

STAMSKI AND MCNARY, INC.

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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.

