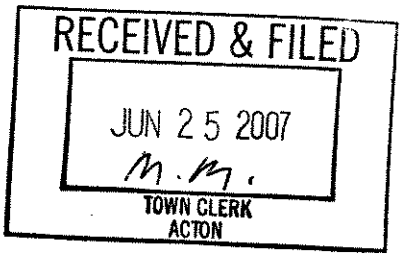
Planning

RECEIVED & FILED
JUN 25 2007
M.M.
TOWN CLERK
ACTON



Massachusetts

Board of Appeals

NOTICE OF PUBLIC HEARING

The Board of Appeals will hold a Public Hearing on Monday, August 6 2007, at 7:30 P.M. in the TOWN HALL

Hearing # 07-05

Elinor & Richard Gentilman for a SPECIAL PERMIT and or VARIANCE under Section 8.3.3 of the Zoning bylaw to allow the removal of an existing non-conforming, structurally damaged garage and replace with a new garage plus workshop structure. The garage will not exceed the existing non-conformity located at 5 Lillian Rd. Map C2/Parcel 4.

on the following petition:

Petitioner must be present, or send authorized representative

BOARD OF APPEALS

By

Ken Kozik

Date Received
TOWN CLERK
6/22/07
By:

TOWN OF ACTON
MASSACHUSETTS

Date Received
BOARD OF APPEALS
JUN 22 2007
By:
ACTON BUILDING DEPARTMENT

BOARD OF APPEALS
(FORM 4)
PETITION FOR A SPECIAL PERMIT

June 21, ~~19~~ 2007

I/We hereby petition the Board of Appeals for a public hearing and a special permit under Section 83.3 of the Zoning By-Law, as provided by G.L. Chapter 40A, Section 9 to allow:

...removal of the existing non-conforming and structurally-damaged (see attached photos) garage and replacement with a new foundation and new garage plus workshop structure. The new structure will extend 6 feet more eastward (forward) and 8 feet more westward (backward) than the current footprint, but no closer to the side property line than the current footprint and the 14.6-foot closest setback (vs. the 20 foot R-8 zoning side setback requirement). The Proposed Addition depicted on the Plot Plan (dated June 14, 2007) is revised by us such that the garage north wall is moved 0.3 feet closer to the existing house, and the rear and front corner setback distances are 17.2' and 14.6', respectively.

The new addition will also include unfinished storage above the garage area, as well as a new wheelchair accessible bathroom and laundry area in the current breezeway and closet/storage space above the breezeway. These renovations will make the house more accessible as we age. Our plan is to spend our elder, retirement years in our home in Acton.

We are requesting a special permit and/or a variance, as the board deems necessary.

OFFICE USE ONLY

~~Four~~ Seven copies of petition? _____

Location map? _____

Plot plans? _____

Additional briefs? _____

List of abutters and other interested parties? _____

Fee - $100.00/1-25 abutters
$125.00/26+ abutters? _____

Next Hearing Date? _____ No _____

Respectfully submitted

Signed _____
(Petitioner)

Name Richard & Elinor Gentilman

Address 5 Lillian Rd., Acton, MA

Phone # 978-263-4005

Signed _____
(Owner of record)

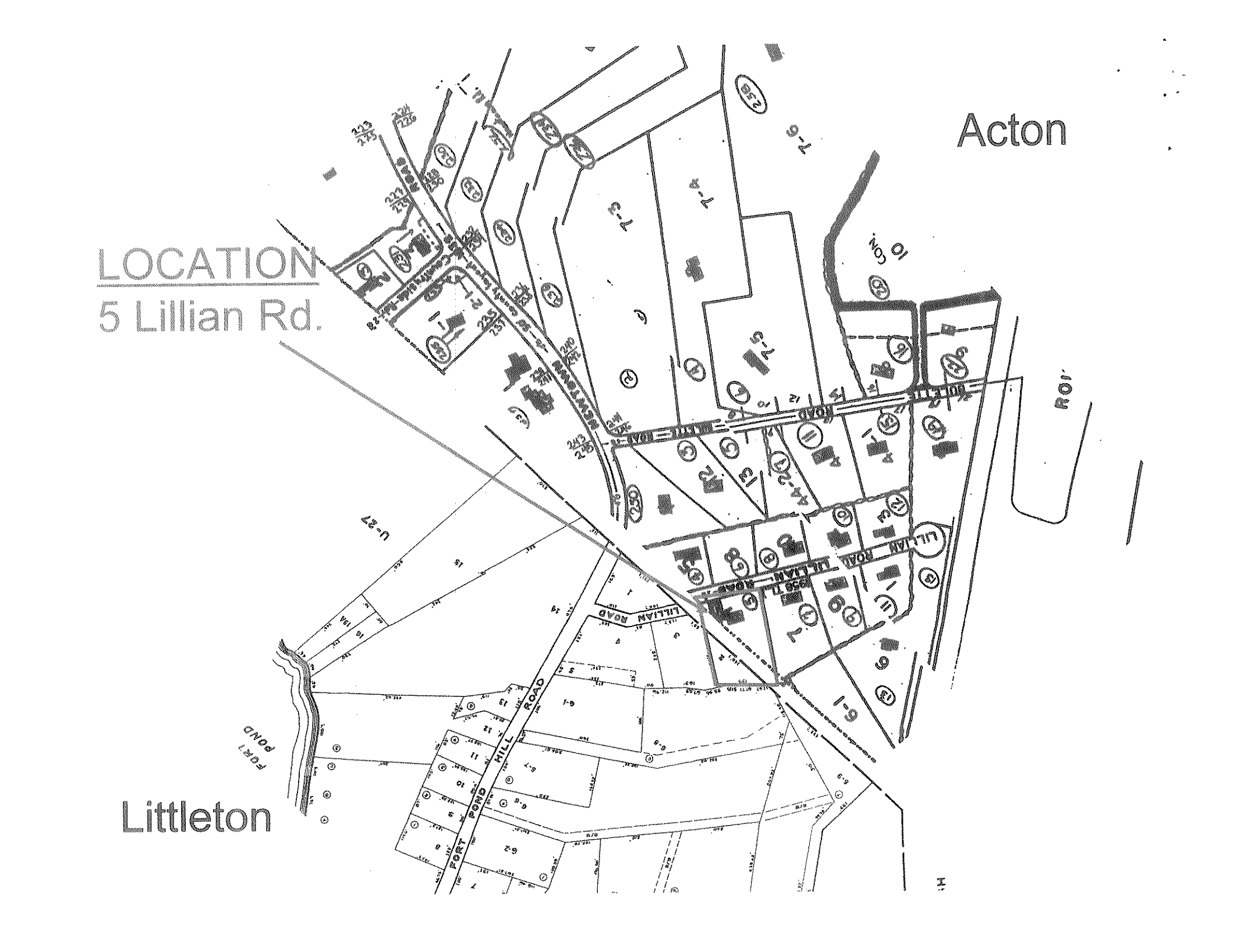
Name Same as above

Address _____

Phone # _____

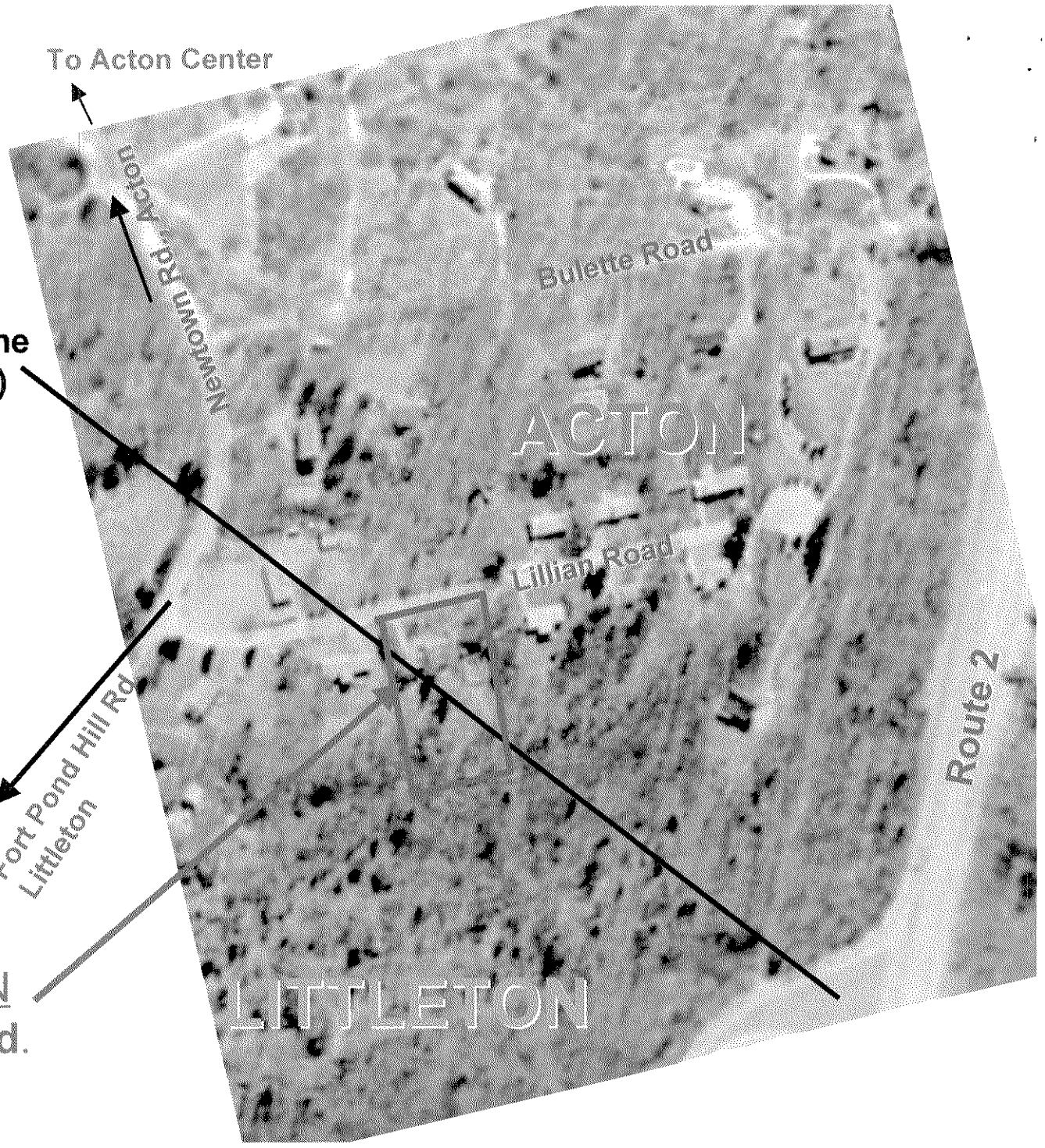
A special permit may be granted by the Board of Appeals under specific paragraphs of the Zoning By-Law. In general, the use may be permitted if the special permit will be in harmony with the general provisions and intent of the Zoning By-Law and if all requirements or conditions for the granting of such a permit, as contained in the specific sections of the Zoning By-Law, have been satisfied.

Revised 8/5/88


LOCATION
5 Lillian Rd.
Acton
Littleton
LILLIAN ROAD
FORT POND HILL ROAD
FORT POND

Google Earth

Aerial view of
5 Lillian Road, Acton



LOCATION
5 Lillian Rd.

DEED REFERENCE: BOOK 12743, PAGE 471

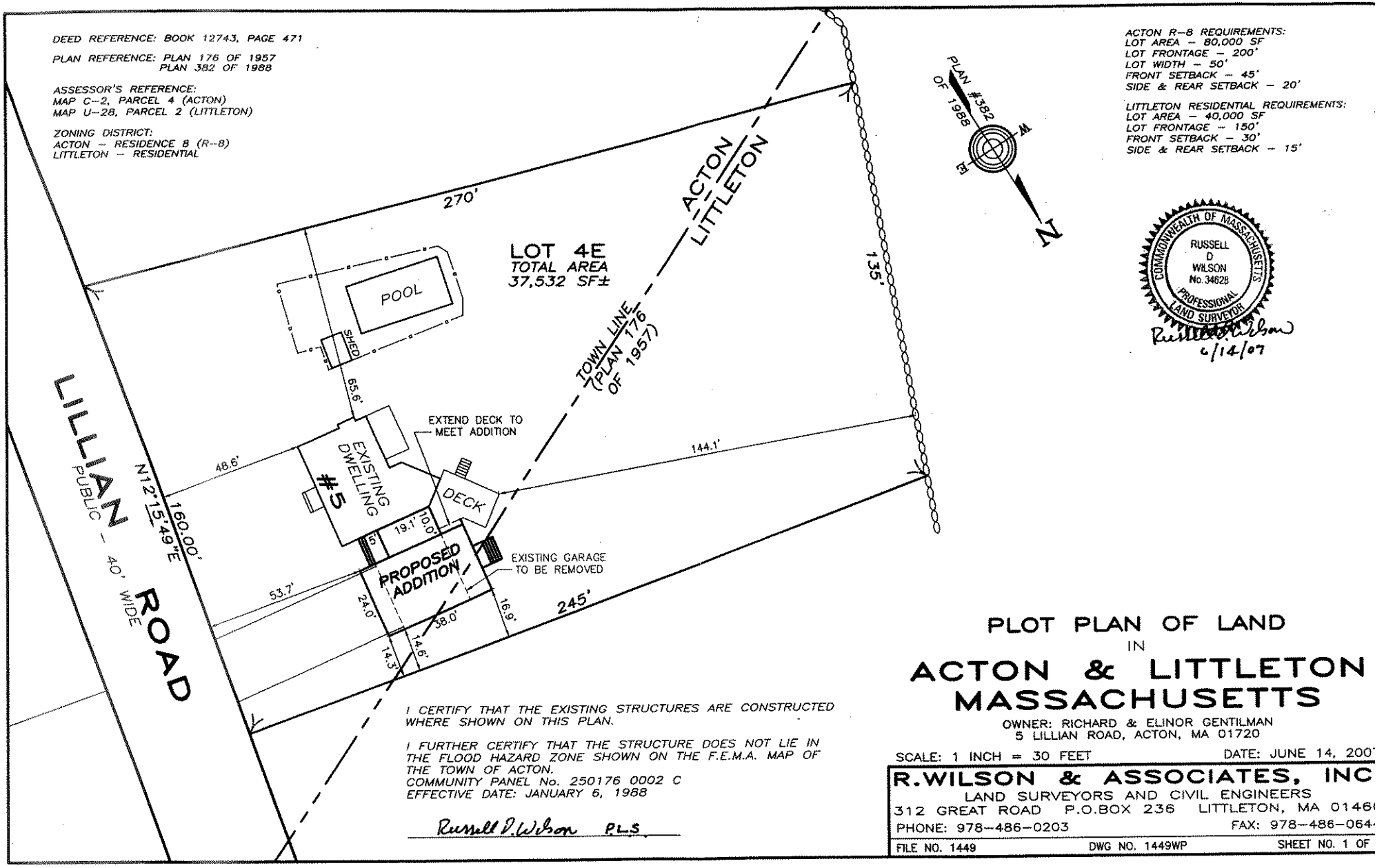
PLAN REFERENCE: PLAN 176 OF 1957
PLAN 382 OF 1988

ASSESSOR'S REFERENCE:
MAP C-2, PARCEL 4 (ACTON)
MAP U-28, PARCEL 2 (LITTLETON)

ZONING DISTRICT:
ACTON – RESIDENCE B (R-8)
LITTLETON – RESIDENTIAL

ACTON R-8 REQUIREMENTS:
LOT AREA – 80,000 SF
LOT FRONTAGE – 200'
LOT WIDTH – 50'
FRONT SETBACK – 45'
SIDE & REAR SETBACK – 20'

LITTLETON RESIDENTIAL REQUIREMENTS:
LOT AREA – 40,000 SF
LOT FRONTAGE – 150'
FRONT SETBACK – 30'
SIDE & REAR SETBACK – 15'



COMMONWEALTH OF MASSACHUSETTS
RUSSELL D WILSON No. 34628 PROFESSIONAL LAND SURVEYOR
6/14/07

I CERTIFY THAT THE EXISTING STRUCTURES ARE CONSTRUCTED WHERE SHOWN ON THIS PLAN.

I FURTHER CERTIFY THAT THE STRUCTURE DOES NOT LIE IN THE FLOOD HAZARD ZONE SHOWN ON THE F.E.M.A. MAP OF THE TOWN OF ACTON.
COMMUNITY PANEL No. 250176 0002 C
EFFECTIVE DATE: JANUARY 6, 1988

Russell D. Wilson PLS

PLOT PLAN OF LAND
IN
ACTON & LITTLETON
MASSACHUSETTS

OWNER: RICHARD & ELINOR GENTILMAN
5 LILLIAN ROAD, ACTON, MA 01720

SCALE: 1 INCH = 30 FEET DATE: JUNE 14, 200

R.WILSON & ASSOCIATES, INC
LAND SURVEYORS AND CIVIL ENGINEERS
312 GREAT ROAD P.O.BOX 236 LITTLETON, MA 0146
PHONE: 978-486-0203 FAX: 978-486-064

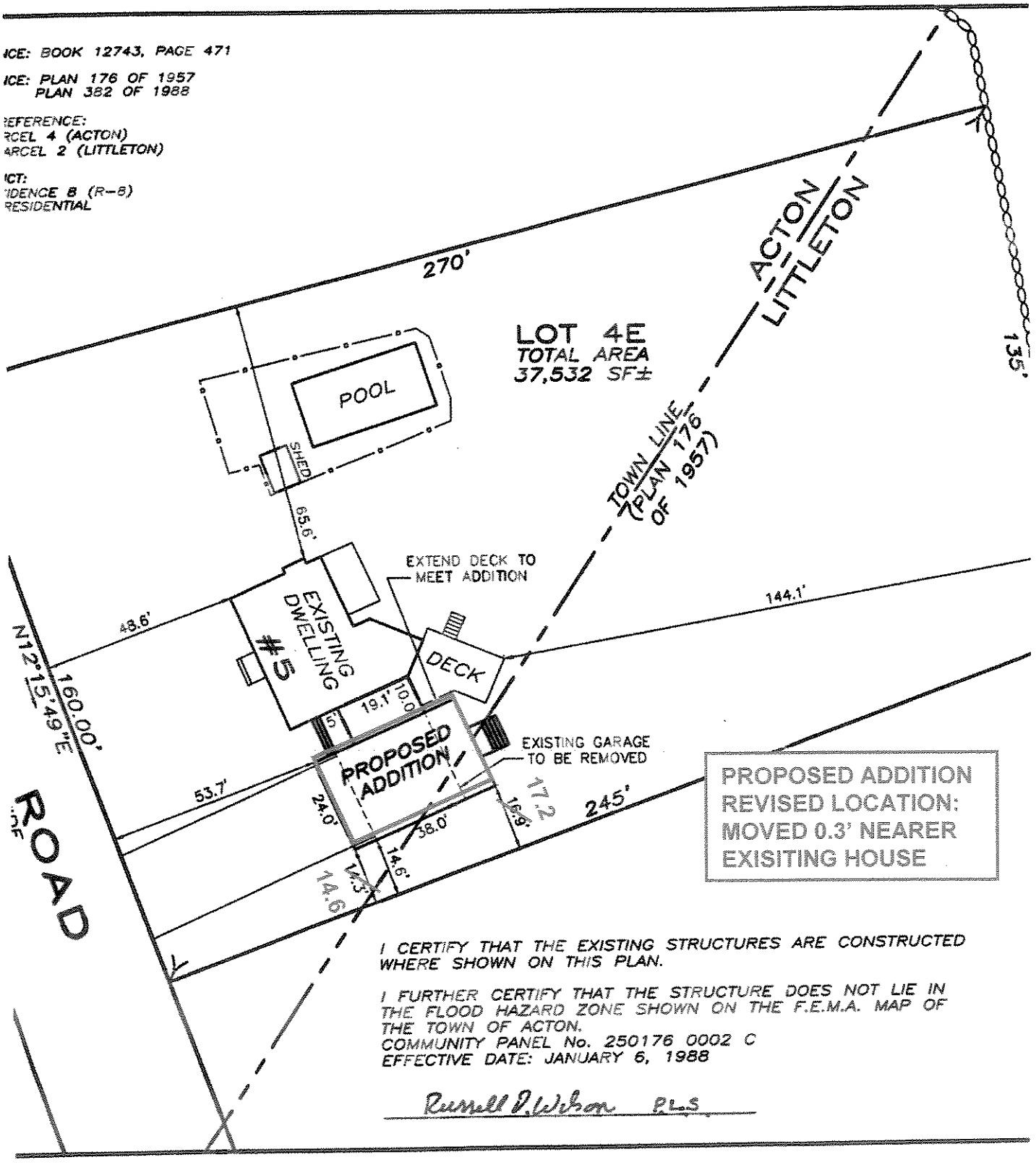
FILE NO. 1449 DWG NO. 1449WP SHEET NO. 1 OF

ICE: BOOK 12743, PAGE 471

ICE: PLAN 176 OF 1957
PLAN 382 OF 1988

EFERENCE:
RCEL 4 (ACTON)
ARCEL 2 (LITTLETON)

ICT:
IDENCE B (R-B)
RESIDENTIAL

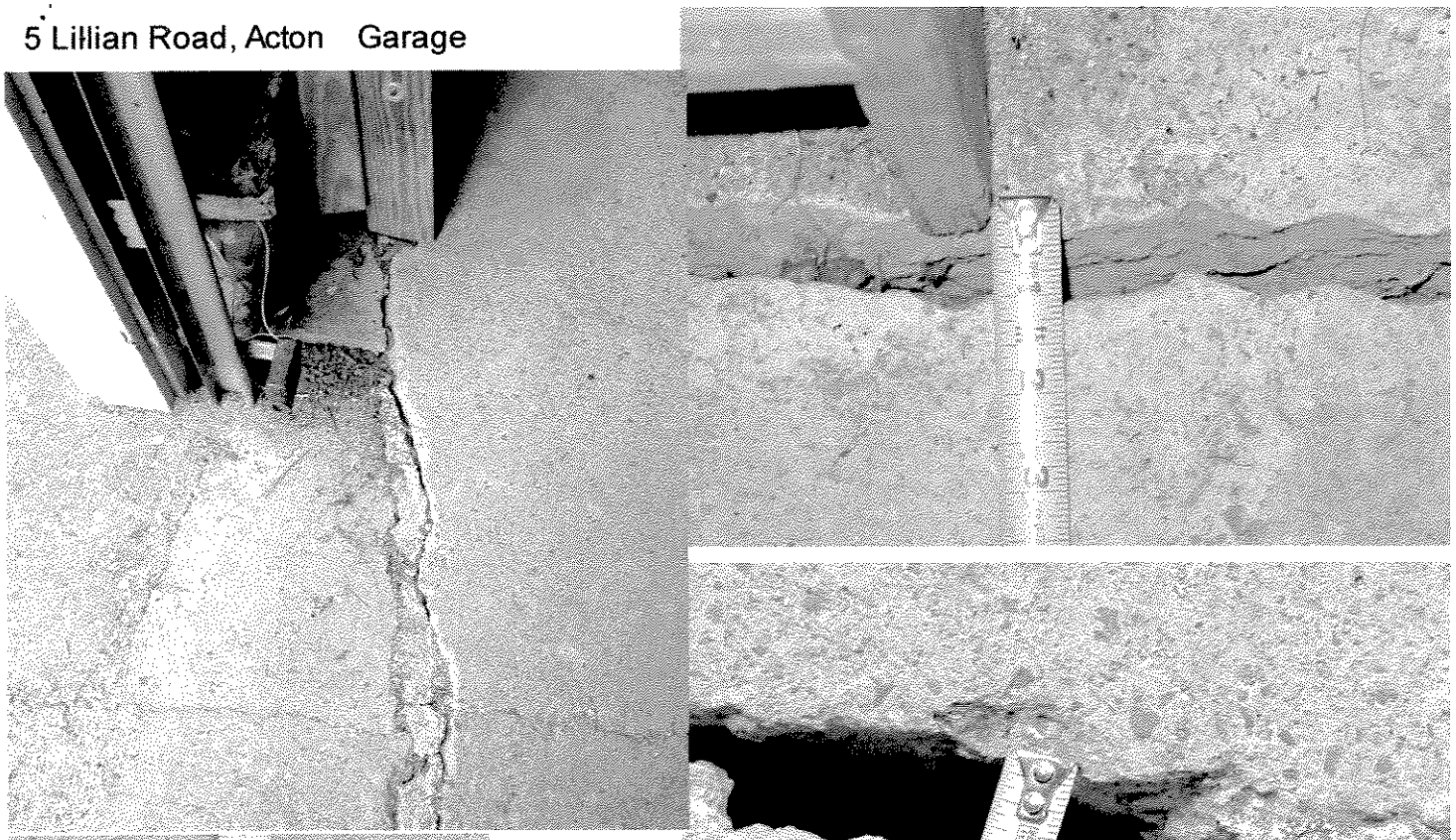


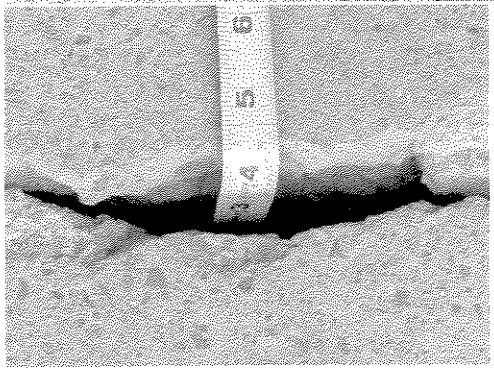
I CERTIFY THAT THE EXISTING STRUCTURES ARE CONSTRUCTED WHERE SHOWN ON THIS PLAN.

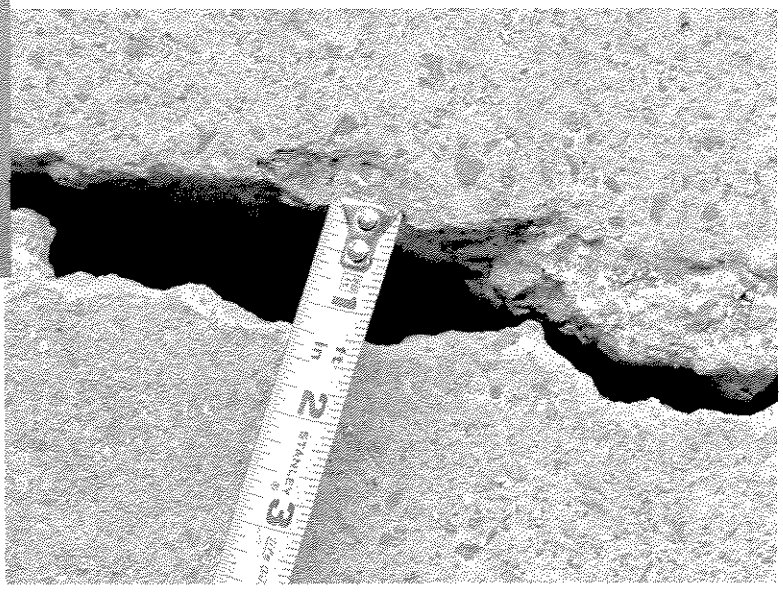
I FURTHER CERTIFY THAT THE STRUCTURE DOES NOT LIE IN THE FLOOD HAZARD ZONE SHOWN ON THE F.E.M.A. MAP OF THE TOWN OF ACTON.
COMMUNITY PANEL No. 250176 0002 C
EFFECTIVE DATE: JANUARY 6, 1988

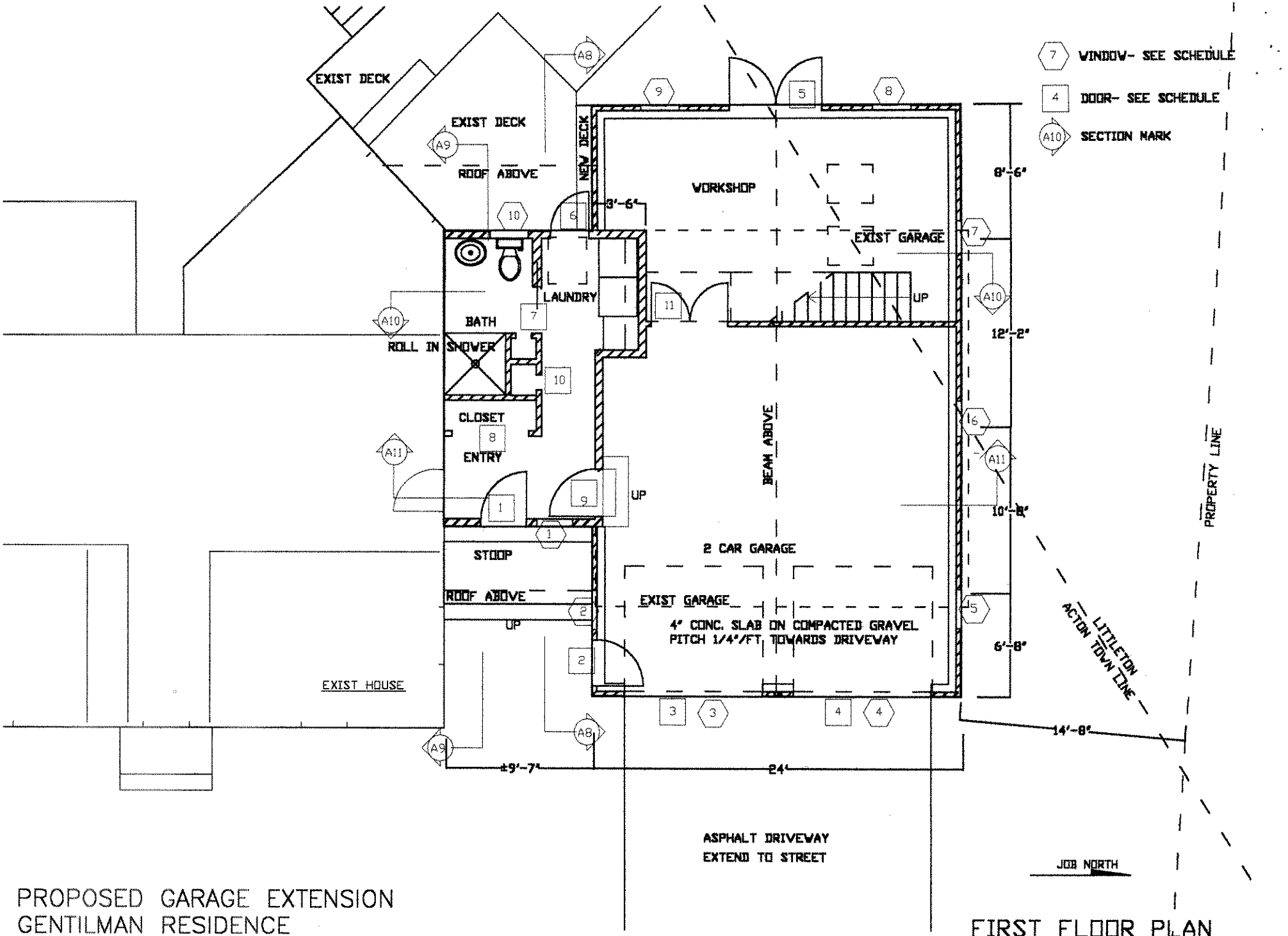
Russell D. Wilson PLS

5 Lillian Road, Acton Garage









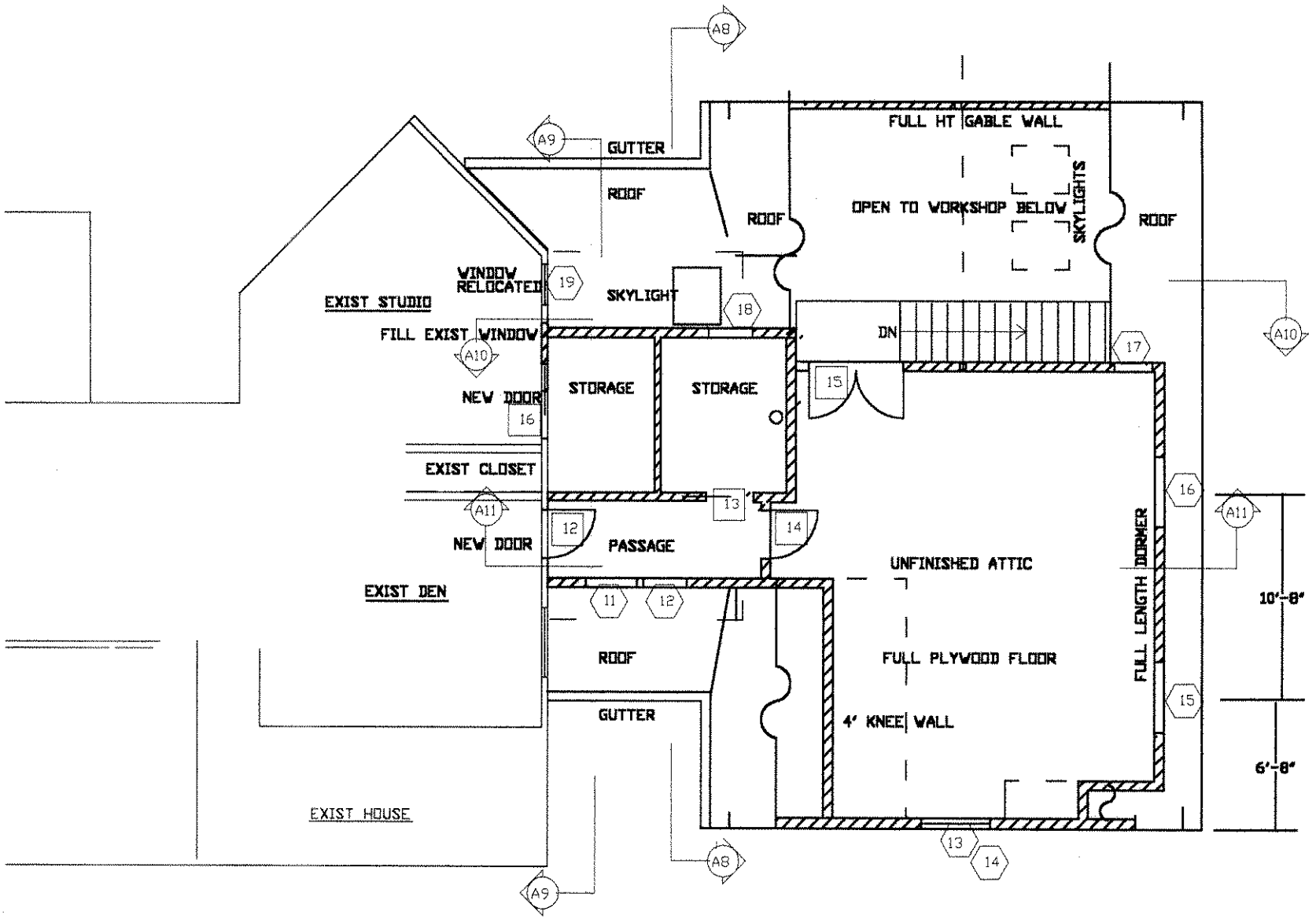
PROPOSED GARAGE EXTENSION
GENTILMAN RESIDENCE

5 LILLIAN ROAD, ACTON MA 01720

DRAWN BY BARTLETT HARVEY 146 MILL ROAD LITTLETON MA 01460 TEL 978 486 8889

FIRST FLOOR PLAN

PLAN REVIEW 22 JUNE 2007 A1-2
1/8" = 1'-0"

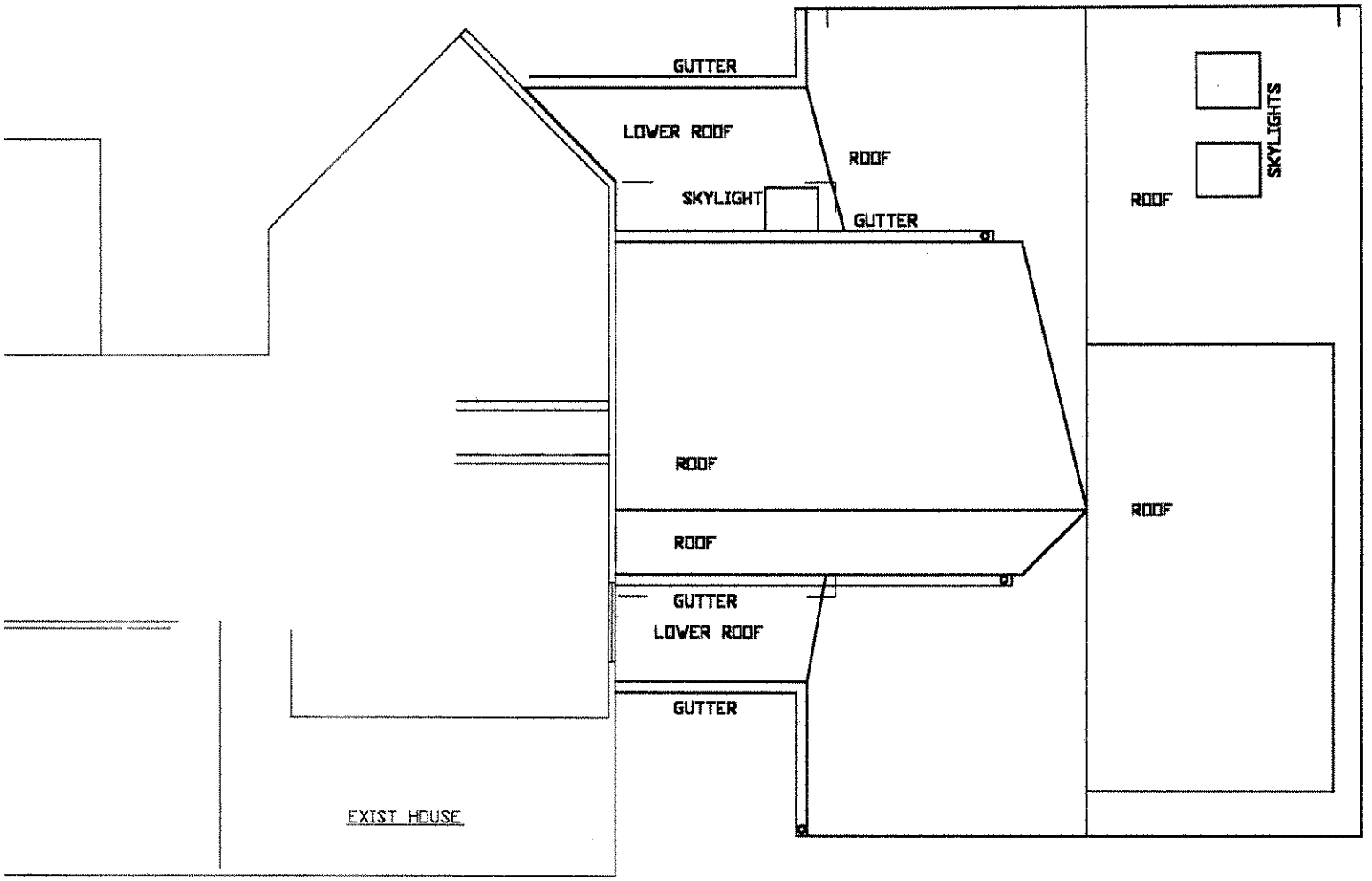


PROPOSED GARAGE EXTENSION
GENTILMAN RESIDENCE
5 LILLIAN ROAD, ACTON MA 01720

DRAWN BY BARTLETT HARVEY 146 MILL ROAD LITTLETON MA 01460 TEL 978 486 8889

SECOND FLOOR PLAN

PLAN REVIEW 22 JUNE 2007 A-3
1/8" = 1'-0"

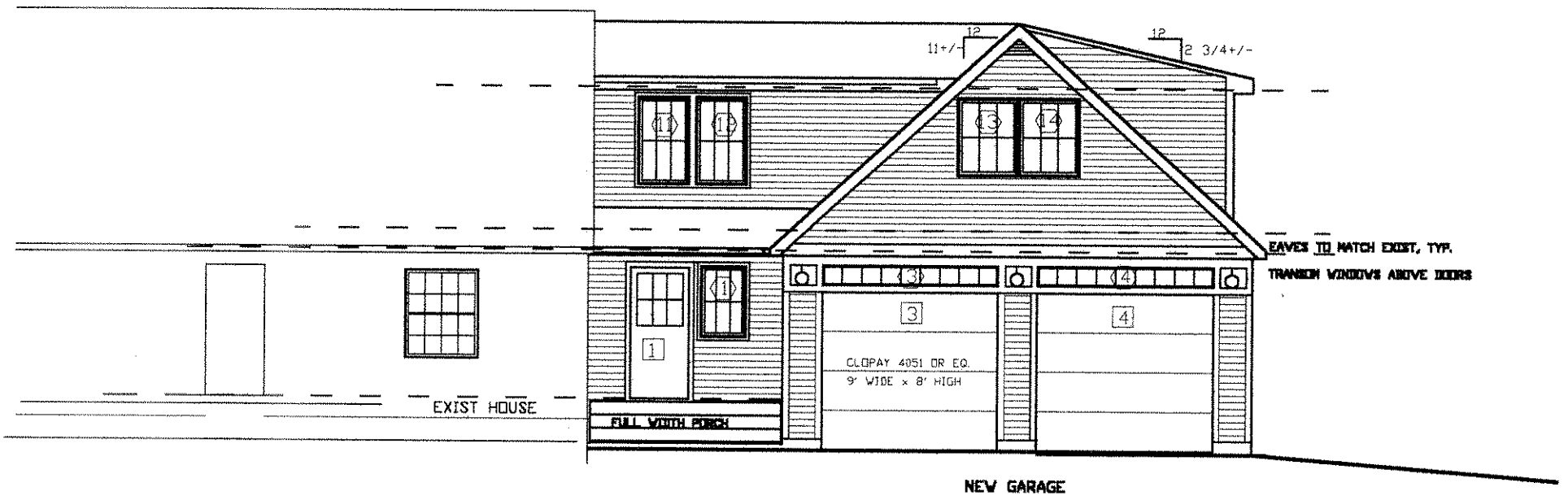


PROPOSED GARAGE EXTENSION
GENTILMAN RESIDENCE
5 LILLIAN ROAD, ACTON MA 01720

ROOF PLAN

DRAWN BY BARTLETT HARVEY 146 MILL ROAD LITTLETON MA 01460 TEL 978 486 8889

PLAN REVIEW 22 JUNE 2007 A-4
1/8" = 1'-0"



PROPOSED GARAGE EXTENSION
GENTILMAN RESIDENCE

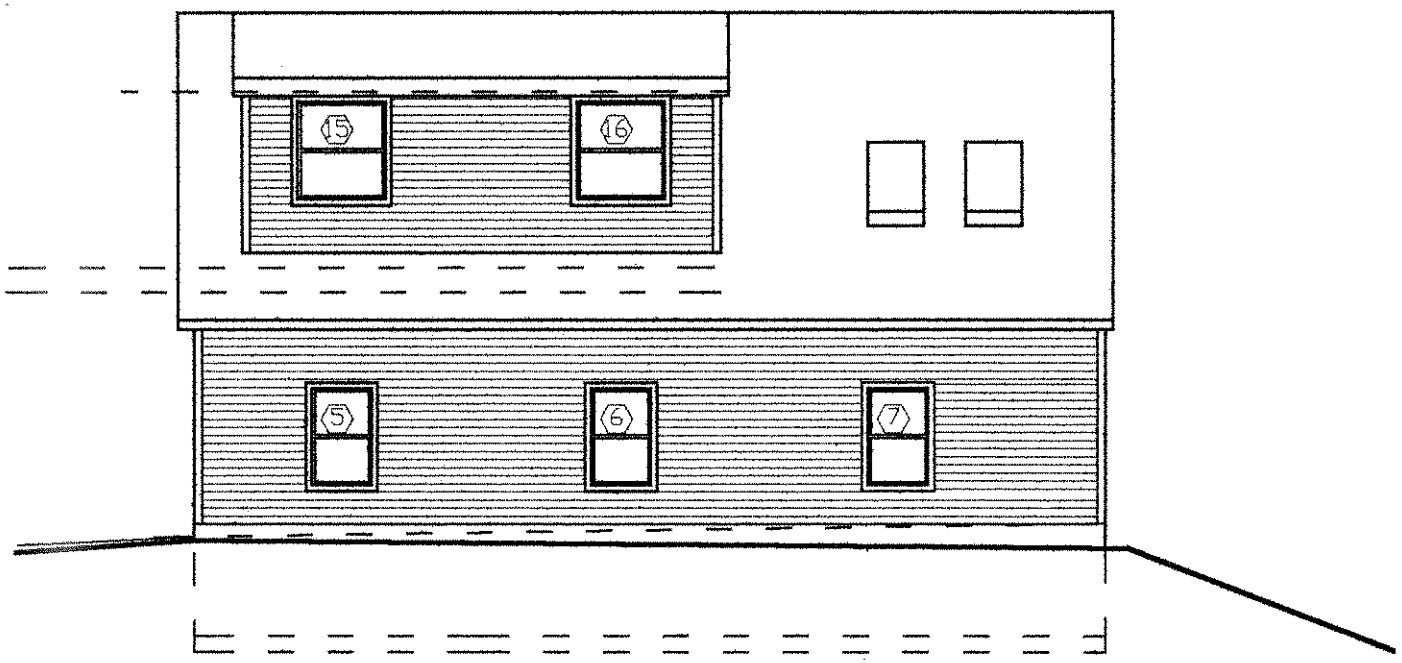
5 LILLIAN ROAD, ACTON MA 01720

FRONT ELEVATION

DRAWN BY BARTLETT HARVEY 146 MILL ROAD LITTLETON MA 01460 TEL 978 486 8889

PLAN REVIEW 22 JUNE 2007 A—5

1/8" = 1'-0"

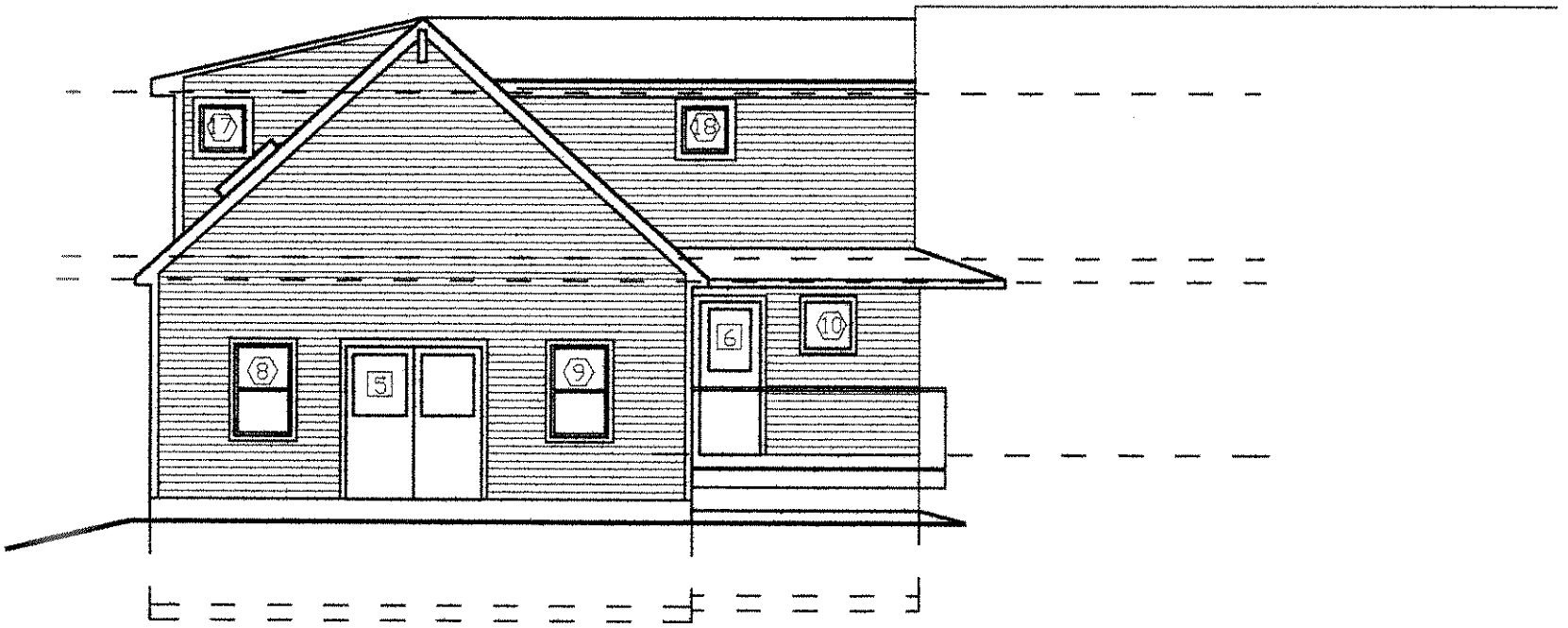


PROPOSED GARAGE EXTENSION
GENTILMAN RESIDENCE
5 LILLIAN ROAD, ACTON MA 01720

NORTH ELEVATION

DRAWN BY BARTLETT HARVEY 146 MILL ROAD LITTLETON MA 01460 TEL 978 486 8889

PLAN REVIEW 22 JUNE 2007 A-6
1/8" = 1'-0"

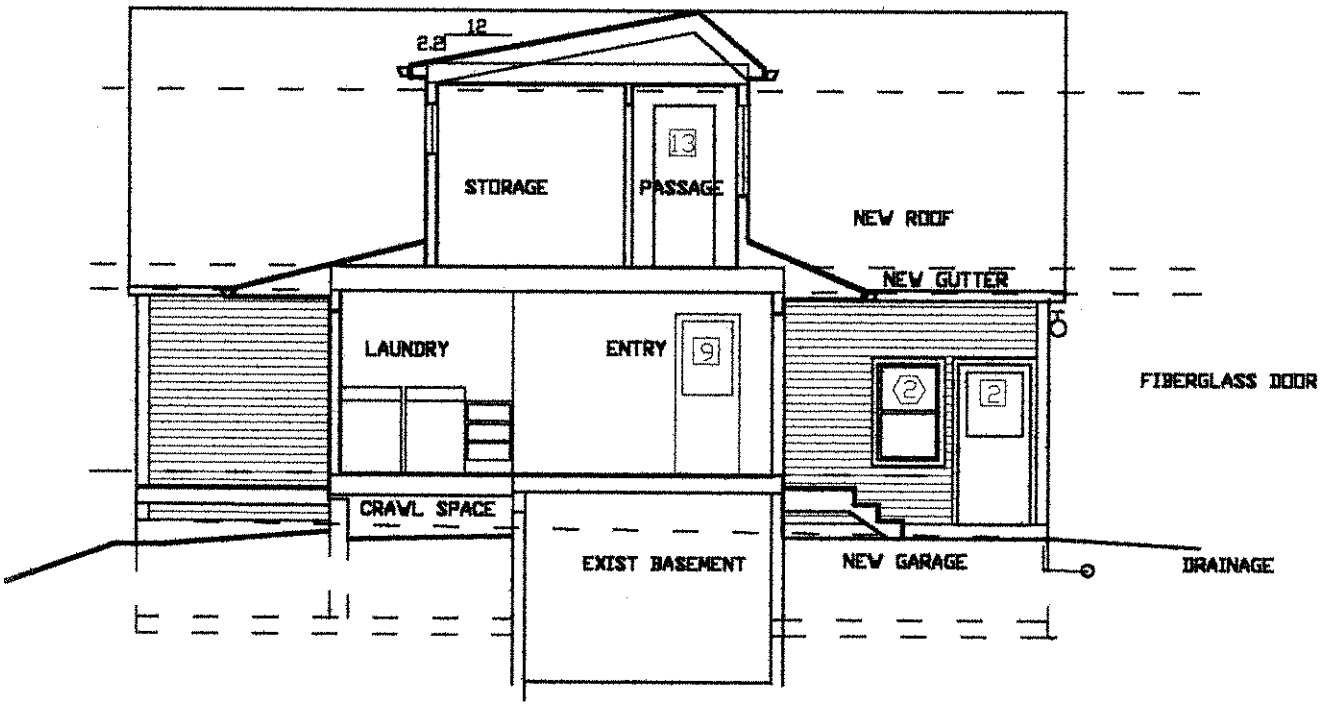


PROPOSED GARAGE EXTENSION
GENTILMAN RESIDENCE
5 LILLIAN ROAD, ACTON MA 01720

WEST ELEVATION

DRAWN BY BARTLETT HARVEY 146 MILL ROAD LITTLETON MA 01460 TEL 978 486 8869

PLAN REVIEW 22 JUNE 2007 A—7
1/8" = 1'-0"



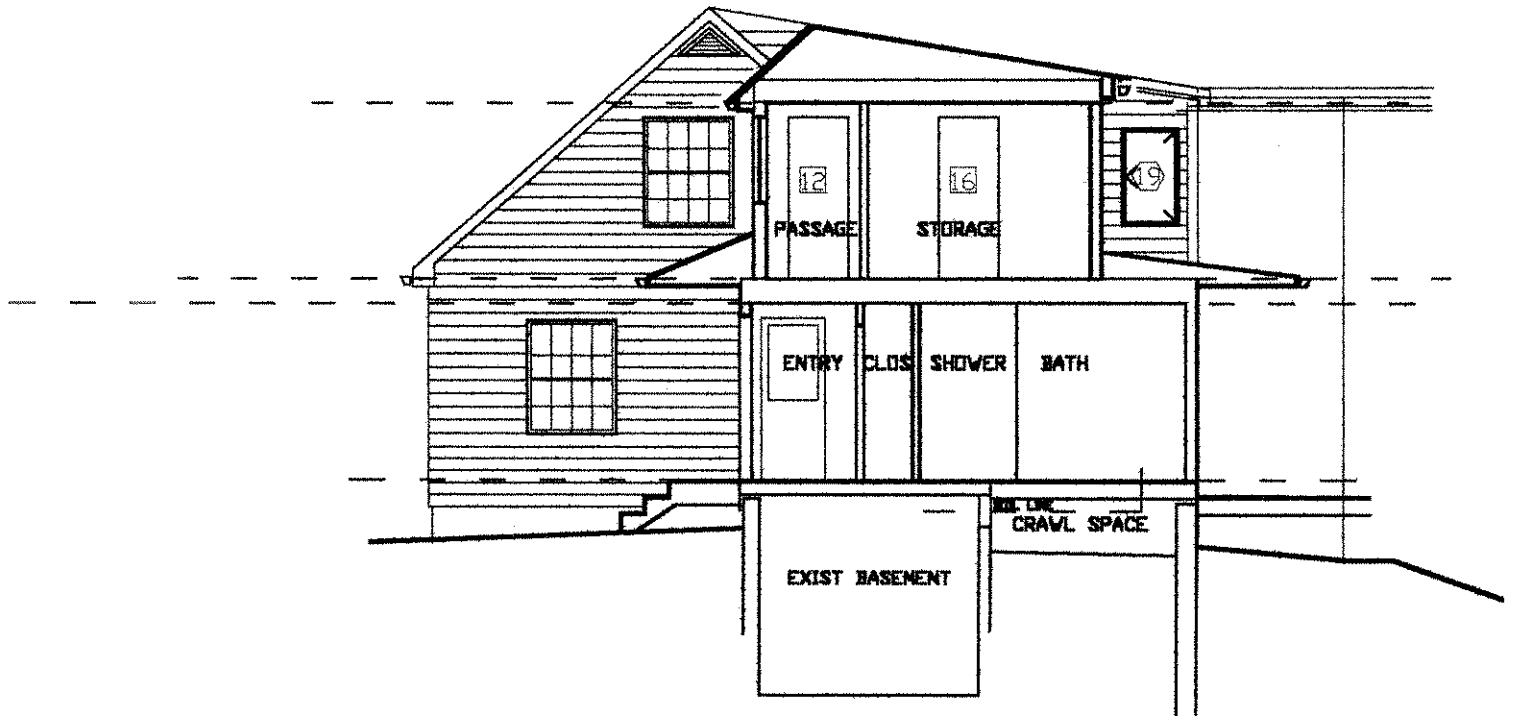
PROPOSED GARAGE EXTENSION
GENTILMAN RESIDENCE
5 LILLIAN ROAD, ACTON MA 01720

E-W SECTION LOOKING NORTH

DRAWN BY BARTLETT HARVEY 146 MILL ROAD LITTLETON MA 01460 TEL 978 486 8889

PLAN REVIEW 22 JUNE 2007
1/8" = 1'-0"

A-8



PROPOSED GARAGE EXTENSION
GENTILMAN RESIDENCE
5 LILLIAN ROAD, ACTON MA 01720

E-W SECTION LOOKING SOUTH

DRAWN BY BARTLETT HARVEY 146 MILL ROAD LITTLETON MA 01460 TEL 978 486 8889

PLAN REVIEW 22 JUNE 2007 1/8" = 1'-0" A-9

Town of Acton
472 Main Street
Acton, MA 01720
Telephone (978) 264-9622
Fax (978) 264-9630

Brian McMullen
Assistant Assessor

Locus: 5 Lillian Rd
Parcel: C2-4

Location	Parcel ID	Owner	Co-Owner	Mailing Address		City	ST	Zip
4 LILLIAN RD	C2-5	BOWE SR PATRICK	WARREN BARBARA	55 FT POND HILL ROAD		LITTLETON	MA	01460
13 LILLIAN RD	C2-6	JIN TAO	ZOU DAN	13 LILLIAN RD		ACTON	MA	01720
7 LILLIAN RD BEHIND	C2-6-1	VACCA THOMAS M	MANDRILA ANA-MARIA E	37 FORT POND HILL ROAD		LITTLETON	MA	01460
7 LILLIAN RD	C2-7	LIBBY MILTON S TRUSTEE	GAGNON JENNIFER J TRUSTEE	LIBBY FAMILY REALTY TRUST	7 LILLIAN ROAD	ACTON	MA	01720
6 LILLIAN RD	C2-8	BOWE SR PATRICK	WARREN BARBARA	55 FORT POND HILL ROAD		LITTLETON	MA	01460
9 LILLIAN RD	C2-9	ANDERSON ARTHUR H		9 LILLIAN RD		ACTON	MA	01720
8 LILLIAN RD	C2-10	OMAN JOHN A	CAROL A	8 LILLIAN ROAD		ACTON	MA	01720
250 NEWTOWN RD	C2-11	ROSENFIELD RENATE M	NEWTOWN RD REALTY TRUST	250 NEWTOWN RD		ACTON	MA	01720
3 BULETTE RD	C2-12	CHEN ZUZHOU	HUANG BEILEI	3 BULETTE RD		ACTON	MA	01720
5 BULETTE RD	C2-13	CHEN ZUZHOU	HUANG BEILEI	3 BULETTE RD		ACTON	MA	01720
11 LILLIAN RD	D2-1	WOJTKIEWICZ PETER J	LOUISE J	11 LILLIAN RD		ACTON	MA	01720
10 LILLIAN RD	D2-2	BARDEN CHRISTOPHER J	MEAGHER MICHELLE A	10 LILLIAN RD		ACTON	MA	01720
12 LILLIAN RD	D2-3	LEE DAVID A	SUSAN NORTH	12 LILLIAN RD		ACTON	MA	01720

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:

Boxborough, MA 01729 Maynard, MA 01754 Concord, MA 01742 Littleton, MA 01460
Carlisle, MA 01741 Stow, MA 01775 Westford, MA 01886 Sudbury, MA 01776

Kimberly Hoyt
Assessing Clerk
Acton Assessors Office

19-Jun-07

Interested Others List including some Littleton abutters
(pending list from Town of Littleton)

Marie and Hal Baker, 3 Lillian Road, Littleton

Rosemary and William Morrison, 30 Fort Pond Hill Road, Littleton
M. Kobaly, 33 Fort Pond Hill Road, Littleton
Mohammed Afsar, 35 Fort Pond Hill Road, Littleton
William Mulcahy, 38 Fort Pond Hill Road, Littleton
? 39/41 Fort Pond Hill Road, Littleton
Alan and Brenda Waters, 45 Fort Pond Hill Road, Littleton
Jane and Henry Bulette, 50 Fort Pond Hill Road, Littleton
Jane and Henry Bulette 237 Newtown Rd., Acton

TOWN OF LITTLETON
BOARD OF ASSESSORS
P.O. BOX 1305
LITTLETON, MA 01460
(978) 952-2309
FAX: (978) 952-2321

June 22, 2007

This is a certified list of abutters 300 feet for Elinor & Richard Gentilman, 5 Lillian Rd, Acton, MA. The property location is off Lillian Road, Littleton and shown on Assessor's Map U28 as Parcel 2.

CERTIFIED BY:

Anita Harding
Assessment Analyst

Loc: 55 FORT POND HILL RD Parcel ID #: U28 1 0
LUC: 101

BOWE PATRICK SR
WARREN BARBARA
55 FORT POND HILL RD

ITTLETON MA 01460

oc: 50 FORT POND HILL RD Parcel ID #: U28 14 0
LUC: 101

BULETTE HENRY F

50 FORT POND HILL RD

ITTLETON MA 01460

oc: 3 LILLIAN RD Parcel ID #: U28 3 0
LUC: 101

BAKER MARIE
BAKER HENRY H
LILLIAN RD

ITTLETON MA 01460

oc: 41 FORT POND HILL RD Parcel ID #: U28 6 1
LUC: 109

URTON EVE NICOLE

1 FORT POND HILL RD

ITTLETON MMA 01460

oc: 27 FORT POND HILL RD Parcel ID #: U28 6 10
LUC: 132

IERNEY CHYNTHIA J TRUSTEE OF
MR REALTY TRUST
) TALLARD RD

'ESTFORD MA 01886

oc: 31 FORT POND HILL RD Parcel ID #: U28 6 6
LUC: 101

MBERGS JOHN J
MBERGS JOELLE F FAHE
FORT POND HILL RD

TTLETON MA 01460

c: 33 FORT POND HILL RD Parcel ID #: U28 6 7
LUC: 101

)BALY MICHAEL N
)BALY SHEILA F
FORT POND HILL RD

TLETON MA 01460

Loc: 35 FORT POND HILL RD Parcel ID #: U28 6 8
LUC: 101

AFSAR MOHAMMED NURUL

35 FORT POND HILL ROAD

LITTLETON MA 01460

Loc: 37 FORT POND HILL RD Parcel ID #: U28 6 9
LUC: 101

VACCA JR THOMAS M
MANDRILA ANA-MARIA E
37 FORT POND HILL RD

LITTLETON MA 01460

45 Fort Pond Hill Rd U28 4-5

Alan J Waters Jr
Brenda A Waters
45 Fort Pond Hill RD
Littleton, MA 01460