

Application for Approval of a Definitive Subdivision Plan

Under the Subdivision Control Law, the Littleton Planning Board Subdivision of Land Regulations, and the Town of Littleton Zoning Bylaw

for

**Map U40, Parcel 8
95 Taylor Street
Littleton, MA 01460**

Applicant: Seal Harbor Companies, LLC
P.O. Box 2857
Acton, MA 01720

Owner: Vilena T. Friberg
95 Taylor Street
Littleton, MA 01460

Date: February 20, 2024

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Attached Full Size Plan Set

Definitive Subdivision Plan

For Strawberry Farms

at 95 Taylor Street

Littleton, Massachusetts

For: Seal Harbor, LLC.

Scale: 1"=40'; February 20, 2024

By: Stamski and McNary, Inc.

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.

February 20, 2024

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

Re: 95 Taylor Street
Definitive Subdivision Plan for Strawberry Farms
Map U40, Parcel 8

Members of the Board,
On behalf of our client, Seal Harbor, LLC, we have prepared the accompanying Application for Approval of Definitive Plan for the subdivision of the referenced property.

The property consists of 9+ Ac. and currently contains a single family dwelling. Beaver Brook is located to the rear of the property and projects 200' Riverfront Area onto the parcel. There is Bordering Vegetated Wetland (BVW) located adjacent to Beaver Brook that projects 100' Buffer Zone onto the parcel. The property has been historically used as a gravel pit and therefore exhibits unique topography, with a prominent ridge located along the edge of the BVW and a gently sloping depression located in the approximate center of the parcel. The proposed project is for the subdivision of the parcel into 3 lots; the lots will be served by the proposed "Strawberry Farm Road".

The proposed road length has been minimized in order to minimize disturbance within the 100' Buffer Zone, and avoid entirely disturbance within the 200' Riverfront Area. Additionally, waivers are requested to allow for the construction of the roadway in a Common Driveway style; the proposed road is 16'-wide, does not utilize curbs, and no sidewalks are proposed. The waiver of the relevant design requirements will allow for the construction of this small scale subdivision while reducing the amount of infrastructure, thereby preserving more open space.

A Notice of Intent will be submitted to the Conservation Commission to permit proposed work within jurisdictional areas. Proposed work within jurisdictional areas is limited to the installation of a drain outfall and associated tree clearing.

We thank you for your attention to this matter. We look forward to discussing this matter at the public hearing. If you have any questions, please contact our office.

Respectfully,
Stamski and McNary, Inc,



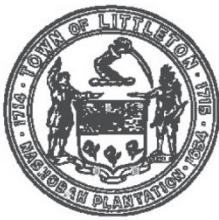
Paul Kirchner, E.I.T.



George Dimakarakos, P.E.

FORM C
APPLICATION FOR APPROVAL OF DEFINITIVE PLAN
OF A SUBDIVISION

SUBDIVISION OF LAND



FORM C:

APPLICATION FOR APPROVAL OF DEFINITIVE PLAN

Date: February 20, 2024

File 3 completed forms with the Planning Board with 12 copies of the plans, plus original Mylar. File a copy of form and plan with the Town Clerk in accordance with the requirements of Chapter 249.

To the Planning Board:

The undersigned Applicant herewith submits the accompanying Definitive Plan of property located in the Town of Littleton for approval as a Subdivision as under the Subdivision Control Law and the Subdivision of Land Regulations of the Planning Board of the Town of Littleton.

1. Location of Property:

95 Taylor Street. Map U-40, Parcel 8

2. Name(s) and Address(es) of Applicant:

Seal Harbor LLC

P.O. Box 2857

Acton, MA 01720

3. Name(s) and Address(es) of Record Owner(s):

Vilena T. Friberg

95 Taylor Street

Littleton, MA 01460

4. Name and Address of Engineer or Surveyor:

Stamski and McNary, Inc.

1000 Main Street

Acton, MA 01720

5. Title of Plan: Definitive Subdivision Plan for Strawberry Farms

6. Date of Plan: February 20, 2024

7. Owner's Title Reference: Deed of Friberg dated October 9, 1968,
[recorded at Middlesex South Registry of Deeds in Book 11584, Page 164], [filed
at the Middlesex South Registry District of the Land Court as Document No.]
and noted on Certificate of Title no. , in Registration Book ,
Page .

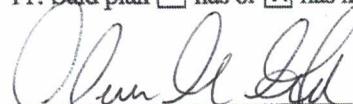
8. Zoning District: Residence District, Water Resource District

LITTLETON CODE

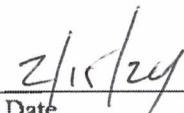
9. Assessor's Map and Parcel Number: U40-8

10. Number of Lots on the Plan: 3

11. Said plan has or has not evolved from a preliminary plan submitted to the Board on



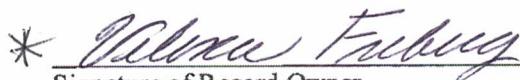
Signature of Applicant



Date

Signature of Applicant

Date



Signature of Record Owner
(if other than Applicant)



Date

Signature of Record Owner
(if other than Applicant)

Date

Filing Fee: (\$2,000 plus \$5.00 per linear foot of road.) _____.

Received by Town Clerk:

Date/Time: _____

Form Updated October 2011

**FILING FEES FOR STRAWBERRY FARMS
(COPY OF CHECK)**

DEFINITIVE PLAN FILING FEE

Definitive - \$2,000.00 + \$5.00/linear foot of road

$$- \quad \$2,000 + (168 \text{ ft. of road} \times \$5.00) = \$2,840.00$$

DEFINITIVE DEVELOPMENT IMPACT REPORT

Definitive Development Impact Report

(1) Environmental Analysis

The 9.02 +/- acre site is adjacent to Beaver Brook that currently contains a single family dwelling. Beaver Brook projects 200' Riverfront Area onto the property. There is also Bordering Vegetated Wetland (BVW) adjacent to Beaver Brook that projects 100' Buffer Zone onto the property. The site has been historically used as a gravel pit and therefore exhibits unnatural topography; there is a ridge along the edge of the BVW across almost the entirety of the rear of the property and a hill near the existing dwelling. The remainder of the site is gently sloping with a natural onsite depression located near the existing ridge.

Vegetative coverage analysis

The area surrounding the existing dwelling contains lawn and landscaped area, with some scattered trees. There is an open area to the rear of the dwelling between the ridge and the hill. The remainder of the site is wooded.

Surface water and groundwater quality and level

The proposed development of 3 single-family dwelling units is subject to the Stormwater Management regulations outlined by the Subdivision Rules and Regulations and the Town of Littleton's Stormwater Management and Erosion Control Bylaw. The Bylaw requires that the project meets Massachusetts Stormwater Standards 1-6. Best management practices proposed at the site an infiltration basin, an infiltration trench, and roof drywells for each of the proposed dwellings. As required by the Stormwater Management Standards, runoff will be treated and 80% of Total Suspended Solids will be removed prior to infiltration. On-site septic systems shall be designed according to Title 5 and local Board of Health Regulations.

Effects upon priority and estimated habitat for rare and endangered species, outstanding botanical features and scenic or historic environs

The area of work is not located within an area of Estimated Habitat of Rare Wildlife as indication on the most recent Estimated Habitat Map dated August 1, 2021. The existing dwelling was constructed in 1880 and is proposed to be razed; it is not feasible to orient the proposed road and lots in such a way as to preserve the existing dwelling while providing the required zoning setbacks.

Capability of soils, vegetative cover and proposed erosion-control efforts to support proposed development

According to the Natural Resources Conservation Service Web Soil Survey, the project site consists entirely of Quonset sandy loam, which is classified as Hydrologic Group A, and Freetown muck, which is classified as Hydrologic Group B/D and is a hydric soil. All proposed work is within the area identified as consisting of Quonset sandy loam. Sand was observed across the proposed work area during soil evaluations.

Hydrologic Group A soils have a high infiltration rate and low runoff potential when thoroughly wet. Hydrologic Group B/D soils have a moderately low runoff potential and moderate infiltration rates, but a high-water table.

Erosion controls including siltation barriers, straw bale check dams, and construction entrances will prevent the indirect alteration of any resource area.

Relationship to the requirements of the Wetlands Protection Act

The project requires the filing of a Notice of Intent with the Conservation Commission to permit work proposed within the 100' Buffer Zone of the Bordering Vegetated Wetland. Work proposed within the Buffer Zone is limited to the installation of an outlet pipe and level spreader, and associated tree clearing.

(2) Traffic Study

Taylor Street in Littleton is a two-lane road with a posted speed limit of 35 mph. The proposed road, Strawberry Farm Road, is located 1800'+ south of the Taylor Street intersection with Whitcomb Ave and 2500'+ north of the intersection with Porter Road. This new road will be less than 200' long and consist of a 16'-wide paved road.

Trip Generation, 9th edition, published by the Institute of Transportation Engineers, was used to estimate traffic volumes produced by the proposed development. *Trip Generation* contains models for different land uses which specify the average “Vehicle Trip Ends” per unit of a particular use. For the purposes of this project Land Use Code 210, the “Single-Family Detached Housing,” model was used. The tables below summarize the number of vehicle trips estimated according to *Trip Generation*, 9th edition for the 3-lot development at 95 Taylor Street, with the number of units being the independent variable. Only the 2 additional dwelling units created by this development have been used in the calculations.

Table 1: Summary of Daily Trip Generation Data

Day	Average Daily Trip Ends	Percent Entering	Percent Exiting
Weekday	20	50	50
Saturday	20	50	50
Sunday	19	50	50

Table 2: Summary of Peak Hour Trip Generation Data

Time	Average Hourly Trip Ends	Percent Entering	Percent Exiting
A.M. Peak Hour of Generator	2	26	74
P.M. Peak Hour of Generator	3	64	36
Peak Hour Saturday	2	54	46
Peak Hour Sunday	2	53	47

Since the peak hour vehicle trips are less than 10, this project is considered a Minor Project. With a 25-mph speed limit, AASHTO Stopping Sight Distance required is 250'. The sight distance at the proposed road greatly exceeds 250' in both directions.

Sanitary Sewer Study

This project will utilize individual on-site sewage disposal systems. Soil testing has been performed and septic systems will be designed in compliance with Title 5 and local Board of Health Regulations. Three sewage disposal systems are proposed, one for each dwelling unit. Each sewage disposal system has been sized to serve a (5) five-bedroom dwelling.

Water Study

There is an existing hydrant in front of 99 Taylor Street, and the Town of Littleton Water Department has confirmed the existence of a 6" Cast Iron water main. The Water Department has indicated that a hydrant will not be required for this project; three individual water services are proposed to be tapped into off the existing water main in Taylor Street and routed to the proposed dwelling units within the proposed right of way.

Public Works cost

The approximate annual cost for Public Works is \$15,844 per mile of road, based on 64 miles of total roadways and a 2024FY Budget of \$1,014,000. The proposed road is 168 linear feet, therefore the annual cost for this proposed project would be approximately \$504.

Municipal service costs

The total proposed town budget for 2024 is \$57,406,988. Subtracting school costs, the net budget is then \$32,192,134 (the School Department budget in 2024 is \$25,214,854). With a population of 10,000 for Littleton, the cost per resident is \$3,220.

According to the Massachusetts Department of Elementary and Secondary Education, the 2022 Total Pupil FTEs (full-time equivalent) in Littleton was 1,760.3. The total school funds were \$32,242,689. The cost per pupil is \$18,317 per annum.

The estimated number of school children (K-12) per single family dwelling is 1.4. The development will consist of 2 additional dwellings (1 existing dwelling onsite), meaning an average of 2.8 (rounded up to 3) children. The addition of 3 children to the town from this subdivision would cost \$54,951. The fee is unlikely to occur per year because a small addition of students doesn't increase the cost dramatically to the school system. This cost considers expansion of schools which would not occur due to the addition of 3 schoolchildren and thus would be based on an average over many years when schools are expanded.

According to the Assessor's website, the average single-family residential property assessment for 2024 is \$672,106. Residential taxes for Littleton are \$16.25 per \$1,000 of assessed valuation. Therefore, the anticipated revenue generated from taxes the Town will collect from the additional dwelling units is estimated to be \$21,843.44

WAIVER REQUEST LETTER

Strawberry Farms

LIST OF WAIVERS

February 14, 2024

Seal Harbor, LLC
Map U40, Parcel 8
95 Taylor Street

Town of Littleton Subdivision of Land Regulations

§249-32 D. Site Plans and Profiles. For every street, there shall be a separate plan at 1"=20' and profiles at 1"=4' (Vertical), which is preferred, or plans at 1"=40' and profiles at 1"=8' (Vertical), showing the following data...

Cross Sections cut at 50-foot or closer station intervals and at all critical locations shall be provided with the Site Plans. Cross-sections shall be prepared at 50 foot intervals, showing the existing ground and proposed finished ground and shall depict prominent features in section. They shall be shown at a scale of one inch equals four feet...

A profile of the proposed road is provided at 1"=20' and 1"=2' (Vertical).

Because the proposed roadway has been designed as a common driveway and the road is street, one cross-section is provided.

§249-43 A (1) The traveled way width, exclusive of curbing, shall be as specified in Figures 1, 2 and 3 and as follows:

(a) Lane, 22feet

The proposed road is 16'-wide. No curbing or sidewalk is proposed.

§249-43 C (1) Street cross sections shall be designed in accordance with the minimum design requirements of the Typical Sections provided in the appendices for the respective street classification. See Figures 1, 2 and 3 in the appendices...

The proposed road is 16'-wide and does not include sidewalks.

§249-43 D (12). The nearest line of any driveway shall not be closer than fifty (50) feet from the intersection of any two (2) streets.

The intersection of the proposed road and Foster Street is seventeen (17) +/- feet from the nearest line of the nearest abutting driveway (#96 Foster Street). The driveways for #96 and #105 are within 50' from the proposed intersection. The proposed driveway within the development for Lot 8 is twenty-seven (27) +/- feet from the intersection of the proposed road with itself.

§249-51 G. Drain pipes shall have a minimum inside diameter of 12 inches and shall be constructed of reinforced concrete pipe or ductile iron pipe.
The proposed drain pipes are ADS N-12 HDPE pipe.

§249-51 H. The pipe inlets discharging into the basin shall be at or above the twenty-five-year storm event ponding elevation.
Infiltration Basin pipe inlets are below the 25-year storm event ponding elevations.

§259-59 C. Written Approvals. No Definitive Plan will be approved unless the developer submits written certification of approval of the design by all utilities which are to provide services within the subdivision.
A waiver is requested for written certification of approval of the design by all utilities which are to provide services within the subdivision.

Applicant and Board reserve the right to expand or modify list during proceedings.

CERTIFIED ABUTTERS LIST



**TOWN OF LITTLETON
BOARD OF ASSESSORS**
P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410 FAX: (978) 952-2321

Date: February 16, 2024

Re: Certified List of Abutters for Planning Board (300 feet - public hearings, special permits)

Applicant: Paul Kirchner Name of Firm: Stamski and McNary, Inc.
Mailing Address 1000 Main Street; Acton, MA 01720

Subject Parcel Location: 95 Taylor Street
Subject Owner: Vilena T. Friberg
Subject Parcel ID: U40-8-0

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. **"Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town.** The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the **names and addresses of parties in interest and such certification shall be conclusive for all purposes.** The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s) 27 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:



Hanna Axon, Office Assistant

OFF PORTER RD	R12 25 4	86 WHITCOMB AV	U40 17 0	91 TAYLOR ST	U40 9 0
LITTLETON TOWN OF	LUC: 974	ALEXANDER MARK A	LUC: 101	CALLANAN BRIAN P	LUC: 101
WATER DEPARTMENT		86 WHITCOMB AV		91 TAYLOR ST	
PO BOX 1305		LITTLETON, MA 01460		LITTLETON, MA 01460	
LITTLETON, MA 01460					
30 PORTER RD	R12 6 0	90 WHITCOMB AV	U40 18 A	80 TAYLOR ST	U41 29 0
30 PORTER LLC	LUC: 400	THE DJM TRUST	LUC: 101	TRUMBULL DEBORAH A f/k/a BRAY	LUC: 340
346 UNIVERSITY AVE		TRUSTEE MURPHY DANIEL J		TR OF THUNDER RD REALTY TRUST	
WESTWOOD, MA 02090		90 WHITCOMB AVE		80 TAYLOR ST	
		LITTLETON, MA 01460		LITTLETON, MA 01460	
18 PORTER RD	R12 9 A	96 TAYLOR ST	U40 2 0	82 TAYLOR ST	U41 30 0
WILBERT MATTHEW M	LUC: 101	28 KEEL, LLC	LUC: 043	TAYLOR STREET LLC	LUC: 014
WILBERT DEBORAH J		PO BOX 2276		293 LITTLETON RD	
18 PORTER RD		LITTLETON, MA 01460		CHELMSFORD, MA 01824	
LITTLETON, MA 01460					
85 TAYLOR ST	U40 10 0	100 TAYLOR ST	U40 3 0	51 TAYLOR ST	U41 31 0
PROULX MICHAEL	LUC: 101	DGC REALTY TRUST	LUC: 400	RACELA HEATH J	LUC: 101
WHITE RODNEY & ROBIN		CARROLL KEITH - TRUSTEE		RAHMAN SEEMA	
85 TAYLOR ST		193 FOSTER STREET		51 TAYLOR ST	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
81 TAYLOR ST	U40 11 0	106 TAYLOR ST	U40 4 0	55 TAYLOR ST	U41 31 A
LI HON W	LUC: 101	RHETT REALTY LLC	LUC: 104	KAZMAIER SUSAN M	LUC: 101
MAK CHING M		18 LAWSON RD		51 PLAINFIELD ROAD	
81 TAYLOR ST		WESTFORD, MA 01886		CONCORD, MA 01742-5726	
LITTLETON, MA 01460					
71 TAYLOR ST	U40 12 0	104 TAYLOR ST	U40 4 B	WHITCOMB AV	U41 37 0
BURBA JASON	LUC: 101	CARROLL KEITH S + LISA M TRS O	LUC: 401	LITTLETON TOWN OF	LUC: 930
BURBA CHRISTINE		THE 5C'S TRUST		P.O. BOX 1305	
71 TAYLOR ST		193 FOSTER ST		LITTLETON, MA 01460	
LITTLETON, MA 01460		LITTLETON, MA 01460			
67 TAYLOR ST	U40 13 0	107 TAYLOR ST	U40 6 B		
TUCKER DAWN E	LUC: 101	HINCKLEY RONALD T+SANDRA L TRS	LUC: 101		
FINAN MARY-LOU		HINCKLEY FAMILY TRUST			
69 TAYLOR ST		P.O. BOX 2153			
LITTLETON, MA 01460		LITTLETON, MA 01460			
76 WHITCOMB AV	U40 14 0	99 TAYLOR ST	U40 7 0		
LITTLETON TOWN OF	LUC: 971	HSU HERMAN HM	LUC: 101		
ELECTRIC + WATER DEPT		HSU-PHOUN LING JY			
PO BOX 1305		99 TAYLOR ST			
LITTLETON, MA 01460		LITTLETON, MA 01460			
74 WHITCOMB AV	U40 15 0	101 TAYLOR ST	U40 7 1		
LITTLETON TOWN OF	LUC: 930	WRIGHT BRIAN K	LUC: 101		
HIGHWAY DEPT		101 TAYLOR ST			
PO BOX 1305		LITTLETON, MA 01460			
LITTLETON, MA 01460					
82 WHITCOMB AV	U40 16 1	95 TAYLOR ST	U40 8 0		
BEAUDET STEPHEN P	LUC: 101	FRIBERG GILBERT L	LUC: 101		
BEAUDET BONNIE		FRIBERG VILENA T			
82 WHITCOMB AV		P.O. BOX 2117			
LITTLETON, MA 01460		LITTLETON, MA 01460			

COPY OF RECORD DEED

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 5/16/2023 12:11:14 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
1158492	DEED		11584/164	10/09/1968	
Property-Street Address and/or Description					
TAYLOR ST					
Grantors					
ROSS LUCIA, ROSS LUCIA M					
Grantees					
FRIBERG GILBERT L, FRIBERG VILENA T					
References-Book/Pg Description Recorded Year					
80021/414 DEATH 2022					
Registered Land Certificate(s)-Cert# Book/Pg					

BK 11584 PG 164

17.50

I, Lucia Ross, also known as Lucia M. Ross

of Lunenberg, Worcester

County, Massachusetts

for consideration paid, grant to Gilbert L. Friberg and Vilena T. Friberg, husband and wife, as tenants by the entirety, of 95 Taylor Street, Littleton, Massachusetts,

xx

the land in said Littleton, with the buildings thereon, being shown as Lot 2 and Lot 2A on plan entitled "Land in Littleton formerly owned by Peter DiSilvio", dated July 10, 1954, Horace F. Tuttle, C.E., to be recorded herewith, bounded and described as follows:

EASTERLY by Taylor Street, eighty-two (82) feet;
SOUTHERLY by land of Samuel DiSilvio as shown on said plan, by two lines measuring together six hundred twenty and 9/10 (620.9) feet, more or less;
WESTERLY, NORtherLY and NORTHWESTERLY by Beaver Brook;
EASTERLY by land of James Revitts, as shown on said plan, two hundred forty-three (243) feet, more or less;
SOUTHEASTERLY by land of Hildreth as shown on said plan, one hundred seventy (170) feet; and
NORTHEASTERLY by land of Hildreth, Francena Riconsciente and Landino, as shown on said plan, by four lines measuring, one hundred sixty (160) feet, one hundred (100) feet, eighty-eight (88) feet and one hundred seventy-eight (178) feet, respectively.

Together containing 8.38 acres of land, more or less.

For reference to title see deed from Stephen DeSilvio et als to Lena DeSilvio, dated August 26, 1954, recorded with Middlesex South District Deeds Book 8616, Page 480. See Also Probate of the Estate of Lena DeSilvio, Worcester County Probate Docket #226162.

SEE PLAN IN RECORD BOOK 11584 PAGE 164



WITNESS my hand and seal this 8th day of October 19 68

Lucia M. Ross

COMMONWEALTH OF MASSACHUSETTS

Middlesex ss.

October 8th 1968

Then personally appeared the above named Lucia Ross
and acknowledged the foregoing instrument to be her free act and deed, before me

Deanne L. Day
Notary Public
My commission expires July 15, 1972

COST ESTIMATE

**Construction Cost Estimate
Definitive Subdivision Plan
Strawberry Farms
Littleton, MA**

JOB # SM-7306

DATE: 14-Feb-24

Info. Source	Item	Quantity	Unit Price	Total Cost
SITE PREPARATION				
RSM 31 25 14.16 1250	Place and remove haybales, staked	629	LF	\$7.16
RSM 31 11 10.10 0200	Cut & chip medium, trees to 12" diam.	1.4	ACRE	\$6,751.20
RSM 31 11 10.10 0250	Grub stumps and remove	1.4	ACRE	\$4,902.50
RSM 31 14 13.23 0020	Topsoil Stripping and Stockpiling, 200 HP dozer, ideal conditions	1472	CY	\$1.00
Eng. Estimate	Sediment Basin	3	EA	\$500.00
Eng. Estimate	Stabilized Construction Entrance	1	EA	\$500.00
BMPStore.com	Regular Flow Siltsack Type A (2'x2')	1	EA	\$59.00
Eng. Estimate	Cleaning Drainage before roadway acceptance	1	EA	\$1,500.00
DRAINAGE				
RSM 33 05 61.10 1110	Catch Basin/Manhole, concrete, precast, 4' I.D. riser, 4' deep	6	EA	\$1,790.42
RSM 33 42 11.50 1040	Drain Pipe 12" diameter concrete pipe	362	LF	\$29.00
RSM 31 23 16.13 0050	Trenching, common earth, no slope 1-4'd,3/8 cy bucket (Drainage)	107	BCY	\$8.55
Eng. Estimate	Raise manhole / catch basin frame and covers	6	EA	\$250.00
RSM 31 23 16.13 0050	Infiltration Basin Excavation	1114	CF	\$1.30
WATER				
RSM 33 14 17.15 4100	Drill and tap pressurized main	3	EA	\$493.96
ELECTRICAL				
RSM 26 12 19.10 0100	Transformer, oil-filled, Pad mounted, 150 kVA	1	EA	\$35,244.04
RSM 31 23 16.13 0050	Trenching, common earth, no slope 2' w x 2'd,3/8 cy bucket (Electrical)	30	BCY	\$8.55
RSM 33 71 19.17 5400	Electric and Telephone Underground Duct 2 @ 4"	198	LF	\$18.25
RSM 26 05 33.13 9100	Conduit, 15' high, 2 terminations, 2 elbows, 11 beam clamps, 1/2" dia.	198	LF	\$6.46
ROADWAY				
RSM 31 23 16.46 2000	Excavating, bulk, dozer, open site, 80 HP, 50' haul, common earth	249	BCY	\$2.68
RSM 32 11 23.23 0390	Bank run gravel, spread and compacted 8"	374	SY	\$4.94
RSM 32 11 23.23 0301	Crushed 1-1/2" stone base, compacted to 4" deep	374	SY	\$6.42
RSM 32 12 16.13 0340	Top Course, 1 1/2" Thick	374	SY	\$7.67
RSM 32 12 16.13 0120	Binder Course, 2" Thick	374	SY	\$9.11
RSM 32 12 16.13 0380	Large Paved Areas w/ No Hauling Included, Wearing Course 2" thick	374	SY	\$10.19
RSM 32 01 30.20 0020	Snow Removal	4	MSF	\$4.11
ENGINEERING AND LANDSCAPING				
Eng. Estimate	Street Trees	11	EA	\$350.00
Eng. Estimate	Loam and Seed Right of Way	9475	SF	\$0.06
Eng. Estimate	Stone Bound	8	EA	\$400.00
Eng. Estimate	As-built survey and plans	1	EA	\$15,000.00
\$130,466.07				

Strawberry Farms

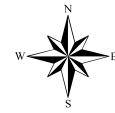
Prepared For: Seal Harbor, LLC

Prepared By: Stamski and McNary, Inc.

Contingency Factor= 25%

Subtotal With Contingency	\$163,083
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LOCUS PLAN



Littleton, MA

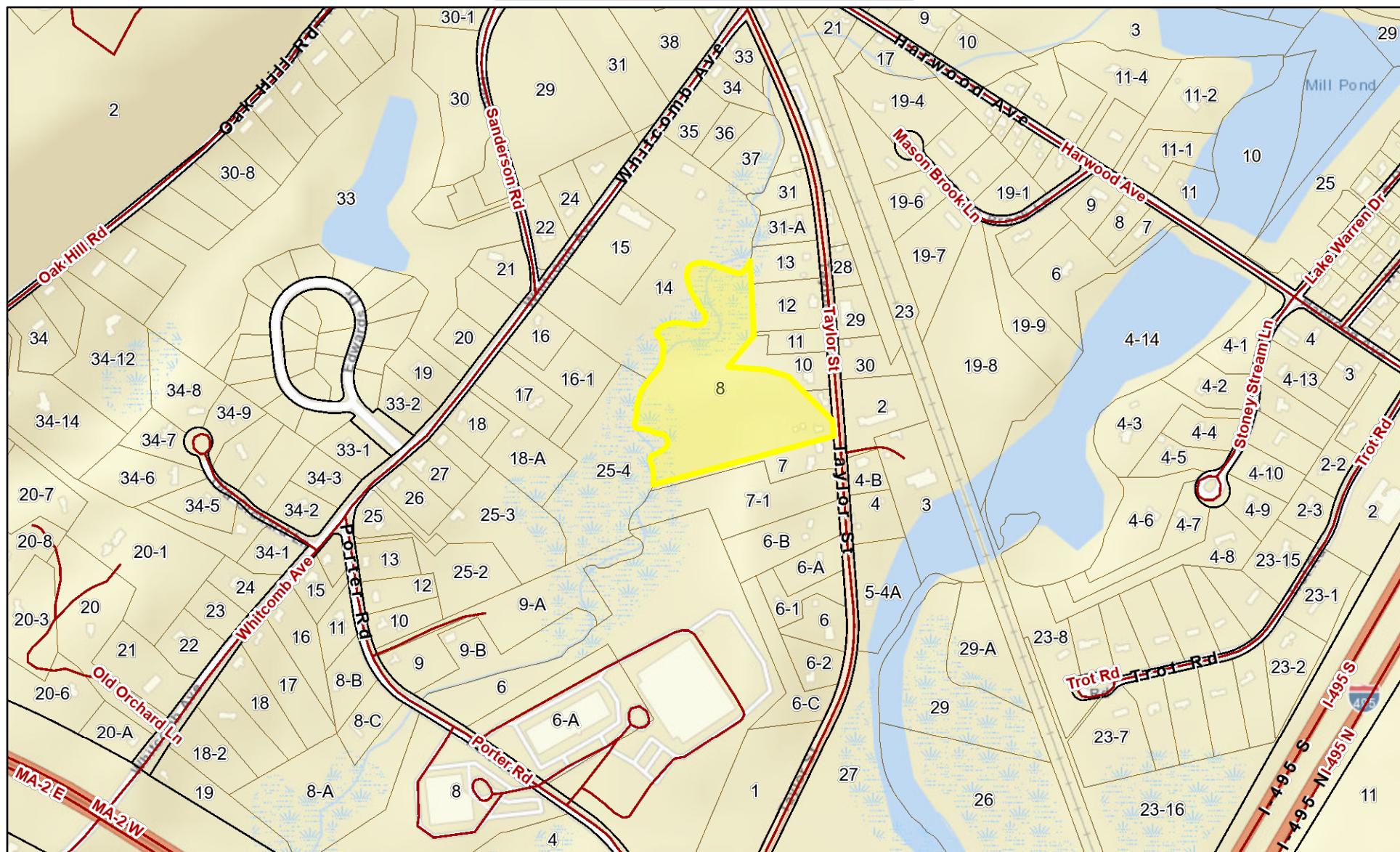
1 inch = 600 Feet

February 15, 2024



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0 600 1200 1800



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**DEFINITIVE SUBDIVISION PLAN
(SEE ATTACHED)**

Draft
Construction Management Plan
95 Taylor Street
Definitive Subdivision
February 20, 2024

- A) Noise Control
 - No extraordinary noise is anticipated during construction of the subdivision, typical construction equipment will be utilized.
- B) Hours of Construction and hours of deliveries associated with construction activities:
 - Monday thru Friday, 7 A.M. to 5 P.M.
 - Saturday, 9 A.M to 3 P.M.

Trucks and construction vehicles shall limit idling time to 5 minutes or less.
- C) Truck Routes
 - Truck routes will be Route 495 to King Street to Rogers Street to Foster Street.
- D) Trash and Debris Removal Plan
 - A dumpster will be located within the vicinity of Station 1+00.
- E) Traffic and Parking Control (during construction)
 - Parking for construction vehicles and workers will be provided within the proposed right of way.
- F) Police Details, if required (at the Applicant's expense)
 - A police detail will be required for the proposed utility connections and other work for which the Police Department deems details necessary, such as an operation that would restrict normal traffic on a public way.
 - Notice of police details shall be given to the Building Commissioner.
- G) Communications (with neighborhood liaison or committee)
 - Not applicable.
- H) Emergency contacts/numbers
 - Mark Gallagher – Seal Harbor, LLC
(781) 424-7250
- I) Dust Control
 - A water truck will be used as needed and temporary seed will be utilized for dust control on soil stockpiles. Stockpiles shall be seeded after 15 days. The water truck shall be used as needed when construction is expected to create excessive dust.

J) Public Street Cleaning and Repair

- A combination of power sweeping and hand sweeping will be used for public street cleaning. The public way shall be swept at the end of each work day. All repairs of the public way shall conform to the Town of Littleton Department of Public Works Standards. A stabilized construction entrance shall be installed at the proposed road connection with Foster Street.
- Before site work begins, the Department of Public Works and/or the Building Commissioner shall be notified to photograph the condition of the public ways that they determine could be damaged by construction to provide a baseline for damage inspection at the completion of the project.

K) Planned Occupancy of Public Ways

- The public way will be occupied for a short period of time while underground utilities are being connected. It is expected that this task can be completed in a single day while keeping the roadway open.

L) Erosion Control

- Erosion control measures will be followed per the plan set.

M) Tree Protection Plan

- Not applicable.

N) Wildlife Displacement Provisions

- Not applicable.

O) Blasting Plan and All Related Issues

- No ledge removal is anticipated for the construction of the road. If ledge were encountered, a rock hammer would be the preferred method for removal. If blasting becomes necessary, an updated plan will be submitted to the Planning Board prior to blasting. A pre-blast survey in accordance with 527 CMR 13.09 (1) (k) shall be conducted and the Applicant will obtain a permit from the Fire Department prior to any blasting.

P) Temporary Fire Protection Measures

- TBD

Q) Fire/Emergency Equipment Access

- Emergency services will be provided by 911 or town services in the event of an injury or brush fire. Access for emergency services shall be made available on the site at all times during construction.

R) Project Signage

- Temporary construction entrance signs shall be provided until construction is completed.

S) Pest Control

- Not applicable.

T) Construction Staging Plan including:

- i. Site office trailers
 - The proposed right of way will provide an area for site office trailers.
- ii. Storage trailers/containers
 - The proposed right of way will provide an area for storage trailers.
- iii. Staging and storage areas for construction materials and fill.
 - Soil stockpile areas are shown on the plan.
- iv. Delivery truck holding areas
 - Within the proposed right of way
- v. Significant equipment to be utilized
 - Excavators, dozers, dump trailers, 10 wheel dump trucks, compactors
- vi. Snow removal
 - It is anticipated that all construction will be completed during the summer and not require snow removal.
 - Snow Removal will be performed by the Applicant until the roadway is accepted by the Town. Snow removal will be required between the time the lots are released and roadway acceptance.