

Maren Toohill

From: Douglas Peeke <mail2dpeeke@gmail.com>
Sent: Saturday, February 29, 2020 8:25 AM
To: Maren Toohill
Subject: Comment on Healy Corner

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To: The Littleton Planning Board
Subj: Healy Corner reduced lot not meeting regulations

Lot 14 on the Healy Corner December 2019 Density Yield Plan does not meet Littleton zoning regulations.

More specifically it does not meet section B of 173-28 Street frontage exception.

A. Each lot shall have frontage of at least thirty-five (35) feet.

B. Egress over that frontage shall create no greater hazard owing to grade and visibility limitations than would be normal for a standard lot in the same area.

A look at the frontage of lot 14 shows that it is very steep at Harwood Ave. and thus does not meet the "hazard owing to grade" requirement. The steep grade of this area can not be changed due to it being in wetland. Section 14 specifically states "over that frontage" thus, a shared driveway through lot 13, or any other lot, does not meet the "over that frontage" requirement. "that frontage" refers to the previous section, A., where frontage is defined.

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Below is a copy and past from
CODE OF THE
TOWN OF LITTLETON,
MASSACHUSETTS, v45
PART II, GENERAL LEGISLATION
Chapter 173, ZONING

§ 173-28. Street frontage exception.

Lots having less than the normally required lot frontage may be created and built upon for residential use, provided that such lots are shown on a plan endorsed by the Planning Board "Approved for Reduced Lot Frontage." Plans shall be so endorsed if meeting each of the following, but not otherwise:

A. Each lot shall have frontage of at least thirty-five (35) feet.

B. Egress over that frontage shall create no greater hazard owing to grade and visibility limitations than would be normal for a standard lot in the same area.

C. Each lot must contain at least forty thousand (40,000) square feet more than the minimum otherwise required, without counting the area within any access strip. "Access strip" in this case shall mean any portion of the lot between the street and the point where lot width equals one hundred (100) feet or more.

- D. All other normal lot requirements as specified in the Intensity of Use Schedule shall be met.
- E. Each lot with less frontage than normally required shall be capable of containing a square with sides equal to the normally required lot frontage. Said square shall be shown on the plan submitted to the Planning Board for endorsement.
- F. No lot having less than normally required frontage shall be endorsed by the Planning Board if its access strip abuts another such lot.
- G. Plans of reduced frontage lots shall show the frontage of each lot abutting its access strip and, if any such lot is a reduced frontage lot, shall show the location of that lot's access strip. [Added 5-91988 ATM, Art. 14]