

Maren Toohill

From: Maren Toohill
Sent: Wednesday, May 1, 2024 12:11 PM
To: 'Mark Gallagher'; Mark Bobrowski
Cc: Mark Gallagher; James Thorne; Paul Kirchner; Cooper Mathews
Subject: RE: 95 Taylor Street

Thanks, you have hit the nail on the head.
(Hi Mark B. – hope all is well with you, nice to be working with you again.)

One request of the Planning Board at tomorrow night's meeting will be to provide direction on whether they wish to have the alternative drainage layout reviewed or are OK with the prior layout. In your email you have now offered several alternative solutions, so a discussion and receiving clear policy direction from the Board would serve to move this forward.

Best,
Maren

From: Mark Gallagher <mgsealharbor@gmail.com>
Sent: Wednesday, May 1, 2024 11:33 AM
To: Maren Toohill <MToohill@littletonma.org>; Mark Bobrowski <mark@bbhllaw.net>
Cc: Mark Gallagher <sealharborllc@gmail.com>; James Thorne <jthorne@greenintl.com>; Paul Kirchner <pfk@stamskiandmcnary.com>; Cooper Mathews <cmatthews@littletonma.org>
Subject: Re: 95 Taylor Street

Warning – THIS EMAIL WAS SENT BY AN EXTERNAL SENDER

Maren; Thank you for your email and detailed explanation. Although we are a little confused and disappointed that the review stopped, we would like a better understanding of the cause of the review being stopped;

Please correct me if I am wrong; It's my understanding that Mark Montanari has some concerns which relate to the placement of the proposed drainage basins, which as proposed are within the proposed right of way for Strawberry Farms. Mark mentioned this at the past public hearing during our discussions with the Board, but our team left believing the questions had been answered during the discussion. You have indicated Mark has continued to question the placement and asked for an alternative proposal relocating the basins outside of the right of way. When we received this request at the start of this week, I provided you with a plan which shows the drainage basins moving to the rear of lot #1. Mark had indicated we did not need to provide revised drainage calculations, as this was an exercise to prove we could relocate the basins, but clearly this now may have changed.

In our team discussion this morning with our engineers and legal team we looked at the subdivision rules and regulations for the Littleton and we could not find any written and published rule or regulation which indicates that a basin cannot be located within a proposed right of way. In practice I have constructed roads which had catch basins, pipe and drainage (sub surface and open basins) within the right of way in adjacent towns. Knowing each Town's rules and regulations differ, we would request that we be provided what source you are relying on to support movement of the drainage out of the proposed right of way. If you can refer us to the

Cc: Paul Kirchner <pfk@stamskiandmcnary.com>; Maren Toohill <MToohill@littletonma.org>; Mark Gallagher <mgsealharbor@gmail.com> <mgsealharbor@gmail.com>; Cooper Mathews <cmathews@littletonma.org>
Subject: Re: 95 Taylor Street

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Good Afternoon Jim,

Hope all is going well. I was checking in to see if you had any additional comments for us regarding the 95 Taylor St project?

Thanks,

MPG

On Wed, Apr 17, 2024 at 2:30 PM James Thorne <jthorne@greenintl.com> wrote:

Paul,

Can you provide the excel file with your responses as well?

Thanks,

Jim

Paul, Mark, and copying Jim and Cooper to aid communication –

Circling back to the 95 Taylor Street 3-lot Definitive Subdivision.

The Planning Board did provide preliminary direction on the width of the proposed subdivision roadway at the April 4 meeting. At that time, they were generally in favor of allowing a reduction in pavement width to 20-feet (rather than the required 22-feet for a Lane) based on feedback from the Fire Department – pending a review of appropriate access for emergency service vehicles to include turning movements for the fire trucks.

Since the April 4 meeting, the question has arisen whether it is appropriate to include the proposed stormwater detention/retention areas within the proposed roadway right-of-way. For standard subdivisions in Littleton with full-width roadways, stormwater detention areas are generally required to be outside of the right-of-way. It is my understanding that the stormwater design will be amended to (1) respond to the peer review comments, (2) to move all drainage outside of the purview of the Conservation Commission, and (3) to accommodate the new roadway width.

Paul – once the timeframe for filing all the updated materials (plans, calcs, corrections, etc.) is clear, please let me know what it looks like.

Thanks,
Maren

From: Maren Toohill
Sent: Friday, March 29, 2024 9:23 AM
To: Paul Kirchner <pfk@stamskiandmcnary.com>
Cc: James Thorne <jthorne@greenintl.com>
Subject: RE: 95 Taylor Street

Paul and copying Jim – see comments attached.

I understand the applicant told the Conservation Commission that they would be amending the design to bring all drainage appurtenances outside of the wetland buffer area. Please advise if/when those changes will be made.