



OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460

received

4/25/12

3:52 pm

Petitioner: Matthew Field  
Case No. 806A  
Date Filed: April 2, 2012

The Littleton Board of Appeals conducted a public hearing on April 12, 2012 at the Shattuck Street Municipal Building on the petition of Matthew Field for a special permit under the requirements of Section 173-58 to permit an accessory dwelling for the prospective owners at a single family residence at 269 Harwood Avenue, Littleton, Ma. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton on March 29, and April 5, 2012, and by mail to all abutters and parties in interest. Present and voting: Chairman, Sherrill R. Gould, William Farnsworth, John Cantino, Cheryl Hollinger, and Jeff Yates, members. Present and not voting was Ron Stewart, Marc Saucier, Alan Bell, Alternates.

The petitioner representing the purchaser by contract of 269 Harwood Avenue, Littleton, Massachusetts, Rebecca Waugh, presented an application to allow an accessory dwelling for use by the new owner and her parents, who are dependent upon her. The current home is a single family dwelling on a 1.78 acre lot. Plans were presented showing the proposed accessory dwelling addition. All of the setbacks will be met. The petitioner presented evidence that the Board of Health had documented satisfactory sewage disposal and there was ample off street parking for more than 4 vehicles. The Petitioner demonstrated the familial relationship of the occupant required under the Bylaw. No abutters appeared in opposition.

**FINDINGS:** The Board found that the Petitioner satisfied all of the requirements for a special permit for an accessory dwelling and that the Petitioner, as well as the prospective owner, understood the requirements for recertification every 3 years and termination upon sale or if the functional relationship ceases.

**DECISION:** The Board voted unanimously to grant a Special Permit under Section 173-58 of the Littleton Zoning By-law to permit an accessory dwelling, as shown on the plans submitted at the hearing, at 269 Harwood Avenue, Littleton, Ma., to take effect immediately upon transfer of title to the prospective owner.

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  
Jeffrey Yates, Clerk

Dated: April 25, 2012  
Book 42627, Page 110.

I hereby signify that twenty 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.

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Town Clerk

True Copy Attest:

Littleton, Massachusetts