

**Planning Board
Minutes of Meeting
June 14, 2007**

**** Approved July 12, 2007**

Members Present: Richard Dennis Jr., Vice Chairman, Gregg Champney, Clerk; Janet LaVigne, Member

Members Absent: Mark Montanari, Chairman; Steve Wheaton, Member

Board Business: The meeting was called to order at 7:30 p.m. Bills and payroll were approved for payment.

Orchard Square Landscaping: The Board members reviewed the letter and sketch regarding the proposed landscaping change at Orchard Square south. Mrs. LaVigne asked for more information; the kind of trees, locations, sizes, revisions to the plant list that are proposed and total footage of the stone wall.

215 Harwood Ave.: Mrs. LaVigne stated that she was concerned about an issue going before the Board of Appeals regarding the Pittorino property on Harwood Avenue asked that a letter detailing the concerns be sent. Mrs. LaVigne reiterated the history of this site, noting that if a "limited wetlands crossing" was proposed, it should not be allowed because the owner had created the situation.

550 Newtown Road: The Board members reviewed the information regarding a vehicle sales permit for an office area at 550 Newtown Road. They asked that a letter be sent to the Board of Selectmen stating that as long as no sales (prohibited in Industrial A) and no for sale vehicles would be parked at this site, they had no issues with the application and there was no need for Site Plan review.

ANR – 77 Foster Street: Stanley Podlenski was present for this agenda item. He stated that he owns the property at 77 Foster Street and is splitting it into two lots, one with the existing house, with frontage on Foster Street, and the other on Mill Road. Mrs. LaVigne asked about frontage of adjacent lots; she noted that the new lot was not a reduced-frontage lot. Mr. Podlenski stated that the lots on either side are existing and in compliance. **REFERENCE PLANS:** "Plan of Land in Littleton, Mass." Prepared for Stanley J. Podlenski, dated May, 2007, by David E. Ross Associates, Inc. Plan No L-10470

Mrs. LaVigne asked about access to the new lot on Mill Road. Mr. Podlenski stated that he did have a grading plan, but did not bring it to the meeting. He pointed to a location on the plan where the driveway would be. Mrs. LaVigne asked about the elevation difference. Mr. Podlenski stated that there was a real drop to the site. Mrs. LaVigne noted that the Board needed to determine if the lot was accessible from the frontage.

It was determined that Mr. Podlenski would retrieve the plans and the board would continue this discussion later in the meeting.

Board Business: Mrs. Toohill stated that MAPC was looking for detailed information regarding projects in the "Traffic Area Zones" that were approved, under construction, or

Planning Board Minutes – June 14, 2007

permitted since 2000. Mr. Champney agreed to gather this information if he could get copies of the annual reports from the past 6 years.

ANR – near 46 Tahattawan Road: Rich and Mary Cowley and attorney Sherrill Gould were present. Ms. Gould stated that her clients were looking to downsize and were creating this new frontage lot. Mrs. Cowley stated that their current house was built 6 years ago. Ms. Gould stated that the lot was shaped to keep the planted bushes and screening with the lot. The Board noted that there were no access issues; the area was easy to access. Mrs. LaVigne noted that Tahattawan was a scenic road, so any street trees or stone walls to be removed would require a Special Permit. Ms. Gould stated that they might go for a shared residential driveway to access this lot along with the other two homes already using the driveway. **REFERENCE PLANS:** “Plan of Land in Littleton, Mass. Prepared for Richard T. and Mary H. Cowley” dated June, 2007, by David E. Ross Associates, Inc.; Plan L-10493

There being no further questions, Mrs. LaVigne made a motion to approve the lot in accordance with the Reference Plan. Mr. Champney seconded this motion and the Board voted 3 to 0 in favor of this motion. The Board endorsed the mylar.

ANR – 77 Foster Street: Mr. Podlenski returned to the meeting and provided a grading plan to the Board showing driveway access to the new lot. Mr. Podlenski stated that they were altering only a few wetlands to access the good soils on the site, and this had been approved by the Conservation Commission. Mr. Champney made a motion to approve the ANR in accordance with the reference plan. Mrs. LaVigne seconded this motion and the Board voted 3 to 0 in favor of this motion. The Board endorsed the mylar.

ANR – near 35/23 Moore Lane: Drew Garvin of R. Wilson Associates was present for this agenda item. **REFERENCE PLANS:** “Plan of Land in Littleton, Mass.” Owner/Applicant: Douglas A. Dutcher and Christopher J. Lopes, dated May 7, 2007, by R. Wilson & Associates, Inc. DWG No 1396WP

Mr. Garvin stated that this is a parcel swap, and no new building lots are created with this plan. He stated that they still have to do soil testing and may look at another lot later. He pointed to the note that the parcel is not a building lot until made to conform. Mrs. LaVigne asked about parcel X. Mr. Garvin showed that there was a note on the plan that it was to be conveyed to Lopes and parcel Y to Dutcher. Mr. Champney asked if Moore Lane is a public way. Mr. Garvin stated that it is, as shown. There being no further questions, Mr. Champney made a motion to approve the ANR in accordance with the reference plan. Mrs. LaVigne seconded this motion and the Board voted 3 to 0 in favor of this motion. The Board endorsed the mylar.

Planning Board Minutes – June 14, 2007

Update Zoning Map – cost, process, timeline: Mrs. Toohill stated that there is a push to update the zoning map; the Selectmen seem to support getting this project underway. She stated that a lot of the work had been completed before, but had been halted due to work load. Mr. Champney asked for a cost estimate to be prepared. Mrs. Toohill stated that the Water Department had offered to do the AutoCAD work necessary, and would print copies as well. Mrs. Toohill stated that she was willing to review all the Town Meeting votes to assure that an accurate map was prepared, but that would mean someone to cover the normal office operations would be needed. Mr. Dennis stated that sounded like a good approach. Mrs. LaVigne stated that she supports the idea of getting it done and would like to see a new zoning map brought to Town Meeting for approval. Mr. Champney stated that this work would fit well with the push for economic development, making it easier to use the information. The Board agreed to bring a funding request to the Finance Committee if required.

Orchard Square Landscaping: A resident of Robinson Road asked about the landscaping for Orchard Square. Mrs. LaVigne stated that the owner was responsible for maintaining the plantings and the changes proposed were only on the south side.

The meeting adjourned.

Signed,

Gregg S. Champney, Clerk