



Office of the
LITTLETON BOARD OF APPEALS

received
9/16/2016 (8)

Petitioner: THOMAS CLANCY

Case No: 874A

Address: 450 Newtown Road

Date Filed: August 15, 2016

The Littleton Board of Appeals conducted a public hearing on August 18, 2016, at 7:30 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 an addition at 450 Newtown Road, 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 August 4, and 11, 2016, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Alan Bell, and Jeff Yates, Members and Marc Saucier, Alternate.

The Petitioner presented a proposal to construct an addition on the left side of his home at 450 Newtown Road. The existing dwelling is set back from the street approximately 24 feet. The addition will be set back 27 feet. The lot is conforming as to size and frontage. The home sits at the intersection of Nagog Hill Road and Newtown Road with curved frontage and there are plans to redesign the intersection in the near future. The lot has challenging slope and topography.

The Building Inspector, commented that special permit relief was appropriate given the slope and topography, and further that the redesign of the road would significantly reduce the visual impact, satisfying the requirement that the requested relief would not be more detrimental to the neighborhood than the existing dwelling. No abutters appeared in opposition to the petition.

FINDINGS: The Board found that the lot was unique in topography, slope and location, and that the requested relief 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 an addition to the left of the dwelling, provided that the new addition set back be no closer to the street than the existing structure.

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: September 14, 2016

Book: 62438, Page 285.

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