

OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460



Petitioner: DEBORAH STEVENS
Property Address: 8 Cricket Lane
Case No: 777A
Date Filed: March 18, 2010

The Littleton Board of Appeals conducted a public hearing on April 15, 2010, at 8:40 P.M. at the Shattuck Street Municipal Building, Shattuck Street, Littleton, for a variance/special permit from Section 173-31 and Section 173-10(b)(1) to allow for an extension, alteration or restoration of a preexisting dwelling at 8 Cricket Lane, Littleton, Massachusetts. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton, on April 1 and April 8, 2010, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, William Farnsworth, John Cantino, and Julia Adam, Members, and Marc Saucier, Alternate, Present and not voting were alternates, Cheryl Hollinger and Rod Stewart.

The Petitioner, Deborah Stevens, presented a petition accompanied by a letter from Ross Associates, Inc., to raze the existing house, a two bedroom dwelling unit, and replace it with a new dwelling with approximately the same footprint. The existing dwelling is non-conforming since the lot has no frontage and has less than the required 40,000 square feet of area. The house has been in existence since approximately 1930. The house is a home on Spectacle Pond and has no frontage on a public way but has deeded access to a public way. The petitioner described that the house is outdated and in need of improvement, and the driveway and grade are hazardous. The new dwelling will improve the safety and function of the property. The new structure will meet all existing dimensional setbacks. A two-story dwelling is proposed, and petitioner demonstrated that the structure will not obstruct the view of any abutters. The new structure will be serviced by an upgraded septic system in compliance with Title 5.

One abutter appeared to support the petition. The building inspector had no opposition.

FINDINGS: The Board found that the Applicant satisfied the requirements for a special permit in that the proposed alteration would not be more detrimental to the neighborhood than the existing nonconforming use, and that the reconstruction would be an improvement.

DECISION: The Board voted unanimously to GRANT a Special Permit pursuant to Section 173-10B(1) to allow replacement of the dwelling unit at 8 Cricket Lane, with a new two-story dwelling unit conforming to the dimensional setbacks of the zoning bylaw.

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.

The 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, Sections 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 Julia A. Adams
Clerk, Zoning Board of Appeals

Date 7/28/10

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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.

True Copy Attest _____ Date _____
Town Clerk, Littleton, Massachusetts