

RE: Fifteen Great Road II, LLC, 15 Great Road

Littleton, Massachusetts

OUTLINE OF PROPOSED COMMENTS FROM THE MUNICIPALITY

Timetable

- May 16th: Selectmen review, discuss outline of proposed comments
- May 23rd: Selectmen finalize comments for 5/25/11 written submission
- May 31st at 4 PM: MassDevelopment conducts its site visit
- MassDevelopment makes determination on Project Eligibility afterwards



It's the State's call . . .

- The Town can urge that MassDevelopment disapprove its determination of eligibility for this project at this time
- However, if MassDevelopment does approve Project Eligibility determination, the Town needs to identify its priorities for mitigating the impacts of the proposed development . . .

Proposed Town Comments

- ◉ MassDevelopment should disapprove determination of eligibility for this project
 - Too many units, too out of scale with the neighborhood
 - Too great an impact on abutting single-family neighborhood
 - Too great an impact on town services
 - Insufficient water supply currently to support this 6% increase in Town's population, housing stock

Impact on Town of Littleton

- Increases Town population and housing stock by 6%

Littleton population				8,924	Per 2010 U.S. Census
+ 15 Great Road proposal					
BRs	Units	If Avg Occ	= persons		
1	62	1.5	93		
2	78	2.5	195		
3	<u>60</u>	3.75	<u>225</u>		
	200			<u>513</u>	<i>5.75% increase</i>
= Revised total Town population				9,437	persons
Littleton Housing Stock				3,018	Per 2000 U.S. Census
+ 15 Great Road proposal				<u>200</u>	<i>6.63% increase</i>
= Revised total housing stock				3,218	units

760 CMR 56.04 (4) (b)

Town's Commitment to Affordable Housing

- *Only 40 units needed to reach 10%*

ID#	Project	Address	Type	SHI	Expires
1619	Pine Tree Park	19 Shattuck St	Rental	48	perp
1620	Patriot Circle	19 Shattuck St	Rental	8	perp
1621	N/A	King Street	Rental	2	perp
1622	Patriot Circle	19 Shattuck St	Rental	10	perp
1624	Mill Pond Apartments	50 Mill Rd	Rental	50	2024
1625	Minuteman Housing	550 Newtown	Rental	8	2022
1626	Pond Side	147 King St	Rental	90	perp
4340	DMR Group Homes	Confidential	Rental	21	N/A
4573	DMR Group Homes	Confidential	Rental	8	N/A
6824	Charles Ridge	Off Beaver Brook	Owner	11	perp
	Mannion Place	Mannion Place	Owner	3	
	Shelburne Village	50 White	Owner	<u>3</u>	
	Total Subsidized Units			262	8.68%
	2000 Census Total Housing			3,018	

Site Control: Entity

- “Fifteen Great Road II LLC” doesn’t exist
 - Still not registered with Secretary of State Corporations Division*

The Commonwealth of Massachusetts
William Francis Galvin
Secretary of the Commonwealth,
Corporations Division
One Ashburton Place, 17th floor
Boston, MA 02108-1512
Telephone: (617) 727-9640

Public Browse and Search - Entity Results ?
Help with this form

No Records Matched Your Begins With
Search for Entity Name: Fifteen Great Road II LLC

New Search

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Site Control: Ownership

- Purchase & Sale Agreements
 - Provided by Omni to Town Counsel on 5/12/11:
 - Mayel to 15 GR LLC for \$3,830,000
 - JFM to 15 GR LLC for \$1,345,000
 - 15 GR LLC to 15 GR II LLC for \$5,000,000
 - Nagog Park access limited to 12 residential units
 - *Omni's attorney*: 2004 easement over Nagog Park
“in fact terminates if more than twelve (12) residential housing units are built on the Property.”

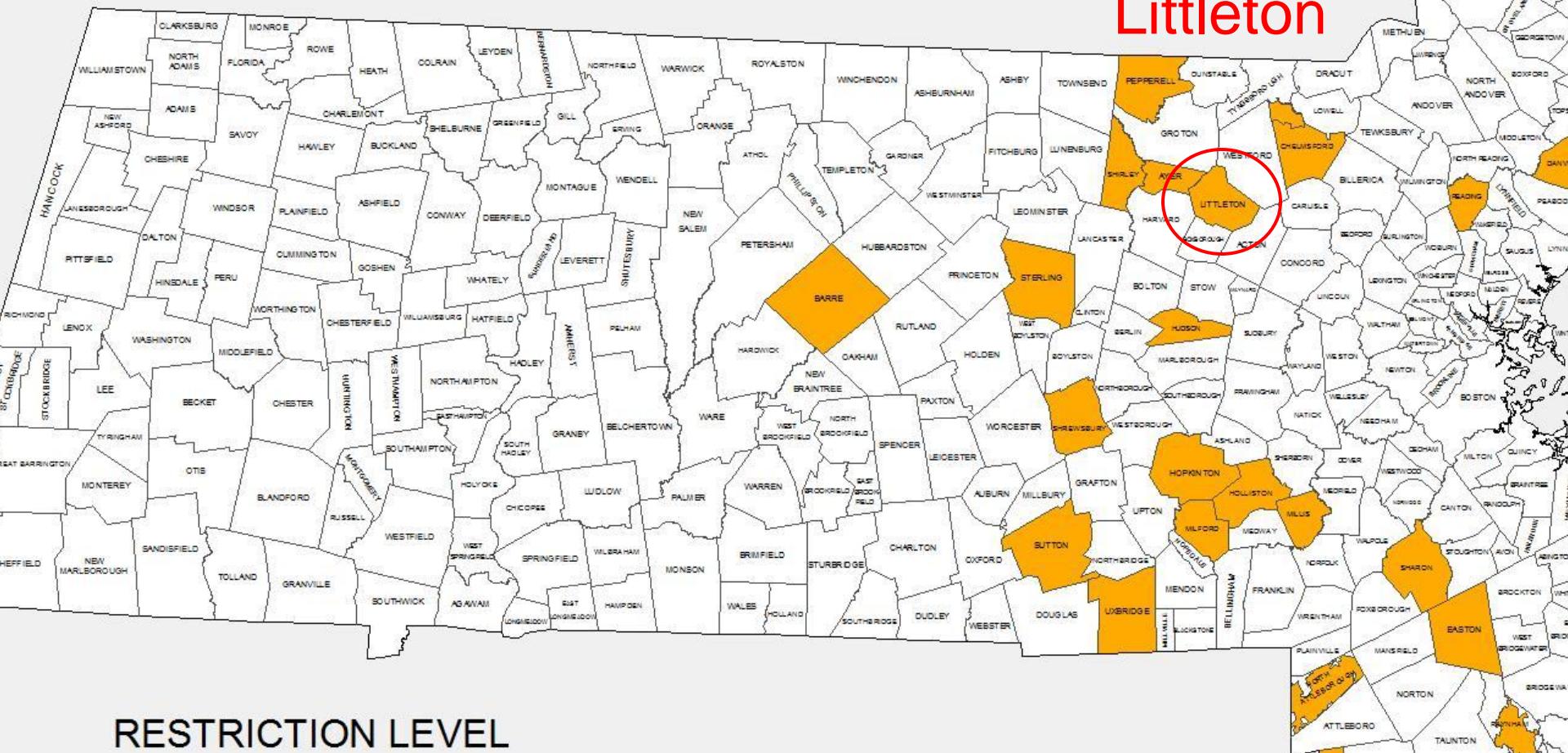
Water system impacts

- Littleton Water Department
 - “would not be able, currently, to service the proposed development with an ample supply of potable water.”
 - Added strain on current water production facilities during peak demand.
 - Additional water supply sources would need to first be brought online in order to meet this demand.

CURRENT MUNICIPAL WATER USE RESTRICTIONS

Non-Essential Outdoor Water Use Restrictions as of May 3, 2011

Littleton



RESTRICTION LEVEL

Shown by Town (unless restriction level differs by supplier).

Restriction Table lists specific public water suppliers instituting restrictions.

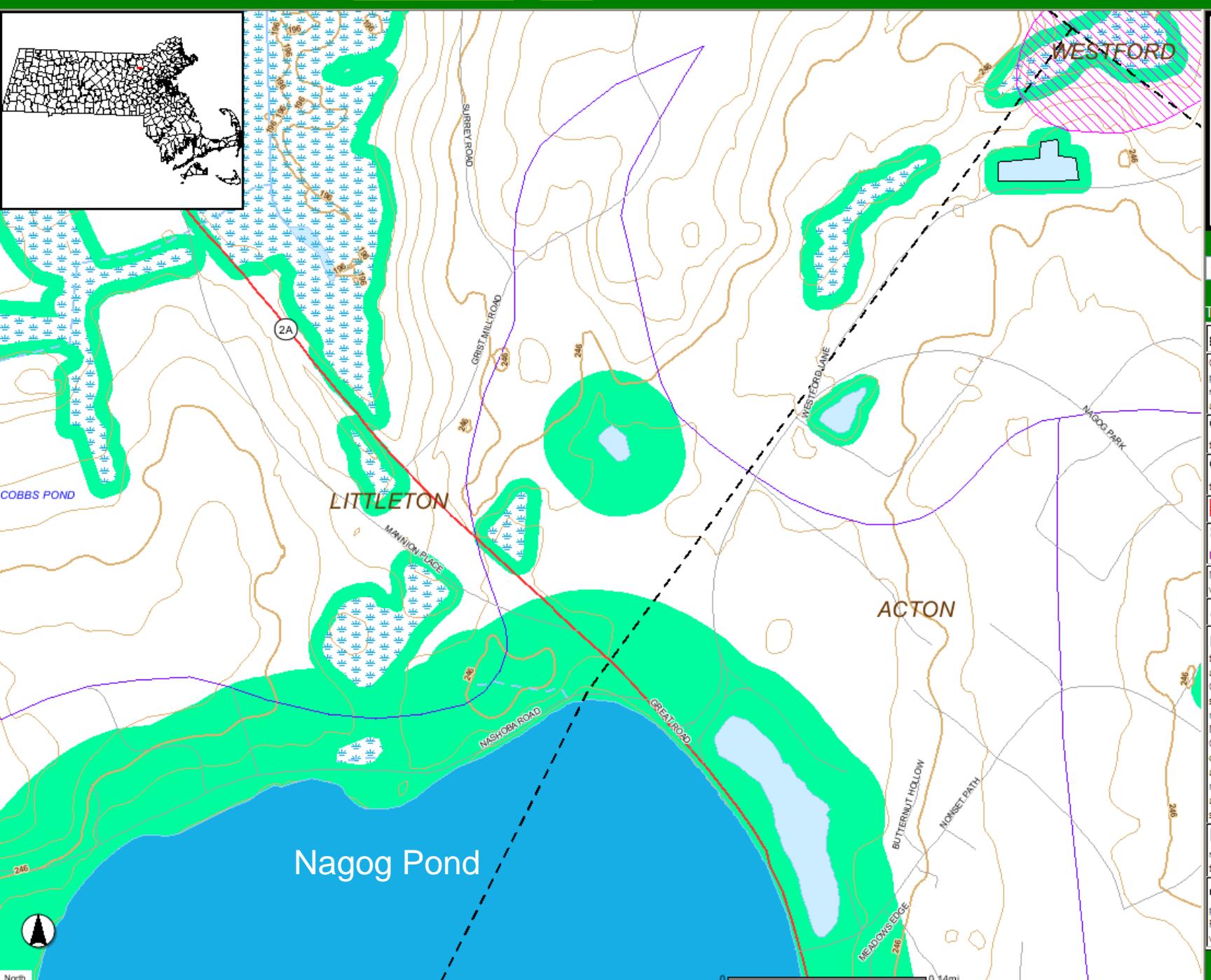
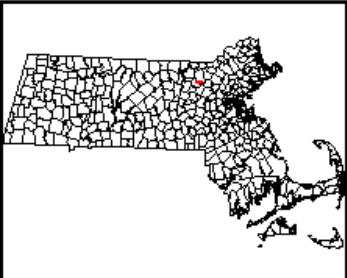
Mandatory

Voluntary

None or not reported

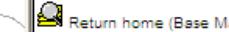
Water system impacts

- Concord Water Department:
 - Nagog Pond important source of public drinking water for the Town of Concord
 - Concord DPW has concerns about how wastewater will be treated on the project site, how that will impact nearby surface water supply.



Choose a Town

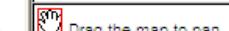
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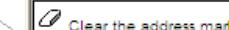
Click on an icon below, then perform action with mouse map. Red square indicates active tool.



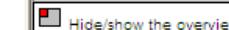
 Click the map or draw to zoom out.



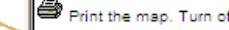
Click on the map to get latitude and longitude



 [Find an address.](#) Enter the form either a street address and a 5 digit ZIP code (i.e. Causeway St. and 02114) or a street name and a cross street name. (i.e. Causeway St. and Medford St.). [Find zip code](#) Click the Locate button and different possible matches appear. Click on the blue number link to zoom to the address. Use of geocoding subject to [license](#)



map. Click on the overview to change location.



pop-up blockers first. (Using File menu/Print Frame will work)

760 CMR 56.04 (4) (c)

Density, adjacent building typology



760 CMR 56.04 (4) (c)

Density, adjacent building typology



Density, adjacent building typology

- Too many units, too out of scale
 - Does not meet DHCD regs requiring mitigation of height and scale of proposed buildings to an adjoining single-family neighborhood
 - Massing of the project should be modulated and/or stepped to create appropriate transition
 - *Planning*: structures not appropriate scale for the setting
 - *Police Chief*: require “Balloon Test” to show proposed height of the buildings at their proposed locations.
- Inappropriate density of residential dwellings
 - Density of units excessive

760 CMR 56.04 (4) (c)

Relationship to Adjacent Streets

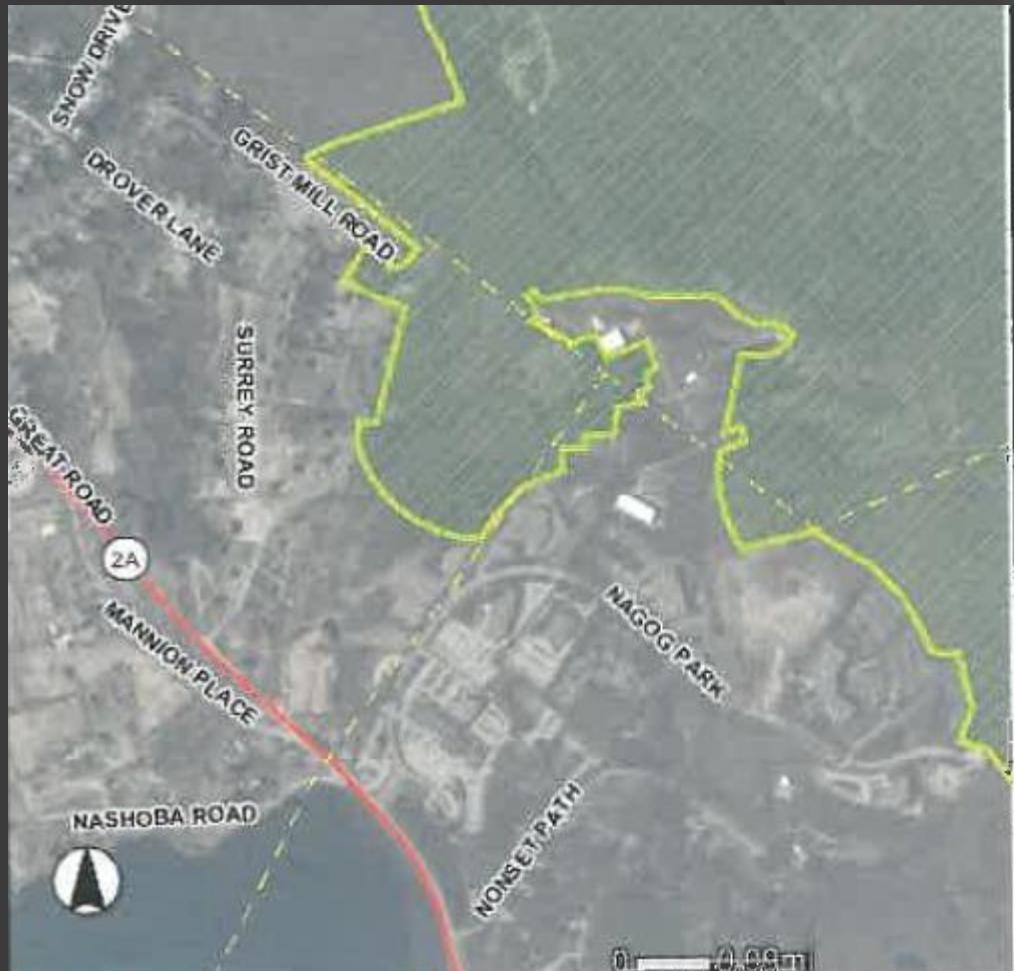


Relationship to Adjacent Streets

- Prohibit access from Grist Mill Road
 - Second means of egress not required
 - Grist Mill Road is not a collector street
 - *Fire*: fire lane access needed for ladder truck
 - *Highway*: Interior road should meet collector-- not minor-- road standards
- Access from Nagog Park in Acton?
 - Deed limits access to 12 residential units
- Comprehensive traffic study
 - Needed for intersection/access from Rt. 119/ 2A
 - *Police Chief*: Developer estimates 1,350 trips/day; Chief estimates 1,500.
- Sidewalks
 - Extend along Great Road from Grist Mill; link to Nagog Park

Impact on rare species & habitats

- From Preliminary Subdivision filing:
 - “A portion of the project site is located within Priority Habitat and Estimated Habitat”
 - Applicant says services of Oxbow Associates, Inc. being retained to assess site for potential impacts on rare species and habitats



Wetlands impact

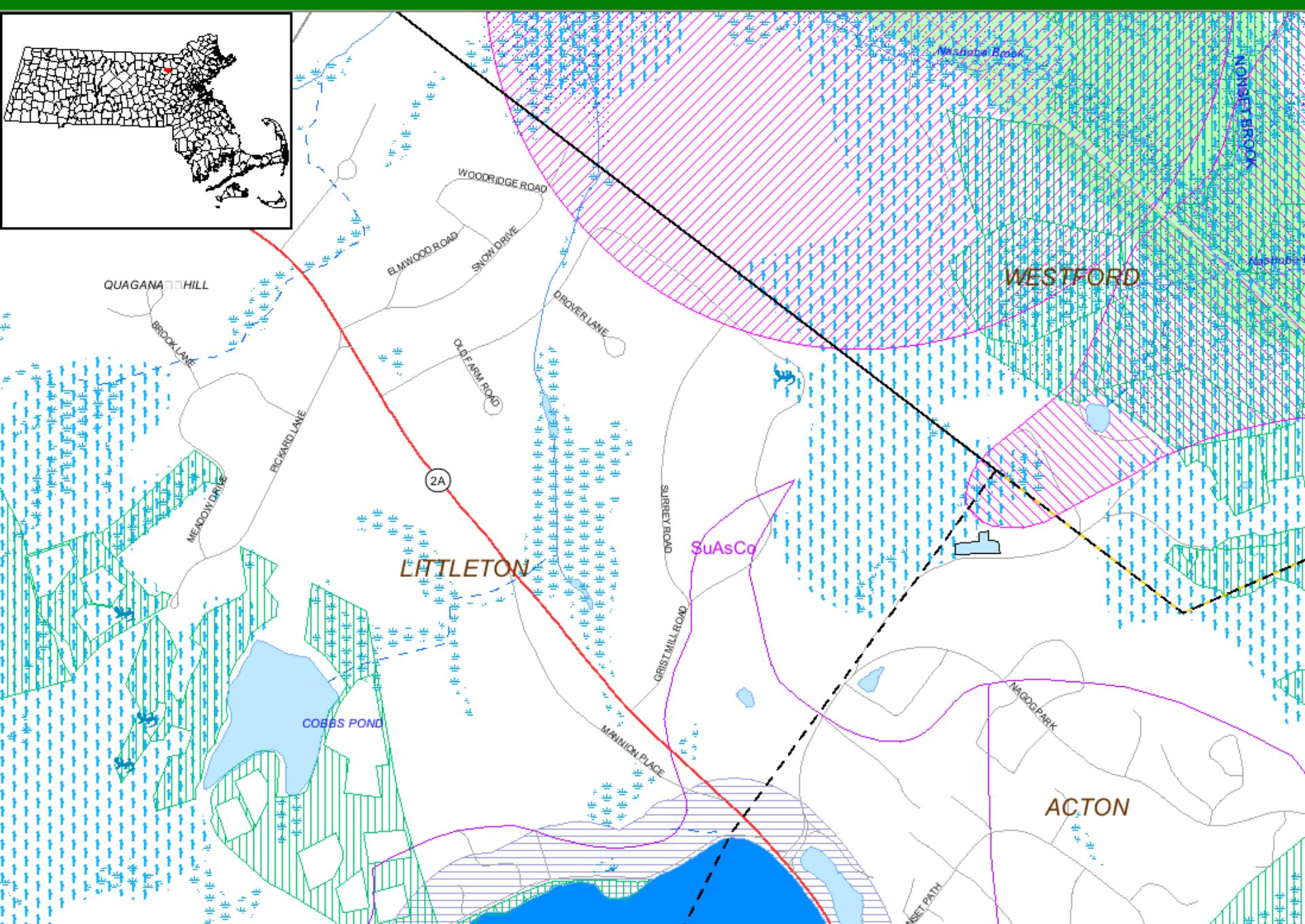
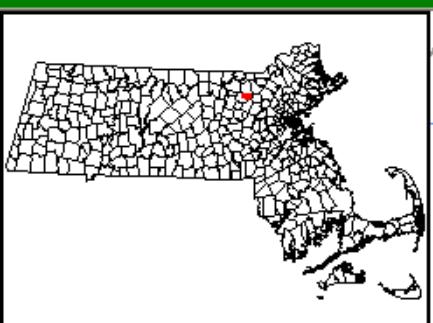
- From Applicant's Preliminary Subdivision filing for four-lot subdivision:
 - Proposes to construct 3,063-foot roadway, designed as a minor roadway (24-foot width)
 - Wetland crossing required to bring the roadway from Great Road to Grist Mill Road
 - Proposes to replicate disturbed wetland area at a 2:1 ratio
 - Portions of the site contain bordering vegetated wetlands
 - Site comprised of shrub-swamp species
 - Applicant to file Abbreviated Notice of Resource Area Delineation to definitively establish the limits of the wetlands
 - Applicant intends to file Notice of Intent with Conservation Commission to accompany *Definitive* – not Preliminary-- Subdivision filing with Planning Board.

MassDEP Priority Resource Map Viewer

MCP Numerical Ranking System (NRS) Map Guidance

[Priority Resource Map information](#)

[Legend](#)



Environmental

- Impact on groundwater quality, level
 - On-site subsurface sewage disposal
 - *Health Agent*: groundwater discharge permit, sewage disposal construction works permit
 - *Highway*: If interior road will be public, series of easements need to allow sewer lines to cross under public way. Hydraulic study needed
- Stormwater management
 - Best practices: ensure runoff receives treatment for water quality prior to being charged to groundwater
- MEPA review required?
 - No segmentation of development
 - Future use of balance of property?

Town's Priorities for Mitigation

- If MassDevelopment does approve Project Eligibility determination, Town urges . . .
 - No access from Grist Mill Road
 - Reduce height, scale of buildings so not visible from abutting single-family neighborhood
 - Eliminate all 3-bedroom units to minimize impact on public school system
 - Reduce total number of units: *only 40 units needed for Littleton to reach its 10% goal*
 - Require applicant to fund significant share of cost of developing new drinking water source for Town
 - Require applicant to file Natural Heritage, ANRAD, NOI prior to project eligibility determination issuance
 - Require traffic, other studies at applicant's expense