



OFFICE OF THE  
LITTLETON BOARD OF APPEALS  
LITTLETON, MASSACHUSETTS 01460



2025 00086019

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received  
6/25/2025

Petitioner: JANICE HUBER O'CALLAGHAN

Case No: 25-974

Date Filed: May 12, 2025

The Littleton Board of Appeals conducted a public hearing on June 12, 2025, at 7:10 P.M. at the Shattuck Street Municipal Building, 37 Shattuck Street, Littleton, for a Variance or Special permit pursuant to Section 173-31 and Section 173-10B (2), to allow change or extension of a pre-existing non-conforming structure to allow the addition of first floor bedroom space in an existing non-conforming single family residential dwelling at 15 Dogwood Road, Littleton, MA. Notice of the hearing was given by publication in the Lowell Sun, a newspaper circulated in Littleton, on May 29, and June 5, 2025 and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, Cheryl Hollinger, Vice Chairman, John Sewell, and Rod Stewart, Members and David Outman, Alternate.

The Petitioner, together with her representative builder, David Pelletier, presented the proposal to expand the existing non-conforming dwelling to add additional first floor bedroom space to the right of the structure, to enable Petitioner and her husband to age in place now that the stairs are presenting obstacles. They have occupied the house for nearly 40 years. The Building Inspector issued an opinion that the alteration of an existing structure which presents new non-conformities should be treated as a variance. The structure is non-conforming because the lot size is 6,000 square feet, the frontage is 60', the right side setback is 11.2' and there is a free standing non conforming shed on the property. The proposal is to add a 12' x 20' proposed addition to the right side of the house as a first floor master bedroom, approximately as shown on the Plan filed by Alfred Berry dated 4/25/25, filed with the petition. The addition will be no closer to the lot line than 5.5' at the southerly corner. The lot is one of the lake area lots which are typically smaller in size than the current zoning bylaw.

*The Petitioner explained that the lot is unique in that it is so small; it is served by a septic system and components in the rear, the left side of the lot has a retaining wall, and there is no other location for the system. It would also be a financial hardship if this family had to relocate or sell their home of forty years because of aging health limitation.*

There were several abutters who wrote letter of support for the proposal. There was no opposition.

FINDINGS: The Board found that the Petitioner satisfied the criteria for hardship, and that the proposed addition would not be a substantial detriment to the public good, nor derogate from the intent and purpose of the zoning bylaw.

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**DECISION:** The Board voted unanimously to GRANT a Variance to allow the addition of a 12'x20' first floor space to the dwelling at 15 Dogwood approximately as shown on the plans 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:



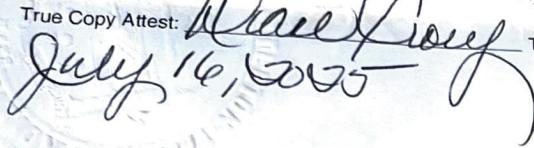
, Chairman, Sherrill R. Gould

Date: June 25, 2025

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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:



July 16, 2025  
Town Clerk, Littleton, Massachusetts