

STAMSKI AND MCNARY, INC.

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PRINCIPALS

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April 9, 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 revised the Definitive Subdivision Plan, dated April 9, 2024, for the referenced property. The proposed project is for the construction of a 3-lot residential subdivision. The lots, as proposed, comply with the dimensional requirements of the zoning district, including sufficient frontage and lot area. The road is proposed to include a "T" style hammerhead in accordance with §249-43 A (3).

Waivers have been requested to some of the Design Standards listed in the Town of Littleton's Regulations for the Subdivision of Land to allow for the construction of a 20'-roadway without curbing or sidewalks to serve the small-scale subdivision. An updated Waiver List and Development Impact Report are attached hereto. The waiver list has been modified per comments made by Green International Affiliates, Inc., and conversation with Planning Department Staff. The Development Impact Report and Construction Management Plan have also been updated per comments made by Green International Affiliates, Inc.

Changes to the design include the following:

- The infiltration basin outlet design has been modified to eliminate proposed disturbance from the 100' Buffer Zone of the Bordering Vegetated Wetland. The basin is now proposed to overflow exclusively via the broad-crested weir. The two 12" ADS N-12 pipes connecting the two cells of the basin, underneath the proposed turnaround, are now proposed to be perforated to enhance infiltration. The removal of the structure overflow from the design does not impact the drainage calculations, as the basin has been designed to fully infiltrate the 100-year design storm.
- Lot lines have been adjusted to increase the area of the proposed Lot 3 and decrease the area of Lot 2. The proposed right of way is unimpacted by this change.
- The road is now proposed to be 20'-wide per conversations with the Fire Department.

Additionally, we have revised the plan in response to comments made by Green International Affiliates, Inc., in a memo, dated April 3, 2024. Responses to these comments are attached hereto.

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.