



Office of the  
LITTLETON BOARD OF APPEALS  
Littleton, Massachusetts 01460

Petitioner: *Michael Kenny*  
Property Address: *12 Robinson Rd*  
Case No: *886A*  
Date Filed: *4-21-2017*

The Littleton Board of Appeals (the “Board”) conducted a public hearing on July 20, 2017 at Littleton Town Offices, 37 Shattuck Street, Littleton on the petition of Michael Kenny for a Special Permit pursuant to the Town of Littleton Zoning Bylaws Section 173-68 to allow conversion to a two family dwelling, at 12 Robinson Rd. Notice of the hearing was given by publication in the Lowell Sun on April 21, 2017 Littleton Independent, a newspaper circulated in Littleton, on May 11, 2017 and by mail to all abutters and parties in interest. Present and voting were Cheryl Cowley Hollinger, Chair, Alan Bell, Rod Stewart, Julian Shaw, and John Sewall. Present but not voting were Marc Saucier.

Documents submitted with application:

Letter from owner: Carl Furbeck, authorizing Michael Kenny to act as petitioner.

Plot plan by Summit Surveying Inc. dated March 21, 2017

Written statement by Petitioner, detailing basis for petition

Existing floor plan and projected floor plan

The petitioner, Michael Kenny presented his case to preserve the antique building and renovate it in an appropriate manner practical financially and for the neighborhood.

Two Abutters and Members of the Historical Commission spoke in favor of the petition. Also 2 letters from abutters in support of the petition were read into record.

**FINDINGS:** The Board made the following findings:

1. The board found the petition to be appropriate as long as the petitioner provided adequate parking.
2. 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 173-68 of the Town of Littleton Zoning Bylaws, a Special Permit to allow conversion to a two family dwelling with a minimum of 4 off street parking spaces.

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: 8/15/17

Book: \_\_\_\_\_, Page: \_\_\_\_\_

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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: \_\_\_\_\_