

OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460



received
12/10/09 (NM)
9AM

Petitioner: Stephen L. White
Property Address: 7 Abenaki Trail
Case No: 768A
Date Filed: October 20, 2009

The Littleton Board of Appeals (the "Board") conducted a public hearing on November 19, 2009, at Shattuck Street Municipal Building, Shattuck Street, Littleton, Massachusetts, on the petition of Stephen L. White for a Special Permit pursuant to the Town of Littleton Zoning Bylaws Section 153-10(B)(1) to allow a new portico to be built on the front entry of an existing house at 7 Abenaki Trail. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Acton and circulated in Littleton, on November 5 and November 12, 2009, and by mail to all abutters and parties in interest. Present and voting were Sherrill Gould, Chair, William Farnsworth, Julia Adam, John Cantino, and Jeff Yates, Members. Present but not voting were Marc Saucier, Cheryl Cowley Hollinger, and Rod Stewart, Alternates.

The petitioner, Stephen L. White, agent for the owners of the property, presented the petition. Mr. White submitted with the application photos of the existing front entry of the house, sketches dated 10/19/09 of the proposed addition of a front portico, and a Plot Plan of Land dated June 14, 2005, for 7 Abenaki Trail, Littleton, Massachusetts, with the proposed addition noted. Mr. White stated that the lot is 15,000 square feet, less than the 40,000 square feet required in the Residential zone. Also, Mr. White stated that the existing front stoop is 20'9" from the front property line instead of the 30 feet required for front setback. The proposed addition is to add a portico over the existing front stoop.

No correspondences were received from town officials. No abutters were in attendance.

FINDINGS: The Board made the following findings:

1. The lot is 15,000 square feet in area; 40,000 square feet is required.
2. The front set back to the existing house is 23.6 feet; 30 feet is required.
3. The existing stoop is 20'9" from the front property line.
4. The proposed addition of a portico will not extend beyond the existing stoop.
5. The proposed addition will not be substantially more detrimental to the neighborhood than the existing nonconforming use.

DECISION: The Board voted unanimously to GRANT, under Section 173-10(B)(1) of the Town of Littleton Zoning Bylaws, a Special Permit to construct a portico at 7 Abenaki Trail as substantially shown on the plans submitted with the application.

Appeals, if any, shall be made pursuant to M.G.L. C. 40A, Section 17 and shall be filed within twenty (20) days after the date of filing of this Decision 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 Judie A. Adam Date 12/3/09
Clerk, Zoning Board of Appeals

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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