Comments

Plan: King Street/Webber/Field Senior Residential Development  
Date Submitted: June 7, 2018

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Also: Strathmeyer 6-14-18  7/19/18
The Board of Health has the following comments on the proposed King Street Senior Residential Development:

1) We are in the process of updating our local regulations to help protect the environment and will be addressing Senior Residential Developments by aligning our regulations with Title V and it's Senior/Eldery housing regulations to state: Any housing unit constructed as a part of a Senior Residential Development shall be considered New Construction and be served by an on-site sewage disposal system with a gallons per day (GPD) flow rate of no more and no less than 110 GPD for 1 bedroom units and no more and no less than 150 GPD for 2 bedroom units and be age restricted to ensure all owners and occupants are over 55 years of age.

2) We are also in the process of updating Local Regulations 8 and 9 to protect the environment, please take this into consideration in your engineering process:

Regulation 8: An individual sewage disposal system and all connecting sewer lines shall be installed on the same lot as the facility discharging sewage into said system.

Regulation 9: Shared systems will only be approved if each individual lot proposed to use such system can support a subsurface sewage disposal system which can meet the requirements of Title 5 and local regulations without a variance. The area proposed which could support a subsurface sewage disposal system on each lot shall not be used for any other purpose.

3) Mill Pond and its unnamed tributary are in very close proximity to this proposed development and are classified by the EPA (Section 303(d)) as Class 5 impaired water bodies (see attached map). Class 5 is the most severe rating. Development in the vicinity of waterways is a primary cause of water body impairment as the natural infiltration of runoff through the ground is lost to pavement, roofing, directed stormwater runoff, and septic systems. A key way to protect our water supply, especially our drinking water resource as the town population increases, is to limit development in these key water resource areas. Please see the attached map showing the impaired status of not only Mill Pond but other bodies of water in Littleton.

4) As a town are spending a lot of money and giving up valuable resources in conjunction with the potential dredging of Mill Pond (allowing the land build up in the wetlands on Taylor Street, etc.) and it does not make sense to make worse and existing impaired condition within our Aquifer Zone, nonetheless, which is very concerning.

4) Before any permits are granted we will need a declaration from the Department of Environmental Protection that there will be no negative impact on the Environment from this potential development.
Waterbody Assessment and TMDL Status
Littleton, MA

Notes:
2. Waterbodies shown without an identified source are assigned as Category 3 by definition.
3. For additional information on TMDLs and to view reports, see [http://www.mass.gov/dep/water/resources/tmdls.html](http://www.mass.gov/dep/water/resources/tmdls.html)
4. For Massachusetts Surface Water Quality Standards, and waterbody classes and uses, see [http://www.mass.gov/dep/service/314reg4a.pdf](http://www.mass.gov/dep/service/314reg4a.pdf)
I don’t believe that there are any wetlands on site, but I didn’t notice if this was confirmed or not in the application.

Are there site walks for either of these sites?

Amy Green
Conservation Coordinator
Littleton Conservation Commission
37 Shattuck Street
PO Box 1305/Room 303
Littleton, MA 01460
978-540-2428
Hours – M-Th 9:00 – 1:00

Hi All –
The Planning Board will again discuss the updated proposal for a King Street Senior Residential Development this Thursday, July 12 at 6:30 p.m. in Room 103 of the Shattuck Street Town Offices. We are requesting any comments you may have on this proposal at your earliest convenience. The updated proposal is for 24 townhouse-style residential units age-targeted for seniors.
Details posted to the “Planning Board Projects” page of the town website: https://www.littletonma.org/planning-board-projects/kings-street-senior-residential-development look for the “Updated Plans” link. OK to email me with your comments or questions.
Thanks!
Maren

Maren A. Toohill, AICP
Planning Administrator/Permit Coordinator
Town of Littleton
Maren Toohill

From: Tom Clancy
Sent: Monday, July 09, 2018 4:11 PM
To: Roland Bernier; Maren Toohill; Jim Garreffi (jgarreff@nashoba.org); Amy Green; Chris Stoddard; Scott Wodzinski; Matthew Pinard; 'SEdwards@lelwd.com'; Erin Healy; Jonathan Isaac; Elizabeth Tretiak; Marge Payne
Subject: RE: COMMENTS REQUESTED - King Street Senior Residential Development

Maren:

The (6) 3 unit dwellings would have to be sprinklered under NFPA 13D. In addition, we would need more specifics on the distances between the buildings to determine fire flow calculations. Would also like to see the hydrant plans to determine distances. Hydrants cannot be further than 100’ from a sprinklered building.

We will also request a turning radius template plan.

That’s it for now.

Regards,

Thomas Clancy
Deputy Fire Chief / Fire Prevention Officer
Littleton Fire Department
978-540-2302

From: Roland Bernier
Sent: Monday, July 09, 2018 12:30 PM
To: Maren Toohill <MToohill@littletonma.org>; Jim Garreffi (jgarreff@nashoba.org) <jgarreff@nashoba.org>; Amy Green <agreen@littletonma.org>; Chris Stoddard <cstoddard@littletonma.org>; Scott Wodzinski <swodzinski@littletonfire.org>; Tom Clancy < Tclancy@littletonfire.org>; Matthew Pinard <MPinard@littletonPD.com>; 'SEdwards@lelwd.com' <SEdwards@lelwd.com>; Erin Healy <erinhea@gmail.com>; Jonathan Isaac <jwandop@gmail.com>; Elizabeth Tretiak <etretiak@littletonma.org>; Marge Payne <mpayne6871@verizon.net>
Subject: RE: COMMENTS REQUESTED - King Street Senior Residential Development

Hi all,
Attached dwelling units more than 2 must comply with 521 CMR, Architectural Access Board for accessibility...may be premature right now but applicant should be aware. Otherwise, commercial building code and Stretch Code.

roland

From: Maren Toohill
Sent: Monday, July 09, 2018 12:10 PM
To: Jim Garreffi (jgarreff@nashoba.org) <jgarreff@nashoba.org>; Amy Green <agreen@littletonma.org>; Chris Stoddard <cstoddard@littletonma.org>; Scott Wodzinski <swodzinski@littletonfire.org>; Tom Clancy < Tclancy@littletonfire.org>; Matthew Pinard <MPinard@littletonPD.com>; 'SEdwards@lelwd.com' <SEdwards@lelwd.com>; Roland Bernier <RBernier@littletonma.org>; Erin Healy <erinhea@gmail.com>; Jonathan Isaac <jwandop@gmail.com>; Elizabeth Tretiak <etretiak@littletonma.org>; Marge Payne <mpayne6871@verizon.net>
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Thanks!
Maren

Maren A. Toohill, AICP
Planning Administrator/Permit Coordinator
Town of Littleton
To the Littleton Planning Board:

My name is Carl Strathmeyer. My wife Andrea and I are trustees of the Starry Theme Realty Trust, owners of 80 King Street in Littleton.

We have examined the application for a Senior Residential Development made by Field Development, LLC dated April 10, 2018, and the related application materials. Our King Street property is an abutter to the proposed development.

We note that the application mentions two agreements between the developers and the Trust: First, the applicant proposes a land swap near the King Street right-of-way giving their project additional frontage. Second, the applicant proposes that we grant a drainage easement allowing them to construct a storm water filtration and percolation pond on our property. Both of these proposals are expressed in notes included with the submitted plans.

For the Board’s benefit, we wish to clarify that we have not yet entered into discussions with the applicant regarding these proposed arrangements and we have certainly not agreed to either of them.

We also have concerns related to storm water drainage. The southernmost portions of both our land and the proposed development lie several feet below the level of King Street. There is no culvert or other drainage facility under King Street. All storm water on the north side of King Street is therefore effectively dammed up by King Street and must percolate into the soil rather than drain past King Street to the south. Historically, there has been sufficient permeable surface adjacent to King Street to accommodate typical rainfall amounts.

Our concern is that in order to reach the upland buildable portion of the development, the applicants propose building an access road on a several-feet-high causeway through this low-lying area with a retaining wall on the side facing our property. Besides the obvious aesthetic issues with such an arrangement, we are concerned that storm water will be unable to percolate into the soil near King Street as it does now, and that significantly increased amounts of storm water will be trapped in the still low-lying area on our property. The applicant’s proposed filtration and percolation pond is located uphill from this low-lying area, and therefore will be unable to address storm water issues from the area near King Street. Since our building has an entrance door at the same low-lying grade, we are concerned that there will be insufficient remaining permeable surface near King Street and storm water may therefore enter our building.

These are our comments at this time. We may have further comments as the application moves ahead.

Thank you,

Carl and Andrea Strathmeyer
Trustees
Starry Theme Realty Trust
80 King Street, Littleton