

Maren Toohill

From: Douglas Peeke <mail2dpeeke@gmail.com>
Sent: Wednesday, February 12, 2020 10:10 AM
To: Maren Toohill
Subject: Healy Corner comment

To the Littleton Planning Board,

The section of the zoning code density calculation I would like to address is:

B. The number of dwelling units that may be constructed in an Open Space Development may be increased by the Planning Board if it finds that the developer has incorporated into the Open Space Development significant areas of scenic woodland or agricultural lands along public road frontage that may otherwise have been developed into "Approval Not Required" (ANR) lots prior to the submittal of the Open Space Development, and if the Planning Board finds that the proposed Open Space Development protects this significant roadway frontage in the open space to be protected in perpetuity under the provisions of the Open Space Development bylaw. The number of dwelling units to be added to the calculation in Subsection A shall not exceed two times the number of ANR lots that could have been developed prior to the submittal of the Open Space Development, but that are instead included in the protected open space area.

As stated above, "... protects this significant roadway frontage in the open space...".

A look at the plans show that of the approximately 200 feet of frontage on Harwood Ave. would come be considered for the additional dwelling calculation. Approximately half of the 200 foot frontage is either in wetland or the 50 foot no disturb zone.

If ANR lots were built, they would not be allowed to change anything in either the wetland or the 50 foot no disturb buffer zone. Thus, at most, if ANR lots were built, only approximately 100 feet on Harwood Ave. would be affected.

It is my belief that saving 100 feet of frontage on Harwood Ave from development does not meet the code's "significant roadway frontage". It is only 2/3 of the frontage required for one house. The developer should not get any additional dwelling units.

Direct abutter,
Douglas and Martha Peeke
65 Grimes Lane
Littleton, MA