

Maren Toohill, AICP  
Town Planner  
Littleton Town Offices  
37 Shattuck Street, Room 303  
Littleton, MA 01460

November 26, 2025

Ref. Cover Letter – Modified Definitive Subdivision Plan  
King Street Commons Mixed-Use Development

Dear Ms. Toohill,

On behalf of 550 King Street, LLC, the Applicant ("Applicant"), TEC, Inc. is pleased to submit this letter to supplement the Modification to the Approved Definitive Subdivision Plan submission for review by the Planning Board for the King Street Commons Mixed-Use Development at 550 King Street, Littleton, MA. The Applicant is proposing to modify the existing approved 22-lot mixed-use subdivision comprised of 804 residential units, 115,000 SF of commercial/retail space, 19,000 SF of office/institutional space, a 150-room hotel, 45,000 SF Light Industrial and adaptive re-use of the existing IBM office buildings which total approximately 550,000 SF. The lots will be accessible by a boulevard-style roadway constructed with ADA compliant sidewalks and curb ramps, on-street parking, and strong points of pedestrian access and crosswalks. Modifications to the existing subdivision are being proposed to help facilitate the proposal for the Phase 1 Commercial Development located in the front and center portion of the site along King Street. A visual representation of the modifications to the existing subdivision right-of-way can be seen in the attached exhibit entitled "Revised Subdivision Exhibit" dated November 26, 2025.

Enclosed please find the following documents as part of our submission for a Modification to the Approved Definitive Subdivision:

- Definitive Subdivision Plan (1 full-sized, 2 half-sized copies)
- Application for Approval of Definitive Plan (Form C) (2 copies)
- Fee Calculation (2 copies) w/ check
- Certified List of Abutters (2 copies)
- Evidence of Ownership (Deed) (2 copies)
- Drainage Report (1 copy)

Please do not hesitate to contact me directly if you have any questions concerning our Application for Review at (978) 794-1792. Thank you for your consideration.

Sincerely,  
TEC, Inc.  
*"The Engineering Corporation"*



Christopher Raymond, PE  
Civil Engineer – Design Engineer



**Revised Subdivision  
Exhibit**  
550 King Street  
Littleton, MA

November 26, 2025