



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

PRELIMINARY SUBDIVISION PLAN

HEALY CORNER

LITTLETON, MA

SHEET INDEX

1. TITLE SHEET
2. PLAN OF LOTS CONVENTIONAL SUBDIVISION
3. PLAN OF LOTS OPEN SPACE DEVELOPMENT

RECEIVED

FEB 07 2019

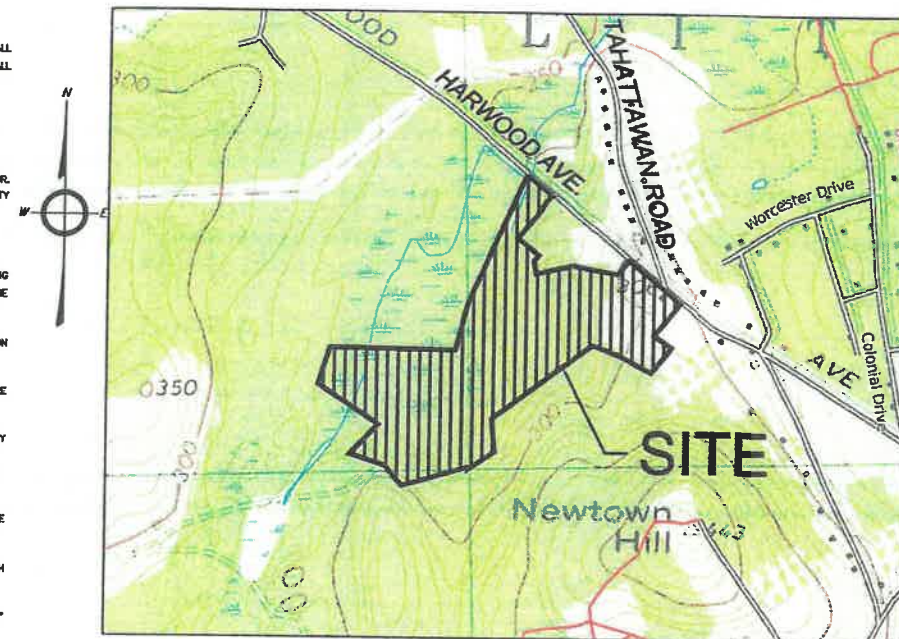
Littleton Planning Board

GENERAL NOTES

1. LOCATIONS OF EXISTING UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS SHOWN HEREON ARE APPROXIMATE ONLY. ALL UTILITIES/OBSTRUCTIONS/SYSTEMS MAY NOT BE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES/OBSTRUCTIONS/SYSTEMS, WHETHER OR NOT SHOWN HEREON.
2. UNLESS OTHERWISE SHOWN, ALL NEW UTILITIES SHALL BE UNDERGROUND.
3. BURIED UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR RESPECTIVE COMPANY SPECIFICATIONS.
4. CONSTRUCTION LAYOUT OF BUILDING AND SITE IMPROVEMENTS SHALL BE PERFORMED BY A LICENSED PROFESSIONAL LAND SURVEYOR. LOCATIONS OF EXISTING FEATURES OR PROPOSED IMPROVEMENTS DERIVED BY SCALING DRAWINGS MAY NOT BE ACCURATE. PROPERTY LINES SHOWN HEREON ARE APPROXIMATE. SEE PLAN REFERENCE HEREON.
5. SAFETY MEASURES, CONSTRUCTION METHODS, AND CONTROL OF WORK SHALL BE RESPONSIBILITY OF CONTRACTOR.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY EXISTING UTILITY OR STRUCTURE DAMAGED DURING CONSTRUCTION THAT ARE NOT DESIGNATED FOR DEMOLITION AND/OR REMOVAL HEREON. DAMAGED UTILITY OR STRUCTURE SHALL BE REPAIRED TO THE SATISFACTION OF THEIR RESPECTIVE OWNERS.
7. ANY INTENDED REVISION OF THE HORIZONTAL AND/OR VERTICAL LOCATION OF IMPROVEMENTS TO BE CONSTRUCTED AS SHOWN HEREON SHALL BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO IMPLEMENTATION.
8. CONTRACTOR SHALL NOTIFY ENGINEER UPON COMMENCEMENT OF CONSTRUCTION IN ORDER TO ENSURE THAT REQUIRED INSPECTIONS ARE PERFORMED IN A TIMELY AND EFFICIENT MANNER.
9. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER UPON DISCOVERY OF ANY UNFORESEEN SURFACE OR SUBSURFACE CONDITIONS THAT MAY IMPACT SITE CONSTRUCTION.
10. FINISH RM ELEVATIONS SHOULD MATCH PAVEMENT, GRADING OR LANDSCAPING, UNLESS SPECIFICALLY INDICATED OTHERWISE.
11. WHERE EXISTING UTILITY LINES/STRUCTURES ARE TO BE CUT/BROKEN DOWN/ABANDONED, LINES/STRUCTURES SHALL BE PLUGGED/CAPPED/FILLED IN ACCORDANCE WITH UTILITY OWNER REQUIREMENTS.
12. EROSION CONTROL MEASURES, SUCH AS SILT FENCE OR HAY BALES AS MAY BE SHOWN HEREON, SHALL BE INSTALLED BEFORE EARTH DISTURBANCE OCCURS WITHIN BUFFER ZONE, AND SHALL SERVE AS THE LIMIT OF WORK.
13. WHERE THE WORD "INSTALL" IS USED HEREON, IT IS INTENDED TO DIRECT CONTRACTOR TO "TURNISH, INSTALL, AND PLACE IN OPERATION" THE COMPONENT REFERRED TO.
14. LIMITS OF WORK SHALL BE STAKED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
15. ALL STORM DRAIN PIPE TO BE SMOOTH INTERIOR HDPE PIPE, 2.0 PSI GASKETED JOINT, UNLESS OTHERWISE NOTED.
16. WHERE SHOWN, CONSTRUCTION NOTES ARE INTENDED TO SUMMARIZE AND CLARIFY MAJOR ITEMS OF WORK. THESE NOTES SHOULD NOT BE CONSTRUED AS AN EXHAUSTIVE LISTING OF ALL WORK REQUIRED. CONTRACTOR SHOULD CONTACT ENGINEER WHEN FURTHER CLARIFICATION OF DEPICTED WORK IS DESIRED.
17. CONSTRUCTION OF FIRE AND DOMESTIC WATER SUPPLY IMPROVEMENTS SHALL CONFORM TO TOWN OF LITTLETON REQUIREMENTS.
18. WHERE DIMENSIONS INVOLVE CURB, DIMENSIONS ARE TO FACE OF CURB. WHERE SLOPED GRANITE CURB OR CAPE COD BERM SPECIFIED, FACE OF CURB IS EDGE OF FINISH PAVEMENT AT TOE OF CURB.
19. NO DEBRIS, JUNK, RUBBISH OR OTHER NON-Biodegradable MATERIALS, FILL CONTAINING HAZARDOUS MATERIALS OR WASTES, OR STUMPS SHALL BE BURIED ON ANY LAND ON THIS SITE, OR LEFT ON ANY LOT OR ON THE STREET RIGHT OF WAY.

REGULATORY NOTES

1. CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 811 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL GIVE TWENTY-FOUR (24)-HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD.
2. CONTRACTOR SHALL COORDINATE AND OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY REGULATORY AUTHORITIES.
3. CONTRACTOR SHALL BE AWARE OF ALL CONSTRUCTION REQUIREMENTS, CONDITIONS, AND LIMITATIONS IMPOSED BY PERMITS AND APPROVALS ISSUED BY REGULATORY AUTHORITIES PRIOR TO COMMENCEMENT OF ANY WORK.
4. GENERAL COMPLIANCE WITH 28 CFR PART 36 - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND 521 CFR PART C, EXTERIOR OF THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REGULATIONS IS INTENDED. CONTRACTOR SHALL VERIFY COMPLIANCE DURING CONSTRUCTION AND SHALL NOTIFY THE OWNER OF ANY NON-COMPLIANCE ISSUES AS SOON AS DISCOVERED.



LOCUS PLAN

SCALE: 1" = 600'

ZONING

Parameter	Underlying District		Open Space Preservation		Remarks
	Zoning Section	Requirement	Zoning Section	Requirement	
Zoning District	Zoning Map	Residential	Zoning Map	Residential	
Overlay District	Fema Map	Floodplain District	Fema Map	Floodplain District	Not within Floodplain
	Town GIS	Aquifer Protection Overlay	Town GIS	Aquifer Protection Overlay	None
	Town GIS	Wetland District	Town GIS	Wetland District	Southwest portion of lot, along western property line
	Town GIS	Groundwater Protection	Town GIS	Groundwater Protection	None
Proposed Use	173-28	Allowed	173-28	allowed	see note (1) below
Lot Area	Intensity of use schedule	40,000	173-118	40,000	36,000 none wetlands, not stated in regs, so standard subdivisions rules apply
Frontage	Intensity of use schedule	150 FT	173-108(B)	150 FT	
Lot Coverage(Building+Pave)	Intensity of use schedule	60% maximum	146-39 E(2)	board discretion	
			173-108D	30%	Total impervious area shall not exceed 30% of the area of open space development tract
Yard	Intensity of use schedule		173-108(B)		
Side & Rear-Accessory Building	Street	30 FT		none	no building shall be erected within 40 feet of any boundary of open space or any preexisting public way
Side & Rear-Principal Building		15 FT		none	no building shall be erected within 40 feet of any boundary of open space or any preexisting public way
		10 FT		none	no building shall be erected within 40 feet of any boundary of open space or any preexisting public way
Building Height	Intensity of use schedule	32 FT	173-108(A)	32 FT (4)	maximum
Parking	Intensity of use schedule	2 spaces per unit	145-33 B	2 spaces per unit	see note (5) below
Wetlands Bylaw	local bylaw	100 ft buffer, 50 ft no disturb	local bylaw	100 ft buffer, 50 ft no disturb	from edge of wetlands
MDER Riverfront Area	local bylaw	200 ft buffer, 50 ft no disturb	local bylaw	200 ft buffer, 50 ft no disturb	extreme south end of property
FEMA Floodplain	250 17C 0217E	None			none on site
AGEC	Other GIS	None			extreme south end of property
Zone 1 Protective Radius					
Mapped Zone 2	Title 5 Setback Area Map	From Town of Littleton			none on site
WPA	Title 6 Setback Area Map	From Town of Littleton			none on site

SITE DATA

LOT AREA: 43.5± AC. (1,894,960± SF)
WATER SUPPLY: MUNICIPAL
SEWAGE DISPOSAL: INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEMS
PROPOSED STREET CLASSIFICATION: MINOR STREET

ASSESSORS REFERENCE

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

APPROVED BY THE
LITTLETON PLANNING BOARD

CHAIR _____
APPLICATION FILED _____
HEARING DATE _____
PLAN APPROVED _____

DRAWING ISSUED FOR:

- ☐ CONCEPT ☐ CONSTRUCTION
☒ PERMIT ☐ CONSTRUCTION RECORD

THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION WORK ITEMS/AREAS OF CONTRACTOR JURISDICTION.

PER 250 CMR 5.03(15), THE FOLLOWING ARE EXCLUDED FROM THE PROFESSIONAL ENGINEER'S RESPONSIBILITY: ALL BOUNDARY INFORMATION; LOCATION OF EXISTING STRUCTURES, TREES, UTILITIES, TOPOGRAPHY OR SIMILAR FEATURES; DESIGN OF RETAINING WALLS, PROPRIETARY EQUIPMENT. SEE EXISTING CONDITION NOTES.

NO.	DATE	BY	APP.	REVISION DESCRIPTION
1	2/7/2019	MCL	BDR	NO REVISIONS TO THIS SHEET

GPR Engineering Solutions
for Land & Structures

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VOICE: 978.772.1590 FAX: 978.772.1591
www.gpr-inc.com

PRELIMINARY SUBDIVISION PLAN

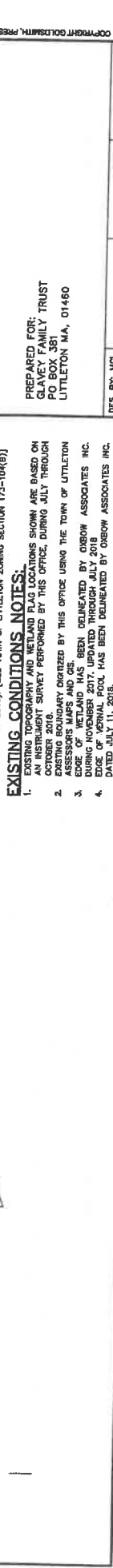
TITLE SHEET

HEALY CORNER
195 TAHATTAWAN ROAD
LITTLETON, MA

PREPARED FOR:
GLAVEY FAMILY TRUST
PO BOX 381
LITTLETON MA, 01460

DES. BY: MCL DATE: OCTOBER 2018 JOB 171088 1 OF 3
CHK. BY: DEM

APPROVED W CONDITIONS



PLAN NOTES:

1. LOCATION AND SIZE OF PROPOSED DWELLINGS SHOWN ARE APPROXIMATE ONLY;
2. REMOVING LOTS 12, 13, & 14 FROM THE CONVENTIONAL SUBDIVISION LAYOUT TO PROTECT THE EXISTING SIGNIFICANT ROADWAY FRONTAGE, PROVIDES THREE (3) ADDITIONAL LOTS TO THE CONVENTIONAL SUBDIVISION. NUMBER OF LOTS (14) LOTS TO 17 LOTS. [SEE TOWN OF UTILETON ZONING SECTION 173-104(9)]

EXISTING CONDITIONS NOTES:

1. EXISTING TOPOGRAPHY AND WETLAND FLAG LOCATIONS SHOWN ARE BASED ON AN INSTRUMENT SURVEY PERFORMED BY THIS OFFICE, DURING JULY, THROUGH EXISTING BOUNDARY DEPICTED BY THIS OFFICE USING THE TOWN OF UTILETON EXISTING SURVEYOR ORIGINATED BY THIS OFFICE.
2. EXISTING SURVEYORS MAPS AND GIS.
3. EDGE OF WETLAND HAS BEEN DELINEATED BY OBOV ASSOCIATES INC. DURING NOVEMBER 2017, UPDATED THROUGH JULY 2018
4. DATED, ALL INFORMATION, POOL HAS BEEN DELINEATED BY OBOV ASSOCIATES INC.

FEB 07 2019

Littleton Planning Board