

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

Plan: Couper Farm Estates Open Space Development

Application Date: December 16, 2016

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

Additional Comments:

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

D. Neild letter 01/12/17
sent to applicant 1/12/17

D. MacIver letter 01/12/17
sent to applicant 1/19/17

Maren Toohill

BOARD of HEALTH

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.

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 12th at 7:30 p.m.

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

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

Thanks!
Maren

CONSERVATION

Maren Toohill

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 9th, 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

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
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Thanks!
Maren

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



LELWD

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

From: Kevin Hunt
Sent: Wednesday, January 04, 2017 11:07 AM
To: David Ketchen
Cc: Maren Toohill
Subject: FW: Couper Farm Estates - Applications to Planning Board for Definitive Subdivision
Importance: High

Dave,

When you have completed the electrical / water plan for Couper Farm, could you forward a copy to Maren for the Planning Board Public Hearing.

Kevin

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
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Maren

Maren A. Toohill

Planning Administrator/Permit Coordinator

Town of Littleton

Check out our Master Plan website: www.planlittleton.org



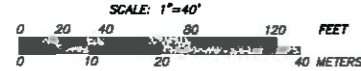
EXISTING SYMBOLS LEGEND

- | | | | |
|----------------------------|------------|-----------------------------|-------|
| EXISTING SINGLE WHITE LINE | △ BM | EXISTING DOUBLE YELLOW LINE | ○ DH |
| EXISTING BENCHMARK | □ SB | EXISTING DRILL HOLE | ⊙ DMH |
| EXISTING STONE BOUND | — C — | EXISTING DRAIN MANHOLE | ⊙ CB |
| EXISTING UNDERGROUND COMM. | — D — | EXISTING CATCH BASIN | ⊙ MC |
| EXISTING STORM DRAIN | — W — | EXISTING FLOW DIRECTION | ⊙ WC |
| EXISTING WATER MAIN | — 3 — | EXISTING FIRE HYDRANT | ⊙ UP |
| EXISTING GAS MAIN | — E — | EXISTING WATER GATE | ⊙ PT |
| EXISTING OVERHEAD ELEC. | — 0HW — | EXISTING UTILITY POLE | ⊙ SW |
| EXISTING UNDERGROUND WIRES | — 302 — | EXISTING PERC TEST LOCATION | ⊙ |
| EXISTING 2' CONTOUR | — 300 — | EXISTING TEST PIT LOCATION | ⊙ |
| EXISTING 10' CONTOUR | — 300 — | EXISTING WELL | ⊙ |
| EXISTING STONE WALL | — + WF A — | | |
| EXISTING TREE LINE | | | |
| EXISTING GUARDRAIL | | | |
| EXISTING WETLAND LINE | | | |
| EXISTING WETLAND FLAG | | | |

PROPOSED SYMBOLS LEGEND

- | | | | |
|-------------------------|--------|-------------------------------|-----------|
| PROPOSED RETAINING WALL | — D — | PROPOSED STORM DRAIN | — S — |
| PROPOSED DRAIN MANHOLE | ● DMH | PROPOSED SANITARY SEWER | — 5FM — |
| PROPOSED TRENCH DRAIN | — TD — | PROPOSED SEWER FORCEMAIN | — WS — |
| PROPOSED STORMCEPTOR | ● SC | PROPOSED WATER MAIN | — 6 — |
| PROPOSED SEWER MANHOLE | ● SMH | PROPOSED GAS MAIN | — EC — |
| PROPOSED CATCH BASIN | ● CB | PROPOSED ELEC.+COMMUNICATIONS | — FM — |
| PROPOSED UTILITY POLE | ● UP | PROPOSED CONTOUR | — 331x0 — |
| PROPOSED HYDRANT | ● HW | PROPOSED FORCEMAIN | |
| PROPOSED WATER GATE | ● WG | PROPOSED FLARED END | |
| PROPOSED WATER SERVICE | ● WS | PROPOSED SPOT GRADE | |
| PROPOSED WELL | ● W | PROPOSED EROSION CONTROL | |
| PROPOSED SEWER SERVICE | ● SS | PROPOSED ROADWAY BOUNDS | |
| PROPOSED GAS SERVICE | ● GS | | |
| PROPOSED GAS GATE | ● GG | | |

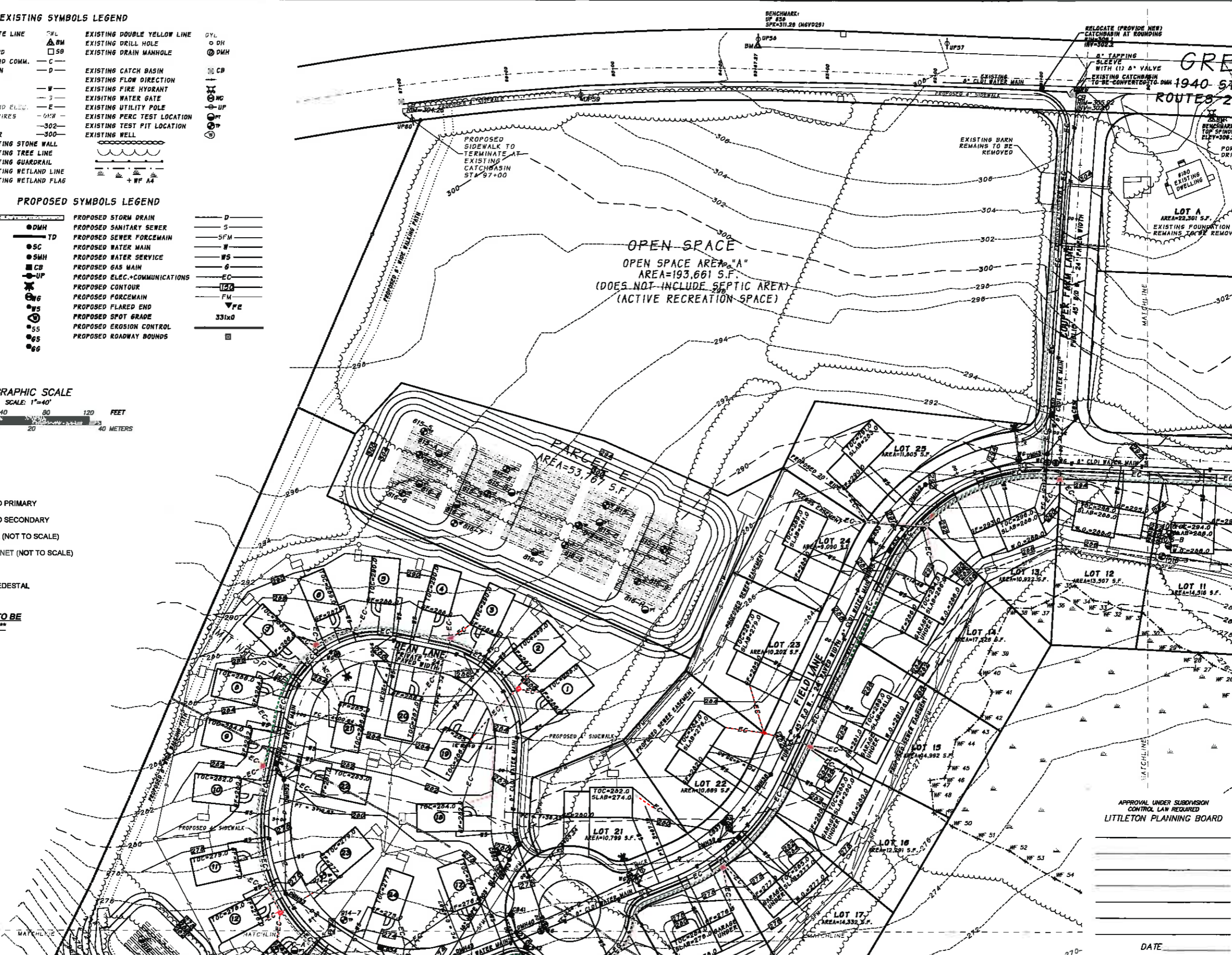
GRAPHIC SCALE



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

LITTLETON PLANNING BOARD

M+M REALTY TRUST
 442 KING STREET
 LITTLETON, MASSACHUSETTS

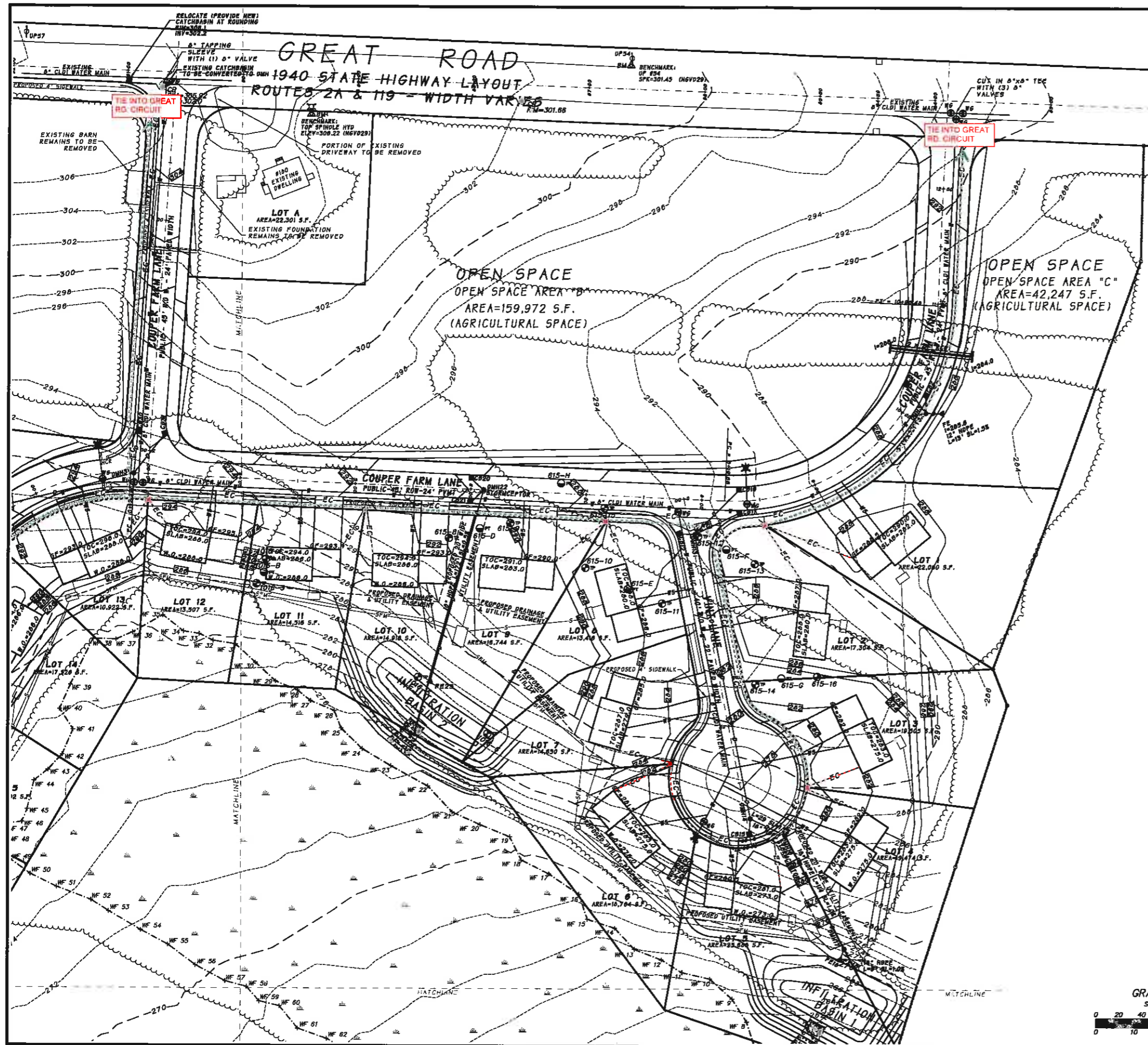
Markley & Ruben
 CIVIL ENGINEERING
 380 MASSACHUSETTS AVE., SUITE 202
 ACTON, MASSACHUSETTS 01720
 P(978) 264-4800 F(978) 263-0447
 www.MarkleyAndRubin.com

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DATE: 12/15/16
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APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
 LITTLETON PLANNING BOARD

DATE



GENERAL NOTES

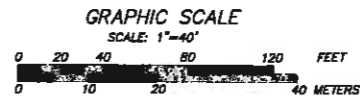
1. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. TO CONVERT TO NAVD88, SUBTRACT 0.246 METERS (0.807 FEET).
2. BENCHMARK REFERENCE: RMB (SEE FLOOD MAP). ELEVATION = 252.63. BENCHMARK 51132A. DISC SET ON NORTHEAST END POST OF GREAT ROAD (STATE RTE 119) BRIDGE WHICH CROSSES I-495; 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 ENCASEMENT OF STORM DRAIN DETAIL ON DETAIL SHEET FOR CROSSING.

FIELD LEGEND

- - UNDERGROUND PRIMARY
- - UNDERGROUND SECONDARY
- - TRANSFORMER (NOT TO SCALE)
- - JUNCTION CABINET (NOT TO SCALE)
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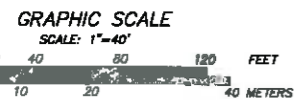
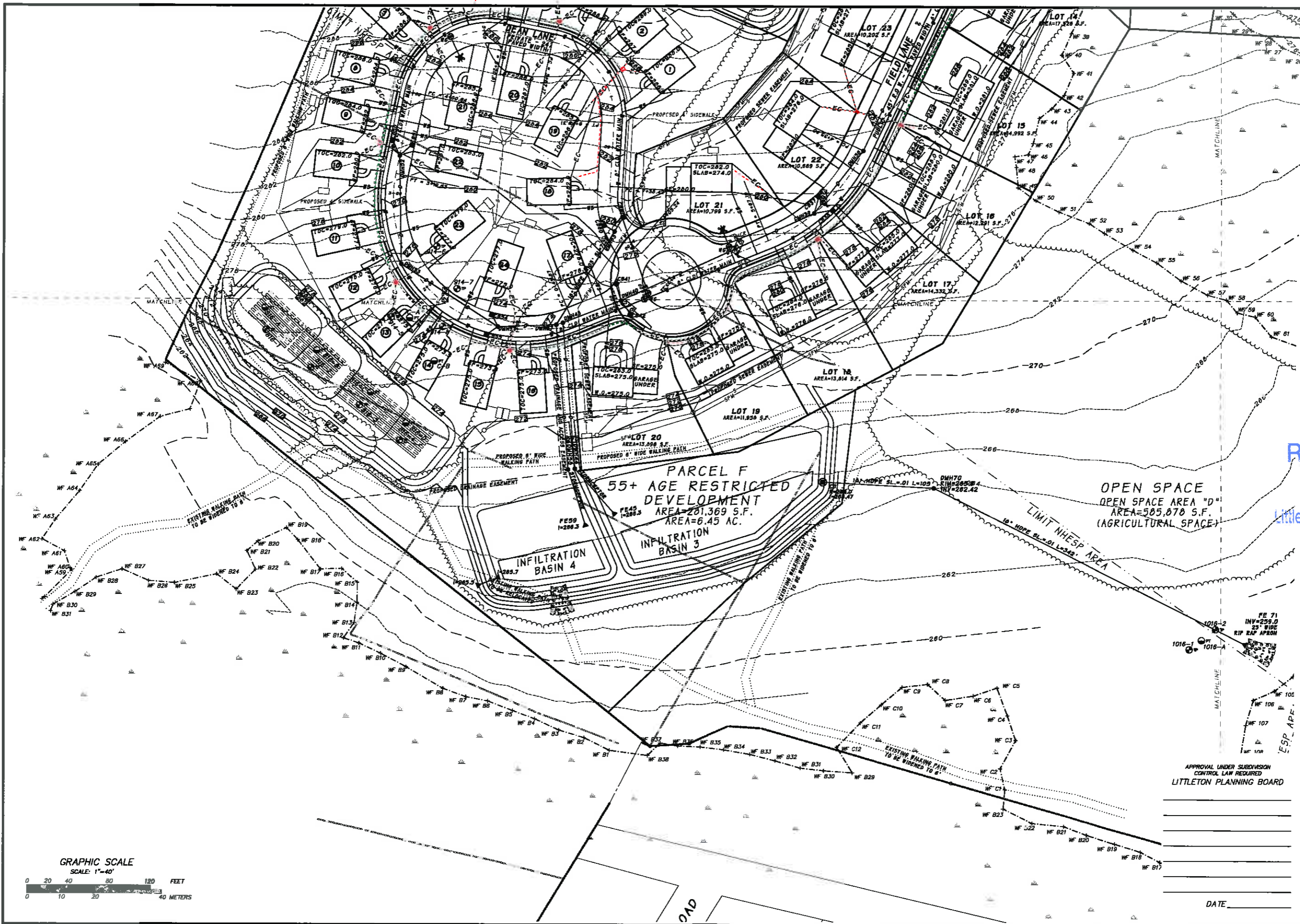
APPROVAL UNDER SUBDIVISION CONTROL LAW REQUIRED
LITTLETON PLANNING BOARD



DATE _____

REVISION COMMENT	
DATE	
SITE GRADING AND UTILITY PLAN COUPER FARM ESTATES LITTLETON, MASSACHUSETTS	
RECEIVED JAN 04 2017 Littleton Planning Board	
M+M REALTY TRUST 442 KING STREET LITTLETON, MASSACHUSETTS	
CLIENT: 380 MASSACHUSETTS AVE, SUITE 202 AGTON, MASSACHUSETTS 01720 (978) 261-4600 F(978) 263-0447 www.MarkyAndRubin.com	
Marky & Rubin CIVIL ENGINEERING	
SHEET 5 OF 21	

DATE: 12/15/16
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DATE	REVISION	COMMENT



SITE GRADING AND UTILITY PLAN
COUPER FARM ESTATES
LITTLETON, MASSACHUSETTS

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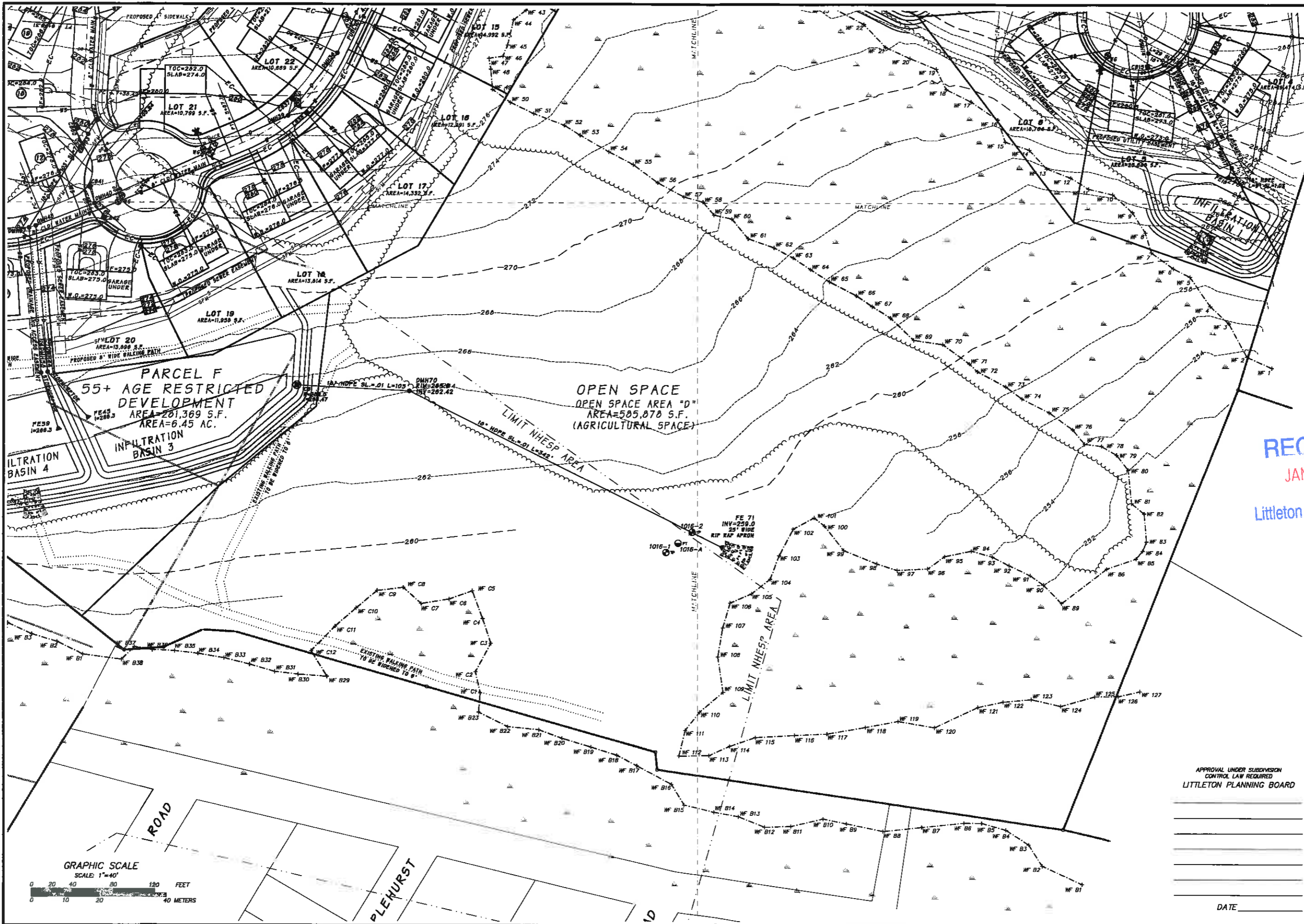
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www.MarkeyAndRubin.com

S3

APPROVAL UNDER SUBMISSION
CONTROL LAW REQUIRED
LITTLETON PLANNING BOARD

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DATE: 12/15/16
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DATE	REVISION COMMENT



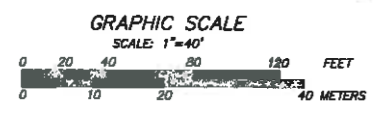
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S4
 SHEET 7 OF 21



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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

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

Good Morning Maren,

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Thank you,

David Ketchen
Electrical Engineer

Littleton Electric Light Dept.
(978)540-2254
dketchen@lelwd.com

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



Maren Toohill

BUILDING DEPT.

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

From: Maren Toohill
Sent: Wednesday, January 04, 2017 10:21 AM
To: Jim Garreffo (jgarreffo@nashoba.org); Amy Green; Jim Clyde; Scott Wodzinski; Tom Clancy; Matthew King; Kevin Hunt; Scott Edwards; Roland Bernier; Michelle Cobleigh
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Maren

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





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

Maren Toohill

From: Dustin Neild [REDACTED]
Sent: Thursday, January 12, 2017 2:24 PM
To: Maren Toohill
Subject: Comments to PB for public Input Re: Couper Farm
Attachments: Letter to PB Jan_2017.docx

Dear Ms. Toohill;

As I will be unable to attend the public hearing tonight, I hereby submit my comments in writing to the planning board. Please include them in the record. Confirmation of receipt would be appreciated.

Thanks you for your time and attention.

Sincerely,

Dustin Neild
17 Lake Shore Dr.

January 12th, 2017

RECEIVED
JAN 12 2017
Littleton Planning Board

Dear Members of the Littleton Planning board,

I am writing at this late date as I will be unable to attend the public hearing re: the development of Couper Farm, this evening. Please consider my comments, for the record.

As you know, the purchase of this land and the HCA are contingent upon the development receiving all required permits. I respectfully request that these permits not be granted, for several reasons:

- Preservation of this land for its agricultural value, contribution to our town character, and its other unique characteristics has long been a stated goal of Littleton. Contrary to this goal, and without regard to more than 400 citizens petitioning otherwise, the Right of First Refusal for this land was not asserted.
- Townspeople and other friends of open space raised PRIVATE funds several years ago for the purchase of the adjoining Church Meadows. Their financial commitment was predicated upon the town's goal of preserving these adjoining parcels. I believe that there is a responsibility to follow through in this.
- The agricultural potential of this and other similar land in Littleton is rapidly getting squeezed out. We must preserve what we can, *while we still can* and aim to keep as much of this land as possible available for agricultural use.
- The current plan to develop, though it contains some positive aspects, is not in line with open space best practices because the land will be divided up, separating a large contiguous open area into several small open spaces daisy-chained together, at best.

Please consider the permanent detrimental effect that permitting this development will have upon this unique and priceless piece of property. I urge you not to permit this.

Respectfully,

Dustin Neild
17 Lake Shore Dr.
Littleton, MA 01460

To: Littleton Planning Board Members:

RE: Some major points regarding Couper Farms Estates Project before the Planning Board on 1-12-2017

When the abutting Church Meadows land, where the all-volunteer Hunger Relief Community Garden is located, was offered for sale, a private developer outbid the town's appraised value so members of the Congregational Church and Littleton Conservation Trust, dug deep into their own pockets and made personal financial donations of some \$25,000 to the town to match this higher cost so the town, which had Right of First Refusal, could acquire Church Meadows and merge it with the Couper Farm abutting farmland, so it could be one contiguous farm parcel easy to farm as an expanded Hunger Relief Community Garden. The designated Open Field on the Couper Farm abutting Church Meadows should be designated for agriculture and connected with the Hunger Relief Community Farm as originally planned and not as yet again a sports field which could go anywhere and will take substantial additional tax money to build.

At that time the Trust for Public Land (TPL) working with the town offered to run a capital campaign to raise needed money to acquire the Couper Farm to join with Church Meadows. The town and Town Administrator referred to this publicly as a Big Farm Deal ("BF Deal"). A mandated Conservation Restriction for Church Meadows has been left open ended so that a required CR can cover both the abutting agricultural lands on Couper Farm and those of Church Meadows

A public entity (e.g., the Conservation Commission) needs to hold the CR on Church Meadows and Couper Farm to ensure specified conditions are actually carried out. When home owner organizations hold the CR, required conditions are not followed through on and no one enforces it (many examples of this can be found throughout Littleton).

The circumferential public path that provides connectivity between Goldsmith Street access and Great Road needs to be made usable for baby carriages, handcarts, wheel chairs, bicycles, and pedestrians and in all seasons. The proposed dirt and/or grass path, while cheapest for the profit making developer, is simply unacceptable and impractical for the public. It should be minimally of stone dust and more realistically of a sustainable hard surface (e.g., permeable hard top and possibly ADA compliant). If something less, it will just be muddy and unusable for the public.

The Littleton Community has expressed a strong desire to protect the agricultural land at Couper Farm, join it with the town-owned Community Garden Hunger Relief Agricultural Field abutting the open fields of the Couper Farm and protect both with a permanent CR held by a public entity, to maintain the community agricultural asset and scenic gateway to Littleton. Public charitable non-profit organizations such as the Trust for Public Land have offered to organize a capital campaign to help cover costs as they have done successfully in protecting farms and farmlands in many of our surrounding communities.

The appraised costs would be covered in full, the town would reap agricultural and scenic benefits as stated as desirable in its approved and publicly created Master Plan and other planning documents, such as the Open Space and Recreation Plan Report, and absolutely no waivers or exceptions in Littleton's bylaws and rules would be required. Littleton would benefit best if the above recommendations were followed.

Respectfully yours,


Don MacIver (former Littleton Planning Board member)
43 Foster Street
Littleton, MA 01460

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JAN 12 2017

Littleton Planning Board