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Town Planner
Littleton Town Offices
37 Shattuck Street, Room 303
Littleton, MA 01460

July 13, 2022

Re: Preliminary Findings of Development Impact Statement
King Street Commons Site Development

On behalf of 550 King Street, LLC, "the Applicant", TEC, Inc. respectfully submits these preliminary findings of the Development Impact Statement for review by the Planning Board. The final Development Impact Statement will be submitted with the Definitive Subdivision Plan. The preliminary findings demonstrate the expected environmental, traffic, utility, and municipal impacts of the proposed subdivision.

Environmental Analysis

The existing site consists of two large office buildings and associated $15\pm$ acres of paved parking. Environmental resources are limited to two wetlands on the east and west sides of the site equaling $1.4\pm$ acre, natural vegetated buffers around the wetlands and along the north property line, and landscaping around the historic Tuttle House. Existing environmental resources, as noted above, will be preserved with the exception of some landscaping near the Tuttle House. "Green" areas on the site will be drastically increased to provide shade, recreation areas, and adequate wetland buffers.

Surface water and groundwater resources will be protected through compliance with Massachusetts Stormwater Standards and Wetlands will be protected by compliance with the Massachusetts Wetlands Protection Act and Town of Littleton Wetlands Protection Regulations. The Applicant will submit an Environmental Notification Form (ENF) and an Environmental Impact Report (EIR) to comply with Massachusetts Environmental Policy Act (MEPA) under 301 CMR 11.00. The project is not located within an estimated habitat for rare and endangered species. Further details regarding environmental resource protection and regulatory compliance will be included in the Definitive Subdivision Plan.

Traffic Study

The project's traffic review requirements are outlined in the Planning Board Special Permit, dated June 15, 2022. The forthcoming Traffic Study for the proposed buildings on the site are required by the Planning Board Special Permit Decision (Condition #9) which requires the Applicant to file a Traffic Study at least 90 days prior to the filing of its first application for a building permit.

Additional notable project commitments to mitigate the traffic impacts have been memorialized in the Planning Board Special Permit including providing a safe and walkable environment (Condition #13) and transportation options from the site to the Littleton / Route 495 Commuter Rail Station (Condition #20).

Water & Sewer Utilities

Improvements to the Town of Littleton water and sewer systems were proposed to accommodate the proposed subdivision and future Town of Littleton development needs. The proposed subdivision will be constructed in conjunction with the Littleton Common Sewer Expansion and

Water Main Replacement Project. Please see the plan set by CDM Smith dated February 2023 for further details.

Public Works & Municipal Impacts

The estimated public works costs and municipal service costs will be prepared for the Definitive Subdivision Plan.

Please do not hesitate to contact me directly if you have any questions at (603) 601-8154. Thank you for your consideration.

Sincerely,
TEC, Inc.
"TheEngineeringCorp.com"



Christopher Raymond, PE