

Maren Toohill

From: cmsmailer@civicplus.com on behalf of Contact form at Littleton MA
<cmsmailer@civicplus.com>
Sent: Tuesday, April 21, 2020 11:26 AM
To: Maren Toohill
Subject: [Littleton MA] Healy Corner...addition to the public file (Sent by Brian Beam, brian@bostonframeworks.com)
Attachments: orignal-approved_open_space_plan.pdf; current-open_space_plan.pdf; approval_of_healey_corner_preliminary_open_space_subdivision_plan_1.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hello mtoohill,

Brian Beam (brian@bostonframeworks.com) has sent you a message via your contact form (<https://www.littletonma.org/user/42/contact>) at Littleton MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.littletonma.org/user/42/edit>.

Message:

Hi Maren,

I hope you and all in your life are healthy.

Please include the the attached images along with my explanation below to the public file for the board to review for the Thursday board meeting.

As an abutter, I have attached 2 images. These images outline the amount of publicly accessible land in the open space plans.

-The image marked as the Original plan is the preliminary plan which was approved by the board based on the outcome of the Planning Board meeting on Feb. 7, 2019, I have included a copy of this approval letter here as well. You will see a significant amount of publicly accessible open space in this plan. This open space was pitched to the board as an asset to the town to warrant the preliminary approval.

-The image marked as Current plan is the current open space plan before the board. You will see a significant reduction in publicly accessible open space.

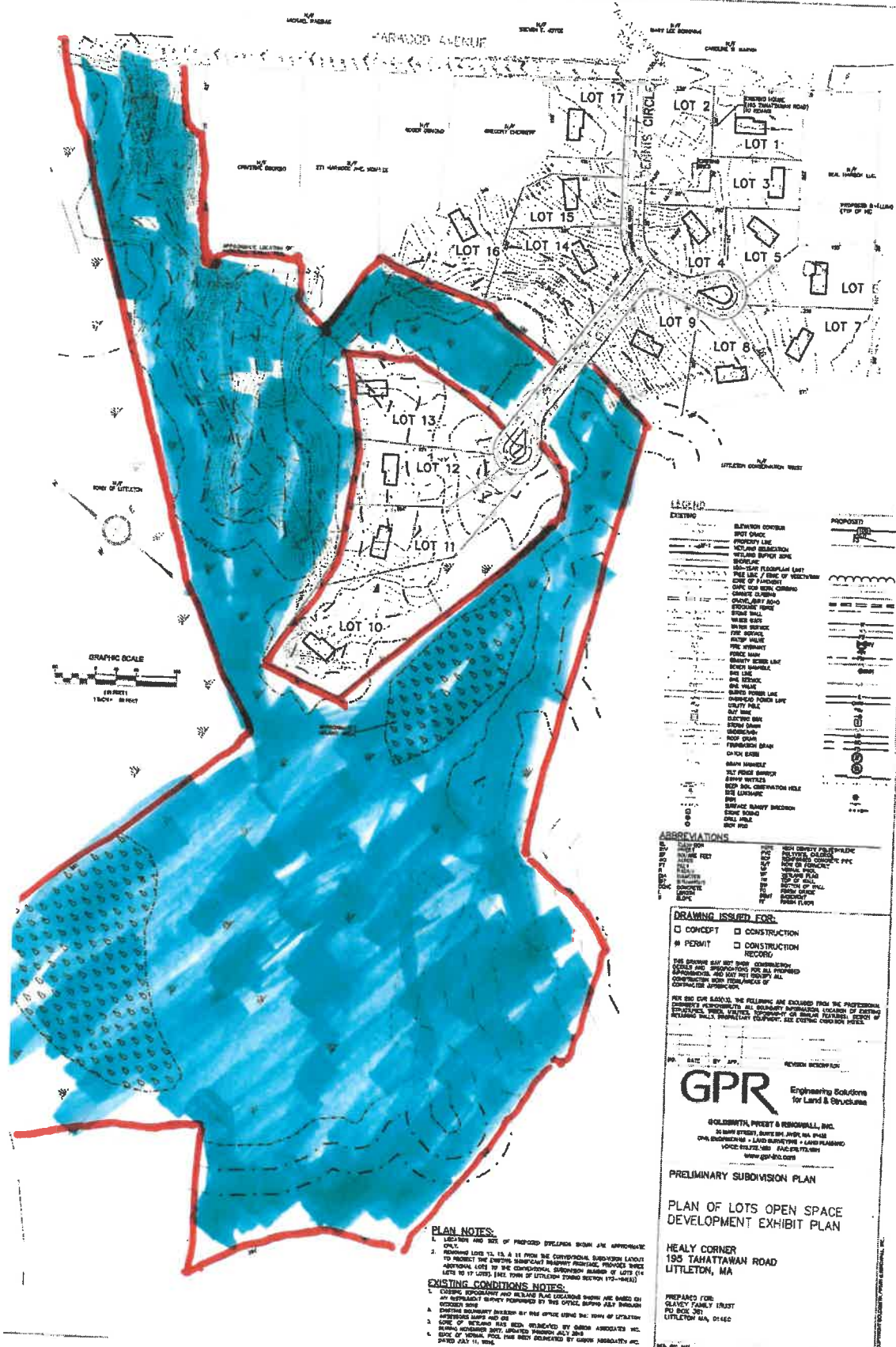
Clearly the applicant is attempting to transition land originally intended as publicly accessible into private hunting land. I am not anti-hunting, in fact I am a hunter myself. This change is not in the best interest of our town or the original intention of the board when the preliminary approval was granted. This is not a good deal for our town.

Based on this major change from the original approved plan, as well the many other flaws in the plan as it is presented I would once again request that the board require the applicant to start over in the approval process.

Thank you and respectfully,

Brian Beam
271 Harwood Ave

FORM 770-00 - 10-1-78 - SUPPLEMENTAL DISCOUNT 02-07-78 2:00 PM - LAYOUT OF FORMS



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PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

Preliminary Subdivision Decision "Healey Corner" 195 Tahattawan Road

Site: 195 Tahattawan Road
Map R-7 Parcel 1

Owner and Applicant: Glavey Family Irrevocable Trust
Paul Glavey, Trustee
PO Box 381
Littleton, MA 01460

Meeting Dates: December 6, 2018
January 10, 2019 (no discussion)
February 7, 2019

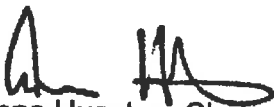
REFERENCE PLAN: Preliminary Subdivision Plan Healy Corner 195 Tahattawan Road Littleton, MA Prepared for Glavey Family Trust by GPR Job 171088; Dated October 2018 revised 2/7/2019 to be further revised as outlined below.

DECISION: At the Planning Board meeting of Thursday February 7, 2019, the Board voted 5 to 0 to *approve* the Preliminary Open Space Subdivision "Healy Corner".

The Planning Board noted that there was general support for 17 lots, including up to three "bonus density lots" with the following conditions:

1. Lots 10, 11, 12, and 13 to be moved significantly closer to the approximately 7-acre development envelope for Dennis Circle Lots 1-9 and 14-17; or if that is not possible, reduce construction footprint for Alfred Trail roadway and lots 10 – 13;
2. Trail interconnections to the following locations are made:
 - a. Harwood Avenue near the Town Forest and/or at Tahattawan Road,
 - b. LCT Sprong property, and
 - c. Peeke property and/or Kaye Estates;
3. A small 6 or so spot gravel parking area be installed off Harwood Avenue to provide parking for trails; and
4. Open space to be donated to the Town of Littleton and be available for use by all.

Signed:


Anna Hueston, Clerk

2. PLAN OF LOTS CONVENTIONAL SUBDIVISION

3. PLAN OF LOTS OPEN SPACE DEVELOPMENT

[illegible]

TITLE SHEET

HEALY CORNER
195 TAMATTAWAN ROAD
LITTLETON, MA

PREPARED FOR:
SLAVEY FAMILY TRUST
PO BOX 301
ATTLETON MA, 01460

DATE	QCTOBER 2018	JOB 171088	1 OF 3
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Approved w/ Conditions

RECEIVED
FEB 07 2019

Littleton Planning Board

42-46 A.C. (1,004,004 B.F)
MUNICIPAL
INDIVIDUAL ORBITE GEORGE DISPOSAL SYSTEMS
JUNIOR STREET

SITE DATA

ASSESSORS REFERENCE
ASSESSORS MAP R07, PARCEL 1, LOT 0
OWNER: CLAVY FAMILY IRREVOCABLE TRUST

	APPROVED BY THE JUTTILETON PLANNING BOARD	CHAIR _____
		APPLICANT _____
		HEARING _____
		PLAN NO. _____

DRAWING ISSUED FOR:

☐ CONCEPT	☐ CONSTRUCTION
☐ PERMIT	☐ CONSTRUCTION RECORD

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION DETAILS AND SPECIFICATIONS WITHOUT APPROPRIATE AND FULLY WRITTEN CONSENT OF THE CONTRACTOR WITH THE OWNER/ARCHITECT/CONTRACTOR ADVERTISER.

ON THE JOB SITES, THE FOLLOWING ARE DECLARED THE CONTRACTOR'S RESPONSIBILITY AND SOLELY OF THE CONTRACTOR. THESE INCLUDE: COMPLIANCE OF ALL APPLICABLE LOCAL, STATE, FEDERAL, AND INTERNATIONAL BUILDING, PLANNING, AND CONSTRUCTION REGULATORY AGENCIES, AND THE

GPR

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