



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

Preliminary Subdivision
"Open Space Development Preliminary Plan at 93 Foster Street"
March 12, 2108

SITE: 93 Foster Street and adjacent parcel
Assessors' Map U-35 Parcels 12-A and 13

Owners: Janis H Vilcans & Aina Vilcans
PO Box 1325
Littleton, MA 01460

and

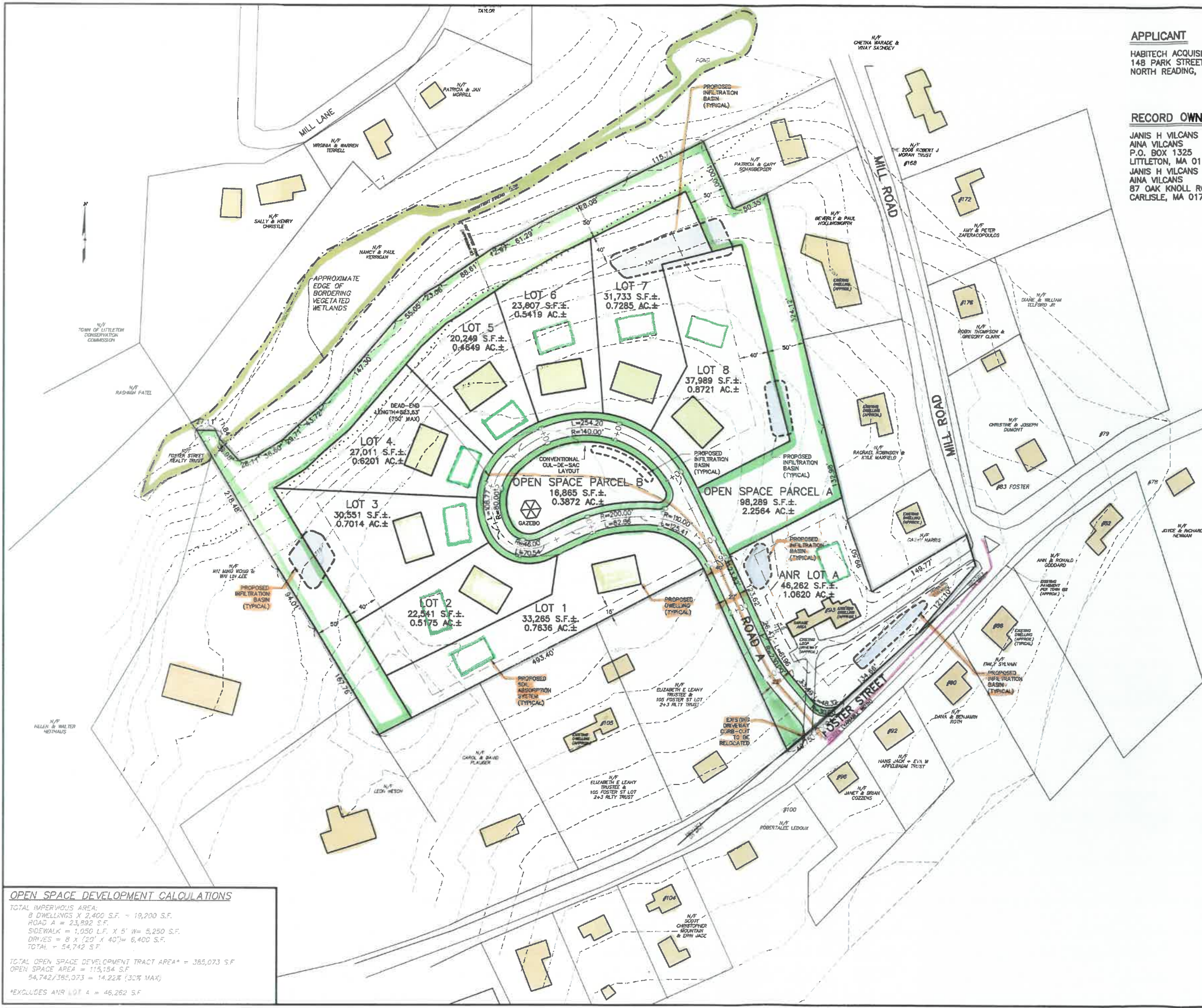
87 Oak Knoll Road
Carlisle, MA 01741

Applicant: Habitech Acquisition and Permitting Trust
Bruce Wheeler
148 Park Street
North Reading, MA 01864

At the Planning Board meeting of Thursday March 1, 2018, the Board voted 4 to 0 to **approve** an Open Space Development Preliminary Subdivision application for the "93 Foster Street" property, with the following stipulations:

- (1) The requested waiver from Section 249-43 Streets and Paths, Section D for a reduced distance from the intersection of the new subdivision roadway and Foster Street to the intersection of Mill Road and Foster Street is **granted**. In order to more safely accommodate pedestrian and bicycle traffic near this new intersection, the developer shall construct a sidewalk along the Foster Street frontage from Mill Road to a distance approximately 180 feet west of the new intersection.
- (2) The topography of this site lends itself to consideration of an Open Space Development; an Open Space layout alternative was provided, and the Planning Board **prefers** the Open Space layout;
- (3) The Definitive Open Space Subdivision design should consider, along with the usual detailed design considerations required for a Definitive Subdivision:
 - a. Open space access and use;
 - b. Design of cul-de-sac;
 - c. Scenic Road – Foster Street; and
 - d. Sidewalk design along Foster Street.

REFERENCE PLAN: Open Space Development Preliminary Plan at 93 Foster Street Littleton, Massachusetts for Habitech Acquisition and Permitting Trust Dated Jan. 11, 2018, last revised March 1, 2018 by Stamski & McNary, Inc.



APPLICANT
 HABITECH ACQUISITION AND PERMITTING TRUST
 148 PARK STREET
 NORTH READING, MA 01864

RECORD OWNER
 JANIS H VILCANS
 AINA VILCANS
 P.O. BOX 1325
 LITTLETON, MA 01460
 JANIS H VILCANS
 AINA VILCANS
 87 OAK KNOLL ROAD
 CARLISLE, MA 01741

- LEGEND:**
- N/F NOW OR FORMERLY OVERHEAD WIRES
 - TREE
 - TREE LINE
 - UP UTILITY POLE
 - GG GAS GATE
 - GAS SERVICE (BURIED)
 - WG WATER GATE
 - WATER SERVICE (BURIED)
 - DRAIN MANHOLE
 - SUB-SURFACE DRAIN LINE
 - - - EXISTING CONTOUR
 - - - EXISTING CONTOUR
 - ☆ LIGHTPOLE
 - △ WETLAND FLAG
 - 99X9 SPOT ELEVATION
 - ○ ○ ○ ○ STONE WALL
 - EDGE OF PAVEMENT

NOTES:

1. A WAIVER IS REQUESTED FROM TOWN OF LITTLETON'S CHAPTER 249 "SUBDIVISION OF LAND REGULATIONS" ADOPTED MARCH 22, 2012, SECTION 249-43 "STREETS AND PATHS" (3) DEAD END STREETS. A TURNAROUND HAVING DIMENSIONS CONFORMING TO AASHTO EXHIBIT 5-8D, CIRCULAR OFFSET TYPE IS REQUIRED. A TURNAROUND AS SHOWN IS PROVIDED.

REFERENCE
 MIDDLESEX REGISTRY OF DEEDS
 SOUTH DISTRICT
 DEED BOOK 12009 PAGE 589

ZONING DISTRICT
 RESIDENCE DISTRICT
 WATER RESOURCE DISTRICT
 FOSTER STREET - SCENIC ROAD

OPEN SPACE DEVELOPMENT CALCULATIONS

TOTAL IMPERVIOUS AREA:
 8 DWELLINGS X 2,400 S.F. = 19,200 S.F.
 ROAD A = 23,892 S.F.
 SIDEWALK = 1,050 L.F. X 5' W = 5,250 S.F.
 DRIVES = 8 X (20' X 40') = 6,400 S.F.
 TOTAL = 54,742 S.F.

TOTAL OPEN SPACE DEVELOPMENT TRACT AREA* = 365,073 S.F.
 OPEN SPACE AREA = 115,154 S.F.
 54,742/365,073 = 14.22% (30% MAX)

*EXCLUDES ANR LOT A = 46,262 S.F.

**OPEN SPACE DEVELOPMENT
 PRELIMINARY PLAN
 AT 93 FOSTER STREET
 LITTLETON, MASSACHUSETTS**

FOR: HABITECH ACQUISITION AND PERMITTING TRUST
 SCALE: 1"=60' JAN. 11, 2018
 REVISED: MARCH 1, 2018

STAMSKI AND McNARY, INC.
 1000 MAIN STREET ACTON, MASSACHUSETTS
 ENGINEERING - PLANNING - SURVEYING

0 30 60 120 180 240 FT

(6063 pre 10 400.dwg) SM-6063

Approved PLAN