March 7th, 2019
5812

Town of Littleton
37 Shattuck Street, Room 303
Littleton, MA 01460

RE: Spectacle Pond Road (Map: R23 Parcels: 4+4A)
Definitive Subdivision
Littleton, MA

PROJECT NARRATIVE

The subject property is located on the northern side of Spectacle Pond Road northeast of the intersection with Cricket Land in Littleton, Massachusetts. The site currently serves as an undeveloped grass lot which can be located on Assessor's Map R23, parcel 4 & 4-A.

![Figure 1 - Town of Littleton Assessor’s Map R23](image)

The property is recorded in the Southern Middlesex Registry of Deeds in Book 70618, Page 363. The proposed project includes the construction of nineteen (19) unit Senior Residential Development located on a (~11.46) acre parcel of land. The location of the proposed project lies within the Residence...
& Aquifer & Water Resource Protection districts. The site abuts other Residence District lots as shown in Figure 2 below.

The construction of the proposed development includes a public road with associated driveways. The proposed work will also require the construction of two new stormwater management system along with new septic systems & utility connections. Each lot has been designed with a two-bedroom on-site septic system. The systems have been designed in accordance with 310 CMR 15.000 Title V regulations and the Littleton Board of Health Regulations Requirements for the Subsurface Disposal of Sanitary Sewage. Each lot will be deed restricted to two bedrooms. The water supply shall be from a public water system. As shown in the attached Site Plans, the development proposes a connection with the existing water supply on Spectacle Pond Road. We anticipate this water supply will provide the development with adequate fire flows and will supply enough water pressure and each lot however, all necessary testing will be performed prior to the connection.

At the Planning Board meeting of Thursday October 4, 2018, the Board voted to approve the Preliminary Subdivision application for the “Jones Meadow” property. While the Board approved the Preliminary Subdivision application, the Public Hearing for that Special Permit application and the Aquifer and Water Resource District Special Permit application was continued.

It is the Applicant’s intention to first construct the proposed road and then work sequentially through the units started at Spectacle Pond Road. It is the Applicant’s intention to sell each unit as soon as
possible after construction is completed, and individual lots will not be for sale until the corresponding unit is completed.

We trust this meets your needs at this time. If you have any questions or require any additional information, please contact the undersigned

Regards,

DUCHARME & DILLIS
Civil Design Group, Inc.

Ryan W. Proctor  Gregory S. Roy, P.E.
Civil Engineer  Principal