

PLANNING BOARD

13 AYER ROAD HARVARD, MA 01451

978-456-4100 x429

www.harvard-ma.gov



NOTIFICATION OF DECISION

Date:	January 22, 2024
Applicant:	JIM BURNS ENGINES, INC.
Property Owner:	THREE SEASONS TREESCAPE, LLC
Premises Affected:	266 Ayer Road – Map 4 Parcel 39
Upon Request for:	A Special Permit and Site Plan Review approval, §125-23B and §125-14F

The Planning Board held a public hearing on December 18, 2023 pursuant to notice thereof, published in the Harvard Press, mailed to all parties-in-interest, all abutting Towns, and posted in the Harvard Town Hall. The hearing was closed on December 18, 2023.

On December 18, 2023, the Harvard Planning Board granted the Special Permit and Site Plan Approval. Details of the decision are stated in the Notice of Decision on Application for Jim Burns Engines, Inc., dated December 18, 2023, and filed in the Office of the Town Clerk on **January 19, 2024**.

Appeals, if any, shall be made pursuant to §17f Chapter 40A MGL and notice of appeal shall be filed within twenty (20) days after the filing of the Special Permit in the Office of the Town Clerk.

Vittoria Konstantinidis

Vittoria Konstantinidis

Administrative Assistant/Land Use and Building Dept.

1/22/24

1/22/24
VK



TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone 978-264-9636
Fax 978-264-9630

ACTON ZONING BOARD OF APPEALS

NOTICE of PUBLIC HEARING

In accordance with the Section 8.2.3.2, 8.3.3.3, and 10.3 of the Zoning Bylaw, The Acton Board of Appeals will conduct a public hearing on February 6th, 2024 at 7:30PM virtually (<https://zoom.us/j/554165889>) on the application of 20 Sonar Drive, LLC, on a special permit for a proposed addition to a non-conforming single family dwelling and an extension of a non-conforming use located at 105 & 115 River Street, Acton MA, Map H3-226 & H3-226-1. For information on how to participate remotely and to view the application materials: <https://doc.acton-ma.gov/dsweb/View/Collection-17310>

TOWN OF ACTON
472 Main Street
Acton, Massachusetts, 01720
Telephone 978-264-9636
Fax 978-264-9630

ACTON ZONING BOARD OF APPEALS

NOTICE of PUBLIC HEARING

In accordance with the Section 8.1.5 and 10.3 of the Zoning Bylaw, The Acton Board of Appeals will conduct a public hearing on February 6th 2024 at 7:35PM virtually (<https://zoom.us/j/554165889>) on the application of Anthony Bevilacqua on a special permit for a proposed addition to a single family dwelling that exceeds 15% of the existing gross floor area on a non-conforming lot located at 135 High St, Acton MA, Map I3-71. For information on how to participate remotely and to view the application materials: <https://doc.acton-ma.gov/dsweb/View/Collection-17666>



Town of Stow
PLANNING DEPARTMENT
380 Great Road
Stow, Massachusetts 01775-1122
(978) 897-5098
stow-ma.gov/planning-board

NOTICE OF DECISION

**Special Permit and Site Plan Approval
108 and 118 Great Road
Modification 3**

--
January 23, 2024

Notice is hereby given that the Stow Planning Board took action on an application filed by JKC Properties, MAP Holdings, and Flint Road Realty, LLC, seeking modification to a Special Permit and Site Plan Approval for the inclusion of accessory outdoor dining, inclusion of a restaurant use, and the renovation of the existing structure at 108 Great Road.

After due consideration of the application and record of proceedings, the Planning Board, on January 23, 2024 voted to GRANT the request for a modification of the Special Permit and Site Plan Approval. The decision was filed in the office of the Town Clerk on January 30, 2024.

A copy of the decision may be viewed at the Town Clerk's office, online at <https://www.stow-ma.gov/planning-board/pages/recent-permit-applications>, or electronically upon request to the Planning Department.

Appeals, if any, shall be made pursuant to Section 17 of the Massachusetts General Laws, Chapter 40A and shall be filed within twenty (20) days after the date of filing this decision with the Town Clerk.



ZONING BOARD OF APPEALS

P.O. Box 1305
Littleton, Massachusetts 01460

LEGAL NOTICE NOTICE OF HEARING

The Littleton Board of Appeals will conduct a Public Hearing on Thursday, February 15, 2024, in the Littleton Town Offices, 37 Shattuck Street, Room 103, to consider the following petition:

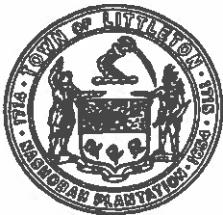
7:10 P.M.:

Case #24-970, 10 Dogwood Road. The Petitioners, Eliza Woodbury and Matthew LaPenta, seek a Variance/Special Permit pursuant to 173-31 to replace and extend the existing garage with preexisting, non-conforming reduced setback, and such other business as may properly come before the meeting.

LITTLETON BOARD OF APPEALS
Lowell Sun Dates: February 1, and February 8, 2024



1130 fm



OFFICE OF THE
LITTLETON BOARD OF APPEALS
LITTLETON, MASSACHUSETTS 01460

Petitioner: JUSTIN AND DIANE BRONDER

Case No: 24-969

Date Filed: December 29, 2023

The Littleton Board of Appeals conducted a public hearing on January 18, 2024, 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 to allow the construction of a two-car garage onto the left side of the existing house with a reduced side setback at 82 Spectacle Pond Road, Littleton, MA. Notice of the hearing was given by publication in the Lowell Sun, a newspaper circulated in Littleton, on January 4, and 11, 2024 and by mail to all abutters and parties in interest. Present and voting: Sherrill R. Gould, Chairman, John Sewell, Clerk, John Field and Rod Stewart, Members and Daryl Baker, Alternate.

The Petitioner represented by Kevin R. Conover of David E. Ross Associates, Inc stated that the subject property is situated on the westerly side of Spectacle Pond Road in a residential district. Most of the properties along the street have 2 car garages. The subject property has no garage. It conforms in all respects to the zoning bylaw but the logical and only area for the garage is on the left side of the house, and a 2-car garage with mudroom/entry would fall 9.4 feet from the side property line instead of the required 15 feet. (Littleton's zoning bylaw allows a 10' side setback for detached garages and a 15' side setback for attached garages.) Petitioner stated that one of the reasons for the need for a variance is because when the house on the abutting property was constructed sometime prior to the construction of the subject property, the builder located the abutting structure within the side setback so a lot line adjustment was made, reducing the side setback available for this property. In fact, the side property line which once was a straight line from front to rear, now has a curve into the lot right beside the house structure. The Petitioner's engineer presented a detailed plan showing exactly where the setback line would fall in relation to the new structure and demonstrated the *diminimus* nature of the proposed variance.

The Petitioner stated that these factors support the claim that the lot is unique in that the lot line was compromised, and that the Petitioner would suffer a hardship by being denied a garage or having to locate it elsewhere on the property where yard features prevent access and egress to it. They also stated that most of the neighboring properties enjoy a similar design with 2 car garage so it will not substantially derogate from the zoning bylaw's intent.

It was represented that the neighbors have no issue with the variance. No abutters appeared in opposition.

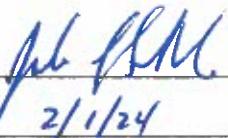
The Board determined that the requested relief from setback would require a Variance.

*Received
Feb 1 2024 1:30pm
Dale Gray*

FINDINGS: The Board found that the request was reasonable and that the property was unique in the sense that it was built without a garage and placed on the lot such that there was no available location for a 2 garage adjacent to the house to be placed without a setback violation, and that denying the homeowner a garage in New England on an otherwise conforming lot would create a hardship. The Board also found that the Variance could be granted without substantial detriment to the neighboring properties and the intent of the Zoning Bylaw. One member was opposed to finding all of the elements necessary for a variance.

DECISION: The Board voted four to one to GRANT a Variance to construct a 2-car garage to the left side of the house substantially as shown in the Plans presented with the Petition, provided that the garage be no closer to the lot line than 9.4 feet.

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: , Clerk, John Sewell

Date: 2/1/24

Book: 70507, Page 579.

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