APPLICATION FOR

SITE PLAN APPROVAL,

AQUIFER & WATER RESOURCE DISTRICT SPECIAL PERMIT,

SENIOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT

FOR

MAP U42, PARCEL 9-2
BEHIND 80 KING STREET

IN

LITTLETON,
MASSACHUSETTS

Prepared By: Ducharme & Dillis
Civil Design Group, Inc.
P.O. Box 428
Bolton, MA 01740

Prepared For: Field Development, LLC
442 King Street
Littleton, MA 01460

January 10th, 2019

CDG Project # 5770

Planning Board Submittal
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### 4.0 Certified Abutters Lists

### 5.0 Development Team Narrative

### 6.0 Previous Development Plans

Attachments:

- Site Plans
- Drainage Report
- Architectural Plans and Renderings

Planning Board Submittal
1.0 Applications
1.1 Fee Calculations

Below is a summary of the filing fees for the proposed project. The Site Plan Review filing fee will be used as the Senior Residential Development filing fee as well since it is the more expensive of the two fees.

Site Plan Review Filing Fee
$1,500 + $0.25 per SF of total gross area over 10,000 SF.

1,320 SF per unit
1,320 SF x 30 units = 39,600 gross SF
39,600 SF - 10,000 SF = 29,600 SF
29,600 SF x $0.25 = $7,400

TOTAL = $7,400 + $1,500 = $8,900

Aquifer and Water Resource District Special Permit Filing Fee
$200 + $100 per lot.

TOTAL = $200 + $100 = $300

TOTAL AMOUNT REQUIRED FOR FILING = $8,900 + $300 = $9,200

*The check given with this application includes the $300 fee for the ANR filing for a total of $9,500

***Filing fee paid as part of previous submission on May 10th, 2018***
1.2 Site Plan Approval Application
January 10th, 2019
5770

Littleton Planning Board
37 Shattuck Street, Room 303
Littleton, MA 01462

RE: Supplemental Site Plan Approval Application
    Behind 80 King Street
    Littleton, MA

Dear Members of the Board:

On behalf of our client, Field Development, Ducharme & Dillis Civil Design Group, Inc. has prepared this letter to provide a supplemental application for the Board's consideration of the following proposed Site Plan Approval application & it's associated special permits which are later addressed further in this documentation.

Site Plan Approval Application

Proposed Project Location: Behind 80 King Street, Littleton MA 01462

Assessor's Map: U42 Parcel: 9 2

Project Description: The applicant is proposing a Senior Residential Development located within the Aquifer & Water Resource District. Please refer to the associated project's Site Plan Application for a full narrative regarding the project's description.

County: Middlesex

Book: 65786 Page: 581

Applicant: Field Development, LLC
   (P) 978-486-3800

Address: 442 King Street
         Littleton, MA 01460

Property Owner: Webber Patricia

Address: 3 Jeanette Way
         Littleton, MA 01460

Engineer/Surveyor/Representative: Ducharme & Dillis Civil Design Group, Inc.
   (P) 978-779-6091

Address: 1092 Main Street
         PO Box 428
         Bolton, MA 01740
The attached Site Plan Application goes into detail regarding how the proposed project conforms to the Town of Littleton Bylaws.

We trust this meets your needs at this time. If you have any questions or require any additional information, please contact the undersigned. We look forward to presenting the plan to you in greater detail at the upcoming meeting.

Regarda,

DUCHARME & DILLIS
Civil Design Group, Inc.

[Signature]

Ryan Proctor
Civil Engineer
1.3 Special Permit Application
LITTLETON PLANNING BOARD  
Littleton Town Offices  
37 Shattuck Street, Room 303  
Littleton, MA 01460

SPECIAL PERMIT APPLICATION  
Effective May 3, 2018

PART 1. BASIC APPLICATION

Project Summary & Applicant Information

Project Name: 80 King Street Senior Residential Development
Location (Street Address): Behind 80 King Street
Assessor's Map/Parcel (s): Map U42, Parcel 9-2

Applicant: Field Development, LLC
Address: 442 King Street, Littleton MA 01460
Telephone: 978-486-3800 Email: Methan@onthecommonwealth.com

Property Owner: King Street Realty Trust, 2 Jeannette Way, Littleton MA
Address: 3 Jeannette Way, Littleton MA 01460
Telephone: Email:

Registry: Middlesex Book: 65786 Page: 581

Site Information

Total Area (Acres): 4.44 Lot Frontage (Lin. Ft): 100.00

☐ Residence ☐ Village Common ☐ Industrial-A
☐ Business ☐ Industrial-B

Zoning District(s):

☐ Wetlands ☐ Floodplains ☐ Water Resource District
☐ Aquifer District ☐ Registered Marijuana ☐ Littleton Village
Dispensary Overlay District Overlay District
West--Beaver Brook Area

All or a portion of the Site is also located in one or more overlay districts:
PART II. SPECIAL PERMIT REQUESTED

☐ Accessory Business Uses at Active Farms (§173-57)
☐ Adult Uses (§173-140 - §173-142)
☒ Aquifer and Water Resource District (§173-61 - §173-64); Attach Form 1A.
☐ Commercial Solar Photovoltaic Installations (§173-180 - §173-184); Attach Form 1D.
☐ Conversion of Municipal Building (§173-69)
☐ Inclusionary Housing (§ 173-196 - § 173-205); Attach Form 1F.
☐ Littleton Village Overlay District West-Beaver Brook Area (§173-167 - §173-179)
☐ Major Commercial or Industrial Use (§173-86 - §173-88)
☐ Master Planned Development (§173-89)
☐ Mixed Use in Village Common Business District (§173-165 - §173-166)
☐ Open Space Development (§173-93 - §173-118)
☒ Senior Residential Development (§173-145 - §173-152); Attach Form 1E.
☐ Shared Residential Driveways (§173-125 - §173-127)
☐ Vehicular Retail Sales (§173-26)
☐ Wireless Telecommunications Towers and Facilities (§173-128 - §173-133); Attach Form 1B.
☐ Registered Marijuana Dispensary (§ 173-85 - § 173-92) Attach Form 1C.

PART III. APPLICANT AND OWNER CERTIFICATIONS

The undersigned hereby certifies that he/she has read and examined this Application, including all attachments hereto, and that the proposed project is accurately represented in the statements made in this Application. The undersigned also certifies that this application has been filed both with the Planning Board and Town Clerk, and that all submission requirements in the Planning Board's Rules and Regulations have been met.

Property Owner

If we hereby acknowledge that the Applicant is authorized to act on my/our behalf and that any and all representations made by the Applicant will be binding on me/us as Owners of the property.

Signature: Patricia W. Weber  
Print: Patricia W. Weber  
Date: 1/10/19

Signature:  
Print:  
Date: 

Applicant

Signature: Matthew Fields  
Print: Matthew Fields  
Date: 1/10/19

Signature:  
Print:  
Date: 

Applicant is: ☐ Owner ☐ Agent/Attorney ☑ Purchaser
1.4 Aquifer & Water Resource Protection District Special Permit
PART IV. PROJECT SUMMARY

Project Name: 30 King Street Senior Residential Development

Location (Street Address): Behind 80 King Street

Assessor's Map/Parcel Number (s): Map U42, Parcel 9-2

× Parcel in Aquifer District or _________ Parcel in Water Resource District

Submission Requirements. Per § 173-62 (D) of the Littleton Zoning Bylaw, the following must be attached to this application for a special permit.

☑ Attached checklist, completed
☑ Complete list of potentially toxic or hazardous materials used or stored on the premises
☐ Description of protective and preventive measures [Refer to Project Narrative for list of materials]
☐ Description of potentially toxic or hazardous wastes with storage and disposal method
☐ Evidence of DEP approval of waste system
☐ Evidence of qualified professional supervision of underground storage system design and installation
☐ Analysis by qualified engineer
Identify the uses proposed in this Special Permit application.

<table>
<thead>
<tr>
<th>Use</th>
<th>Proposed</th>
<th>Allowed in either Aquifer Protection or Water Resource District</th>
<th>Allowed only in Aquifer Protection District</th>
<th>Allowed only in Water Resource District</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Use</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Self-Storage Facility</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Truck Terminal</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>• Sanitary landfill, junkyard, salvage yard, other solid waste disposal</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>• Motor vehicle service or washing station</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td><strong>Accessory Use</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Manufacture, use, transport, storage or disposal of toxic or hazardous materials in excess of 5 gallons or 25 pounds dry weight of any substance or a total of all substances not to exceed 50 gallons or 250 pounds dry weight, on a site at any one time as an accessory activity for nonresidential and nonagricultural principal activities</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Parking area with 100 or more spaces capacity</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Waste characteristics: Hazardous waste generation, treatment or storage in quantities not to exceed Very Small Quantity Generators (VSQGs) as defined in DEP 310 CMR 22.21(2)(a)(7) or subsequent equivalent regulation(s) currently in effect</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• On-site disposal of industrial waste</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Grading resulting in exterior grades less than five feet</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Use</td>
<td>Proposed</td>
<td>Allowed in either Aquifer Protection or Water Resource District</td>
<td>Allowed only in Aquifer Protection District</td>
<td>Allowed only in Water Resource District</td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>----------</td>
<td>----------------------------------------------------------------</td>
<td>---------------------------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>above maximum groundwater elevation</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>• Estimated sewage flow greater than 6 gallons/day per 1,000 s.f. of lot area</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Estimated sewage flow greater than 15,000 gallons per day</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>• Use retaining less than 30% of lot area in natural state</td>
<td>X</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Underground storage of gasoline or chemicals</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>• Storage of heating oil or petroleum in quantities greater than 500 gallons</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
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<tr>
<td>• Disposal of snow from outside the district</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>• Storage of sludge and/or septage not stored in accordance with DEP 310 CMR 22.21(2)(b)(1)</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Impervious Surfaces</td>
<td></td>
<td></td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>• Rendering impervious more than 20% but not less than 50% of any lot or parcel in Water Resource District</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>• Rendering impervious more than 15% or 2500 square feet of any lot or parcel but less than 30% in Aquifer District</td>
<td>X</td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>
Application Review
FOR PLANNING DEPARTMENT USE ONLY

§ 173-62(B) Special Permit Criteria
— Groundwater quality performance rule met
— Location of water quality wells shown

§ 173-63: Design and Operation Guidelines *
— Safeguards against materials discharge or loss adequate
— Location of potential pollution source outside district where feasible
— Waste disposal provisions adequate
— Provision for on-site stormwater recharge or waived during site plan review*
— Oil, grease, and sediment traps provided, if applicable*
— Separate collection of drainage from loading areas for toxic or hazardous materials*
— Monitoring adequate, if required
— Storage of ice control chemicals adequate

*Provision shall be made for on-site recharge of stormwater runoff from impervious surfaces without degradation to groundwater if a special permit is to be granted for greater than 15 % coverage (but less than 30 %) in the Aquifer District and for impervious cover greater than 20% (but less than 50%) in the Water Resource District. Such recharge shall include (but not limited to) infiltration through methods as outlined in the Town of Littleton Low Impact Design/Best Management Practices Manual (latest edition) unless otherwise approved by the Planning Board during site plan review. Where dry wells or leaching basins are used, they shall be preceded by oil, grease and sediment traps. Drainage from loading areas for toxic or hazardous materials shall be separately collected for safe disposal.”
1.5 Senior Residential Development Special Permit
## PART IV. PROJECT SUMMARY

Project Name: 80 King Street Senior Residential Development

<table>
<thead>
<tr>
<th>Project Type:</th>
<th>Cottage, Two-Family, Townhouse Units</th>
<th>Independent Living Units</th>
<th>Assisted Living Residence or Skilled Nursing</th>
<th>Continuing Care Retirement Community</th>
</tr>
</thead>
</table>

### Project Components

<table>
<thead>
<tr>
<th>Principal Use(s)</th>
<th>Total Buildings</th>
<th>Total Gross Sq. Ft.</th>
<th>Total Units</th>
<th>Studio</th>
<th>1 Bedroom</th>
<th>2 Bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Cottage Homes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Two-Family Homes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Townhomes</td>
<td>13</td>
<td>28,288</td>
<td>17</td>
<td></td>
<td>17</td>
<td></td>
</tr>
<tr>
<td>4. Independent Living</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Assisted Living</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal (1+2+3+4+5)</strong></td>
<td>13</td>
<td>28,288</td>
<td>17</td>
<td></td>
<td>17</td>
<td></td>
</tr>
<tr>
<td>F. Sk. Nursing (Beds)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total (1+2+3+4+5+6)</strong></td>
<td>13</td>
<td>28,288</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

For an Assisted Living Residence or CCRC, does the project also include any of the following nonresidential or accessory uses?

<table>
<thead>
<tr>
<th>Nonresidential Uses</th>
<th>Gross Sq. Ft.</th>
<th>Accessory Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Retail</td>
<td>N/A</td>
<td>1. Garage parking for residents</td>
</tr>
<tr>
<td>2. Personal services</td>
<td></td>
<td>2. Central or common dining room</td>
</tr>
<tr>
<td>3. Medical office or clinic</td>
<td></td>
<td>3. Laundry facilities</td>
</tr>
<tr>
<td>4. Community center or senior center (for public use)</td>
<td></td>
<td>4. Facilities for /social/recreation programming, wellness center, other</td>
</tr>
<tr>
<td>5. Adult day care center</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Gross Sq. Ft.</strong></td>
<td>N/A</td>
<td><strong>Subtotal Gross Sq. Ft.</strong></td>
</tr>
<tr>
<td><strong>Total Gross Sq. Ft.</strong></td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>
PART V. SERVICES & AMENITIES

1. Identify the social, leisure, cultural, health/wellness, and other services the project will provide to residents of the development.

☐ Homemaker/housekeeping & maintenance  ☐ Hospice
☐ Meals (___ x day)  ☐ On-site property manager
☐ Medication management  ☐ 24-hour emergency maintenance
☐ ADL assistance  ☐ Transportation (complimentary)
☐ Organized educational/social programs  ☐ Other (list):
☐ Organized wellness programs
☐ Organized exercise/recreation programs
☐ Availability of PT/OT/ST and other health care specialists

2. How will this development be planned, marketed, and operated as a senior housing community?

The proposed development will be planned, marketed and operated per the Town of Littleton Zoning Regulations. This includes bedrooms and laundry on the first floor, easy access, zero step entrances, etc...

3. Is this a pet-friendly development? If so, briefly explain.

The development will be pet-friendly. It will include walking paths to allow residents to easily walk their pets around the area.

4. Will this development provide respite (temporary residential care) services?

This development will not provide respite services.

5. Will this development include any affordable units? (Note: assisted living and independent living residences are not subject to Article XXIX. Inclusionary Housing. However, the Planning Board wants to know if the applicant will provide affordable units that are not required to meet DHCD requirements for the Chapter 40 Subsidized Housing Inventory).

Yes, this development will include affordable units. Refer to the Inclusionary Housing Form for details.
PART VI. SITE DEVELOPMENT

Off-Street Parking

1. Number of residential parking spaces (including garage spaces from previous page): 34
2. Number of spaces for employees, property management, etc.: 
3. Number of guest/visitor spaces: 6
4. Total parking spaces: 40

Site Coverage

1. Total Site Area (sq. ft.): 193,522
2. Total Building Footprint (sq. ft.)  28,676
3. Total Building Coverage (%): .14.8
4. Total Paved Surfaces (sq. ft.) (Include access drives, parking, walkways, etc.) 52,533
5. Total Impervious Area (sq. ft.) (2 + 4) 81,209
6. Impervious Cover Ratio: (%) 42.0

Open Space & Outdoor Amenities

1. Total Common Open Space (sq. ft.): 61,110
2. Total Usable Common Open Space (sq. ft.): 61,110
3. Health/Social/Leisure/Recreation Amenities (check):
   - Tennis
   - Swimming pool
   - Walking paths/trails
   - Other (describe): Proximity to school and church

Form 1E_SP_Senior Residential Development Supplement
### PART VII. PROJECT TEAM & EXPERIENCE

#### DEVELOPER:
<table>
<thead>
<tr>
<th>Name of Entity &amp; Business Address</th>
<th>Contact:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Field Development, LLC</td>
<td><strong>Name:</strong> Matt Field</td>
</tr>
<tr>
<td><strong>Address Line 1:</strong> 442 King Street</td>
<td><strong>Phone:</strong> 978-486-3800</td>
</tr>
<tr>
<td><strong>Address Line 2:</strong></td>
<td><strong>Email:</strong></td>
</tr>
<tr>
<td><strong>City/State/Zip:</strong> Littleton, MA 01460</td>
<td><strong>Phone:</strong> 978-486-3800</td>
</tr>
</tbody>
</table>

#### SITE/CIVIL ENGINEER:
<table>
<thead>
<tr>
<th>Name of Entity &amp; Business Address</th>
<th>Contact:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Ducharme &amp; Dillis Civil Design Group, Inc.</td>
<td><strong>Name:</strong> Greg Roy</td>
</tr>
<tr>
<td><strong>Address Line 1:</strong> 1092 Main Street, PO Box 428</td>
<td><strong>Phone:</strong> 978-779-6091</td>
</tr>
<tr>
<td><strong>Address Line 2:</strong></td>
<td><strong>Email:</strong></td>
</tr>
<tr>
<td><strong>City/State/Zip:</strong> Bolton, MA 01740</td>
<td><strong>Phone:</strong> 978-779-6091</td>
</tr>
</tbody>
</table>

#### ARCHITECT:
<table>
<thead>
<tr>
<th>Name of Entity &amp; Business Address</th>
<th>Contact:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong></td>
<td><strong>Name:</strong> Gabe Vellante</td>
</tr>
<tr>
<td><strong>Address Line 1:</strong></td>
<td><strong>Phone:</strong> 978-273-5688</td>
</tr>
<tr>
<td><strong>Address Line 2:</strong></td>
<td><strong>Email:</strong> <a href="mailto:gvellante83@gmail.com">gvellante83@gmail.com</a></td>
</tr>
<tr>
<td><strong>City/State/Zip:</strong></td>
<td><strong>Phone:</strong></td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
<td><strong>Email:</strong></td>
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</table>

#### LANDSCAPE ARCHITECT:
<table>
<thead>
<tr>
<th>Name of Entity &amp; Business Address</th>
<th>Contact:</th>
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<tbody>
<tr>
<td><strong>Name:</strong> N/A</td>
<td><strong>Name:</strong></td>
</tr>
<tr>
<td><strong>Address Line 1:</strong></td>
<td><strong>Phone:</strong></td>
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<tr>
<td><strong>Address Line 2:</strong></td>
<td><strong>Email:</strong></td>
</tr>
<tr>
<td><strong>City/State/Zip:</strong></td>
<td><strong>Phone:</strong></td>
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<td><strong>Phone:</strong></td>
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#### LEGAL TEAM:
<table>
<thead>
<tr>
<th>Name of Entity &amp; Business Address</th>
<th>Contact:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Anderson &amp; Kreiger LLP</td>
<td><strong>Name:</strong> Jennifer C. Platt</td>
</tr>
<tr>
<td><strong>Address Line 1:</strong> 50 Milk Street</td>
<td><strong>Phone:</strong> 617-621-6528</td>
</tr>
<tr>
<td><strong>Address Line 2:</strong></td>
<td><strong>Email:</strong> <a href="mailto:jplatt@andersonkreiger.com">jplatt@andersonkreiger.com</a></td>
</tr>
<tr>
<td><strong>City/State/Zip:</strong> Boston, MA 02109</td>
<td><strong>Phone:</strong></td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
<td><strong>Email:</strong></td>
</tr>
</tbody>
</table>
**PROPERTY MANAGER:**

<table>
<thead>
<tr>
<th>Name of Entity &amp; Business Address</th>
<th>Contact:</th>
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<tbody>
<tr>
<td>Name: N/A</td>
<td>Name:</td>
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<tr>
<td>Address Line 1:</td>
<td>Phone:</td>
</tr>
<tr>
<td>Address Line 2:</td>
<td>Email:</td>
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<tr>
<td>City/State/Zip:</td>
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<td>Phone:</td>
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**INDEPENDENT LIVING OWNER/OPERATOR:**

<table>
<thead>
<tr>
<th>Name of Entity &amp; Business Address</th>
<th>Contact:</th>
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<tbody>
<tr>
<td>Name: N/A</td>
<td>Name:</td>
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<td>Address Line 1:</td>
<td>Phone:</td>
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<td>Address Line 2:</td>
<td>Email:</td>
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**ASSISTED LIVING OWNER/OPERATOR:**

<table>
<thead>
<tr>
<th>Name of Entity &amp; Business Address</th>
<th>Contact:</th>
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<tr>
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**MEMORY CARE OWNER/OPERATOR:**

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**SKILLED NURSING FACILITY OWNER/OPERATOR:**

<table>
<thead>
<tr>
<th>Name of Entity &amp; Business Address</th>
<th>Contact:</th>
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<td>City/State/Zip:</td>
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<tr>
<td>Phone:</td>
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</table>
PART VIII: REQUIRED ATTACHMENTS

☐ Project Narrative. Applicant must provide a detailed project narrative. The narrative report must provide enough information for the Planning Board to understand the proposed development and how the development will meet the health and wellness, social, leisure, and other needs of the senior population(s) it purports to serve. In addition, the narrative must specifically address all the findings the Planning Board is required to make under § 173-152 of the Zoning Bylaw. It is the applicant’s responsibility to demonstrate that the project meets all the requirements of Article XXIII.

☐ Development Team Qualifications. A narrative description of the experience and qualifications of members of the development team. Identify recent comparable developments completed in Massachusetts by project name, location, year completed, and summary details. Identify developments where proposed team members collaborated on projects in the past.

☐ Site Plan. In addition to Form 1 requirements, the SRD Site Plan must include the following information:
  • Location of proposed buffer yards and usable open space, and area of all usable open spaces
  • Pedestrian facilities, including sidewalks and walking paths, demonstrating how the site provides universal access. Curb cuts shall be minimized in favor of continuous (uninterrupted) sidewalks along the street or access drive and connecting buildings to buildings.

☐ Architectural Plans and Drawings
  • Sample floor plans for all unit types, indicating the use of all floor space, dimensions of interior walls, location and dimensions of ingress/egress doors, windows, etc. Plans shall demonstrate compliance with § 173-149, Age-Appropriate Design.
  • Elevations of all buildings and structures, including the principal and accessory buildings, refuse enclosures, walls and fences, retaining walls, canopies, etc. Elevations shall be drawn to scale, showing the height, location, and extent of all material. The front façade of residential buildings shall not be dominated by garage entries, i.e., garages shall not protrude beyond the main body of the house itself. Wherever possible, garages providing direct access to the inside of a dwelling unit should be accessed from a rear driveway or alley.
  • Architectural rendering accurately depicting the colors of all façade materials using an appropriate permanent artistic medium.

*Note: a sample board will be required prior to final approval.*

☐ Landscaping Plan. Detailed landscape and open space/recreation plan including but not limited to the square footage of each planting or open space area, location, type, quantity, material size at planting and estimated maturity size, and a maintenance plan. Plan must demonstrate universal access.

☐ For projects subject to Article XXIX, Inclusionary Housing, attach Form 1F, IH Compliance.
1.6 Inclusionary Housing Form
TOWN OF LITTLETON
APPLICATION TO THE PLANNING BOARD
INCLUSIONARY HOUSING FORM

*Attach this Inclusionary Housing Form to the special permit or subdivision application for the project that is required to comply with Article XXIX*

Project Name: 80 King Street Senior Residential Development

Project Type: Senior Residential Development

Total Proposed Dwelling Units: 17  Required Number of Affordable Units: 2
Proposed Number of Affordable Units: 2

Is the Applicant requesting a density bonus for providing more on-site affordable units than the minimum required under Article XXIX?  Yes  No

Proposed Method of Compliance:
☑ On-Site Affordable Units
☐ Fee in Lieu of Units

ON-SITE UNITS

Equitable Treatment of Affordable Units. Attach a site plan or other documentation showing how the affordable units will be distributed throughout the development.

<table>
<thead>
<tr>
<th>Number of Units by Number of Bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Bedroom</td>
</tr>
<tr>
<td>Market-Rate</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Affordable</td>
</tr>
</tbody>
</table>

How will the affordable units be made indistinguishable on the exterior from market-rate units? Provide sufficient detail for the Planning Board to understand how the applicant will comply with this requirement. Attach sample elevation drawings for market-rate and affordable units. Attach brief narrative response below or on separate page if necessary.

Affirmative Fair Housing Marketing Plan. Identify the qualified individual or firm that will prepare the AFHMP for this development. Attach the AFHMP preparer’s resume and list of recent developments for which the AFHMP was developed by the preparer and approved by DHCD.
Lottery Agent

Name: _____________________________________________

Address & Contact Information: _______________________________________________________

Phone: __________________________ Email: _____________________________________________

Fee in Lieu of Units (to be paid to the Littleton Affordable Housing Trust)
1. Required Number of Affordable Units: __________________
2. HUD Income Limit, 4-Person Household: __________________
3. Total Fee in Lieu (1 x 2): _____________________________

Applicant Certification
The Applicant understands, agrees, and certifies that:
1. The proposed project is accurately represented in the statements made in this Inclusionary Housing Form;
2. All applicable submission requirements in the Planning Board’s Rules and Regulations have been met;
3. For developments that create affordable units, the lottery and owner/tenant selection process shall be monitored at the applicant’s expense by the Town’s monitoring agent unless DHCD designates a different monitoring agent;
4. No application for any building permit shall be made unless and until the Planning Board or its designee has verified that all conditions of Article XXIX have been met for this development;
5. Requests for building permits for market-rate and affordable units (or payment of fee in lieu of affordable units) shall comply with § 173-204(C) of the Zoning Bylaw; and
6. No certificate of occupancy shall be requested for any affordable unit until an affordable housing deed restriction in a form approved by Town Counsel has been executed and recorded with the Registry of Deeds.

Signature: Matthew P. Field  Date: 11/01/19
Print: Matthew P. Field
2.0 Project Narrative
2.1 Project Overview

The property is located on the northern side of King Street just north of the westerly end of Mill Road in Littleton, Massachusetts. The site is currently an undeveloped wood lot shown on assessor’s map U42, parcel 9-2. The property is recorded in the Southern Middlesex Registry of Deeds in Book 65786, Page 581. The proposed project includes the construction of a seventeen (17) unit Senior Residential Development (formerly known as Over 55 Housing Development) located on a (4.44) acre parcel of land. The location of the proposed project lies within the Residence & Aquifer & Water Resource Protection districts. The site is comprised of well drained Merrimac fine sandy loam with little to gentle slopes. The NRCS soil survey information indicates that all of the site is underlain by soils classified as belonging to Hydrologic Soil Group A. Soils belonging to this group have a high infiltration rate (low runoff potential) when thoroughly wet. These soils have a high rate of water transmission. The creation of the development requires the construction of a private road with the associated driveways. Municipal water is to be extended to the property as shown in the attached Site Plans. Other utility services are addressed further in this application and are to be laid out as said Site Plans dated January 10th, 2019 depict.

The following sections further describe the project’s compliance with the Town of Littleton’s Protective Bylaws.

2.2 Site Design Principals (Article IV Town of Littleton Bylaws, Site Plan Requirements)

The project has been designed in accordance with the principles stated in the Town bylaw’s. The following narrative documents compliance with the applicable sections for the Site Plan Approval.

*Article 4 §173-18 (A) Design Requirements*

The layout of the development has no negative impacts on the egress of the area. The entrance and exit of the lots has been designed to mitigate any possibilities of traffic accumulation on King Street (Route 2A).

*Article 4 §173-18 (B) Design Requirements*

Parking spaces that are visible from public ways are limited to the spaces located at station 2+50. The spaces will be shielded. The magnitude of proposed parking spaces is later described in the Senior Residential Development (Article V §173-148) section of this application.

*Article 4 §173-18 (C) Design Requirements*

Topographic changes were designed to incorporate recommended storm water management systems & to reduce the amount of total of suspended solids in the runoff. The existing site has no runoff attenuation or water treatment systems in place. The site was designed to conform to the “Town of Littleton Low Impact Design/Best Management Practices Manual”. For more information regarding the drainage system & pre-construction stormwater runoff rates vs. post-construction runoff rates, please see the attached drainage report.
Article 4 §173-18 (D) Design Requirements

Each unit has a driveway (14’ x 20’) to allow for emergency and utility vehicle access. The general circulation of the development does not restrict the flow of traffic from entrance to exit. As shown on the attached Site Plans, there is acceptable space for vehicles requiring a large turning radius to maneuver through the development, as the road has been designed with a center line radius of 50 feet or greater.

Article 4 §173-18 (E) Design Requirements

Utility layout and drainage systems are designed in general compliance with the Planning Board’s Subdivision Regulations (Section 249). All existing and proposed watercourses, ponds and wetlands are shown on the attached Site Plans. Stormwater management facilities are annotated with invert elevations along with associated cross-sectional details found in the Site Plans. Existing and proposed water mains, hydrants & main gate valves are shown - as well as gas & cable utilities along with their appurtenances.

Article 4 §173-18 (F) Design Requirements

The proposed project falls within the Aquifer District overlay (as shown in Article XIV of the Town’s Zoning Bylaw, Figure 1). Within these Districts, a special permit is required for new construction if more than 20 percent of the lot or parcel will be rendered impervious [Article XIV, § 173-61 in Littleton Zoning Bylaw (Part II Chapter 173 of Town Code)]. The proposed project will render 42% of the parcel impervious. Various BMP’s & LID’s were utilized as suggested in the “Town of Littleton Low Impact Design/Best Management Practices Manual”. These methods include but are not limited to; dry grassed swales used to route runoff, subsurface infiltration systems & bern storage. As stated in the “Town of Littleton Low Impact Design/Best Management Practices Manual” the selected methods of storm water control are deemed the most recommended regarding new construction projects. 100% of the runoff (up to & including the 100-year storm) from the proposed impervious areas is collected, treated & infiltrated onsite.

Use Regulations (Article V Town of Littleton Bylaws, Site Plan Requirements)

Article 5 §173-22 Establishment of Districts

The proposed project is located within the Residence (R) District & Aquifer & Water Resource Overlay District.

Article 5 §173-25/26 Use Regulations

As stated in the “Use Regulations Schedule” (Amended 5-3-10 STM, Art. 4.) the proposed land use as a Senior Residential District is allowed by Special Permit in the Residence Zoning District. The development has been designed pursuant to the requirements of the Senior Residential Development section of the Town of Littleton’s Bylaws (§173-48). These requirements are addressed later in this application.

Article 5 §173-28 Street Frontage Exception

Planning Board Submittal
Please refer to the Senior Residential Development (§173-48) section of this application for more information regarding proposed frontage.

*Article 5 §173-29 Lot Shape*

The proposed project conforms to the following requirement:

\[ \frac{(16 \times A)}{(P^2)} > 0.4 \text{ Where: } A = \text{The lot area in square feet.} \]
\[ P = \text{The lot perimeter in feet.} \]

\[(16 \times 193,522 \text{ ft}^2) \div (2,320 \text{ ft})^2 = 0.57 > 0.4\]

*Parking and Loading Requirements (Article VII Town of Littleton Bylaws, Site Plan Requirements)*

*Article 7 §173-32 Parking Requirements*

See section 173-48F in the Senior Residential Development section below.

*Article 7 §173-33 Loading Requirements*

Structures and driveways were sized and arranged so that no truck is required to back onto or off a public way or be parked on a public way while loading, unloading or waiting to do so. Sufficient space is provided for all servicing needs throughout the development. Roadway radii were designed to accommodate vehicles requiring a large turning radius.

**2.3 Aquifer and Water Resource District (Article XIV Town of Littleton Bylaws)**

*Article 14 §173-61 Use Regulations*

There is established within the town certain aquifer and water resource protection areas, consisting of aquifers or water resource areas which are delineated on a map entitled "Aquifer and Water Resource District, Town of Littleton," and dated March 2004. The proposed project is located within both zoning overlays.
A special permit is required for the following uses from Article XIV §173-61 Use Regulations:

- Use (other than single-family dwellings) if having estimated sewage flow or industrial wastewater flow exceeding 6 gallons per day combined flow per 1,000 square feet of lot area or exceeding 15,000 gallons per day combined flow regardless of lot area. Flows regulated by Title 5 shall be based on Title 5 [Amended 5-9-988 ATM, Art 14; 9-30-1991 STM, Art. 10]
  - Estimated sewage flow $\rightarrow$ (110 GPD x 17 units x 2 bedrooms) = 3,740 GPD
  - Total lot area = ±4.4 acres $\rightarrow$ 193,522 ft$^2$

$$\frac{193,522 \text{ ft}^2}{1000 \text{ ft}^2} = 193.522 \times 6 \text{ GPD} = 1161 \text{ GPD}$$

$$3,740 \text{ GPD} > 1,161 \text{ GPD}$$

The proposed project will include a nitrogen treatment system for the wastewater.

- Rendering impervious more than 15% or 2500 square feet of any lot of parcel but less than 30% [Amended 5-9-88 ATM, Art. 14; 5-5-2007 ATM, Art 16]
  - Total lot area = 193,522 ft$^2$
  - Total impervious surface = 81,239 ft$^2$
  - Percentage of impervious surfaces = 42% > 30%

The proposed site conditions shall be in accordance with the provisions of the Town of Littleton Low Impact Design/Best Management Practices Manual, which authorizes the use of environmentally-sound "credits" against surface area that would otherwise be characterized as "impervious" to gain access to develop a site where it’s impervious surface percentage is greater
than allowed. Due to the site’s existing conditions, there is no runoff generated. The drainage systems have been designed to recharge 100% of the stormwater back into the ground.

Article 14 §173-62 (D) Special Permits

1. A complete list of chemicals, pesticides, fuels and other potentially toxic or hazardous materials to be used or stored on the premises, accompanied by a description of measures proposed to protect from vandalism, corrosion and leakage and to provide for spill prevention and countermeasures

The project does not intend to use or store any potentially toxic or hazardous materials on the site. Proposed uses will utilize typical cleaning supplies which will be stored within the units. Pesticides will not be used except to address specific infestations if they occur. The attached drainage report includes a Long-Term Pollution Prevention Plan (LTPPP) that addresses spill prevention and control.

2. A description of potentially toxic or hazardous wastes to be generated, indicating storage and disposal method

No toxic or hazardous materials are to be generated on the site. The project does not propose any underground or above ground storage for any chemicals or gasoline.

3. Evidence of approval by the Massachusetts Department of Environmental Quality Engineering (DEQE) of any industrial waste treatment or disposal system and of any wastewater treatment system over a capacity of fifteen thousand (15,000) gallons per day.

The project does not propose any industrial waste treatment, disposal system or any wastewater treatment systems over a capacity of fifteen thousand (15,000) gallons per day.

4. For underground storage of toxic or hazardous materials, evidence of qualified professional supervision of system design and installation

The project does not propose any underground or above ground storage for any chemicals or gasoline, nor does the project plan to generate any toxic or hazardous waste.

5. Analysis by a qualified engineer experienced in ground-water evaluation and/or geohydrology, with an evaluation of the proposed use, including its probable effects or impact on surface and groundwater quality and quantity and natural flow patterns of watercourses

The proposed stormwater management system provides treatment of runoff prior to several infiltration best management practices (BMP's). The proposed project has no discharge into surface water. All the runoff will be recharged. Mounding calculations are provided to ensure the quality and quantity and natural flow patterns of watercourses are not altered.

Article 14 §173-63 Design and Operations Guidelines
A. Safeguards. Provisions shall be made to protect against toxic or hazardous materials discharge or loss through corrosion, accidental damage, spillage or vandalism through such measures as provision for spill control in the vicinity of chemical or fuel delivery points, secure storage areas for toxic or hazardous materials and indoor storage provisions for corroliable or dissolvable materials.

The attached Drainage Report prepared by Ducharme & Dillis Civil Design Group includes a Long-Term Pollution Prevention Plan (LTPPP) that addresses spill prevention and control.

B. Locations. Where the premises are partially outside of the Aquifer or Water Resource District, such potential pollution sources as on-site waste disposal systems shall, to the degree feasible, be located outside the district.

The entire site is located within the Aquifer and Water Resource Districts.

C. Disposal. Provisions shall be made to assure that any waste containing toxic or hazardous materials disposed on the site is within quantities specified in and in accordance with 310 CMR 30.353, regarding insignificant waste, or subsequent equivalent regulation(s) currently in effect.

No toxic or hazardous materials are to be disposed of on the site. In the event that toxic materials are uncovered unexpectedly during construction, disposal of all such materials will comply with applicable rules and regulations.

D. Drainage. Provision shall be made for on-site recharge of storm water runoff from impervious surfaces unless without degradation to groundwater if a special permit is to be granted for greater than 15% coverage (but less than 30%) in the Aquifer District and for impervious cover greater than 20% (but less than 50%) in the Water Resource District. Such recharge shall include (but not be limited to) infiltration through methods as outlined in the Town of Littleton Low Impact Design/Best Management Practices Manual (latest edition) unless otherwise approved by the Planning Board during site plan review. Where dry wells or leaching basins are used, they shall be preceded by oil, grease and sediment traps. Drainage from loading areas for toxic or hazardous materials shall be separately collected for safe disposal. [Amended 5-5-2007 ATM, Art. 16; 5-5-2008 ATM, Art. 10]

The proposed Site Plans, the Narrative and the Stormwater Report together describe how on-site groundwater recharge will be provided consistent with the methods outlined in the Town of Littleton Low Impact Design / Best Management Practices Manual. Recharge will be provided through the use of BMP's such as subsurface chambers or drainage swales. Due to the site's natural conditions, there is no offsite runoff from the pre-developed site, therefore, the systems have been designed to recharge 100% of the stormwater back into the ground. Furthermore, the roof area that is considered impervious, produces "clean" stormwater to recharge in said systems.

E. Monitoring. Periodic monitoring shall be required by the SPGA, including sampling of wastewater disposed to on-site systems or dry wells and sampling from groundwater monitoring wells to be located and constructed as specified in the special permit, with reports to be submitted to the SPGA, the Board of Health and the Board of Water
Commissioners. The costs of monitoring, including sampling and analysis, shall be borne by the owner of the premises.

The applicant will provide sampling as requested by the SPGA.

F. Ice-control chemicals. Where allowed, storage of ice-control chemicals in quantities requiring state reporting shall be authorized only within a weatherproof shelter having an impervious floor and only if all loading and unloading will be done within that shelter, with provisions made for safe cleanup.

No ice-control chemicals will be stored on the premises.

2.4 Senior Residential Development (§173-145-152 Town of Littleton Bylaws)

§173-146 Applicability

A. The planning Board may grant a Special Permit for a Senior Residential Development in accordance with this Article XXIII on any tract of land meeting the following requirements:

1) Two or more acres of land;

As shown in the Zoning Information on the attached Site Plans, the proposed project is ± 4.4 acres.

2) Minimum of 100 feet of frontage on a public way

As mentioned on Sheet 2 of the attached Site Plans, the proposed project provides ± 96 feet of frontage. An ANR plan, which will be submitted in a separate filing, depicts a land swap with 80 King Street to achieve the required frontage for the subject parcel.

3) Public water available at the street frontage

As shown on the attached Site Plans, public water is provided at the street frontage.

B. A Senior Residential Development is intended for people age 55 or over. As such, buildings and site improvements in a Senior Residential Development shall provide for visitability and universal design in accordance with the provisions of this article

The attached Site Plans accommodate to the provisions of this article (§173-149 Age-Appropriate Design) & the applicable parts of the Town of Littleton’s Bylaw.

§173-147 Uses

A. In the Residence, Village Common, or Business District, the Planning Board may grant a special permit for a Senior Residential Development that includes one or any combination of the following uses:

   (1) Cottage dwellings

Planning Board Submittal
(2) Two-family dwellings  
(3) Townhouse dwellings  
(4) Independent living units  
(5) Assisted living residence, with or without memory care units  
(6) Continuing care retirement community, which shall include an assisted living residence and one or more of the other uses listed above, and may include a skilled nursing facility or physical rehabilitation facility with not more than 100 beds

The proposed project’s intended use is the construction of seventeen (17) townhouse dwellings.

B. In the Industrial District, the Planning Board may grant a special permit for a Senior Residential Development that includes one or any combination of the following uses:
   (1) Independent living units  
   (2) Assisted living residence, with or without memory care units  
   (3) Skilled nursing facility or physical rehabilitation facility with not more than 100 beds

The proposed project is not located within the Industrial District.

C. An assisted living residence or continuing care retirement community may include the following nonresidential uses primarily for the benefit of residents and their guests, provided that aggregate floor area for the nonresidential uses shall not exceed 10 percent of the total gross floor area of the buildings in the development. These uses shall be incidental and subordinate to the principal residential uses in the Senior Residential Development.
   (1) Retail, up to a maximum of 2,500 sq. ft.  
   (2) Personal services  
   (3) Medical office or clinic  
   (4) Community center or senior center

This section is not applicable to the proposed project.

D. A Senior Residential Development may also include the following uses:
   (1) Adult day care center  
   (2) Accessory uses for residents, employees, and guests, such as central or coming dining facilities or laundry facilities, or indoor or outdoor recreation facilities  
   (3) Conservation or agricultural uses

The proposed project does not include any of the uses mentioned above.

§173-148 Basic Requirements

A. A Senior Residential Development shall comply with the following density regulations:
<table>
<thead>
<tr>
<th>Use</th>
<th>Maximum Density</th>
<th>Maximum Building Height (Feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cottage dwellings or two-family dwellings</td>
<td>4 units/acre</td>
<td>32</td>
</tr>
<tr>
<td>Townhouse dwellings</td>
<td>8 units/acre</td>
<td>32</td>
</tr>
<tr>
<td>Independent living units</td>
<td>20 units/acre</td>
<td>55</td>
</tr>
<tr>
<td>Assisted living residence</td>
<td>16 units/acre</td>
<td>40</td>
</tr>
</tbody>
</table>

The proposed project’s maximum density is 8 units per acre. The provided units per acre is calculated to be \( \frac{17 \text{ Units}}{4.44 \text{ Acres}} = 3.83 \text{ units} \)

**B. Maximum building coverage shall not exceed 35 percent of the lot area for new construction or expansion of existing structures.**

The maximum building coverage:

\[ 4.44 \text{ acres} \rightarrow 193,522 \text{ ft}^2 \]

\[ 35\% \times 193,522 \text{ ft}^2 = \pm 67,732 \text{ ft}^2 \]

The proposed building coverage is calculated to be \( \pm 28,676 \text{ ft}^2 \)

\[ 28,676 \text{ ft}^2 < 67,732 \text{ ft}^2 \]

The proposed building coverage is \( \pm 15\% \) of the lot area. Which is 20% less than the maximum allowable building coverage.

**C. For cottage dwellings, two-family dwellings, and townhouses, the minimum setback shall be 30 feet from all property lines in the Residence District, and 15 feet in the Village Common or Business District, unless the Planning Board determines that a reduced setback is necessary to achieve the purposes of this section and will not have a detrimental impact on the neighborhood. The minimum setback from all property lines for an assisted living residence, independent living units, or any buildings in the continuing care retirement community shall be 50 feet in all districts, except that the minimum setback shall be 100 feet from the side or rear lot line, as applicable, abutting an existing single-family dwelling. Nothing in this section shall preclude the Planning Board from reducing or waiving minimum setback requirements between buildings or internal lots created within the Senior Residential Development.**

As annotated on the attached Site Plans, the minimum setback of 30 feet is provided at all property lines. In most cases, the setback is greater than the 30-foot minimum.

**D. No dwelling unit in a Senior Residential Development shall have more than two bedrooms**

All units will have two bedrooms.

**E. The minimum common open space in the development shall be 30 percent of the lot area, and not more than 25 percent of the required minimum common open space**
shall consist of wetlands. The upland open space shall be contiguous and usable by residents of the development. A permanent conservation restriction running to or enforceable by the Town shall be recorded for the common open space area and shall include restrictions that the land be retained in perpetuity for conservation or passive recreation.

The minimum common open space:

$$4.44 \text{ acres} \rightarrow 193,522 \text{ ft}^2$$
$$30\% \times 193,522 \text{ ft}^2 = \pm 58,056 \text{ ft}^2$$

The proposed common open space is $\pm 61,110 \text{ ft}^2$.

$$61,110 \text{ ft}^2 > 58,056 \text{ ft}^2$$

F. Minimum off-street parking requirements shall be as follows:
1) Cottage dwellings, two-family dwellings, or townhouses: 2 spaces per unit
2) Independent living units: 1 space per unit
3) Assisted living residence: 1 space per two units
4) Skilled nursing facility or physical rehabilitation center, if included in a continuing care retirement community: 1 space per two beds
5) Guest parking: 1 space per 3 units or 3 beds, as applicable

As stated above, the minimum off-street parking requirement for townhouses is as follows:

Two (2) spaces per unit + One (1) guest space per three (3) units.

The proposed (17) units requires thirty four (34) off-street parking spaces + ten (6) guest spaces, for a total of 40 spaces.

The proposed project includes forty (40) total off street parking spaces. Each unit owning one (1) garage space and one (1) exterior space. The configuration of the development allows for eleven (6) guest spaces. Thus, surpassing the minimum required off street parking spaces as described in §173-48 Basic Requirements.

§173-149 Age Appropriate Design

A. A Senior Residential Development shall be designed to provide housing options in a setting that encourages and supports aging in community. While units do not have to be age restricted by deed to adults 55 years and over, they must be “visitable” and designed for people as they age. At minimum, these terms mean that a Senior Residential Development shall have the following features:

B. Single-family, two-family, and townhouse units shall provide for:

1) At least one zero-step entrance,
2) Doorways with a 36-inch clear passage space,
3) Master bedroom and an accessible en suite bathroom located on the same floor as the kitchen, living room, and dining room, all being on the same floor as the zero-step entrance,
4) Master bedroom and en suite bathroom designed and equipped for seniors and people mobility impairments, and
5) Indoor or structured parking

The above-mentioned criteria for the proposed townhouses is met. Each unit will provide an easily accessible zero-step entrance. The doorways will provide the required spacing of 36-inches. Each unit will provide a master bedroom and an en suite bathroom located on the same floor as the kitchen, living room and dining room. All of which, will be located on the same floor as the zero-step entrance to support aging within the community.

C. Independent living units and assisted living facilities shall comply with the accessibility requirements of the Massachusetts Architectural Access Board.

The proposed project does not include independent living units or assisted living facilities.

D. Outdoor facilities, such as walkways, gardens, and recreation areas, shall be designed for universal access.

All proposed outdoor facilities will have universally accessible entrances. Several locations will include handicapped accessible ramps as shown on the attached Site Plans

Article 23 §173-150 Development Standards

As part of the Planning Board’s special permit review process, the Board shall evaluate the proposed Senior Residential Development for conformance to the following minimum design standards

A. Architectural planning and design shall incorporate energy efficient design techniques, such as natural heating and cooling systems, use of sun and wind energy generation systems, and so forth

Refer to the architectural plans and renderings.

B. Structures located near the project property lines shall be designed and located in a manner that reflects consistency and compatibility with neighboring areas, and shall include appropriate use of building density, heights and design to minimize any intrusion on neighbors

As stated previously in this report, the townhouses which lie near the property lines accommodate for the required setbacks of thirty-feet. Given this buffer, the proposed project was laid out in a manner that minimizes intrusion on the adjacent or neighboring abutters.

C. Outdoor recreation or gathering areas, particularly those that may generate significant noise and/or light and glare, shall be located to minimize intrusion on neighboring properties.

Planning Board Submittal
None of the proposed outdoor recreational areas are expected to generate a significant amount of noise and/or lighting glares.

D. Structures shall be clustered to reduce site disturbance and protect open spaces, natural and environmentally sensitive areas

As shown on the attached site plans, the units are clustered together to leave as much of the existing open space available for recreational activities.

E. Building design shall avoid use of long, unbroken facades, and shall include use of balconies, offset walls, trellises and other design elements to provide visual interest

Refer to the architectural plans and renderings.

F. Building design, colors, and materials shall generally correspond to the natural setting of the project site, and to any prevalent design styles that may occur in neighborhoods within the general project area.

Refer to the architectural plans and renderings.

G. The development shall be served by public water

The proposed project does intend on serving public water to each unit.

§173-151 Procedures

A. The special permit application, public hearing, and decision procedures shall be in accordance with this article, the Planning Board’s Rules and Regulations, and Section 173-7 of this Zoning Bylaw

B. The Applicant shall submit a Senior Residential Development special permit application together with the size, form, number, and contents of the required plans and any supplemental information as required in the Planning Board’s Rules and Regulations

§173-152 Decision

A. The Planning Board may grant a Senior Residential Development special permit with any conditions, safeguards, and limitations it deems necessary to mitigate the project’s impact on the surrounding area and to ensure compliance with this article, only upon finding that:

1) The proposed Senior Housing Development will not have adverse effects that outweigh its beneficial effects on either the neighborhood or the Town, in view of the characteristics of the site and the proposal in relation to that site, considering each of the following:
   a. Social, economic, or community needs which are served by the proposal;
   b. Traffic flow and safety;
   c. Adequacy of utilities and other public services; and

Planning Board Submittal
d. Qualities of the natural environment

2) The design of building form, building location, egress points, grading, and other elements of the project could not reasonably be altered to:
   a. Improve pedestrian, bicycle, or vehicular safety within the site and egressing from it;
   b. Reduce the visual intrusion of parking areas viewed from public ways or abutting premises;
   c. Reduce the volume of cut & fill, or reduce erosion;
   d. Reduce the number of removed trees six inches trunk diameter and larger; and
   e. Provide safer and more efficient access to each structure for fire and service equipment.

3) The Senior Residential Development is consistent with the goals of the Littleton Master Plan

2.5 Inclusionary Housing (Article XXIX §173-196-205 Town of Littleton Bylaws)

§173-198-199 Development Requirements & Methods of Providing Affordable Units

The proposed residential project requires a special permit from the Planning Board & includes 6 or more townhouse units. Thus, ten percent (10%) of the dwelling units shall be affordable housing. The proposed project includes 2 (two) units which are considered “on-site affordable units”, which stated in the new Article XXIX in the Town of Littleton Bylaws- is the preferred approach to creating affordable housing units in developments. These affordable units will be indistinguishable from the exterior & the number of bedrooms will be comparable to the number bedrooms in the market-rate units. Refer to the architectural plans and renderings.
3.0 Record Deed
Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number: 121019
Document Type: DEED
Recorded Date: July 24, 2015
Recorded Time: 12:24:54 PM

Recorded Book and Page: 65786 / 581
Number of Pages(including cover sheet): 5
Receipt Number: 1840047
Recording Fee (including excise): $125.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 07/24/2015 12:24 PM
Ctrl# Doc# 00121019
Fee: $.00 Cons: $1.00

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Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com
Property Address: 80 King Street, Littleton, Middlesex County, Massachusetts
26 King Street, Littleton, Massachusetts

QUITCLAIM DEED

WE, PHILIP S. WEBBER and PATRICIA W. WEBBER, of Littleton, Middlesex County, Massachusetts

in consideration of LESS THAN ONE HUNDRED AND 00/100 DOLLARS ($100.00)

grant to PATRICIA W. WEBBER, TRUSTEE OF THE KING STREET REALTY TRUST, under a Declaration of Trust dated April 23, 2009, a certificate of which is recorded with Middlesex South District Registry of Deeds, of 80 King Street, Littleton, Massachusetts 01460.

With Quitclaim Covenants

Two Certain parcels of land as follows:

PARCEL ONE: that certain parcel of land with the buildings thereon situated in Littleton, in the County of Middlesex, and said Commonwealth, known as 80 King Street, Littleton, Massachusetts, bounded and described as set forth on the attached Exhibit "A".

Being the same premises conveyed to us by Deed recorded with said Deeds, in Book 30137, Page 166.
PARCEL TWO: That certain parcel of land with the buildings thereon situated at 96 King Street, Littleton, Middlesex County, Massachusetts, and being more particularly bounded and described as set forth on the attached Exhibit "B".

Being the same premises conveyed to Grantor be deed recorded with said Deeds in Book 1305
Page 119

Meaning and intending to convey all of our right, title and interest in and to all of the real property in which we have any interest on King Street, Littleton, Massachusetts.

Witness our hand and seal this 23rd day of April, 2009.

PHILIP S. WEBBER

PATRICIA W. WEBBER

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. Date: April 23, 2009

On this day, before me, the undersigned notary public, personally appeared PHILIP S. WEBBER and PATRICIA W. WEBBER, proved to me through satisfactory evidence of identification which was valid driver's licenses, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, on behalf of said Trust

Sherrill R. Gould
Notary Public: Sherrill R. Gould
My Commission Expires: 5/17/13
EXHIBIT "A"

The land in Littleton, Middlesex County, Massachusetts, with the buildings thereon, located at 80 King Street and being shown as LOT 1 on a plan entitled "Plan of Land King Street, Littleton, Massachusetts, March 24, 1999" Diversified Civil Engineering, 359 Littleton Road, Westford, MA. Said plan shown as Job No. 98536, Dwg No. 2604, and recorded on April 20, 1999 as Plan #409 of 1999.

Said LOT 1 has 176.69 feet frontage on King Street, and contains 246,603 square feet of land, all according to said plan.
EXHIBIT "B"

The land in Littleton, Middlesex County, Massachusetts, with the buildings thereon, shown as LOT 3 on a plan entitled "Plan of Land King Street, Littleton, Massachusetts, March 24, 1999" Diversified Civil Engineering, 359 Littleton Road, Westford, MA. Said plan shown as Job No. 98536, Dwg No. 2604, and recorded on April 20, 1999 as Plan #409 of 1999.

Said LOT 3 has 150 feet frontage on King Street and contains 64,171 square feet of land, all according to said Plan.

Subject to a Driveway Easement granted LOT 2 as shown on said plan.
Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

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Recording Fee (including excise) : $2,400.44

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MASSACHUSETTS EXCISE TAX
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Crt# 235020 08898 Doc# 00208037
Fee: $2,275.44 Cons: $499,000.00
*****************************************************************************

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com
QUITCLAIM DEED

I, PATRICIA W. WEBBER, being unmarried, Trustee of the KING STREET REALTY TRUST, u/d/t dated April 23, 2009, a Certificate of which is recorded with the Middlesex South District Registry of Deeds in Book 65786, Page 578, with an address of 80 King Street, Littleton, Middlesex County, Massachusetts

for consideration paid and in full consideration of FOUR HUNDRED NINETY-NINE THOUSAND AND 00/100 ($499,000.00) DOLLARS

grant to CARL R. STRATHMEYER and ANDREA B. STRATHMEYER, Trustees of Starry Theme Realty Trust u/d/t dated December ______, 2015, a unrecorded trust, a Trustee Certificate for which is recorded herewith, of 39 Valley Road, Lunenburg, Worcester County, Massachusetts

with Quitclaim Covenants

The land in Littleton, Middlesex County, Massachusetts, with the buildings thereon, located at 80 King Street and being shown as LOT A on a plan entitled “Subdivision Approval Not Required Plan” 80 King Street, Littleton, Massachusetts, Markey & Rubin Civil Engineers dated October 15, 2015 and recorded with said Deeds as Plan No. 951 of 2015.

Said LOT A contains 52,990 square feet of land according to said Plan.

The undersigned hereby releases any and all Rights of Homestead which have been declared in the property or have been granted as a matter of law and further states that there are no other persons entitled to protection under the Homestead Act.

Being a portion of the same premises conveyed to the Grantor by Deed dated April 23, 2009 and recorded with the Middlesex South District Registry of Deeds in Book 65786, Page 581.
EXECUTED AS A SEALED INSTRUMENT THIS 7TH day of DECEMBER, 2015.

KING STREET REALTY TRUST

PATRICIA W. WEBBER, Trustee

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, ss. DECEMBER 7, 2015

On this 7TH day of DECEMBER, 2015, before me the undersigned Notary Public, personally appeared the above-named PATRICIA W. WEBBER, Trustee, who proved to me through satisfactory evidence of identification, which was the presentation of a driver's license, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief.

Notary Public: Sherrill R. Gould
My Commission Expires: 05/22/20
4.0 Certified Abutters List
Date: March 23, 2018

Re: Certified List of Abutters for Planning Board (300 feet - public hearings, special permits)

Applicant: Ryan Vickers Name of Firm: Ducharme & Dillis Civil Design Group
Mailing Address: 1092 Main St, PO Box 428, Bolton, MA 01740

Subject Parcel Location: 0 King St
Subject Owner: King Street Realty Trust
Subject Parcel ID: U42 9 2

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. "Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town. The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes. The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s): 22 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:

[Signature]

Celia Jornet, MAA
Assistant Assessor
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<th>CO-OWNER</th>
<th>MAILING ADDRESS</th>
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<td>REQUESTOR</td>
<td>1082 MAIN STREET/PO BOX 428</td>
<td>DUCHARME &amp; DILLIS CIVIL DESIGN GROUP</td>
<td>1082 MAIN STREET/PO BOX 428</td>
<td>BOLTON</td>
<td>MA</td>
<td>01740</td>
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5.0 Development Team Narrative
DEVELOPMENT TEAM NARRATIVE

1. Project Developer

The developer for the proposed project will be Field Development, LLC. They have over 29 years of experience in the development industry and have completed numerous projects similar to the one proposed both in and around Littleton. They also own On the Common Realty. See the table below for some of the related work performed.

<table>
<thead>
<tr>
<th>Project</th>
<th>Town</th>
<th>Description</th>
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<tbody>
<tr>
<td>Shelburn Village</td>
<td>Littleton</td>
<td>An over 55 development consisting of single and two family homes</td>
</tr>
<tr>
<td>Couper Farm</td>
<td>Littleton</td>
<td>A development consisting of 25 single family house lots and 20 over 55 units (see couperfarm.com for more information)</td>
</tr>
<tr>
<td>Various Projects</td>
<td>Various Towns</td>
<td>Field Development, LLC has been involved in numerous single-family home developments in various towns</td>
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</table>

2. Project Engineer

The engineer for the proposed project is Ducharme & Dillis Civil Design Group, Inc. They have been involved in various projects similar to the one proposed both in and around Littleton. See the table below for some of the related work performed.

<table>
<thead>
<tr>
<th>Project</th>
<th>Town</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regency at Stow</td>
<td>Stow</td>
<td>An &quot;Active Adult Neighborhood&quot; containing 66 age restricted units surrounded by open space</td>
</tr>
<tr>
<td>Regency at Bolton</td>
<td>Bolton</td>
<td>An over 55 development consisting of townhomes with a total of 60 units</td>
</tr>
<tr>
<td>Bolton Housing Authority</td>
<td>Bolton</td>
<td>An over 55 development consisting of 28 units</td>
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</table>
6.0 Previous Development Plans
Attachments