

**Definitive Open Space Subdivision/Over-55/Shared Drive SP**

**Plan: Couper Farm Estates Open Space Development**

**Application Date: December 16, 2016**

	<b>Date Sent</b>	<b>Comment Received</b>	<b>Sent to Applicant</b>
<b>Board of Health</b>	1/4/2017	1/10	1/10
<b>Conservation Commission</b>	1/4/2017	1/5	1/10
<b>Highway Department</b>	1/4/2017		
<b>Fire Department</b>	1/4/2017		
<b>Police Department</b>	1/4/2017		
<b>Light Department</b>	1/4/2017	1/4	1/4
<b>Water Department</b>	1/4/2017	1/4	1/4
<b>Building Department</b>	1/4/2017	1/5	1/10

**Additional Comments:**

BPAC & EHS letter rec'd 12/20/17  
sent to applicant 1/10

**Maren Toohill**

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**From:** James Garreffi <JGarreffi@nashoba.org>  
**Sent:** Tuesday, January 10, 2017 9:32 AM  
**To:** Maren Toohill  
**Subject:** RE: Couper Farm Estates - Applications to Planning Board for Definitive Subdivision

Maren,

My comments are below.

Jim

This office has reviewed the definitive subdivision plans provided to the Board. Soil testing has been witnessed by this office to determine suitable location for sewage disposal systems.

The review of the definitive subdivision plans presented has generated the following comments.

- 1.) This office has not seen any materials on the proposed sewage disposal systems for the site.
- 2.) With regards to the waiver request #9 I would have the following response. There have been many deep holes and perc tests done on the site in three distinct areas. Given the variability of soils, perc rates and the water table in the area I could not make the statement made by the engineer in support of this request.
- 3.) What percentage of the proposed open space are wetlands?
- 4.) The ultimate ownership arrangement of the proposed development (home owners' association, condominium) will require additional reviews and adherence to other portions of Title 5 which apply additional requirements for the proposed sewage disposal system.
- 5.) This development, with the creation of the over 55 development lot, allows for the installation of two Title 5 systems rather than one sewage system for the development. The one system would require permitting under the groundwater discharge permit process which would provide enhanced wastewater treatment and be permitted by DEP.
- 6.) Woodwaste generated from the development of these lots must be handled in accordance with the Department of Environmental Protection's Woodwaste Policy and Site Assignment regulations.
- 7.) Any blasting done on site will be with non-perchlorate based blasting materials.

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**From:** Maren Toohill [mailto:MTtoohill@littletonma.org]

**Sent:** Wednesday, January 04, 2017 10:20 AM

**To:** James Garreffi; Amy Green; Jim Clyde; Scott Wodzinski; Tom Clancy; Matthew King; Kevin Hunt; Scott Edwards; Roland Bernier; Michelle Cobleigh

**Subject:** Couper Farm Estates - Applications to Planning Board for Definitive Subdivision

**Importance:** High

Hi All –

The Planning Board consolidated Public Hearing for the Couper Farm Estates residential development will open Thursday, January 12<sup>th</sup> at 7:30 p.m.

Looking for your comments (if any) on the application, plans, and backup materials by January 10<sup>th</sup> if possible.

<http://www.littletonma.org/content/19733/19771/20534/38725.aspx>

Thanks!  
Maren

**Maren Toohill**

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**From:** Amy Green  
**Sent:** Thursday, January 05, 2017 12:07 PM  
**To:** Maren Toohill; Jim Garreffi (jgarreffi@nashoba.org); Jim Clyde; Scott Wodzinski; Tom Clancy; Matthew King; Kevin Hunt; Scott Edwards; Roland Bernier; Michelle Cobleigh  
**Subject:** RE: Couper Farm Estates - Applications to Planning Board for Definitive Subdivision

The applicant will be before the Conservation Commission on January 9<sup>th</sup>, and I can probably start feeding you comments at that point. We only got 80-scale plans, so hard to tell some detail

Amy Green  
Conservation Coordinator  
**Littleton Conservation Commission**  
37 Shattuck Street  
PO Box 1305  
Littleton, MA 01460

(978) 540-2428

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**From:** Maren Toohill  
**Sent:** Wednesday, January 04, 2017 10:21 AM  
**To:** Jim Garreffi (jgarreffi@nashoba.org); Amy Green; Jim Clyde; Scott Wodzinski; Tom Clancy; Matthew King; Kevin Hunt; Scott Edwards; Roland Bernier; Michelle Cobleigh  
**Subject:** Couper Farm Estates - Applications to Planning Board for Definitive Subdivision  
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Maren

Maren A. Toohill  
Planning Administrator/Permit Coordinator  
Town of Littleton  
Check out our Master Plan website: [www.planlittleton.org](http://www.planlittleton.org)



**Maren Toohill**

---

**From:** David Ketchen  
**Sent:** Wednesday, January 04, 2017 11:55 AM  
**To:** Maren Toohill  
**Cc:** Kevin Hunt; Nick Lawler; Scott Larsen  
**Subject:** RE: Couper Farm Estates - Applications to Planning Board for Definitive Subdivision  
**Attachments:** Couper Farm Stamped Drawings.pdf

Good Morning Maren,

Attached is the electrical / water plans for Couper Farm. I have made a few minor mark-ups which I've shared with Jonathan from Markey and Rubin. My comments to Jonathan were as follows:

*Attached is a set of marked up drawings with a few minor changes. The change that I want to emphasize the most is that we do not want the electrical conduit to be installed under the sidewalk unless absolutely necessary. Also, whatever electrical conduit is installed under sidewalk, or roadway we require to be either concrete encased or schedule 80 conduit. Please let me know if you have any questions.*

One thing that I forgot to add, but is shown in my mark-ups, is that we want the electrical conduit and infrastructure to be installed on the field side of the sidewalk as opposed to the street side.

Thank you,

**David Ketchen**  
Electrical Engineer  
Littleton Electric Light Dept.  
(978)540-2254  
[dketchen@lelwd.com](mailto:dketchen@lelwd.com)

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Dave,

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Kevin

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Planning Administrator/Permit Coordinator

Town of Littleton

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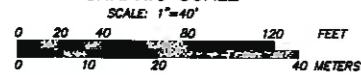
**EXISTING SYMBOLS LEGEND**

- |                              |       |                             |     |
|------------------------------|-------|-----------------------------|-----|
| EXISTING SINGLE WHITE LINE   | SWL   | EXISTING DOUBLE YELLOW LINE | DYL |
| EXISTING BENCHMARK           | BM    | EXISTING DRILL HOLE         | OH  |
| EXISTING STONE BOUND         | SB    | EXISTING DRAIN MANHOLE      | DMH |
| EXISTING UNDERGROUND COMM.   | C     |                             |     |
| EXISTING STORM DRAIN         | D     | EXISTING CATCH BASIN        | CB  |
|                              |       | EXISTING FLOW DIRECTION     | FD  |
| EXISTING WATER MAIN          | W     | EXISTING FIRE HYDRANT       | FG  |
| EXISTING GAS MAIN            | G     | EXISTING WATER GATE         | WG  |
| EXISTING UNDERGR. UND. ELEC. | E     | EXISTING UTILITY POLE       | UP  |
| EXISTING OVERHEAD WIRES      | OW    | EXISTING PERC TEST LOCATION | PT  |
| EXISTING 2' CONTOUR          | 302   | EXISTING TEST PIT LOCATION  | TP  |
| EXISTING 10' CONTOUR         | 300   | EXISTING WELL               | W   |
| EXISTING STONE WALL          | SW    |                             |     |
| EXISTING TREE LINE           | TL    |                             |     |
| EXISTING GUARDRAIL           | GR    |                             |     |
| EXISTING WETLAND LINE        | WL    |                             |     |
| EXISTING WETLAND FLAG        | WF A4 |                             |     |

**PROPOSED SYMBOLS LEGEND**

- |                         |     |                               |         |
|-------------------------|-----|-------------------------------|---------|
| PROPOSED RETAINING WALL | D   | PROPOSED STORM DRAIN          | S       |
| PROPOSED DRAIN MANHOLE  | DMH | PROPOSED SANITARY SEWER       | SS      |
| PROPOSED TRENCH DRAIN   | TD  | PROPOSED SEWER FORCEMAIN      | SFM     |
| PROPOSED STORMCEPTOR    | SC  | PROPOSED WATER MAIN           | W       |
| PROPOSED SEWER MANHOLE  | SMH | PROPOSED WATER SERVICE        | WS      |
| PROPOSED CATCH BASIN    | CB  | PROPOSED GAS MAIN             | G       |
| PROPOSED UTILITY POLE   | UP  | PROPOSED ELEC.+COMMUNICATIONS | EC      |
| PROPOSED HYDRANT        | H   | PROPOSED CONTOUR              | CONTOUR |
| PROPOSED WATER GATE     | WG  | PROPOSED FORCEMAIN            | FM      |
| PROPOSED WATER SERVICE  | WS  | PROPOSED FLARED END           | FE      |
| PROPOSED WELL           | W   | PROPOSED SPOT GRADE           | SG      |
| PROPOSED SEWER SERVICE  | SS  | PROPOSED EROSION CONTROL      | EC      |
| PROPOSED GAS SERVICE    | GS  | PROPOSED ROADWAY BOUNDS       | RB      |
| PROPOSED GAS GATE       | GG  |                               |         |

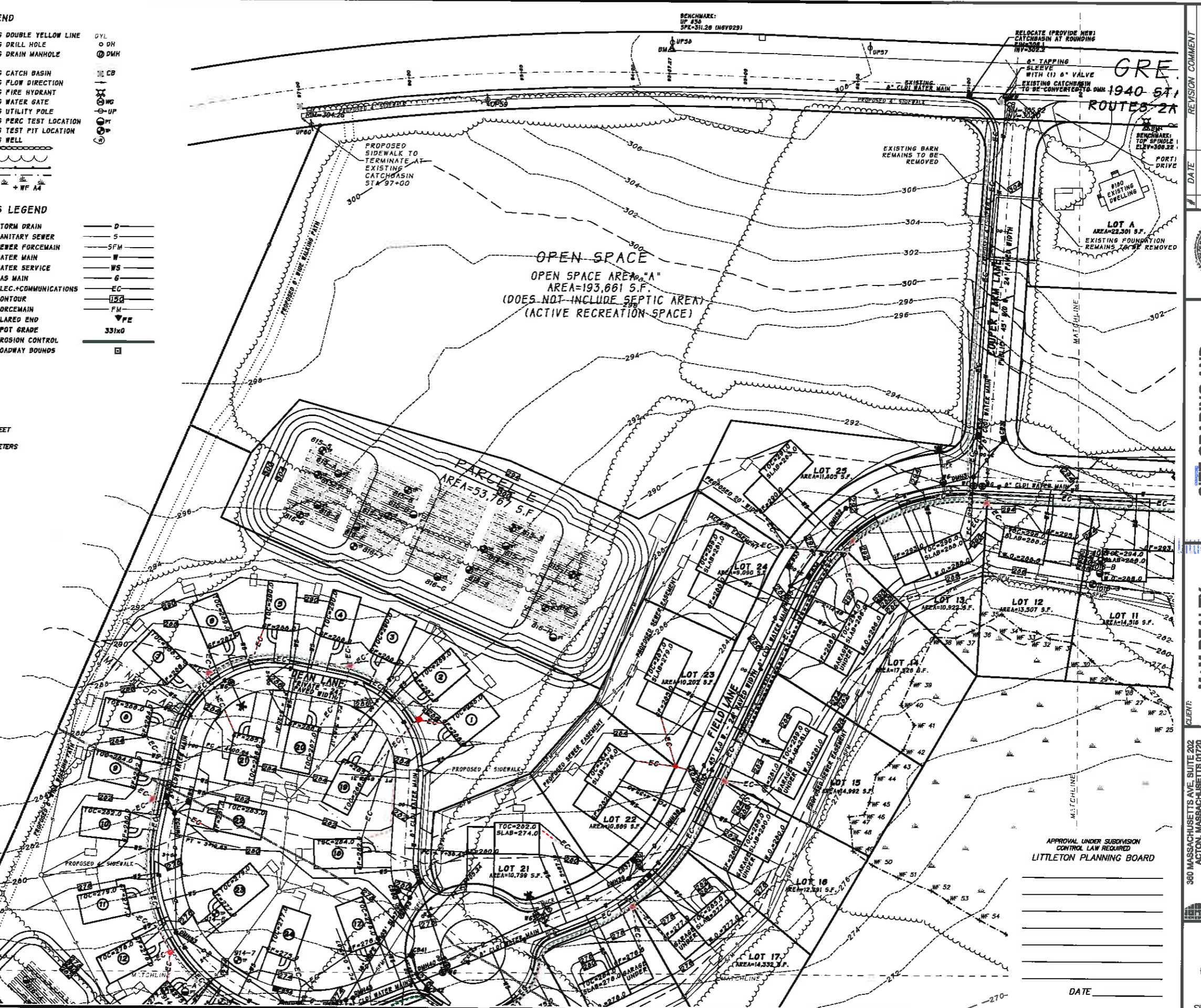
**GRAPHIC SCALE**



**LELD LEGEND**

- UNDERGROUND PRIMARY
- UNDERGROUND SECONDARY
- TRANSFORMER (NOT TO SCALE)
- JUNCTION CABINET (NOT TO SCALE)
- OPEN POINT
- SECONDARY PEDESTAL

**\*\*EXACT LOCATIONS TO BE DETERMINED IN FIELD\*\***



DATE	REVISION COMMENT



**SITE GRADING AND UTILITY PLAN**  
**COUPER FARM ESTATES**  
 LITTLETON, MASSACHUSETTS

**LIVED**  
 JAN 04 2017

Littleton Planning Board

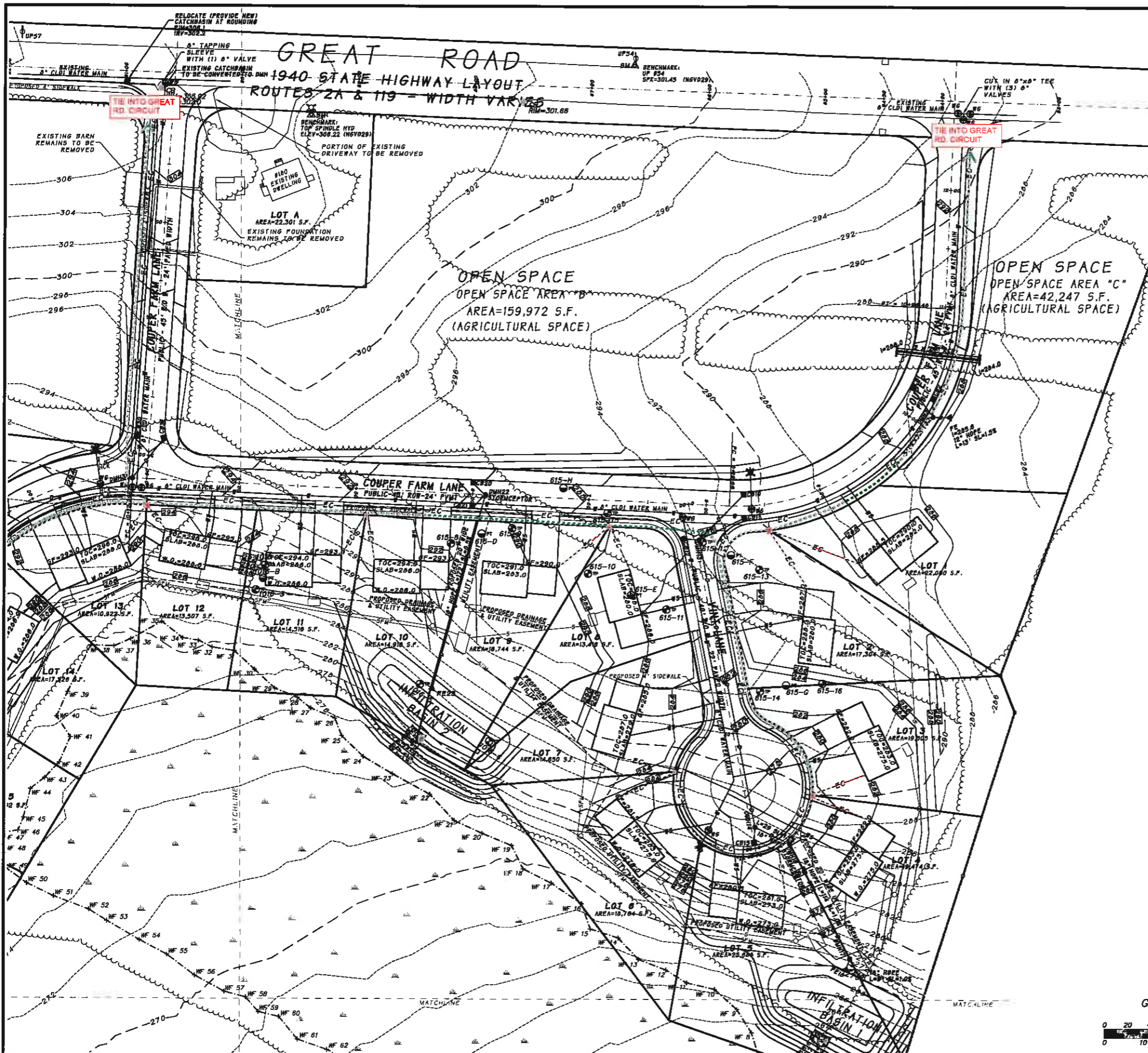
**M+M REALTY TRUST**  
 442 KING STREET  
 LITTLETON, MASSACHUSETTS

CLIENT:  
 360 MASSACHUSETTS AVE, SUITE 202  
 ACTON, MASSACHUSETTS 01720  
 (978) 264-4600 F(978) 263-0447  
 www.MarkleyAndRubin.com

**Markley & Rubin**  
 CIVIL ENGINEERING







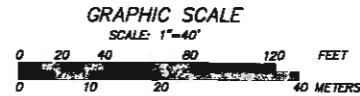
**GENERAL NOTES**

1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. TO CONVERT TO NAVD88, SUBTRACT 0.246 METERS (0.807 FEET).
2. BENCHMARK REFERENCE: RMB (SEE FLOOD MAP). ELEVATION = 252.63. BENCHMARK 51132A. DISC SET ON NORTHEAST END POST OF GREAT ROAD (STATE RTE 119) BRIDGE WHICH CROSSES I-495; THE DISC IS OVER THE BRONZE SEAL.
3. WETLAND RESOURCE LINE APPROVED BY LITTLETON CONSERVATION COMMISSION THROUGH ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION. ANRAD PLAN PREPARED BY MARKEY AND RUBIN INC DATED 8/31/16.
4. LIMIT OF CLEARING, OR LIMIT OF WORK BOUNDARY, SHALL BE STAKED IN THE FIELD PRIOR TO CONSTRUCTION.
5. ALL WATER MAINS, HYDRANT AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS FROM THE TOWN OF LITTLETON WATER SUPPLY DEPARTMENT.
6. ALL WORK WITHIN THE 100-FT. BUFFER ZONE IS UNDER THE JURISDICTION OF THE WETLAND PROTECTION ACT. APPROVAL IS REQUIRED FROM THE CONSERVATION COMMISSION BEFORE ANY WORK WITHIN THE 100-FT. BUFFER ZONE CAN COMMENCE.
7. HOUSES AND DRIVEWAYS PROPOSED ON ALL LOTS ARE FOR REPRESENTATION PURPOSES ONLY. FINAL DESIGNS SHALL BE SHOWN ON PLANS AND SHALL REQUIRE APPROVAL FROM CONSERVATION COMMISSION IF WITHIN THE 100-FT. BUFFER ZONE.
8. CONTACT DIG-SAFE AT (888)344-7233 AT LEAST 72 HOURS PRIOR TO ON-SITE CONSTRUCTION.
9. NO PERMANENT MONUMENTS SHALL BE INSTALLED UNTIL ALL CONSTRUCTION IS COMPLETED.
10. STREET SIGNS SHALL BE MUTCD COMPLIANT.
11. ANY FILL MATERIAL USED SHALL BE FREE OF HAZARDOUS MATERIAL AND FREE OF CONSTRUCTION DEBRIS.
12. SIGHT DISTANCE AT EACH INTERSECTION OF COUPER FARM LANE AND GREAT ROAD IS GREATER THAN 500 FEET IN BOTH DIRECTIONS TO ONCOMING TRAFFIC.
13. ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE STABILIZED WITH RETAINED VEGETATION, TOPSOIL AND GRASS, WELL-ROOTED, LOW-GROWING PLANTINGS OR OTHER ORGANIC MATERIALS ACCEPTABLE TO THE TOWN PLANNER.
14. CONSTRUCTION OF ROAD SHALL CONFORM TO ARTICLE V, REQUIRED IMPROVEMENTS IN TOWN OF LITTLETON SUBDIVISION OF LAND REGULATIONS, SPECIFICALLY PARAGRAPHS FOR PREPARATION AND SURFACING OF ROADWAY AND SIDEWALKS.
15. ALL MATERIALS, WORKMANSHIP, TESTING AND CONSTRUCTION METHODS USED FOR ROADWAY EXCAVATION AND EMBANKMENTS SHALL CONFORM TO THE MASSDOT STANDARD SPECIFICATIONS.
16. A MINIMUM NOTICE OF TWO DAYS IS REQUIRED FOR ALL INSPECTIONS BY THE TOWN OF LITTLETON.
17. ALL STORM DRAINS ARE TO BE AT LEAST 5 FEET AWAY FROM WATER LINE EXCEPT WHERE CROSSING. SEE TYPICAL CONCRETE ENCASUREMENT OF STORM DRAIN DETAIL ON DETAIL SHEET FOR CROSSING.

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APPROVAL UNDER SUBMISSION CONTROL LAW REQUIRED  
LITTLETON PLANNING BOARD

DATE \_\_\_\_\_

DATE	REVISION COMMENT



**SITE GRADING AND UTILITY PLAN**  
COUPER FARM ESTATES  
LITTLETON, MASSACHUSETTS

RECEIVED  
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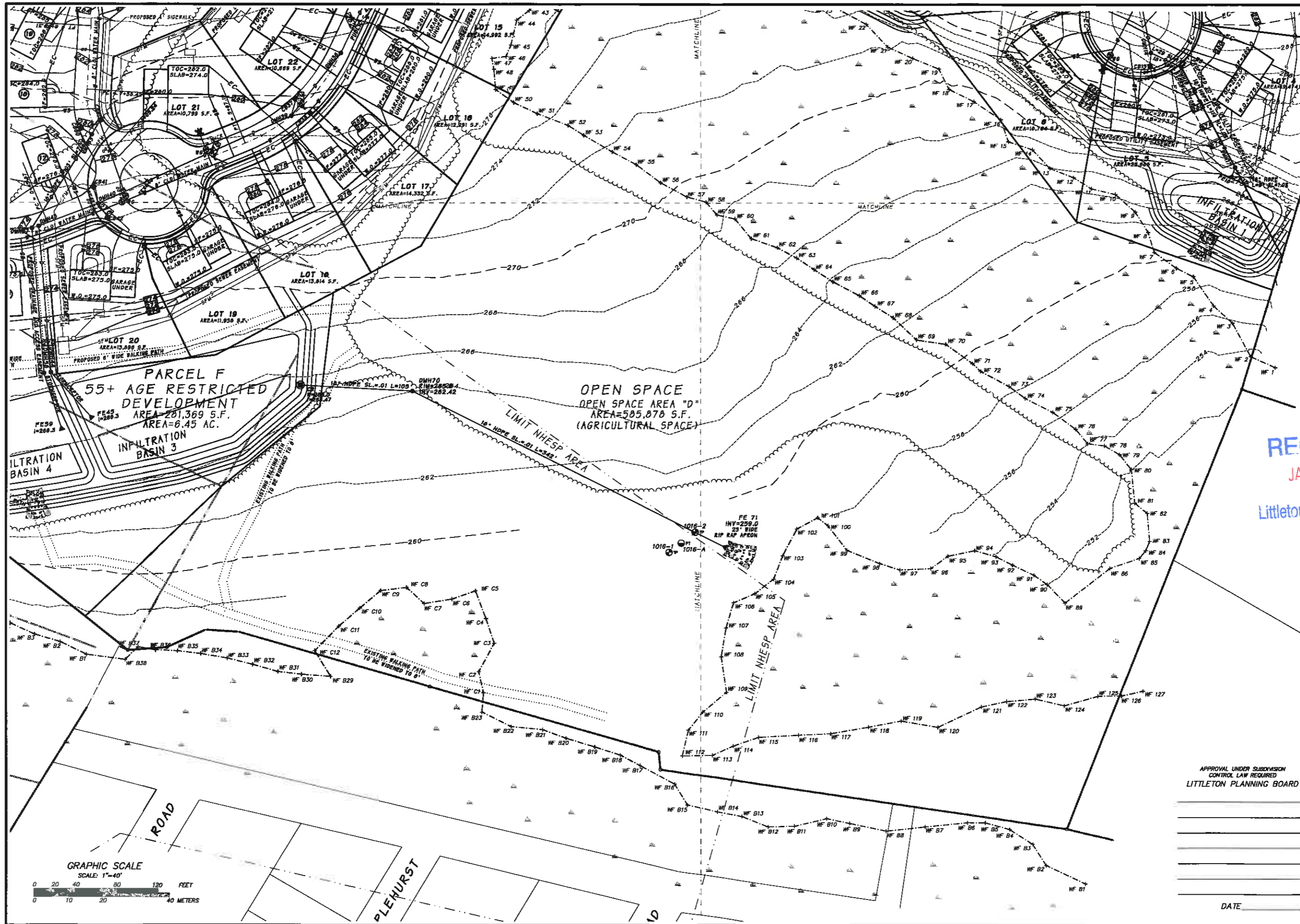
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**S4**

APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED  
 LITTLETON PLANNING BOARD

DATE \_\_\_\_\_

**Maren Toohill**

WATER DEPT.

**From:** Kevin Hunt  
**Sent:** Wednesday, January 04, 2017 12:14 PM  
**To:** David Ketchen; Maren Toohill  
**Cc:** Nick Lawler; Scott Larsen  
**Subject:** RE: Couper Farm Estates - Applications to Planning Board for Definitive Subdivision

Maren,

As for the proposed water main, LWD has worked with Michael Field in developing the layout and sizing for the water main, and it has been depicted on the plan which David Ketchen has forwarded to you. LWD will require that a FLOW test be performed at the location of the proposed development as part of the permitting process for this project. Unfortunately, we do not have any recent flow data for this area, and with the improvements to our system over the past two years, LWD is unable to accurately model the available fire flows in the area.

**Kevin Hunt**  
**Water Systems Manager**  
**Littleton Water Dept.**

**(978) 540-2284 Office**  
**(978) 501-6338 Cell**

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**From:** David Ketchen  
**Sent:** Wednesday, January 04, 2017 11:55 AM  
**To:** Maren Toohill  
**Cc:** Kevin Hunt; Nick Lawler; Scott Larsen  
**Subject:** RE: Couper Farm Estates - Applications to Planning Board for Definitive Subdivision

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Thank you,

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Electrical Engineer

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[dketchen@lelwd.com](mailto:dketchen@lelwd.com)

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**From:** Roland Bernier  
**Sent:** Thursday, January 05, 2017 8:47 AM  
**To:** Maren Toohill  
**Subject:** RE: Couper Farm Estates - Applications to Planning Board for Definitive Subdivision

No issue  
roland

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BPAC & EHS

RECEIVED

DEC 20 2017

Littleton Planning Board

33 Shattuck Street  
Littleton MA 01460

December 8, 2016

Dear M&M Realty Trust:

Members of Littleton Bicycle Pedestrian Advisory Committee and a representative of Littleton Council on Aging attended your presentation about the proposed Couper land development at Littleton's Planning Board meeting on November 3rd, 2016.

We would first like to tell you how much we like various elements of the proposed development:

- *Integration of the over-55 housing with regular family housing.* This is a very welcome change from the old approach of creating separate developments for senior and family housing. By allowing seniors to engage more deeply in the community this integration helps create a true neighborhood based on mixed demographics.
- *The proposed playing field on the front side of the development.* It will be a real gift to the local residents to have playing fields within walking distance of where they live. As with the path, the proximity benefits both the seniors and the families in the neighborhood. What's particularly nice is that this will allow the seniors to walk over to the fields to watch their grandchildren (or other people's grandchildren) participate in athletic endeavors.
- *The proposed walking/biking path.* We see this element is a key asset for the development. Our studies indicate that safe walking areas are highly desired by both families and seniors. Both demographics long to live happier, healthier lives and recognize the benefit of having safe places to walk to accomplish this goal. Both of our agencies strongly support the walking/biking path that is planned connecting Great Road to Goldsmith Street on one axis, and the addition of the other axis. We see these coordinated paths creating the backbone of a trail system for the residents, children, and seniors to access the facilities in Littleton Common.

By embracing the walking/biking path the M&M Realty Trust has an opportunity to maximize the value of the houses that will be sold to residents, especially the senior housing. We would like to draw your attention to the "Forbes Best Places to Retire 2016" list. One of the key factors cited is walkability.

*"To round out our community assessments, we seek out data that reflect on attributes that encourage an active retirement. One is walkability—the ability to do shopping and perform errands by walking, but not too far—as measured by walkscore.com. Frankly, not much of the U.S. is conducive to this."*

Your development will provide exactly the kind of safe walking environment most desired by seniors and families.

The CDC also discusses active aging in its article "Healthy Aging and the Built Environment"

*"Housing that is convenient to community destinations can provide opportunities for physical activity and social interaction. Communities with a safe and secure pedestrian environment, and near destinations such as libraries, stores, and places of worship, allow older adults to remain independent, active, and engaged."*

The Council on Aging supports the local senior population, and the Littleton Bicycle and Pedestrian Advisory Committee is a town committee dedicated to advancing walking and bicycling opportunities for Littleton residents. We would very much appreciate the opportunity to meet with you and explore how we can work with you to create the kind of pedestrian/biking environment that is very appealing to both families and seniors, and thus create more value for your development. We would welcome the opportunity to work with you to investigate grants for developing the kinds of trails that provide accessible safe places for all.

Sincerely,

Pamela Campbell  
Director of Elder and Human Services

Ann Grace  
Member Littleton Bicycle and Pedestrian Advisory Committee