

ZBA CORRESPONDENCE LOG

SEPT. 21, 2011

RE: TOWN AGENCIES -15 GREAT ROAD 40B PROJECT

- 1. MEMO FROM BUILDING INSPECTOR 8/25/2011**
- 2. MEMO FROM CHIEF OF POLICE JOHN KELLY DATED 9/8/2011**
- 3. LETTER FROM SELECTMEN DATED 9/16/2011**



BUILDING COMMISSIONER
ZONING OFFICER
P.O. BOX 1305
LITTLETON, MA 01460
VOICE (978) 540-2420



TO: Board of Appeals
FROM: Zoning Officer, Roland Bernier
RE: Comprehensive 40B Application
15 Great Road

Pursuant to MGL Chapter 40B, please accept the following comments regarding this proposal. Under **Section A, page 5**, "Code of the Town of Littleton" of the submitted documents, please consider not waiving the required fees for the Plumbing, Gas and Electrical and Building permit as these fees are directly related to the compensation of the inspectors reviewing the work for the Town of Littleton.

Thank you for your consideration

2#

Littleton Police Department
Office of the Chief of Police

Memo



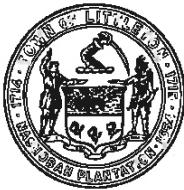
To: Littleton Zoning Board of Appeals
From: Chief John M. Kelly
CC:
Date: 7 September 2011
Re: 15 Great Road – Village Green Apartments and Estates

I have viewed the plans, application, and associated paperwork for the above project and offer the following as they concern the Littleton Police Department:

1. It would appear from the name of the development that there is an intention to build single family homes on the adjacent parcel not included in this application.
2. I continue to object to the proposed roadway, "Roadway A", accessing Grist Mill Road. Grist Mill Road was not constructed to accommodate the additional traffic that this proposed development, and any other additional development that takes place on the adjacent site, will generate. I believe the proponent states that a total of 1336 trips per day will be generated from the site with 55%, or 735 of those trips, oriented to the west. Grist Mill Road, and specifically where "Road A" accesses it on a blind curve with crossing pedestrian traffic, will not tolerate a potential 735 trips, or a significant fraction thereof, on a daily basis without significant risk to the motoring and pedestrian public. (In my opinion.)
3. No formal traffic study has been presented at this time.
4. There is no emergency vehicle access to the rear of buildings #1, #5, and #6. I suggest investigating a 24 foot connection from the northern corner of the parking lot for #1 to "Roadway A" by way of the rear of #5 and #6. This would provide 360 degree access to those buildings and provide a traffic loop throughout the development. There would still be no access to the rear of #1 however.
5. One third of the proposed roadway, approximately 1,100 feet, falls outside of the current proposal. The traffic through the active portion of the development will be somewhat regulated by the existence of the buildings and their access points. I am concerned that the traffic that utilizes the "undeveloped" third of the roadway, which is within the proposed access to Grist Mill Road, will utilize excessive speed and not be as attentive due to the lack of obstructions. This could be compared to driving through the Town Forest area of Littleton, but in this instance we will be promoting access to a residential neighborhood at the same time. This will certainly change once the subsequent phases of the development are implemented, whatever they may be.
6. I note that the parking spaces for the dumpster/recycling area will require individuals to back out onto the roadway in order to exit.

7. Will there be lifeguards at the pool when it is open?
8. Will there be an Automatic External Defibrillator at the pool/clubhouse site?
9. I note 17 parking spaces at the clubhouse/pool facility that is to service employees (Rental Office, maintenance, etc) and patrons. Is that adequate?
10. Lighting on "Roadway A"?
11. Has permission been granted to connect the development foot-path to the adjacent property at Nagog? Will there be lighting on the path?
12. I could not tell if there was a sidewalk on Great Road to connect the development to Grist Mill and Nagog.
13. On-site staffing, such as a superintendent, has been promised. Has that been placed in writing? This is important for emergency access.
14. What type of security systems will be in place?
15. What will the status of the existing pond be? Will it be posted as "No Trespassing", fenced, or open to the public for use.

Thank You - JMK



Town of Littleton

37 Shattuck Street
Littleton, MA 01460



September 16, 2011

Zoning Board of Appeals
Town of Littleton
37 Shattuck Street
Littleton, MA 01460

SUBJ: Fifteen Great Road II, LLC 40B Comprehensive Permit Application

Dear Board Members:

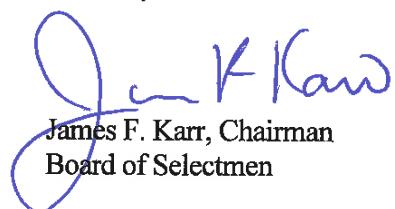
At its meeting on September 13, 2011, the Littleton Board of Selectmen unanimously voted to submit onto the record of the Zoning Board of Appeals' public hearing on the comprehensive permit application filed by Fifteen Great Road II LLC all comments which the Board of Selectmen filed on May 24, 2011 with MassDevelopment in opposition to the project eligibility application. That letter is hereby submitted along with all written comments received from Town agencies and the public, which the Board of Selectmen also forwarded onto MassDevelopment.

On May 23, 2011, the Littleton Board of Selectmen had unanimously voted to request that MassDevelopment disapprove the granting of a determination of eligibility for this project as proposed, finding that this particular project has too many units, is too out of scale with the community as a whole and the surrounding area in particular, has too detrimental an impact on the abutting single-family neighborhoods, poses too great a burden on traffic and public safety, and imposes too great an impact on town services.

At the Zoning Board of Appeals' public hearing, the Board of Selectmen would want to inquire of the applicant how its comprehensive permit application addresses (1) the concerns raised by the Town in its May 24, 2011 letter to MassDevelopment, and (2) the findings of MassDevelopment in its June 30, 2011 letter of project eligibility.

Thank you very much for your consideration.

Sincerely,



James F. Karr, Chairman
Board of Selectmen

Enclosures

Cc (w/o encl): Town Administrator Keith A. Bergman
 Town Counsel Thomas Harrington
 David Hale, Omni Properties, LLC
 Attorney Daniel Hill
 Edward Marchant, ZBA Technical Review Consultant

Keith Bergman

*list of attachments
to ZBA only*

From: Keith Bergman
Sent: Friday, September 16, 2011 10:54 AM
To: Jim Karr (jfkarr@yahoo.com); Jennifer Gibbons; 'Tom Harrington'; 'Edward H. Marchant'
Cc: Maren Toohill; Bonnie Holston; Joe Knox (josephknox@verizon.net)
Subject: LittletonSelectmen-ZBA-15GreatRoad40B-Sep2011
Attachments: LittletonSelectmen-ZBA-15GreatRoad40B-Sep2011.pdf

Attached is the proposed cover letter to be submitted onto the record of the Zoning Board of Appeals' September 27, 2011 public hearing on Fifteen Great Road

This cover letter could be mailed out to the applicant (w/o enclosures) in advance of the sheet

Appended thereto for the ZBA's public hearing should be one hard copy of all of these documents posted online:

"Town Comments - Site Eligibility"

- [!\[\]\(d328bb1c8b293dce97ce8ae48fe06a23_img.jpg\) LittletonSelectmen-MassDevelopment-15GreatRoad40B-final.pdf](#)
- [!\[\]\(de0615d88b2098828c20ab3d39ea2ef6_img.jpg\) LittletonSelectmen-MassDevelopment-15GreatRoad40B-supplemental.pdf](#)
- [!\[\]\(6c3f3105811ec6ad9c7c82c1ac88875f_img.jpg\) MSkillings-MassDevelopment-15GreatRd-14-Jul-2011.pdf](#)
- [!\[\]\(024fb6c2c3e2004cd99a0b34ebd984a9_img.jpg\) MSkillings-SecyGregBialecki-15GreatRd-14-Jul-2011.pdf](#)
- [!\[\]\(a018cbc70ca4f8300f04774122af480d_img.jpg\) NHESP-2008-Apr-24_15GreatRd.pdf](#)
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- [!\[\]\(ef7d002843ff699a9f84cbd5b9a6f4cf_img.jpg\) PJAvella-MassDevelopment-15GreatRd-04-Jul-2011.pdf](#)
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- [!\[\]\(3a41ea2799012e6b81d740c3ef9672cc_img.jpg\) TownCounsel-FifteenGreatRoad-AccessfromGristMillRoad-05062011.pdf](#)
- [!\[\]\(c1ad8a05a54ed6d998dd6af93b668565_img.jpg\) TownCounsel-SubsidizedHousingInventory-05062011.pdf](#)
- [!\[\]\(8108e53165917ca3fa175ccd65249efd_img.jpg\) TownStaffComments-Assessor-Omni-15GreatRd.pdf](#)
- [!\[\]\(e143ea9bafddfcbc45d2d25a1c25615b_img.jpg\) TownStaffComments-Concord-Water-Omni-15GreatRd.pdf](#)
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- [!\[\]\(335caebd6ab91a79481baccc3047e463_img.jpg\) TownStaffComments-PlanningBoard-Omni-15GreatRd.pdf](#)

- [!\[\]\(fd4127b9e2af37bd6ea0fa06afa8e6d8_img.jpg\) TownStaffComments-Planning-Omni-15GreatRd.pdf](#)
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- [!\[\]\(bb96b32142ec45f72f12316beae3ef61_img.jpg\) TownStaffComments-Police-Omni-15GreatRd.pdf](#)
- [!\[\]\(a75d0d7d1ac0ea815a0c027a77b137d5_img.jpg\) TownStaffComments-Schools-Omni-15GreatRd.pdf](#)

Thanks

Kb

Keith A. Bergman
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