



Office of the
LITTLETON BOARD OF APPEALS

Petitioner: MARK CANNISTRARO

Case No: 866A

Address: 9 Fletcher Lane

Date Filed: December 4, 2015

The Littleton Board of Appeals conducted a public hearing on January 21, 2016, at 7:45 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a Special Permit pursuant to Section 173-10B (1), or a Variance from Section 173-31, to allow change or extension of a pre-existing non-conforming structure to allow a front porch addition at 9 Fletcher Lane, Littleton, Ma, within the required front yard setback. Notice of the hearing was given by publication in the Littleton Independent, a newspaper circulated in Littleton, on January 7, and 14, 2016, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Alan Bell, Jeff Yates, Rod Stewart, and Cheryl Hollinger, Members.

The Petitioner presented a proposal to improve his home at 9 Fletcher Lane by adding a front porch to the existing structure. The Petitioner explained that he will be housing his aging mother and that he would like her to have a porch wide enough to accommodate the eventual need for wheelchair accessibility. The rear yard contains the septic system, so a porch in the rear would not be feasible. The house is on a lot having 17, 735+/- square feet. It currently conforms to frontage and setbacks. The proposed porch would be 25' from the Fletcher Lane right of way. One house adjacent to the Petitioner's is closer to the street than that setback, the other is further. The porch would be 7 feet in width by 21.25 in length. The resulting non-conformity requires a variance.

No abutters appeared in opposition to the petition. The Building Inspector had no opposition.

FINDINGS: The Board found that the lot was unique in its size and its location to other properties similarly situated and that a safe and accessible entry porch was going to be essential as the Petitioner's mother aged. The Board further found that the proposed location and the small variance requested would not be substantially more detrimental to the neighborhood than the existing structure, and others like it in the neighborhood.

DECISION: The Board voted unanimously to GRANT a Variance to construct a front entry porch approximately as shown on the site plan submitted with the petition, provided that the front setback would be not less than 25 feet.

Appeals, if any, shall be made pursuant to G.L. 40A, Section 17 and shall be filed within twenty days after the date of filing of this Notice in the office of the Town Clerk.

Signed: _____

Date: February 15, 2016

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: Alma Dow _____ Town Clerk, Littleton, Massachusetts

February 18, 2016