

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

March 13, 2024

Re: Amended Master Planned Development  
King Street Commons Site Development  
550 & 584 King Street Littleton, MA

On behalf of 550 King Street, LLC, "the Applicant", TEC, Inc. respectfully submits this Cover Letter along with the enclosed documents for review by the Planning Board. The Applicant is seeking an amendment to the Special Permit Review of the mixed-use King Street Commons Site Development, located at 550 and 584 King Street within the King Street Common and Village Common zoning districts, Assessor's Map U08 Lots 10-0 and 17-A, respectively. The development was previously submitted to the Planning Board for Special Permit Review on March 31, 2022, and approved with conditions on June 14, 2022.

Proposed changes from the previously approved Master Plan include:

- Inclusion of 584 King Street (Map U08 Lot 17-A) within the master planned development
- Increased retail use to accommodate pedestrian only promenade, greatly improving pedestrian safety
- Proposed boutique hotel use to further promote the site as a destination and provide a sense of place

The intent and design standards of the amendment to the Master Plan remain consistent with the prior Special Permit Review. The enclosed plans and supporting documents, as well as the recent Definitive Subdivision Plan review, demonstrate the project's continued congruence with the stated purpose of the King Street Common and Village Common zoning districts.

Please do not hesitate to contact me directly if you have any questions at (978) 794-1792. Thank you for your consideration.

Sincerely,  
TEC, Inc.  
*"The Engineering Corporation"*



Rick Friberg, PE, LEED AP  
Principal

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Enclosed

- A. Form 1 Special Permit Application
- B. Form 1A Aquifer and Water Resource District Application Supplement
- C. Form 1A Checklist for Aquifer and Water Resource District
- D. Form 1F Inclusionary Housing Application Supplement
- E. Form 1H Village Common & King Street Common Form Based Code Supplement
- F. Form 1H Checklist for Village Common & King Street Common Form Based Code
- G. Project Narrative
- H. Master Plan Layout – by TEC, Inc. dated March 13, 2024
- I. Renderings – by Tangram dated December 27, 2023
- J. Fee Schedule