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Peer Review Comment Form

PROJECT NAME HEALY CORNER DENSITY YIELD PLAN PEER REVIEW

DATE 1/9/2020

UPDATED: 4/16/2020

PROJECT NO. 19060.01

NO.	SHEET NO.	SECTION	GREEN'S COMMENT	Applicant's RESPONSE	CONFIRMED BY	DATE
ZONING						
1	Density Yield Plan	§173-29	Lots 6, 9, 12 and 14 have lot shape values equal to 0.4. Lot 11 has a lot shape value equal to 0.1 based on the values in the table. Per the Zoning Regulations, all lot shapes should be <u>greater</u> than 0.4. The Applicant should revise these lots to be to be 0.41 or greater. Similar projects such as Kaye Estates, 93 Foster Street and Cooper Farm included lot shapes greater than or equal to 0.41 for their Density Yield Plans.	The lots have been revised so that each lot has a shape factor > 0.4, Lot 11 originally had a typo in the chart.	MB	4/13/20
2	Density Yield Plan	§173-148	The minimum setback should be 30 feet from all property lines in the Residence District. The Applicant should revise the setback shown on the south side of Lot 11. This will not affect the viability of the lot.	A 30' setback has been added to both property lines along proposed roadways.	MB	4/13/20
3	Density Yield Plan	§173-2	The lot area definition requires the lesser of 36,000 s.f. or 90% of the lot be not a wetland. The density yield plan indicates compliance with this requirement.	Agree.	MB	4/13/20
SUBDIVISION						
4	Density Yield Plan	§249-43.D.5	New street intersections shall be a minimum of 300 feet apart. The entrance of the subdivision is approximately 265 feet from the proposed intersection within the subdivision. The measurement was taken from center of each intersection. The Applicant should revise the roadway layout to meet this distance requirement.	Street intersection has been adjusted to be greater than 300' away from Dennis Circle and Tahattawan Road.	MB	4/13/20
5	Density Yield Plan	§249-43.D.2	The Applicant should revise the plan to include a dimension for the width of the subdivision's right of way to confirm it meets the Subdivision Standards.	Dimensions have been added.	MB	4/13/20
6	Density Yield Plan	§249-51.E	The access strips for Lot 12 and Lot 14 do not appear to provide viable driveway access. The existing topography is steep and construction of driveway would likely require regrading the existing ground outside the parcel being subdivided. Driveway locations should be shown for these lots.	Driveways and shared driveways have been added to the plan to depict the intended method of access for each lot.	MB	4/13/20
STORMWATER EROSION & WETLANDS						
7	Density Yield Plan	§310 CMR 10.00 (WPA)	Driveways constructed to service Lots 6, 9, 12, and 14 would each have direct impacts to wetlands with Lot 9 going right through the middle of a wetland. The Applicant would need to provide mitigation for the filling of these wetlands. While wetland replication could be completed on other lots within the subdivision it's unclear if there is sufficient space to accomplish the 3:1 replacement ratio required by the Town of Littleton Wetland Regulations and still have room for proposed driveways, houses, septic systems, and stormwater management, and utilities. We recommend driveway locations, the associated wetland impacts and wetland replication be shown on the plans to determine lot viability.	Driveways and shared driveways have been added to the plan to depict the intended method of access for each lot. Wetland disturbance and replication has also been added to the plan.	CS	4/16/2020
7a	Density Yield Plan	§310 CMR 10.00 (WPA)	For Lot 6, the limit of 815 s.f. of wetland impact is slightly underestimated given that there will be grading associated with the installation of the driveway. However, it does appear that there is sufficient space to accomplish the required 3:1 wetland replication in an adjacent lot.	No response required.		
8	Density Yield Plan	§301 CMR 11.00 (MEPA)	Without driveway location shown, we assume all driveways would be constructed via the access strip for lots 6, 9, 12, and 14. Each would have direct impacts to wetlands with Lot 9 going right through the middle of a wetland. It appears that this plan would require the filling of more than 5,000 sf of wetlands. This disturbance would trigger a MEPA review and would require an exemption, which is likely to be denied as this does not qualify as a limited project. Green's opinion is that this plan does not show the number of lots developable by right.	Driveways and shared driveways have been added to the plan to depict the intended method of access for each lot. Wetland filings will be less than 5,000 SF.	CS	4/16/2020
8a	Density Yield Plan	§301 CMR 11.00 (MEPA)	The revised plan with shared driveways shown eliminates several of the locations of concern and we agree that the filling of more than 5,000 s.f. of wetlands is no longer likely. (No response required.)	No response required.		
9	Density Yield Plan	§310 CMR 10.00 (WPA)	The Rivers Protection Act protects the riverfront area which is defined as the 200 foot wide corridor on each side of a perennial river or stream. The Density Yield Plan shows a river/stream on the west side of the property but does not show a 200 foot riverfront boundary on the plans. The boundary should be drawn from the mean annual high water line and not just the delineated river bank edge.	Added to plan.	CS	4/16/2020
10	Density Yield Plan	§310 CMR 10.00 (WPA)	The amount of allowable impervious surface is limited to 10% of the riverfront area. A driveway that would service Lot 14 would likely exceed the 10% impervious area requirement. Therefore this lot is unlikely to be developed as shown.	Riverfront disturbance has been added to plan.	CS	4/16/2020
11	Density Yield Plan	§38-17 B.	Project is required to meet Massachusetts Stormwater Standards 1-6. As the plan doesn't designate an area for stormwater management it's presumed each lot would be responsible for their own. Lots 6 and 9 would have a difficult time providing onsite stormwater management outside the 50' no disturb boundary.	Potential Stormwater Management areas have been added to plan.	CS	4/16/2020
12	Density Yield Plan	§249.32.C(14)	The Applicant should show the applicable buffer zones and no disturbance areas on Lot 6. It appears the dwelling on Lot 6 is within the Littleton Conservation Commission's 50-foot buffer for wetlands and the septic system may be within the no disturbance area as well.	Added to plan.		
12a	Density Yield Plan	§310 CMR 10.00 (WPA)	The building and septic system is located outside the 50-foot no disturb buffer, however the driveway is entirely within the 50-foot no disturb buffer. While we feel this lot is technically feasible, is unknown if the Conservation Commission would allow this or not. Therefore, we respectfully defer to the board for a determination on whether this is a "viable lot".			
13	Density Yield Plan	§310 CMR 10.00 (WPA)	Based on the information provided on the plans, it is unclear if Lot 14 is a viable ANR lot that will contribute to the Bonus Density sought by the Applicant. It is possible that the amount of wetland filling and associated replication to construct a driveway onto Harwood Avenue would result in a unviable lot.	Board discussion.		
13a	Density Yield Plan	§310 CMR 10.00 (WPA)	The driveway goes through the 50-foot no disturb buffer. While we feel this lot is technically feasible, is unknown if the Conservation Commission would allow this or not. Therefore, we respectfully defer to the board for a determination on whether this is a "viable lot".			



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14	Density Yield Plan	Per Planning Board Request	Soil testing demonstrating a passing perc test shall be performed and submitted to the Board.	Soil testing to be completed.		
14a	Density Yield Plan	Per Planning Board Request	The applicant's response indicated the requested testing has not been performed and no test results have been submitted the Board. The Applicant should perform and submit the testing requested by the Board.			