

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

Date: April 23th, 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



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

PART I. BASIC APPLICATION

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

Zoning District(s): ☒ Residence ☐ Village Common ☐ Industrial-A
☐ Business ☐ Industrial-B

Aquifer and Water Resource District _____

PART II. SPECIAL PERMIT REQUESTED

☒ Scenic Road Review (§143-1)

PART III. APPLICANT AND OWNER CERTIFICATIONS

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

SUBMISSION REQUIREMENTS

- 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:



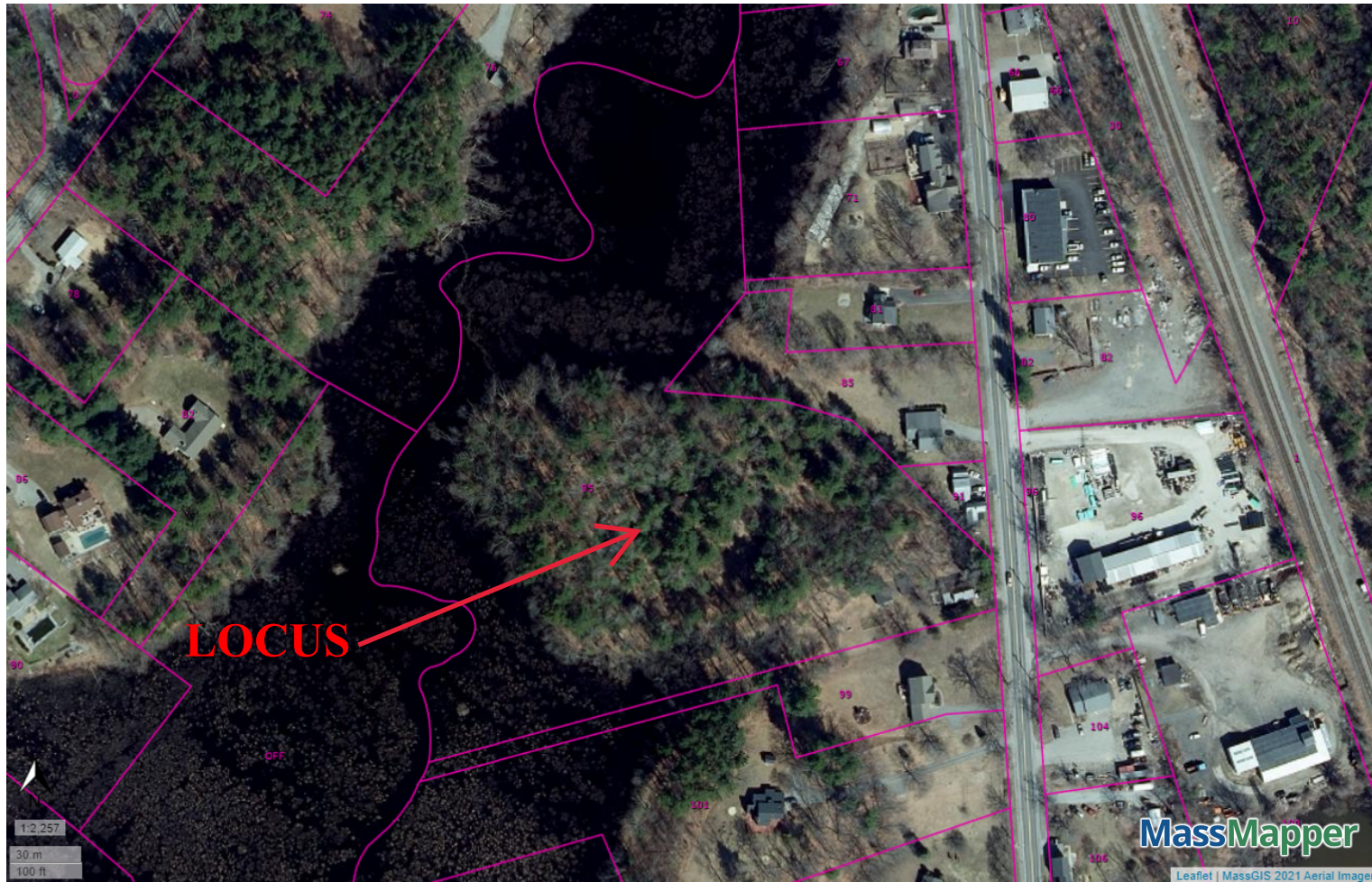
Hanna Axon, Office Assistant

OFF PORTER RD	R12 25 4	86 WHITCOMB AV	U40 17 0	91 TAYLOR ST	U40 9 0
LITTLETON TOWN OF WATER DEPARTMENT PO BOX 1305 LITTLETON, MA 01460	LUC: 974	ALEXANDER MARK A 86 WHITCOMB AV LITTLETON, MA 01460	LUC: 101	CALLANAN BRIAN P 91 TAYLOR ST LITTLETON, MA 01460	LUC: 101
30 PORTER RD	R12 6 0	90 WHITCOMB AV	U40 18 A	80 TAYLOR ST	U41 29 0
30 PORTER LLC 346 UNIVERSITY AVE WESTWOOD, MA 02090	LUC: 400	THE DJM TRUST TRUSTEE MURPHY DANIEL J 90 WHITCOMB AVE LITTLETON, MA 01460	LUC: 101	TRUMBULL DEBORAH A f/k/a BRAY TR OF THUNDER RD REALTY TRUST 80 TAYLOR ST LITTLETON, MA 01460	LUC: 340
18 PORTER RD	R12 9 A	96 TAYLOR ST	U40 2 0	82 TAYLOR ST	U41 30 0
WILBERT MATTHEW M WILBERT DEBORAH J 18 PORTER RD LITTLETON, MA 01460	LUC: 101	28 KEEL, LLC PO BOX 2276 LITTLETON, MA 01460	LUC: 043	TAYLOR STREET LLC 293 LITTLETON RD CHELMSFORD, MA 01824	LUC: 014
85 TAYLOR ST	U40 10 0	100 TAYLOR ST	U40 3 0	51 TAYLOR ST	U41 31 0
PROULX MICHAEL WHITE RODNEY & ROBIN 85 TAYLOR ST LITTLETON, MA 01460	LUC: 101	DGC REALTY TRUST CARROLL KEITH - TRUSTEE 193 FOSTER STREET LITTLETON, MA 01460	LUC: 400	RACELA HEATH J RAHMAN SEEMA 51 TAYLOR ST LITTLETON, MA 01460	LUC: 101
81 TAYLOR ST	U40 11 0	106 TAYLOR ST	U40 4 0	55 TAYLOR ST	U41 31 A
LI HON W MAK CHING M 81 TAYLOR ST LITTLETON, MA 01460	LUC: 101	RHETT REALTY LLC 18 LAWSON RD WESTFORD, MA 01886	LUC: 104	KAZMAIER SUSAN M 51 PLAINFIELD ROAD CONCORD, MA 01742-5726	LUC: 101
71 TAYLOR ST	U40 12 0	104 TAYLOR ST	U40 4 B	WHITCOMB AV	U41 37 0
BURBA JASON BURBA CHRISTINE 71 TAYLOR ST LITTLETON, MA 01460	LUC: 101	CARROLL KEITH S + LISA M TRS O THE 5C'S TRUST 193 FOSTER ST LITTLETON, MA 01460	LUC: 401	LITTLETON TOWN OF P.O. BOX 1305 LITTLETON, MA 01460	LUC: 930
67 TAYLOR ST	U40 13 0	107 TAYLOR ST	U40 6 B		
TUCKER DAWN E FINAN MARY-LOU 69 TAYLOR ST LITTLETON, MA 01460	LUC: 101	HINCKLEY RONALD T+SANDRA L TRS HINCKLEY FAMILY TRUST P.O. BOX 2153 LITTLETON, MA 01460	LUC: 101		
76 WHITCOMB AV	U40 14 0	99 TAYLOR ST	U40 7 0		
LITTLETON TOWN OF ELECTRIC + WATER DEPT PO BOX 1305 LITTLETON, MA 01460	LUC: 971	HSU HERMAN HM HSU-PHOUN LING JY 99 TAYLOR ST LITTLETON, MA 01460	LUC: 101		
74 WHITCOMB AV	U40 15 0	101 TAYLOR ST	U40 7 1		
LITTLETON TOWN OF HIGHWAY DEPT PO BOX 1305 LITTLETON, MA 01460	LUC: 930	WRIGHT BRIAN K 101 TAYLOR ST LITTLETON, MA 01460	LUC: 101		
82 WHITCOMB AV	U40 16 1	95 TAYLOR ST	U40 8 0		
BEAUDET STEPHEN P BEAUDET BONNIE 82 WHITCOMB AV LITTLETON, MA 01460	LUC: 101	FRIBERG GILBERT L FRIBERG VILENA T P.O. BOX 2117 LITTLETON, MA 01460	LUC: 101		

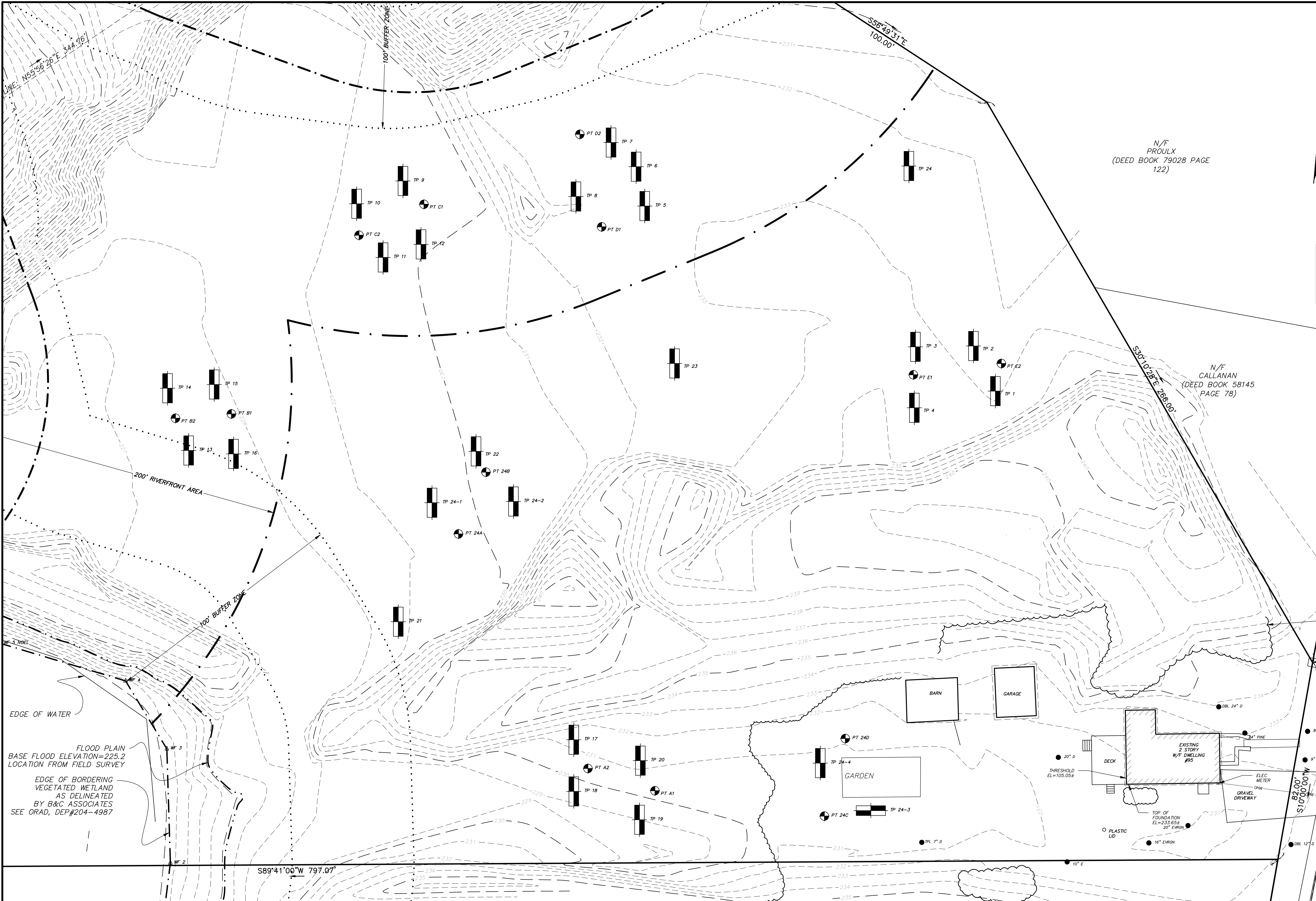
LOCUS MAP

95 Taylor Street

Property Tax Parcels



EXISTING CONDITIONS PLAN



- LEGEND:**
- N/F NOW OR FORMERLY OVERHEAD WIRES
 - OHW— TREE
 - UP— TREE LINE
 - GG+— UTILITY POLE
 - G— GAS GATE
 - WG+— GAS SERVICE (BURIED)
 - W— WATER GATE
 - DMH— WATER SERVICE (BURIED)
 - D— DRAIN MANHOLE
 - D— SUB-SURFACE DRAIN LINE
 - 99--- EXISTING CONTOUR
 - 95--- EXISTING CONTOUR
 - ☆ LIGHTPOLE
 - △ WETLAND FLAG
 - 99X9 SPOT ELEVATION
 - STONE WALL
 - UGW— UNDERGROUND WIRES
 - RD— ROOF DRAIN

LITTLETON PLANNING BOARD

DATE: _____

I, CLERK OF THE TOWN OF LITTLETON, MASSACHUSETTS
HEREBY CERTIFY THE NOTICE OF APPROVAL OF THIS
PLAN BY THE LITTLETON PLANNING BOARD HAS BEEN
RECEIVED AND RECORDED AT THIS OFFICE AND NO
APPEAL WAS RECEIVED DURING THE TWENTY DAYS
NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID
NOTICE.

DATE _____

TOWN CLERK _____

EXISTING
TREELINE

CENTER
STONE BOUND
FOUND

APPROXIMATE
EDGE OF PAVEMENT

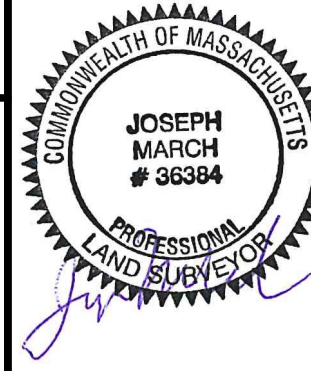
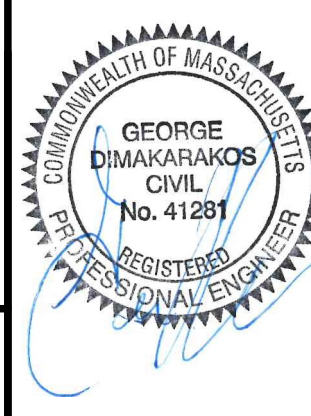
APPROXIMATE LOCATION
EXISTING 6" CAST IRON WATER MAIN

APPROXIMATE
CATCH BASIN

**DEFINITIVE SUBDIVISION
STRAWBERRY FARMS
IN
LITTLETON, MASSACHUSETTS
(MIDDLESEX COUNTY)**

EXISTING CONDITIONS PLAN
FOR: SEAL HARBOR COMPANIES, LLC
SCALE: 1"=20' FEBRUARY 20, 2024
REVISED: APRIL 9, 2024

STAMSKI AND MCNARY, INC.
1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING
0 10 20 40 60 80 FT
(7306.DEFSUB.2B.dwg) SM-7306 SHEET 3 OF 8



UTILITY NOTE:

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

EDGE OF WATER

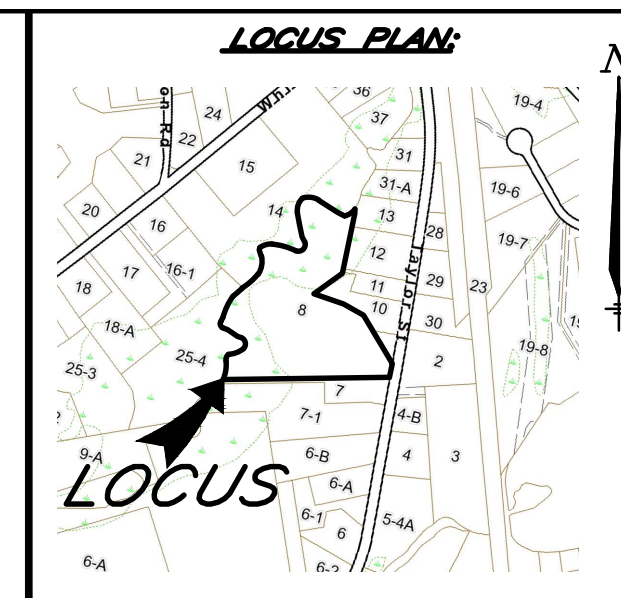
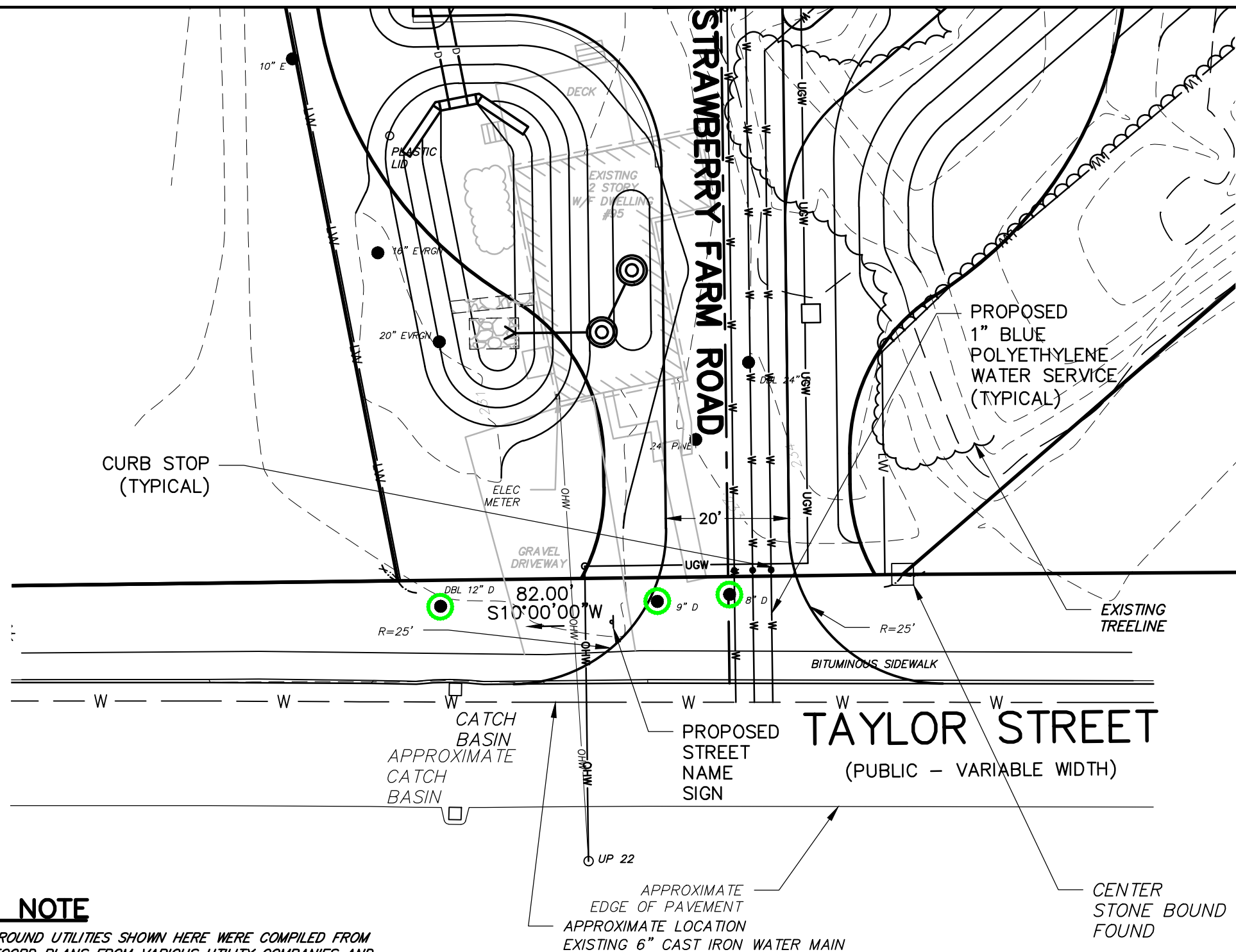
FLOOD PLAIN
BASE FLOOD ELEVATION=225.2
LOCATION FROM FIELD SURVEY

EDGE OF BORDERING
VEGETATED WETLAND
AS DELINEATED
BY B&C ASSOCIATES
SEE ORAD, DEP#204-4987

N/F
HSU & PHOUN
(DEED BOOK 65095 PAGE
561)

TBM
TOP HYDRANT
ELEV.=235.08

SCENIC ROAD ALTERATION PLAN



LEGEND:

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

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.

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

