

ZBA CORRESPONDENCE LOG

SEPT. 27, 2011

RE: TOWN AGENCIES -15 GREAT ROAD 40B PROJECT

ITEMS 1-3 ON CORRESPONDENCE LOG DATED 9/21/11

- 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**

- 4. LETTER FROM FIRE PREVENTION OFFICER KEITH DUNN DATED 9/26/11**
- 5. EMAIL FROM LITTLETON CONSERVATION COMMISSION DATED 9/27/11**
- 6. LETTER FROM LITTLETON PLANNING BOARD DATED 9/27/11**

Town of Littleton Fire Department

20 Foster Street

Littleton, MA 01460

Phone: (978) 952-2302 Fax: (978) 952-2359

<http://www.littletonfire.org>



September 26, 2011

Zoning board of appeals
37 Shattuck St
Littleton, MA 01460

RE: 15 Great Rd project

Board Members:

I have reviewed the plans and offer the following comments:

- 1) The fire lane access appears to be inadequate; the front of all buildings except for Building number 1 is obstructed with parking. This combined with the increased height of buildings will make ladder access difficult. Turning radius is not shown and appears to be too tight for emergency vehicles. A vehicle turning template will be required. NFPA 1141(2012) and IFC 503(2009)
- 2) Buildings 5 and 6 have access to only one side of the buildings; these buildings have an open stairway as the only means of egress. With no ladder truck access to units in the back and the fourth floor exceeding our ground ladder capability, residents could become trapped if a fire spread into the common area or obstructs their exit door. Fire lanes will need to be added to allow ladder truck access to rear of the units. NFPA 101(2012), 1141(2012), IFC 503(2009)
- 3) Building 1 has access to 3 sides; however there are units in the center back of the building with no exterior access. This building shows a height of 70 feet in the front and higher in the rear. Fire lanes will be required for access to the back of this building. IFC 507. and 507.4(2009)
- 4) Calculated fire flow, flow tests, hydrants, water main size and available water for the project not submitted and will be needed for permit application. The location of the hydrants and the number of hydrants will be determined from calculated fire flow. At a minimum a hydrant will be required within 100' of fire department connection to each building, to allow pumping the sprinkler system per NFPA 13. Those hydrants will be dedicated to the system and additional hydrants will be required for fire operations. NFPA 14(2010), 24(2010)
- 5) I request a fire protection engineer to conduct a peer review. A complete scaled set of plans will be required.
- 6) Change the name from Village Green Apartments as it could be confused with Littleton Green Apartments.

If we can be of further assistance, please feel free to contact us.

Sincerely,

Keith Dunn
Fire Prevention Officer

Michelle Cobleigh

From: Jennifer Gibbons
Sent: Tuesday, September 27, 2011 11:49 AM
To: MCobleigh@littletonma.org
Subject: FW: 15 Great Road

Please add Conservation Commission email below to the Town Agency Comment Log for 15 Great Road.

From: Sherrill Gould [mailto:sherryesq@yahoo.com]
Sent: Tuesday, September 27, 2011 11:42 AM
To: Heather Hampson
Cc: Jennifer Gibbons
Subject: Re: 15 Great Road

Thank you for the work to get this to me for the meeting. Please let them know we will keep the comment period open that long.

JEN,
 please add these comments to the correspondence file. thanks. sherry

Sherrill R. Gould
 Gould Law Offices
 P. O. Box 752 - 311 Great Road
 Littleton, Ma 01460
 Ph: 978-486-9566
 Fax: 978-486-9434
 Private: 978-501-2744

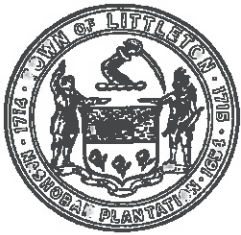
From: Heather Hampson <hhampson@littletonma.org>
To: Sherrill Gould <sherryesq@yahoo.com>
Sent: Tuesday, September 27, 2011 9:35 AM
Subject: 15 Great Road

Good Morning,

I know you said last night that you would most likely not be ready for comments on the 15 Great Road site tonight but the Commission did review the plans some after their meeting. They have great concern with the drainage and utilities on site as they seem to flow through the wetlands. The Commission will meet again on the 17th of October and can review the plans again then. I will let them know that they can access the plans online to send you or I their comments before then. Also I know that a few members plan on attending the meeting tonight.

Let me know if you need anything else from me. I will also look over the plans today and let you know if I see anything.

Heather



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

Tuesday, September 27, 2011

Sherrill Gould, Chairman
Littleton Appeals Board

Dear Sherrill and Appeals Board Members:

The Planning Board would like to take this opportunity to provide comments on the application of Fifteen Great Road, LLC for a 40B Comprehensive Permit Application to construct 200 Rental Unit Development at 15 Great Road. The Planning Board members appreciate that this project will take time to review and would like to remain involved in any portion of the decision that is within their jurisdiction. In no particular order, the Planning Board offers the following comments:

1. We would like to understand the interaction between the Preliminary Subdivision application that has been submitted to the Planning Board and the 40B Comprehensive Permit Application that has been submitted to the Appeals Board. The Planning Board has asked Town Counsel for input on this question and to define the jurisdiction of each board, and awaits a response on that issue. Please note that the Planning Board has previously requested, and the applicant has previously agreed to provide an "Open Space Plan", required by the Town of Littleton Zoning Bylaw, Section 173-93 through 173-118. However, the applicant has also requested a waiver from that section of the bylaw. **The Planning Board would ask that the Appeals Board not waive the requirement for an Open Space Development plan; requiring an Open Space plan could provide the Town an avenue to explore alternative roadway layouts that could significantly reduce impacts of the proposed development.**
2. We reiterate comments provided previously to the Board of Selectmen during the Site Eligibility process, and reference two letters already submitted to the Appeals Board, included in comments sent by the Town Administrator's office: 4/21/2011 memo to Board of Selectmen from Maren Toohill, and May 5, 2011 letter to Board of Selectmen from the Planning Board Members.
3. We remain concerned with two significant environmental issues that have not been adequately addressed:
 - (A) Endangered species impacts need to be addressed through consultation with The Natural Heritage and Endangered Species Program, and
 - (B) Historic and archaeological impacts need to be addressed through consultation with the Massachusetts Historical Commission and the Local Historical Commission.The Planning office will forward all pertinent information in our files to you. **The Planning Board would ask that the Appeals Board not close the Public Hearing until the State has**



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

issued their final reports or findings on these two issues AND the Town has the opportunity to review those findings.

4. We believe that the Town needs significant additional information, including detailed reports AND peer review of the following:

(A.) Traffic Study and Traffic Mitigation proposal:

1. Address MassDOT standards for access from Great Road
2. Adequate bicycle and pedestrian safety considerations
3. Forward sight distance to meet Town design standards for collector roads
4. Sight distance at site entrances and subdivision roadway intersections

(B.) Hydrogeologic Study:

1. Impacts to Town of Concord water supply
2. Interaction between the wastewater treatment plant and drainage design features onsite and offsite

(C.) Drainage Design/surface runoff management for:

1. The subdivision roadway
2. The site development

(D.) Design of the Wastewater Treatment Plant

(E.) Internal/Subdivision roadway layout and design

5. The proposed subdivision roadway, a 3,000 plus foot roadway connecting Grist Mill Road to Great road, is not needed to provide access to the 200 unit project; alternative layouts should be explored. The nature of the proposed subdivision roadway connecting an existing subdivision roadway all the way through to Great Road is not likely the best layout for this site.

In conclusion, the Planning Board members are concerned both with the overall site design, and the lack of detailed design and mitigation proposed.

Thank you, again, for the opportunity to provide comments on this significant project.

Sincerely,

Mark J. Montanari, Chairman
Littleton Planning Board