

# STAMSKI AND MCNARY, INC.

1000 Main Street  
Acton, Massachusetts 01720  
(978) 263-8585, FAX (978) 263-9883

PRINCIPALS

JOSEPH MARCH, P.E., P.L.S.  
GEORGE DIMAKARAKOS, P.E.

ASSOCIATE

JONATHAN BOLLEN, P.L.S.

July 25, 2023

Town of Littleton  
Planning Board  
37 Shattuck Street  
Littleton, MA 01460

Re: 95 Taylor Street

Members of the Board,

On behalf of our client, Seal Harbor, LLC, we have prepared the attached conceptual subdivision plans for the referenced property. The site is slightly over 7 acres when holding the location of Beaver Brook shown on record plans, and our client is proposing to develop a residential development with 5 dwellings. The actual area of the parcel extends to the current centerline of Beaver Brook and is approximately 9 acres. The attached plans are based on the 7 acres to be conservative. The subject property is also in front of the Conservation Commission to confirm wetland resource area boundaries.

One of the plans shows a conventional subdivision plan with a 315 foot +/- long subdivision road laid out in accordance with the Board's subdivision regulations, so that it could ultimately be accepted at Town Meeting. There are 5 individual lots, each of which contain a single-family dwelling. Each lot would have its own septic system and would be served by Town water.

The other plan shows an Open Space Development with 5 dwellings. The plan shows a private road 315 feet +/- long with a tee-turnaround, which would remain private. The dwellings would be served by a common septic system and Town water and would be on the same lot. The plan shows approximately 4.5 acres of Open Space that would be placed in a permanent conservation restriction. This plan would require a special permit from the Board under section 173-93 of the Zoning Bylaw.

The land was extensively altered by gravel hauling activities and the development of the property would occur within the altered areas. Our client would like to have an informal discussion with the board to review these plans. The Open Space Development would allow for clustered housing, preservation of open space in the Town's Aquifer Zone, less infrastructure, and would have a private road that would not burden the town with maintenance. Seal Harbor, LLC, feels that it would be the best alternative to develop the land and is seeking input from the Board.

We thank you for your attention to this matter. If you have any questions regarding this matter, please feel free to contact our office.

Respectfully,  
Stamski and McNary, Inc.



George Dimakarakos, P.E.

**RECORD OWNER**

GILBERT L. FRIBERG  
VILENA T. FRIBERG  
95 TAYLOR STREET  
LITTLETON, MA

**REFERENCE**

MIDDLESEX REGISTRY OF DEEDS  
SOUTH DISTRICT  
DEED BOOK 11584 PAGE 164  
PLAN No. 1105 OF 1964

**ZONING DISTRICT**

RESIDENCE (R)

**DATUM**

N.A.V.D OF 1988.

**LEGEND:**

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

MEAN ANNUAL HIGH-WATER  
AS DIGITIZED FROM  
SATELLITE IMAGERY

LOT 2  
62,891 S.F.  
36,066 S.F. UPLAND  
L.S.F. = 0.50

LOT 3  
43,887 S.F.  
36,278 S.F. UPLAND  
L.S.F. = 0.52

LOT 4  
88,526 S.F.  
36,708 S.F. UPLAND  
L.S.F. = 0.45

LOT 5  
40,099 S.F.  
40,099 S.F. UPLAND  
L.S.F. = 0.74

LOT 1  
52,870 S.F.  
36,153 S.F. UPLAND  
L.S.F. = 0.40

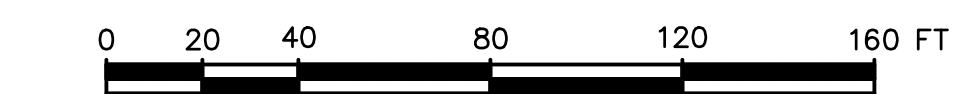
PROPOSED ROAD

TAYLOR STREET  
(PUBLIC - VARIABLE WIDTH)

CONCEPTUAL CONVENTIONAL  
SUBDIVISION PLAN  
IN  
LITTLETON, MASSACHUSETTS  
(MIDDLESEX COUNTY)

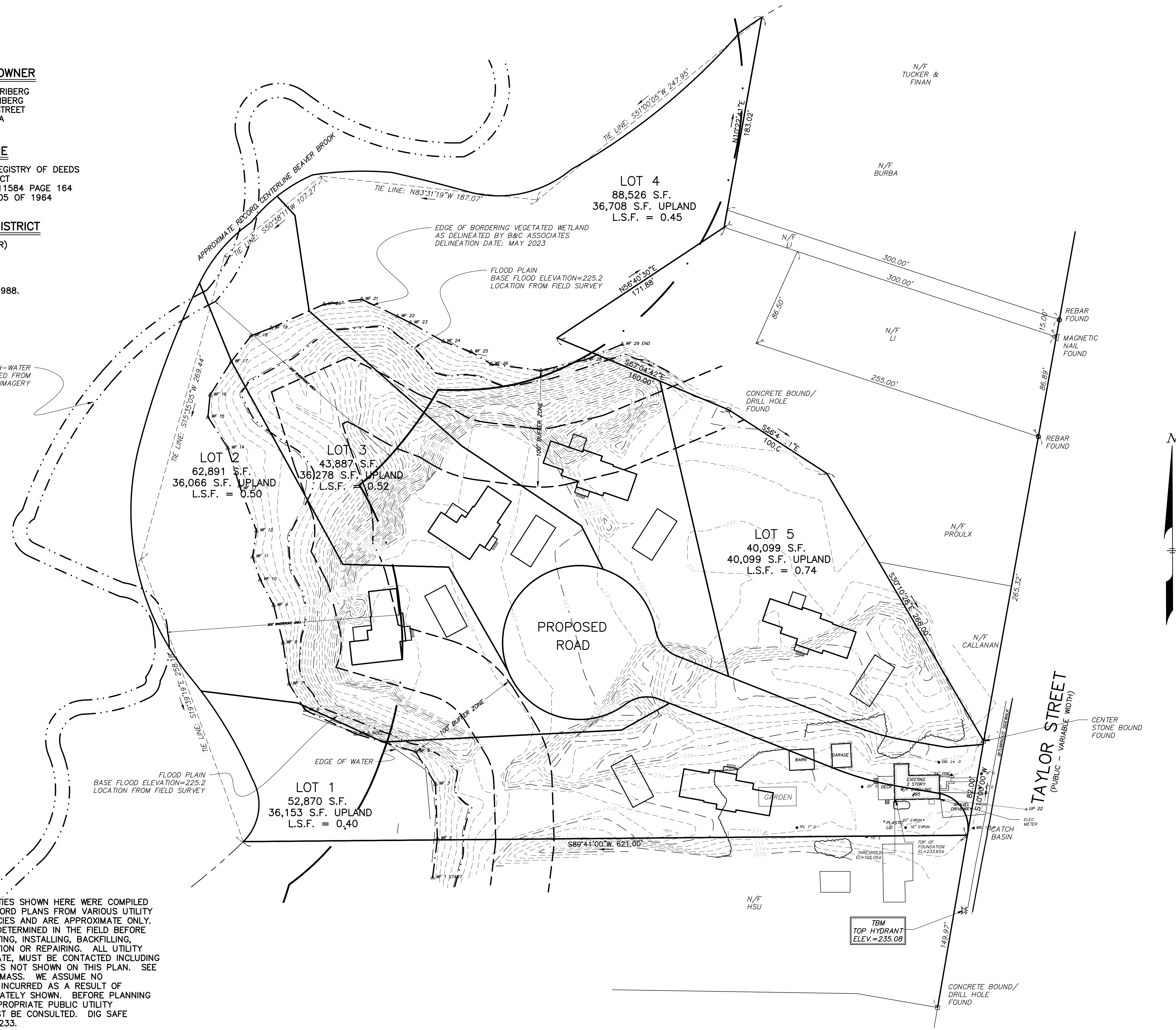
FOR: SEAL HARBOR, LLC  
SCALE: 1"=40' JUNE 22, 2023

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



**UTILITY NOTE:**

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.



**RECORD OWNER**

GILBERT L. FRIBERG  
VILENA T. FRIBERG  
95 TAYLOR STREET  
LITTLETON, MA

**REFERENCE**

MIDDLESEX REGISTRY OF DEEDS  
SOUTH DISTRICT  
DEED BOOK 11584 PAGE 164  
PLAN No. 1105 OF 1964

**ZONING DISTRICT**

RESIDENCE (R)

**DATUM**

N.A.V.D. OF 1988.

**LEGEND:**

- N/F OVERHEAD WIRES
- TREE
- TREE LINE
- UP UTILITY POLE
- GG+ GAS GATE
- G GAS SERVICE (BURIED)
- WG+ WATER GATE
- W WATER SERVICE (BURIED)
- DMH DRAIN MANHOLE
- D SUB-SURFACE DRAIN LINE
- EXISTING CONTOUR
- - - EXISTING CONTOUR
- ☆ LIGHTPOLE
- △ WETLAND FLAG
- 99X9 SPOT ELEVATION
- STONE WALL
- EDGE OF PAVEMENT

MEAN ANNUAL HIGH-WATER  
AS DIGITIZED FROM  
SATELLITE IMAGERY

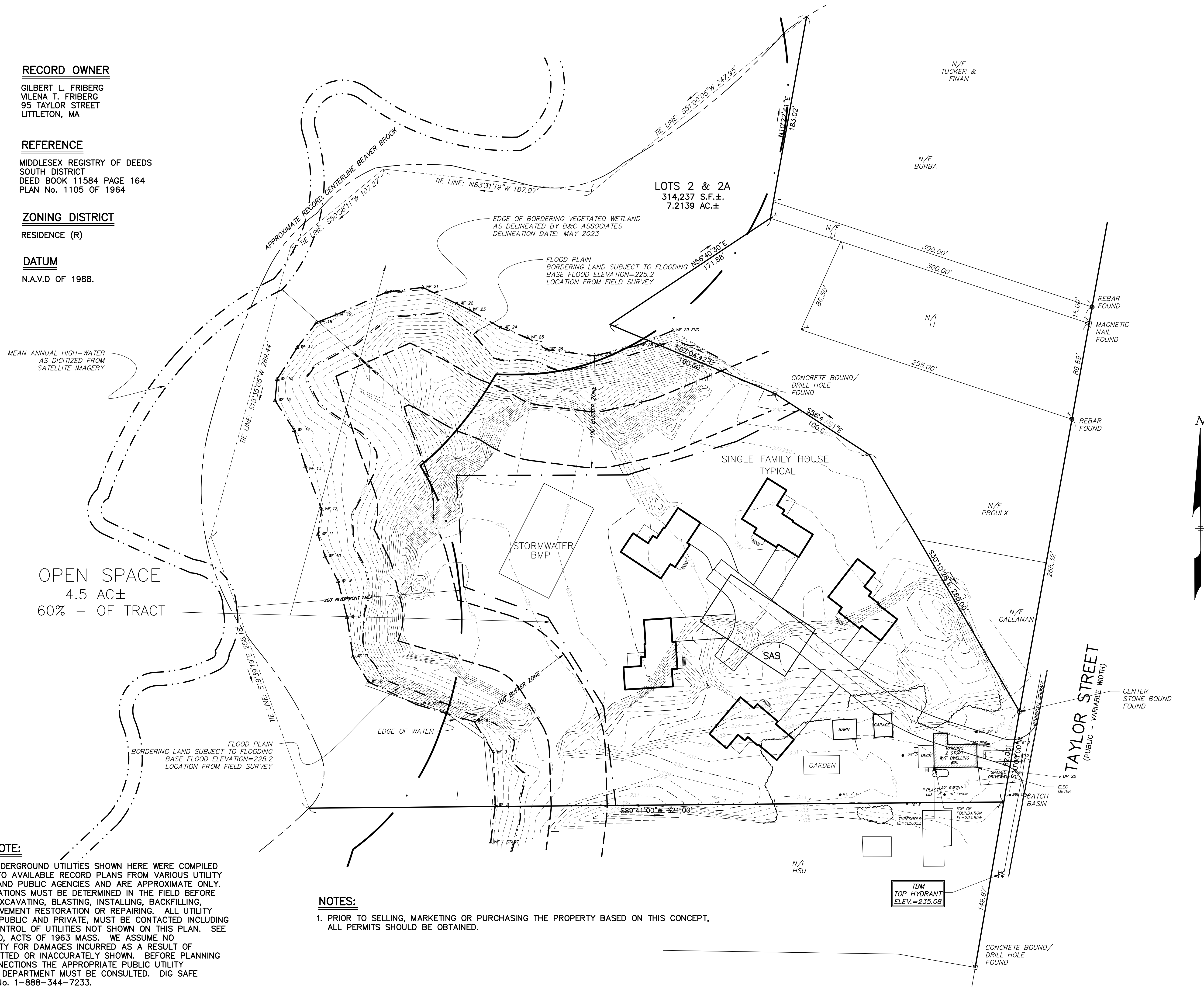
OPEN SPACE  
4.5 AC±  
60% + OF TRACT

**UTILITY NOTE:**

ALL UNDERGROUND UTILITIES SHOWN HERE WERE COMPILED ACCORDING TO AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACKFILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING. ALL UTILITY COMPANIES, PUBLIC AND PRIVATE, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. SEE CHAPTER 370, ACTS OF 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS THE APPROPRIATE PUBLIC UTILITY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE TELEPHONE No. 1-888-344-7233.

**NOTES:**

1. PRIOR TO SELLING, MARKETING OR PURCHASING THE PROPERTY BASED ON THIS CONCEPT, ALL PERMITS SHOULD BE OBTAINED.



CONCEPTUAL OPEN SPACE  
DEVELOPMENT PLAN  
IN  
LITTLETON, MASSACHUSETTS  
(MIDDLESEX COUNTY)

FOR: SEAL HARBOR, LLC  
SCALE: 1"=40' JUNE 22, 2023

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

