



Office of the
LITTLETON BOARD OF APPEALS
Littleton, Massachusetts 01460

received
4/4/13

Petitioner: SEAN KEENAN

Case No: 820A

Date Filed: March 5, 2013

The Littleton Board of Appeals conducted a public hearing on March 21, 2013, at 8:00 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a special permit pursuant to Section 173-10B to allow a change, extension or alteration of a pre-existing non-conforming structure at Lot 82, 73 Goldsmith Street, Littleton, Ma, to replace an existing barn with a residential dwelling on a nonconforming lot. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton, on March 7, and March 14, 2013, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Jeff Yates, William Farnsworth, and Cheryl Cowley Hollinger, Members and Rod Stewart, Alternate. Present but not voting were Alan Bell, Marc Saucier and Patrick Joyce, Alternates.

The Petitioner, representing the lot owners had requested small lot determination for the subject property and received the opinion of counsel for the Town that the lot on which he proposes to construct a single family home requires a Special Permit under Section 173-10B, requiring non-conforming uses and structures to be "changed" by special permit. He submitted plans to construct a residential dwelling on the lot. The Board reviewed the plans and the comments of the Building Inspector, as well as the existing lot size and conditions. The lot is non-conforming, but the proposed structure will meet all the dimensional requirements of the zoning bylaw.

No abutters appeared in opposition to the petition.

FINDINGS: The Board identified the current non-conforming lot and the proposed structure and found that the change of the structure will not create any new non-conformities and would not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

DECISION: The Board voted unanimously to GRANT a Special Permit from the requirements of Section 173-10B(1) to permit change of the existing structure to allow construction of a dwelling meeting dimensional setback requirements at Lot 82, 73 Goldsmith Street,

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: Jeff Yates Date: 4 APRIL 2013

Book: 16551, Page: 599

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