



PLANNING DEPARTMENT

P.O. Box 1305
Littleton, Massachusetts 01460



PB MEETING:	August 1, 2024
AGENDA ITEM:	3. 6:45 Definitive Subdivision – Strawberry Farms at 95 Taylor Street – endorse mylars and Covenant

DESCRIPTION: The Planning Board previously approved the 95 Taylor Street/Strawberry Farms Definitive Subdivision, and the consolidated decision was filed with Town Clerk on June 18. Next step for the PB is to endorse the mylars and vote to approve (and sign) the Covenant. The developer will record the mylars and the Covenant at the Registry of Deeds. The Covenant is the first form of “security”; it assures that the development of this parcel will be accomplished according to the approved plans and decision. It stipulates that no lots can receive a building permit without the PB voting a “lot release” based on having alternative “security” in place.

Developer provided the final mylar plans; Green Intl. reviewed and OK’d the plan set; Town Clerk signed the mylars reflecting “no appeal”. Covenant document is complete, including developer’s signature and Town Counsel’s review and OK; we have added the covenant to the project page: <https://www.littletonma.org/1023/95-Taylor-St---Strawberry-Farms>

REFERENCE PLAN:

Definitive Subdivision Plan for Strawberry Farms at 95 Taylor Street

By: Stamski and McNary, Inc.

Dated Feb. 20, 2024, Last Revised May 13, 2024

Proposal for Construction Observation

By: Green International Affiliates, Inc.

Dated: July 18, 2024

STAFF RECOMMENDATION:

Staff recommends you review the covenant, then vote to (1) endorse the plan and (2) approve and sign the covenant for Strawberry Farms at 95 Taylor Street. Plans and original covenant will be at the meeting for your signature.

For a deeper dive, see also:

MGL c.41 Section 81U (starting in paragraph 7 regarding security to assure completion of a subdivision) <https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter41/Section81U>

Town Code Chapter 249 Subdivision of Land <https://ecode360.com/32927408>

Or, the CPTC “Publications” page: <https://masscptc.org/index.php/resources/publications/>



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MOTION: *MOVE* to endorse the *REFERENCE PLAN*, and to approve and sign the Covenant for Strawberry Farms at 95 Taylor Street.

MOTION:	SECOND:	VOTE:
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