

May 7, 2020

To: The Littleton Planning Board

Subj: Follow up to April 23 Planning Board meeting.

With adjusting to Zoom meetings combined with the length of the PB meeting, I was not able to follow up on some of my issues with Healy Corner.

1. When I brought up that lot 14 on the DYP did not meet the zoning requirement 173-28B for a reduced lot frontage, (the frontage is very steep and in wetland) the applicant stated that the shared driveway took care of the requirement. After the meeting I asked the zoning board for an opinion. Michelle Cobleigh emailed her opinion which I've copied and pasted here.

Mr. Peeke

From looking at the plan you provided, it appears that there are wetlands in the access strip for Lot 14, in order to grade for a driveway would require Conservation approval, I'm not sure that Cons Comm would allow a wetland filling for a driveway. Based on the plan provided, I agree that 173-28B is not met for this lot.

Michelle

Not meeting 173-28B means that lot 14 is not an ANR lot. As such, it does not meet the OSD for contributing to a bonus lot.

§ 173-28. Street frontage exception.

Lots having less than the normally required lot frontage may be created and built upon for residential use, provided that such lots are shown on a plan endorsed by the Planning Board "Approved for Reduced Lot Frontage." Plans shall be so endorsed if meeting each of the following, but not otherwise:

A. Each lot shall have frontage of at least thirty-five (35) feet.

B. Egress over that frontage shall create no greater hazard owing to grade and visibility limitations than would be normal for a standard lot in the same area.

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2. Lot 14 on the DYP is not fully in Parcel A on the OSD plan. If Lot 14 does contribute to a bonus lot, shouldn't all of it be included in Parcel A? Parcel A is the only open space being conveyed to the town.
 3. The Healy Corner section of the PB web site does not have any documents that meet the perspective drawings requirement. The required drawings would show how the proposed OSD

would look to a person sitting at the STOP sign on Tahattawan Rd. Tahattawan Rd. is a scenic road and it would be very helpful to have perspective drawings to see how much of the scenic character is changed.

ARTICLE XIX, Open Space Development

§ 173-98. Submission Requirements.

C. Development plans including the following:

- (4) Perspective drawings illustrating views from existing public roads abutting the site after the completion of development.
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As a side note; After looking at some of the lots on the DYP I wonder if Littleton code should allow them. Given that Littleton has a lot of wetlands, I think Littleton should follow the lead of towns like Lexington which requires a minimum contiguous developable site area. For reference lot 9, a reduced frontage lot, is required to have at least 76,000 sq. ft. of non-wetland area. Of this 76,000 sq. ft. about 12,000 sq. ft. of it is contiguous developable area. Due to Littleton regulations, I'm assuming that wetlands and wetland 50' buffers are not developable.

Douglas Peeke
65 Grimes Lane
Littleton MA