



Office of the
LITTLETON BOARD OF APPEALS

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MAY 28 2013
Date 11:56 am

Petitioner: STEVEN MCDONALD

Case No: 822A

Date Filed: March 5, 2013

The Littleton Board of Appeals conducted a public hearing on May 16, 2013, at 7:30 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a modification to a Special permit pursuant to Section 173-10B to allow modification of the Special Permit issued to change, extend or alter a pre-existing non-conforming structure at 43 Edsel Road, Littleton, Ma. Notice of the hearing was given by publication in the Lowell Sun, a newspaper published in Lowell and circulated in Littleton, on May 2, and May 9, 2013, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Jeff Yates, John Cantino, William Farnsworth, and Cheryl Cowley Hollinger, Members, Present and not voting was Rod Stewart, Alternate.

The Petitioner presented a request to modify the Special Permit issued at the prior month's meeting, explaining that the engineered septic plan he presented for the Special Permit was in error and the side setback would be only 7.6' not 9' as originally presented. Petitioner explained that the mistake was made in good faith since the plan presented was labeled as an engineered plan. He also explained that no new nonconformities were being introduced and no change to the dimension of the structure all permitted was being proposed. One neighbor wrote a letter of support for the request

No abutters appeared in opposition to the petition.

FINDINGS: The Board agreed that the mistake was without intent and that the requested increase in the nonconformity would not be substantially more detrimental to the neighborhood than that originally proposed and permitted.

DECISION: The Board voted unanimously to GRANT an amendment to the Special Permit issued April 4, 2013, to permit change of the existing structure to allow a second story addition and a garage addition at 43 Edsel Road, on condition that the side setback be not closer than seven feet and the addition be substantially in conformity with the plans presented to the Board.

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: Jeffrey Yates Date: 28 May 2013

Book: 39990, Page: 095

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