foster Street, Littleton on the petition of Joseph Veilleux for a Variance pursuant to the Town of Littleton Zoning Bylaws Section 173-10B(1) to allow Front Porch at 148 Goldsmith Street Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on August 2, and August 9, 2018 and by mail to all abutters and parties in interest. Present and voting were Sherrill Gould, Chair, Jeff Yates, Co-Chair, Alan Bell, Clerk, Rod Stewart Member, Jillian Shaw appointed Alternate. Present but not voting was Kitty O'Connor, Alternate.

The petitioner, Joseph Veilleux, presented the following:

SUBMITTALS:

- Certified Plot Plan in Littleton MA" by Zanca Land Surveyors dated 21 June 1993 showing the house setback of 16 feet.
- Photoshop rendering of the present house and the proposed porch.
- Statement of the summary/Objective.

DESCRIPTION:

- Front porch the width of the house approximately 4 feet x 20 feet.
- The porch will be about 11-12 feet from the front property line.
- The present steps and landing will remain. The steps are presently 9 feet from the front property line.
- Therefore, the porch increases non-conformance due to its width along the front of the house. However, the setback to the stairs remains unchanged.

The Building Commissioner, presented, in writing, a description of the request and the nonconformity. However, he offered no comment.

FINDINGS: The Board made the following findings:

1. The present minimum setback, from the steps, does not change.
2. The porch is slightly deeper than the present landing at the top of the stairs but within the steps.

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 173-10B(1) of the Town of Littleton Zoning Bylaws, a Variance to construct the porch as described. No conditions were applied.

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:  Alan Bell, Clerk

Date: 8/31/18

Book: 34971, Page: 548

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