



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

Petitioner: WILLIAM TAYLOR and MAUREEN TAYLOR

Case No: 798A

Date Filed: December 1, 2011

The Littleton Board of Appeals conducted a public hearing on November 17, 2011 at 7:15 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a special permit pursuant to Section 173-10B(1) to allow a change, extension or alteration of a pre-existing non-conforming structure which would result in an additional side setback violation at 52 Powers Road, Littleton, Massachusetts. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton, on November 3, 2011 and November 10, 2011 and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, John Cantino, Jeff Yates, Cheryl Hollinger and William Farnsworth, Members. Present and not voting were Marc Saucier, Rod Stewart and Alan Bell, Patrick Joyce, Alternates.

The Petitioners, represented by architect, Frank Riepe, presented a plan showing the existing conditions and the proposed renovation. The lot is non-conforming because it has only 33,158 square feet instead of 40,000 square feet of area and only 100.57 feet of frontage instead of 150 feet. The sideyard setback is also non-conforming since the house is set back only 9.8 feet on the south side. The proposed design plan is to enlarge the footprint of the house from 1280 square feet to 1731 feet and add a 720 square foot garage. All of the setbacks will be met except that the screened porch on the south side will increase the current non-conforming side but will still remain within the setback limits as currently exist

No abutters appeared in opposition to the petition.

FINDINGS: The Board identified the current non-conforming features of the property and structure and found that the extension of the nonconforming south side line setback would not be substantially more detrimental to the neighborhood than the existing nonconformity.

DECISION: The Board voted unanimously to GRANT a Special Permit from the requirements of Section 173-10B(1) to permit the change, extension or alteration of the dwelling at 52 Powers Road, substantially as shown on the plan prepared for Taylor Residence by Odone Survey & Mapping dated May 31, 2011, and submitted with the application.

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, Clerk

The Variance/Special Permit shall not take effect until a copy of the Decision bearing the certificate of the Town Clerk is recorded with the Middlesex District Registry of Deeds in accordance with the provisions of M.G.L. C. 40A, Section 11 and 15 stating that twenty (20) days have elapsed after the Decision has been filed in the office of the Town Clerk and no appeal has been filed, or if such appeal has been filed it has been dismissed or denied.

If the rights authorized by this Special Permit are not exercised within two (2) years from the date of granting it shall elapse in accordance with the provisions of M.G.L. C. 40A Section 10.

Signed: *True Copy*

Date: *Dec. 1, 2011*

Book: 33379, Page 102

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