

## Maren Toohill

---

**From:** James Garreffi <JGarreffi@nashoba.org>  
**Sent:** Thursday, March 21, 2024 2:42 PM  
**To:** Brenda Pelletier  
**Cc:** Maren Toohill  
**Subject:** RE: 95 Taylor Street Subdivision  
**Attachments:** lboh notes 031324.doc

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**\*\*THIS EMAIL WAS SENT BY AN EXTERNAL SENDER\*\***

Maren,

I case the applicant's engineer asks about the nitrogen loading questions, my notes to the Board of Health are listed below.

Jim

### 95 Taylor St – Subdivision Approval

I have reviewed the subdivision plan for 95 Taylor St. The proposed subdivision will create 3 lots from the existing property.

Soil testing has been done on the property and good soil conditions were found; sandy, gravelly soil with percolation rates < 2 minutes/inch. The seasonal high groundwater table noted on site will allow for the installation of leaching areas with minimal fill.

The site is in the Zone 2 of a public water supply well and this will require each lot in the subdivision to have 10,000 square feet of land area for each bedroom in the proposed houses on these lots. The materials from the applicant's engineer state the proposed houses will contain five bedrooms. Based on my review of the plan, one of the lots will not contain enough land to comply with the nitrogen loading standards based on the proposed house size. There is enough land in the development so the applicant has the following options: 1.) the proposed house on the undersized lot can be reduced to a four bedroom dwelling, 2.) land could be added to the undersized lot to create the minimum lot size needed or 3.) the applicant can request approval of a nitrogen aggregation plan from the Board (this process is allowed by DEP; a legal encumbrance is created between lots to ensure the nitrogen loading standards are met).

Based on my review of the lot and soil evaluation holes, I did not find any issues with the lot or test results which could be injurious to the public health and safety (except for the need to address the undersized lot mentioned previously): the proposed leaching areas will be placed in excess of 100' from the wetlands and the leaching areas will be designed with a 5' groundwater offset.

The proposed plans indicate the surface water will be addressed with swales, stone infiltration trenches and subsurface chambers to handle the roof run off.

Other concerns appear to be addressed in the engineer's narrative for the site regarding dust and the stabilization of disturbed areas to minimize dust.

I do not see an issue with approving the subdivision with the following conditions.

- 1.) The applicant must address the nitrogen loading question to ensure all the proposed lots will meet the nitrogen loading requirements.
- 2.) The activities on the site shall not create dust, odor or noise which would create a “condition of air pollution,” in accordance with 310CMR7.00, Air Pollution regulations.
- 3.) No wood wastes shall be buried on the site, all stumps and slash shall be disposed of properly.
- 4.) All detention/retention basins shall minimize standing water.
- 5.) The proposed sewage disposal system shall be designed in compliance with Title 5 and the Littleton Board of Health regulations, and a permit for each system must be issued by the Board of Health.

---

**From:** Brenda Pelletier <bpelletier@littletonma.org>

**Sent:** Thursday, March 21, 2024 2:32 PM

**To:** Maren Toohill <MToohill@littletonma.org>

**Cc:** Francis Dagle <fdagle@littletonma.org>; Daniel Kane <dkane@littletonma.org>; Matt Wayson <mwayson@littletonma.org>; James Garreffo <JGarreffo@nashoba.org>

**Subject:** 95 Taylor Street Subdivision

Good afternoon, Maren,

The BOH met on 3/13/24 and voted unanimously to approve the subdivision plans for 95 Taylor Street with the following conditions:

The BOH motions to approve the subdivision conditionally, as long as the applicant addresses the nitrogen loading questions. The activities on site do not create dust, noise, or odor. No wood waste buried on site, all detention and retention basins shall minimize standing water and the proposed sewage disposal systems shall be designed and compliant with Title 5 and Littleton Board of Health Regulations, and a permit for each system must be issued by the Board of Health.

Thank you,

Brenda

*Brenda Pelletier*

Office Coordinator

Department of Land Use & Buildings

Littleton, MA 01460

978-540-2422

**External Email:** This email originated from outside of the organization.