



Nashoba Associated Boards of Health

Environmental Health Service

30 Central Avenue, Ayer, Ma. 01432

M E M O

DATE: 10/30/19
TO: Maren Toohill
FROM: James Garreffo, Agent, Littleton Board of Health
RE: HEALY CORNER

The Board approves the subdivision with the following conditions.

- 1.) Each lot must be provided a source of potable water.
- 2.) Each lot must be served by a sewage disposal system in compliance with Title 5 and the Littleton Board of Health sewage disposal system regulations.
- 3.) No burying of wood waste from lot clearing operations is allowed without compliance with 310CMR16.000, Site Assignment regulations.
- 4.) Any blasting materials used shall not be perchlorate-based.
- 5.) All detentions/retention structures shall minimize standing water.
- 6.) All phases of construction shall be done to minimize noise, odor and dust that would be injurious of public health and/or cause a "condition of air pollution."
- 7.) The owner needs to provide the ownership structure for the proposed development.
- 8.) If the proposed development is to be served by a shared septic system the applicant must prove they could construct the same septic design flow, in compliance with Title 5, without the use of a shared system unless the shared system is serving a cluster development as defined by 310CMR15.002.
Could the Planning Board please confirm whether this development will meet the definition of a cluster development (the Title 5 definition is provided below)

15.002: Definitions

Cluster Development – A cluster development as allowed by local zoning ordinances or by-laws in accordance with M.G.L. c. 40 A § 9. Where no local cluster development zoning ordinances or by-laws have been enacted in accordance with M.G.L. c. 40 A, § 9, a cluster development means a residential development design that preserves a minimum of 50% open space which may include wetlands. For these latter developments, the percentage of open space that can be wetland shall not exceed the percentage of wetland for the entire site under existing conditions as shown on a plan, but in no case may the wetland portion of the required open space exceed 50% of the open space. The open space shall be subject to a deed restriction that provides for a common area and limits its use to passive recreation.

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