

## Maren Toohill

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**From:** Sherrill Gould <sherryesq@yahoo.com>  
**Sent:** Thursday, July 25, 2024 10:47 AM  
**To:** Maren Toohill  
**Subject:** Fw: Littleton Site Plan and Healthtrust Summary  
**Attachments:** Healthtrust - Littleton Seniors Study Conclusions.pdf; 245 Foster Street\_SL\_Options\_07.08.24\_MSF 1.pdf

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Attached are the materials I would like to discuss today and present to the full Board with the Cabot team on 8/1. I think the plan could still change as CC & F has not yet confirmed whether they have revised it since last week..

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----- Forwarded Message -----

**From:** Jay Doherty <jdoherty@ccfne.com>  
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**Sent:** Tuesday, July 16, 2024 at 02:30:33 PM EDT  
**Subject:** FW: Littleton Site Plan and Healthtrust Summary

Sherri:

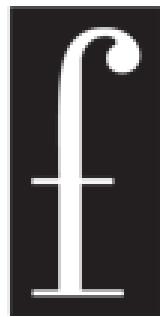
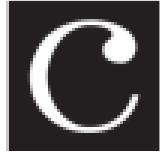
We are ready for further conversation with Littleton about 245 Foster Street.

After the Town Meeting, we retained a national consultant called Healthtrust to assess the potential market for all types of senior living and they have recently completed their study which is attached. At the present time, Healthtrust estimates a need for 154 units of Active Adult and Independent Living. Assisted Living is currently slight overbuilt in the region (with a surplus of 9 beds) and Memory Care has a similar surplus of 7 beds. Healthtrust forecasts, however, that two categories will grow over the next several years to support some development in those categories. I can supply the full study, but the amount of data is mind numbing and somewhat difficult to digest.

A draft site plan is attached showing a first phase (the "E" shaped building) and three smaller buildings and some townhomes on the Foster Street lot.

I think we know how we would propose to proceed. What do you recommend? Let me know.

Best regards,



Cat  
Cat

**Jay Doherty**  
Chief Executive Officer

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