

Memo

To: Board of Selectmen
From: Maren Toghiani *MHT*
CC: Planning Board Members, file
Date: 4/21/2011
Re: 15 Great Road – Omni Development

Thank you for the opportunity to provide comments on the proposed 40B development at 15 Great Road. The Planning Board will be discussing the information provided by OMNI Development at their meeting of April 28, 2011. I anticipate that the Board will provide additional comments at that time.

- **Traffic Safety: Great Road.** Is there adequate sight distance for safe access and egress from Great Road? Given the number of units proposed and that the project would include "some future undetermined development" at the rear of the property, it appears that a turn lane will be necessary; is there adequate right-of-way for a turn lane? A permit from Mass DOT will be required for access to the site from Great Road, a State Highway (Route 2A).
- **Traffic Safety: Grist Mill Road.** Does the developer have the right to access a subdivision road through a residential lot? If this interconnection is allowed, Grist Mill Road is not constructed to "collector street" standards, and should be improved to meet anticipated future traffic loads, to include not only the proposed 200 units, but also the "future undermined development" for the site. This roadway improvement should include widening the paved travel way to 28 feet, which would require additional right-of-way to be purchased from abutting lots.
- **Fire Safety/Emergency Access.** Keith Dunn of the Fire Department has noted concerns with the fire safety issues of water supply/fire flow; adequate access for emergency vehicles; and the ability of Littleton's fire equipment to service the site. Are the structures sized and situated in such a manner as to be adequately serviced? In addition, emergency vehicle access to a minimum 3 sides of structures is usually required for large-scale buildings such as the structures proposed. It is my understanding this

requirement is to address access for firefighting equipment and ambulance/EMT access.

- **Wetlands:** Close coordination is necessary with the Conservation Commission to resolve concerns with the status of current or prior work in or near the buffer zone at this site. A new Determination Applicability for the extent of jurisdictional wetland and buffer areas should be undertaken as soon as possible, as it appears that the previous determination for this site has lapsed. A complete wetlands filing to determine impacts to jurisdictional areas will be required.
- **Endangered Species:** Detailed information regarding possible impacts to engendered species will be required.
- **Sidewalks:** Sidewalks, both internal and offsite should connect to existing sidewalks along Great Road and Grist Mill Road.
- **Access to Acton:** Past discussions have brought the ability of access to Nagog Park into question; does the developer have the right to access Nagog Park? Detailed information included is incomplete.
- **Screening:** Adequate visual screening of all buildings and parking areas from residential areas will be required.
- **Financial Information:** All financial information and analyses should be conducted on a "local" and consistent basis. Including rental and income data for Boston and Cambridge seems to be an unusual approach when proposing a project in Littleton. Town access to a peer review consultant should be a priority, starting early in the review process.
- **Subdivision Application:** The Planning Board will separately consider any application for a subdivision. To date there have been no applications to the Planning Board.
- **Site Plan Review:** The Planning Board will require a Site Plan Review for the proposed project, to review all issues within the Board's jurisdiction, as outlined in Section 173-17 and 173-18 of the Town Code. Issues of internal circulation and egress, traffic safety, access via minor streets, visibility of parking areas, lighting, topographic changes, removal of trees, adequate access for fire and service equipment, utilities and drainage, and stormwater control and treatment are among the issues to be reviewed by the Planning Board during a Site Plan Review.