

Site Plan Review Comments

Plan: 116 Goldsmith St. – Kimloch Farm 40B Comprehensive Permit

Date Submitted: July 12, 2010

	Date Sent	Comment Received	Sent to Applicant
Town Clerk	N/A	N/A	N/A
Board of Health	9/17	X	X
Conservation Commission	9/17	X	X
Highway Department	9/17		
Fire Department	9/17	X	X
Police Department	9/17	X	X
Light & Water Department	9/17		
Building Department	9/17	X	X
PLANNING	9/17		

Maureen Adema

From: Keith Bergman
Sent: Monday, September 27, 2010 9:38 PM
To: Jennifer Gibbons
Cc: Roland Bernier; Maren Toohill; Savas Danos; 'Jim Clyde'; Heather Hampson; Maureen Adema
Subject: ZBA 40B application - 116 Goldsmith Street

At its meeting on September 27, 2010, the Board of Selectmen received the notice from the Zoning Board of Appeals inviting comments on the application under MGL Chapter 40B for a residential housing community at 116 Goldsmith Street.

The Board of Selectmen reviewed the application's financial data dated March 2006, and asks that the ZBA require that the applicant submit updated financial information reflecting current market conditions.

Thanks for this opportunity to comment.

kb

Keith A. Bergman
Town Administrator
Town of Littleton, MA
<http://twitter.com/littletonTAblog>
978-540-2460

 Please consider the environment before printing this email.

Town of Littleton Fire Department

20 Foster Street

Littleton, MA 01460

Phone: (978) 540-2302 Fax: (978) 952-2359

<http://www.littletonfire.org>



September 21, 2010

Littleton Board of Appeals
37 Shattuck Street
Littleton, MA 01460

Re: Kimlock Farms LLC 40B Project

Dear Board Members

After reviewing the plans for Kimlock Farms I offer the following comments.

- **NFPA 1141 6.2.1** Any structure of a planned building group shall be separated from another structure by at least 9.1 m (30 ft) and shall be set back at least 9.1 m (30 ft) from a property line.
 - *Scale on plan shows some buildings approximately 15 feet apart. Building separation will increase fire flow to greater than 1,000 Gpm. A fire flow analysis using a recent fire flow test from the hydrant on Tajlea Street shall be conducted to determine proper water main size.*
- **NFPA 1141 9.2.5** The fire department shall approve the required fire flow and designate the location of hydrants so that at least one hydrant will be within 100 m (330 ft) of any point of entry into the building.
 - *Two hydrants will be required one at the entrance of the subdivision and one at the furthest point of the water main. As shown on plans.*

If we can be of further assistance, please feel free to contact us.

Sincerely,

Keith Dunn
Fire Prevention Officer

Cc: File, Board of Appeals

**Littleton Police Department
Office of the Chief of Police**

Memo

To: Littleton Planning Board

From: John M. Kelly 

CC:

Date: 21 September 2010

Re: The Homes at Kimloch Farm

Dear Members,

I have viewed the plans and submittals for the above proposed development and offer the following:

1. It appears that this will be a common driveway situation for 6 of the 8 homes. The proposed driveway should have a name for purposes of emergency services locating them in a timely manner. The name should not reference Kimloch in it. (Such as Kimloch Farm Road)
2. All homes must have a number appropriately affixed to it.
3. A stop sign should be installed at the end of the common drive.
4. Sitting at my desk I can't recall if the sidewalk extends in front of the project along Goldsmith. If it does not that should be a requirement of the permitting.
5. Tajlea and Kimloch Streets should be resurfaced in conjunction with the project if there is a need.
6. All of the outlet/inlet pipes in the detention basin area should have bars on their openings.

Thank You,

JMK



Bldg (4)

MEMO

**Town of Littleton
37 Shattuck Street
Littleton, MA 01460
Phone (978) 952-2424**

To: Board of Assessors
Board of Health
Board of Selectman
Building Department
Conservation Commission
Fire Department
Highway Department
Planning Board
Police Department

From: Board of Appeals

Sent: September 17, 2010

Subject: Comprehensive Permit under M.G.L.A. Chapter 40B to allow residential housing community at 116 Goldsmith Street

Please provide comment(s) to this board on or before **September 27, 2010**

Comment(s):

*No Comment
9-21-10*

RETURN TO SENIOR

Please return this cover sheet to the Board of Appeals Administrative Office Town Hall Room 307



MEMO

**Town of Littleton
37 Shattuck Street
Littleton, MA 01460
Phone (978) 952-2424**

To: Board of Assessors
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Comment(s):

The Commission has seen plans for the site in the past.
After reviewing the current plan I have two concerns, one with the
location of the Conservation restriction on the property which is not
mentioned, the second with the Natural Heritage and Endangered species
Plan that was not approved. The Commission would need
this approval before allowing the a permit to be issued.
Heather Donen

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 Room 307



MEMO

Town of Littleton
37 Shattuck Street
Littleton, MA 01460
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Comment(s):

prior to the issuance of building permit, a permit for a sewage disposal system, in compliance with Totes (and Littleton bylaw that aren't varred) must be obtained. This office will need to review and approve condo documents do they related to the sewage disposal system

JM

Please return this cover sheet to the Board of Appeals Administrative Office Town Hall Room 307

Fax

To: Stephen Marsh From: Jennifer Gibbons
Fax: 978-263-0447 Pages: 7+1
Phone: _____ Date: 9-28-10
Re: Town Comments - Plan Review CC: _____
 Urgent For Review Please Comment Please Reply Please Recycle

• Comments:

See attached comments received
from other Town Depts Re: 116 Goldsmith St

Jennifer Gibbons

From: Heather Hampson
Sent: Tuesday, September 28, 2010 11:23 AM
To: Jennifer Gibbons
Cc: 'farnsworth221@verizon.net'
Subject: RE: 40B Kimloch Farm - Additional Comments BOH & Conservation Comm

Sorry about that. Here are the comments:

The Commission as a whole is familiar with the site has a project similar has been proposed before. There are two concerns that I saw looking though the application. One a conservation restriction is mentioned to be on site. There is no talk of here how large or any other specifics of the restriction are mentioned only that one will exist. Second there is a letter stating that Natural Heritage has not approved the site due to a habitat for he blue spotted salamanders in the area. The Commission will not approve the site until Natural Heritage has approved the site which could lead to changes to the plans.

Thank you

Heather

From: Jennifer Gibbons
Sent: Tuesday, September 28, 2010 11:12 AM
To: Heather Hampson
Cc: farnsworth221@verizon.net
Subject: FW: 40B Kimloch Farm - Additional Comments BOH & Conservation Comm

Hello Heather,

Can you rewrite your comments from the Littleton Conservation Commission re: 116 Goldsmith St. – 40B Project at Kimloch Farm?

Thanks,
Jenn

From: farnsworth221@verizon.net [mailto:farnsworth221@verizon.net]
Sent: Tuesday, September 28, 2010 11:03 AM
To: Jennifer Gibbons
Subject: Re: 40B Kimloch Farm - Additional Comments BOH & Conservation Comm

Jenn,
Got the two attachments. Cannot make out the message by Conservation. Can you desifer or ask Heather to rewrite? If at latest for tomorrow night's meeting.
Thanks.

On Sep 28, 2010, Jennifer Gibbons <JGibbons@littletonma.org> wrote: