



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

received
7/15/08

Petitioners:	Keith and Jeanine Whittles 20 Wamesit Trail
Case No:	747A
Date Filed:	May 19, 2008

The Littleton Board of Appeals conducted a public hearing on June 19, 2008, at the Shattuck Street Municipal Building for a special permit pursuant to Section 173-10B(1) to allow an extension of a pre-existing non-conforming structure which would result in encroachment into the front yard setback at 20 Wamesit Trail, Littleton, Massachusetts. Notice of the hearing was given by publication in the Littleton Independent, a newspaper published in Concord and circulated in Littleton, on June 5, 2008, and June 12, 2008, and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Julia Adam, Clerk, John Cantino, and Jeff Yates, Members, and Cheryl Cowley Hollinger, Alternate. Present but not voting was Rod Stewart, Alternate.

The Petitioners, Keith and Jeanine Whittles presented a plan showing that the property consists of a pre-existing house at 20 Wamesit Trail, Littleton, Ma, on a lot of 15,000 square feet. The Petitioner proposes to add a farmer's porch addition of 8' x 12' to the existing front of the house. The proposed addition would meet the side setback requirements, being located over 40' feet from the side lot lines, but would create a front setback violation. The new addition plus steps would be approximately 24 feet from the front property line. Wamesit Trail is in a lake area in the town of Littleton, and the houses along the road are well established.

No abutters appeared in opposition to the petition.

FINDINGS: The Board found that the property is nonconforming in that the lot is under-sized and that the encroachment of the porch into the front line setback would not be inconsistent with other properties in the neighborhood. The Board found that such extension would not be substantially more detrimental to the neighborhood than the existing nonconforming use.

DECISION: The Board voted unanimously to GRANT a Special Permit under Section 173-10B(1) to permit extension of the dwelling at 20 Wamesit Trail, substantially as shown on the plan prepared and submitted with the application, by addition of an 8' x 12' farmer's porch and steps to the front of the house, provided that said addition remain a farmer's porch and not be enclosed.

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: Julia A. Adam
Julia Adam, Clerk

Date: 7/17/08

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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: _____
Town Clerk, Littleton, Massachusetts

Date: _____