

Maren Toohill, AICP  
Town Planner  
Littleton Town Offices  
37 Shattuck Street, Room 303  
Littleton, MA 01460

October 27, 2022

Re: Design Guidelines Narrative  
Residences at King Street Commons  
410 Great Road Littleton, MA

On behalf of Lupoli Companies, "the Applicant", TEC, Inc. respectfully submits this design guidelines narrative along with Form 1H Village Common & King Street Common FBC Area Supplement to demonstrate how the proposed Residences at King Street Commons development conforms to the design guidelines found in Section 173-222 of the Town of Littleton's Zoning Regulations:

- a. The assembly of primary massings and building components should differ for buildings on abutting lots, except in circumstances where lot width restricts the assembly options that are available.**

The assembly of primary massings and building components will differ between the proposed building and existing buildings on abutting lots. The lot width does not significantly restrict massing assembly options.

- b. Architectural design should not seek to exactly replicate the Town of Littleton's existing historic structures, but rather complement the Town's architectural character with contemporary design that references underlying patterns in window configuration, wall materials, and visually interesting architectural details such as siding, corner details, window and door surrounds, shutters, and awnings.**

The architectural design of the Residences at King Street Commons development will complement the Town's architectural character by utilizing a traditional New England style with contemporary design elements. Perspective renderings and Detailed Elevation Drawings will be provided to the Board to depict the architectural intent of the building during subsequent Site Plan Reviews.

- c. The selection of materials, windows, doors, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts, whatever the architectural style.**

Materials and architectural components such as windows, doors, and ornamentation will be selected with the intention of creating a cohesive building composition. Detailed Elevation Drawings for the building will be provided during subsequent Site Plan Reviews.

- d. **The type and color of materials used for a building should be kept to a minimum, preferably three or less. Wall materials should have the appearance of natural materials such as wood or stone with a non-metallic finish and should be consistent on all exterior walls.**

The type and color of exterior building materials will be kept to a minimum and be consistent on all exterior walls to promote a pleasant and balanced aesthetic. The materials used will resemble natural materials such as wood or stone.

- e. **Galleries and porches should be constructed out of light steel, wood, or other material(s) with the appearance of wood.**

Galleries and porches will be constructed out of light steel, wood, or material(s) resembling the appearance of wood.

- f. **Landscape design in the frontage area should be coordinated with the abutting public sidewalk to provide additional pedestrian amenities such as seating opportunities and additional trees.**

The abutting public sidewalk and landscape design in the frontage of the site will be coordinated to provide additional trees, seating, and other pedestrian amenities in this area.

- g. **Site landscaping should prioritize the use of materials that are common to Littleton's agrarian cultural history, such as short stone walls, pervious ground covers, and wood decking.**

The landscape design of the site will prioritize the use of materials common to Littleton's agrarian history such as short stone walls, wood decking, and pervious ground covers. Detailed Landscaping Plans shall be provided to the Planning Board at the appropriate time according to project phasing.

- h. **Site landscaping should prioritize the use of native plant species and xeriscape.**

The use of native species and xeriscape will be prioritized. Detailed Landscaping Plans shall be provided to the Planning Board at the appropriate time according to project phasing.

- i. **Rain Gardens and bioswales should be installed to infiltrate runoff from parking lots, thoroughfares, entry plazas, dining patios, and other impervious surfaces.**

Stormwater runoff generated from the proposed impervious surfaces including pavement, sidewalks, and other surfaces will be directed into rain gardens, bioswales, and other stormwater management facilities to ensure proper treatment and drainage on the site.

- j. **Where vegetative solutions are not feasible, porous concrete or porous asphalt should be used for sidewalks, parking lots, entry plazas, and dining patios to infiltrate stormwater.**

Where vegetative solutions are not possible, alternatives such as porous concrete or asphalt will be utilized to support stormwater infiltration.

**k. Existing historic structures should be preserved and incorporated into new development to every extent practicable.**


The project will preserve the history of the existing industrial building by creating a United Elastic Memorial Park, and by designing the proposed structure to complement the historical architecture of the surrounding town.

**l. Buildings intended for people age 55 or over should be designed with the features specified in § 173-149, Age-appropriate design.**

The proposed building on the site is not specifically intended for people age 55 or over. Any change that results in the building being intended for those age 55 and over will be designed in accordance with § 173-149, Age-appropriate design.

Please do not hesitate to contact me directly if you have any questions at (978) 794-1792. Thank you for your consideration.

Sincerely,  
TEC, Inc.  
"The Engineering Corporation"



Rick Friberg, PE, LEED AP  
Principal