

# **Scenic Road Alteration**

Under the M.G.L. c. 40, s. 15C,  
M.G.L. c. 87, s. 3 &  
Littleton Town Code Section 143

**for**

**95 Taylor Street  
Littleton, MA 01460  
Map U-40, Parcel 8**

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

**Stanski and McNary, Inc.**  
Engineering - Planning - Surveying  
1000 Main Street Acton, MA 01720 (978) 263-8585  
[www.stanskiandmcnary.com](http://www.stanskiandmcnary.com)

Date: April 23<sup>th</sup>, 2024

SM-7306

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## **SCENIC ROAD ALTERATION REQUEST LETTER**

# 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.

April 23, 2024

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

Re: **Scenic Road Hearing**  
95 Taylor Street, Littleton MA 01460  
Map U-40, Parcel 8

Members of the Board,

On behalf of our client, Seal Harbor Companies, LLC., we hereby submit a request for a hearing under MGL Ch 87 Section 3, and MGL Ch. 40 Section 15C for the referenced site. Additionally, as part of this request, it is proposed to remove three trees to serve the proposed roadway. These trees include 8-inch, 9-inch, and 12-inch deciduous trees along Taylor Street.

A description of the work and pictures are attached hereto.

If you have any questions regarding this matter, please feel free to contact our office.

Respectfully,  
Stamski and McNary, Inc.

*Montgomery Nsamba*

Montgomery Nsamba

*George Dimakarakos*

George Dimakarakos, P.E.

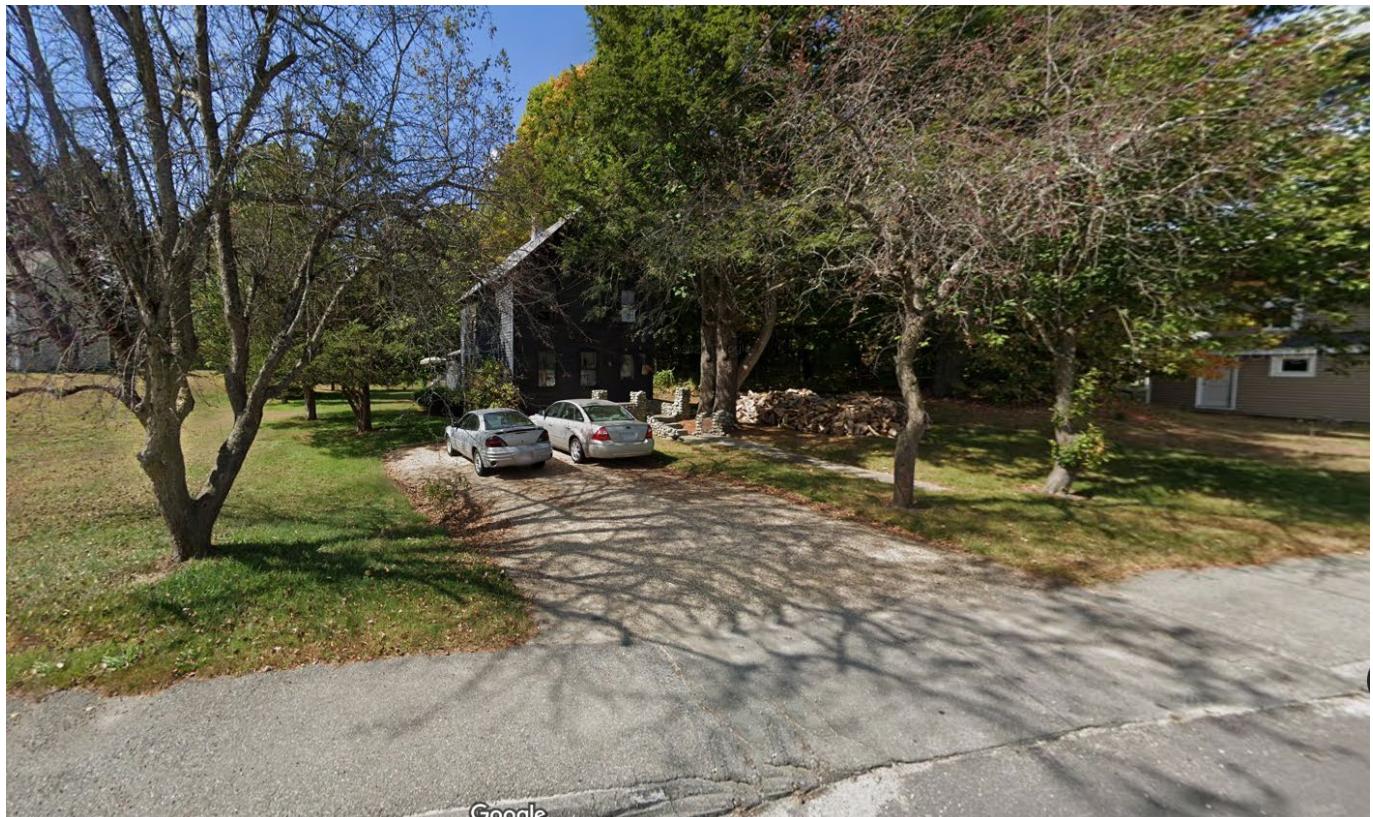
CC: Steve Whitten, Tree Warden.

## Request for Scenic Road Alterations

### Proposed Alteration:

Deciduous trees, measuring 8, 12, and 9 inches in diameter, are located adjacent to a driveway approximately 15 feet wide. These trees are to be removed as part of the alterations planned for the proposed private road. Refer to *Figure 1* for a visual representation of the existing trees.

**Figure 1** Pre-Alteration Conditions



## **SCENIC ROAD REVIEW APPLICATION**



**TOWN OF LITTLETON**  
**SCENIC ROAD REVIEW APPLICATION**  
**FORM SR**  
ADOPTED May 3, 2018

Littleton Town Offices  
37 Shattuck Street  
Room 303  
Littleton, MA 01460  
(978) 540-2425

<input checked="" type="checkbox"/>	Filing Date: 04/23/2024
<input type="checkbox"/>	Planning Board: _____
<input type="checkbox"/>	Town Clerk: _____
<input checked="" type="checkbox"/>	Filing Fee: \$100.00
<input type="checkbox"/>	Abutters List Attached

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**PART I. BASIC APPLICATION**

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**Project Summary & Applicant Information**

Project Name: Scenic Road Alteration

Location (Street Address): 95 Taylor Street, Littleton MA 01460

Assessor's Map/Parcel (s): Map U-40/Parcel 8

Applicant: Seal Harbor Companies, LLC

Address: P.O. Box 2857, Acton MA 01720

Telephone: 781-424-7250 Email: mgallagher@seal-harbor.com

Property Owner: Vilena Friberg

Address: P.O. Box 2117, Littleton MA 01460

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Registry: South Middlesex Book: 11584 Page: 164

**Site Information**

Total Area (Acres): 8.5 Lot Frontage (Lin. Ft): 82.0

Residence

Village Common

Industrial-A

Business

Industrial-B

Aquifer and Water Resource District

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**PART II. SPECIAL PERMIT REQUESTED**

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Scenic Road Review (§143-1)

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**PART III. APPLICANT AND OWNER CERTIFICATIONS**

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The undersigned hereby certifies that he/she has read and examined this Application, including all attachments hereto, and that the proposed project is accurately represented in the statements made in this Application. The undersigned also certifies that this application has been filed both with the Planning Board and Town Clerk, and that all submission requirements in the Planning Board's Rules and Regulations have been met.

**Property Owner**

I/we hereby acknowledge that the Applicant is authorized to act on my/our behalf and that any and all representations made by the Applicant will be binding on me/us as Owners of the property.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

**Applicant**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

Applicant is:  Owner  Agent/Attorney  Purchaser

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**SUBMISSION REQUIREMENTS**

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- Scenic Road Review Form: 7 print copies and one electronic copy.
- Site Plan; 2 full-sheet sets and 5 reduced copies (11" x 17"). Plans and drawings must be sealed by a registered professional engineer, registered architect, landscape architect, surveyor, or other design professional in their area of expertise.
- Vicinity map showing all lots, streets, and driveways within 500 feet from the exterior boundary of the lot
- Existing conditions plan.
- Proposed conditions; trees to be removed, stone walls to be removed and proposed reuse of stones.
- Photos of the trees to be removed and/or the site frontage are helpful.

## **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.

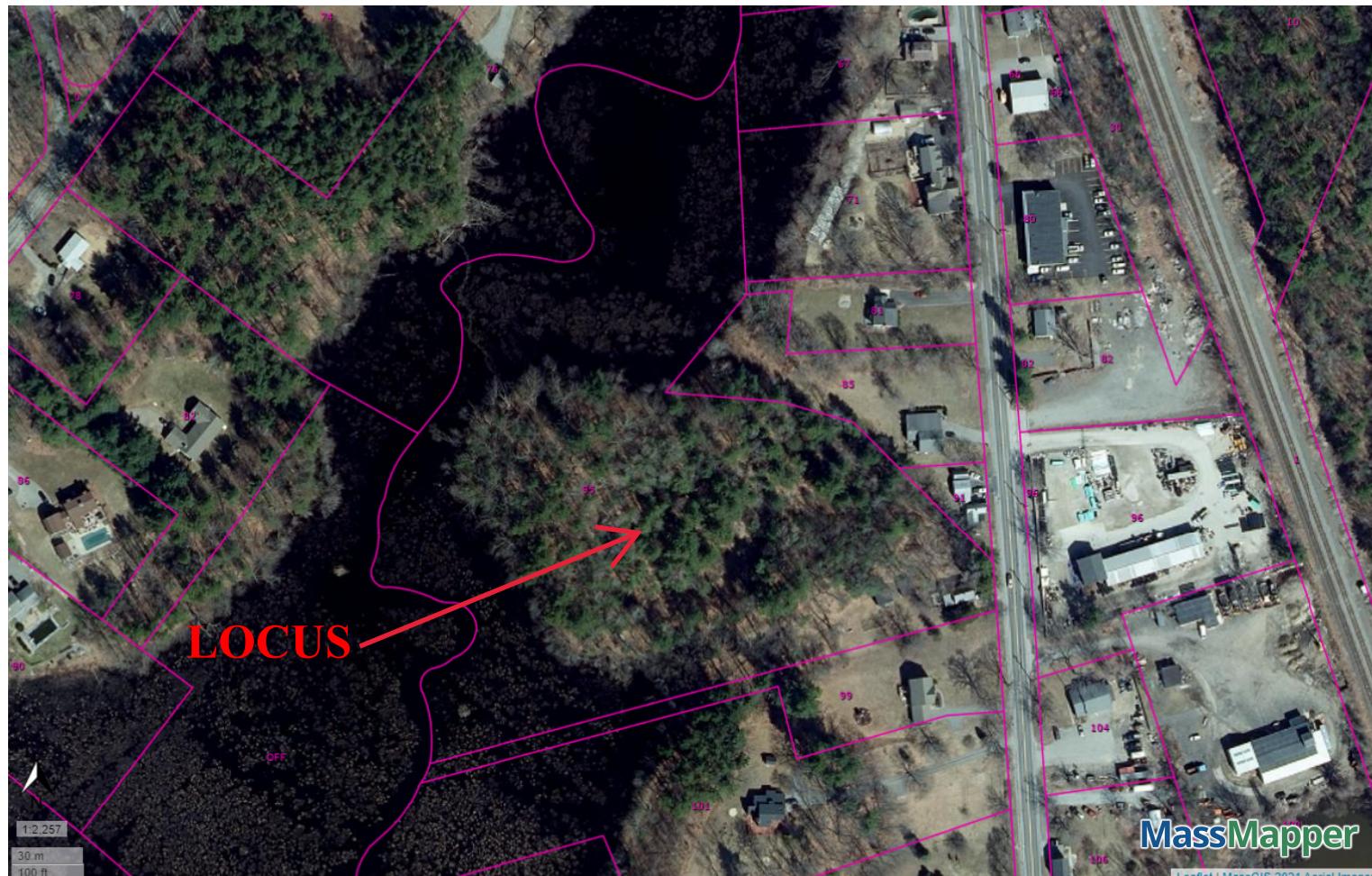
Certified by:

  
\_\_\_\_\_  
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			

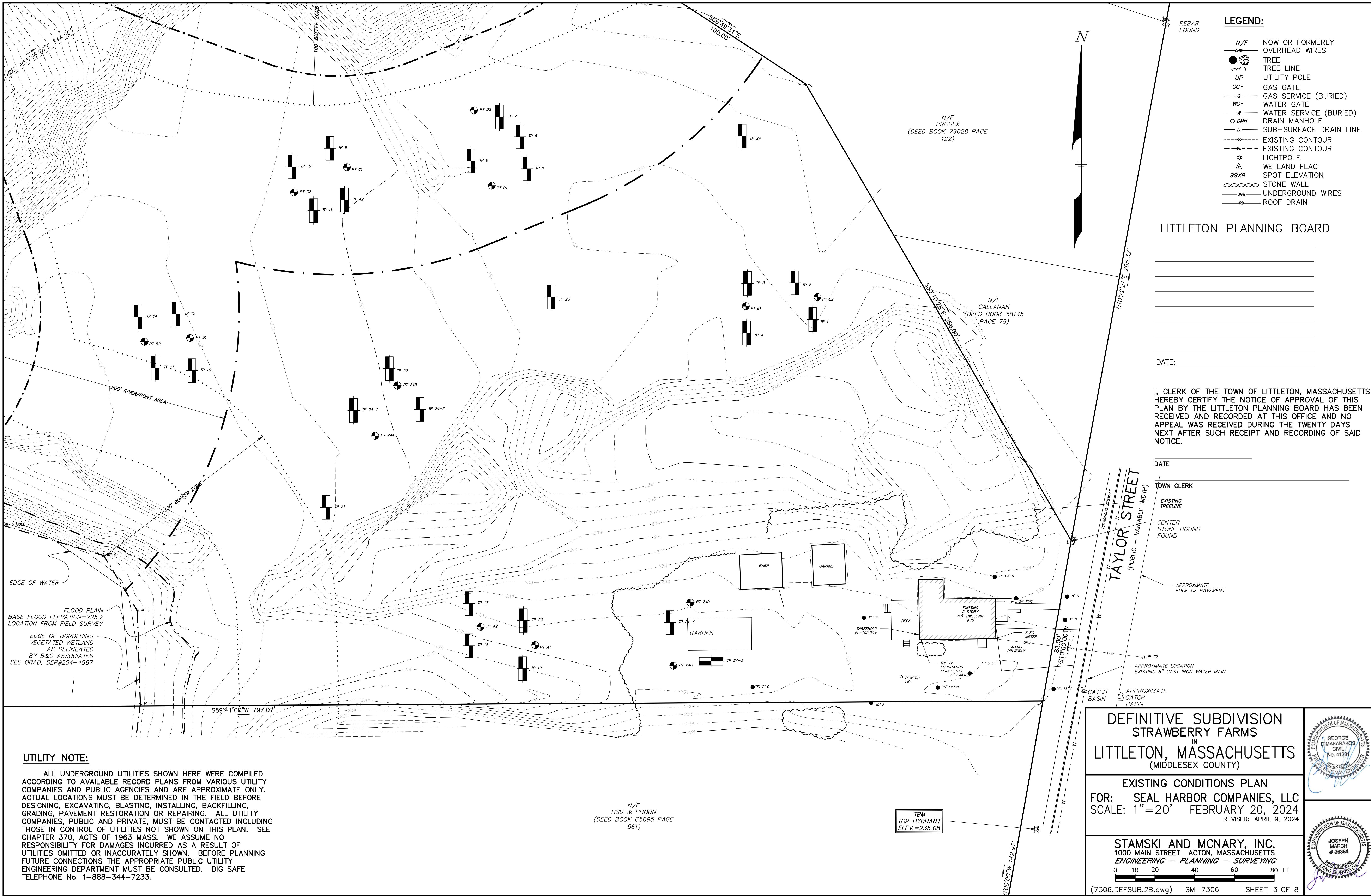
## **LOCUS MAP**

# 95 Taylor Street

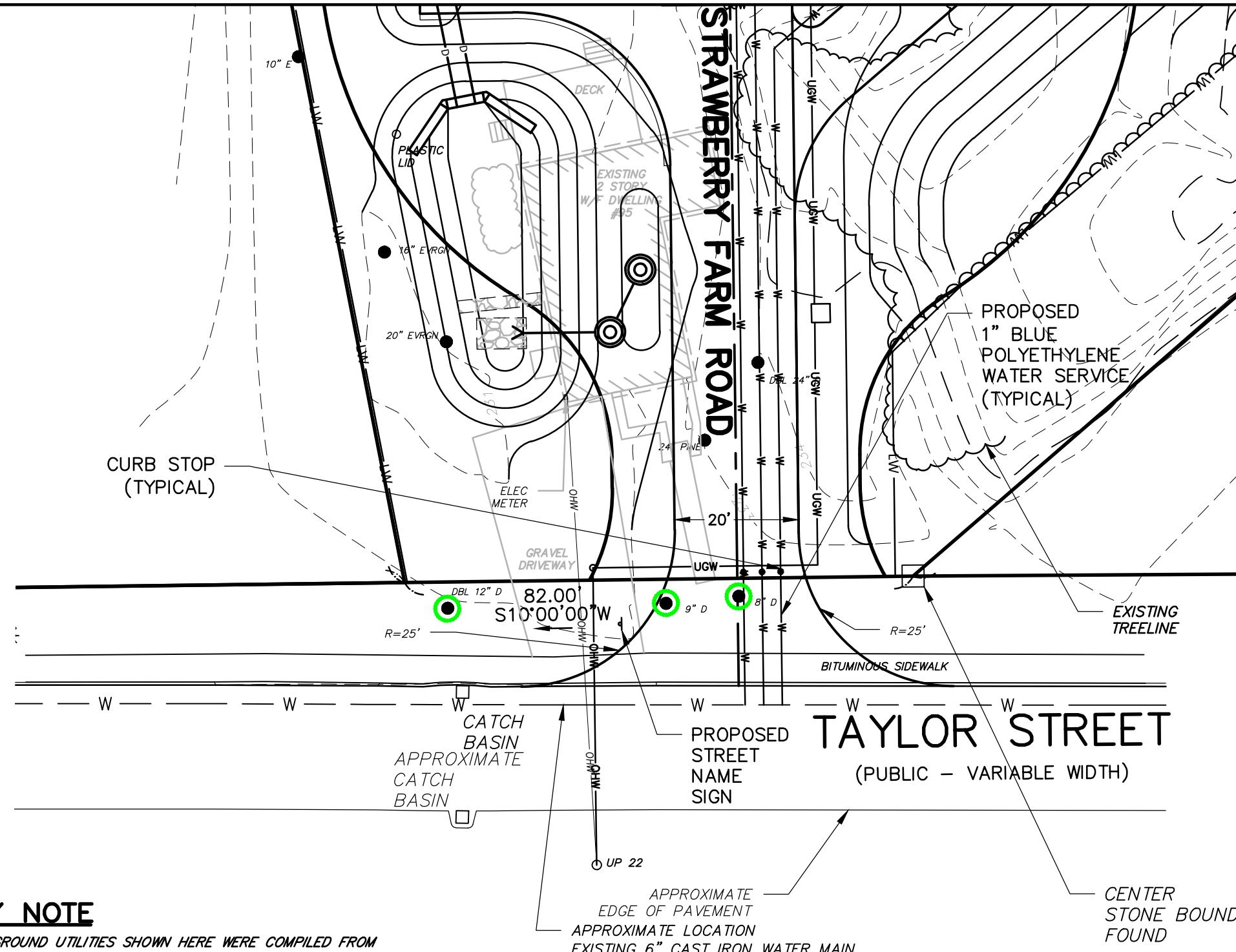


Property Tax Parcels

## **EXISTING CONDITIONS PLAN**



# **SCENIC ROAD ALTERATION PLAN**



## **UTILITY NOTE**

1. ALL UNDER GROUND UTILITIES SHOWN HERE WERE COMPILED FROM AVAILABLE RECORD PLANS FROM VARIOUS UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. ACTUAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BEFORE EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING OR PAVEMENT RESTORATION OR REPAIR. ALL UTILITY COMPANIES, PRIVATE OR PUBLIC, MUST BE CONTACTED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN, SEE CHAPTER 370, ACTS OF THE 1963 MASS. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT UTILITIES THAT ARE OMITTED OR SHOWN INACCURATELY. BEFORE PLANNING FUTURE CONNECTIONS, THE APPROPRIATE PUBLIC UTILITY COMPANY ENGINEERING DEPARTMENT MUST BE CONSULTED. DIG SAFE NUMBER 1-888-344-7233.

## LEGEND:

- TREE
- UP UTILITY POLE
- — 95 — — EXISTING CONTOUR
- EXISTING STONE WALL
- — — — — PROPOSED DRIVEWAY
- PROPOSED TREE  
TO BE REMOVED

# SCENIC ROAD ALTERATION PLAN IN

# LITTLETON, MASSACHUSETTS (MIDDLESEX COUNTY)

FOR: SEAL HARBOR COMPANIES, LLC  
SCALE: 1"=20' APRIL 23, 2024

**STAMSKI AND MCNARY, INC.**  
1000 MAIN STREET ACTON, MASSACHUSETTS  
*ENGINEERING - PLANNING - SURVEYING*

0 10 20 40 60 FT

A horizontal scale with numerical markers at 0, 10, 20, 40, and 50. A thick black horizontal bar spans from the 0 mark to the 50 mark, representing a range of 50 units.

306.SCENIC.ROAD.dwg) 95 Taylor Street SM-7300

(7306.SCENIC.ROAD.dwg) 95 Taylor Street SM-7306