

Great Road Apartment Community



Agenda

I. Review

- Goals for process
- Original Plan
- Issues
 - Original Plan
 - Progress Plan

II. New Plan

- Significant 40B changes
 - From original
 - From January Progress

III. Next Steps

Goal... Collaborative Process

- Omni understand **ALL** stakeholder issues
- ZBA and stakeholders understand factors important to Omni
- ZBA / Omni to define **ALL** priorities
- Create global agreement
- Create final plan

40B Site Plan September 2011



Issues

- No apartment resident access to Grist Mill Road
- Location of emergency access
- Building 3
- Height of building 1
- Location of clubhouse / pool
- Project in relation to Grist Mill neighborhood
- Entrance safety / Emergency vehicle circulation

This topographic map illustrates a property with several labeled areas and features. The map includes contour lines indicating elevation. Key labels and features include:

- LOT 20A**, **LOT 25A**, **LOT 27B**, **LOT 28B**, **LOT 41A**, and **LOT 56-A**: These are individual lots shown with red hatched patterns.
- GRIST MILL ROAD**: A road running across the upper portion of the map.
- GREAT ROAD (ROUTE 2A # 119)**: A road running vertically along the left side of the map.
- WANNON PLACE**: A road running vertically along the far left edge.
- OPEN SPACE**: A large green area on the right side of the map.
- NON-40B**: A label in the upper right corner.
- Gate**: A label pointing to a specific location on the map.
- BUCKET**: A label pointing to a small blue feature, likely a pond or stream.
- MITCHELL ACRE**: A label at the bottom left.
- NAGOG PARK**: A label at the bottom center.
- WESTFORD LANE (PRIVATE WAY)**: A label at the bottom right.
- PEDESTRIAN ACCESS EASEMENT VERBALLY AGREED UPON**: A label at the bottom center.
- LIMIT OF DEVELOPMENT**: A label at the bottom center.
- ACCESS AND UTILITY EASEMENT**: A label at the bottom center.
- MITCHELL ACRE**: A label at the bottom right.

Issues

- Lots 17A and 20B
- Length of 6 unit townhomes
- Circulation for emergency vehicles
- Entrance

March 2012 Final Concept Plan



Adjustments to Plans

- Original Plan Adjustments
 - Gated emergency Grist Mill access only for apartments
 - No 4-story over parking building
 - Acquired extra land
 - Reduced height and mass
 - Improved emergency access location
 - All large buildings close to Nagog
 - No-build buffer
 - Vegetative screen
 - Best efforts to locate bridge close to pond - increase natural buffer

Adjustments (continued)

- Original Plan Adjustments (continued)
 - Moved trash and recycle center
- Progress Plan Adjustments
 - No townhomes on Lots 17a and 20a
 - Reduced length and mass of townhomes along Route 119
 - Shift Emergency Access – Future Subdivision / Grist Mill for headlights

March 2012 Minor Adjustments



Development Summary

Original

- 200 Apartments – 5 Buildings

62 1-bed units

78 2-bed units

60 3-bed units

Final

- 106 Garden Style
- 94 Townhome Apartments

32 1-bed units (all in Garden
Apartment buildings)

104 2-bed units

64 3-bed units

Parking Spaces

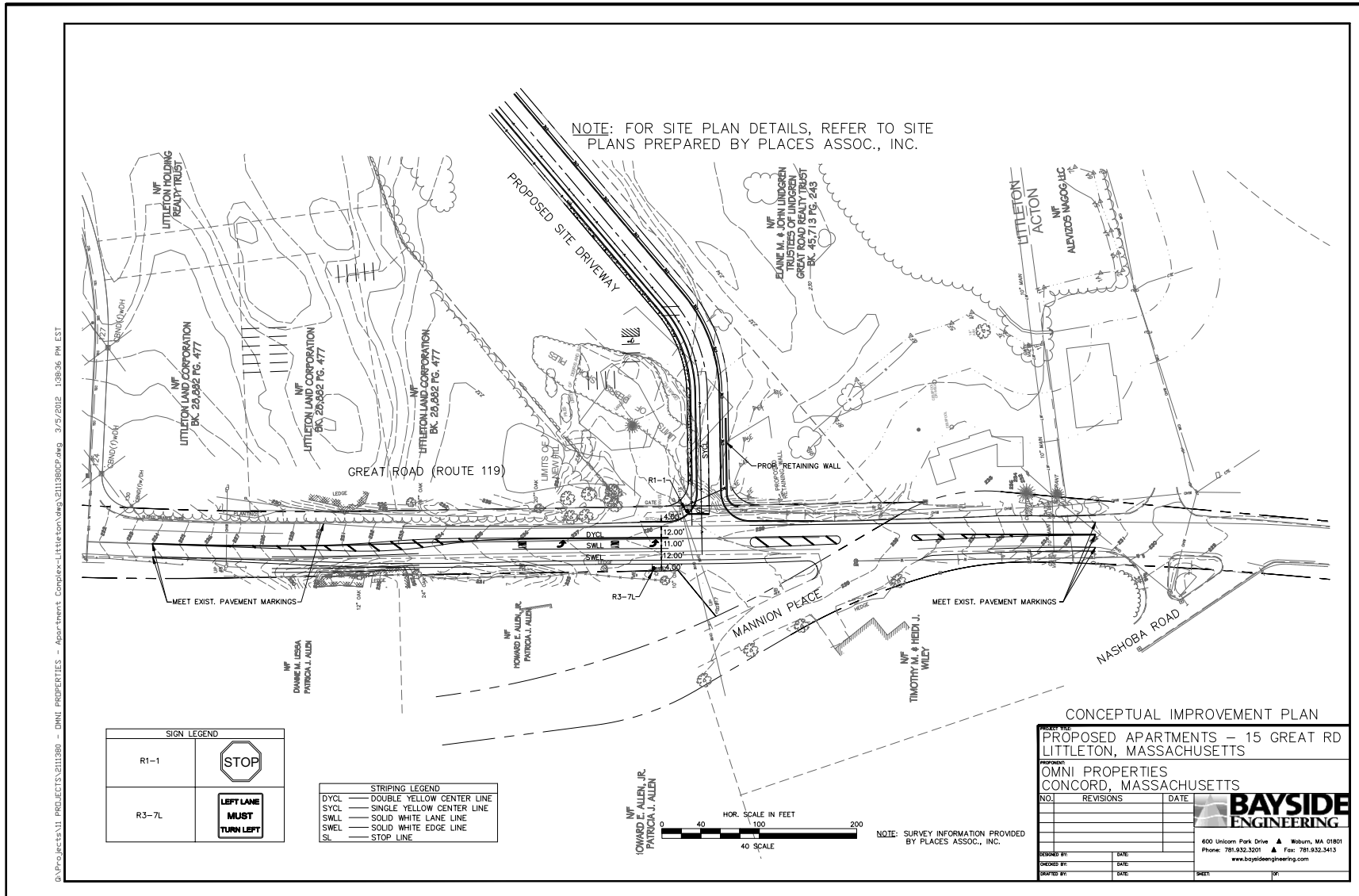
Number of Units	Location	Garage Spaces	Outdoor Spaces	Guest / Other Spaces	Total Spaces	Ratio Spaces to Units
106	Buildings WXYZ	48	147	0	195	1.84
47	Front Townhomes	47	47	7	101	2.15
47	Rear Townhomes	47	47	19	113	2.4
	Clubhouse/ Management/ Recycle		27	10	37	
200		142	268	36	446	2.23

Fire Safety

- Continuous circulation throughout site
- Dead end aisles eliminated
- Minimized tight radii
- Littleton Fire Safety Officer found access acceptable
 - 50' inside radius
 - Sufficient for SU-30 trucks turn
- Minor adjustments/suggestions are under consideration
- Subject to review of final plan and fire protection regime

Entrance Safety

SSD and ISD will meet DOT Standards



Conceptual Building Design

3 Unit Townhome



3 UNIT - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



3 UNIT - REAR ELEVATION

SCALE: 1/8" = 1'-0"



3 UNIT - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Conceptual Building Design

4 Unit Townhome



4 UNIT (A) - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



4 UNIT (A) - REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 UNIT (A) - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Conceptual Building Design

6 Unit Townhome



6 UNIT - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



6 UNIT - REAR ELEVATION
SCALE: 1/8" = 1'-0"



6 UNIT - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Conceptual Building Design 28 Unit Apartment



28 UNIT - SIDE ELEVATION
SCALE: NTS



28 UNIT - REAR ELEVATION
SCALE: NTS



28 UNIT - FRONT ELEVATION
SCALE: NTS

Conceptual Building Design

30 Unit Apartment



30 UNIT - FRONT ELEVATION
SCALE: NTS



30 UNIT - REAR ELEVATION
SCALE: NTS



30 UNIT - SIDE ELEVATION
SCALE: NTS


















Summary

- Design Criteria
- Health, Safety, Environmental
 - Highway access  MASS DOT
 - Wastewater Treatment Facility  DEP
 - Habitat  Natural Heritage
 - Historical / Archeological  Mass Historical
 - Storm water management  Civil Peer Review
- Building Permit
 - Building code  Building Permit
 - Fire code  Building Permit/Technical
- Next Steps
 - Technical Review – Memo or work session
 - Draft Permit