



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

June 17, 2022

Modify Consolidated Decision dated December 8, 2020

Site Plan Review

Aquifer & Water Resource District Special Permit

Senior Residential Development Special Permit

Inclusionary Housing

"Hager Homestead"

PROPERTY LOCATION:

Approximately 15.17 +/- acres of land located at 336 & 338 King Street; Map U19 Parcels 38-0 & 38-1

APPLICANT/OWNER:

Massachusetts Cohousing, LLC
c/o Blackham Management, LLC
200 Summit Drive, Suite 210
Burlington, MA 01803

ENGINEER:

Goldsmith, Prest & Ringwall, Inc.
39 Main Street, Suite 301
Ayer, MA 01432

DATES OF LEGAL NOTICES: May 19, 2022 and May 26, 2022

DATES OF HEARING: June 2, 2022 and June 14, 2022

MEMBERS PRESENT: Mark Montanari, Jeffrey Yates, Bartlett Harvey, Anna Hueston, and Delisa Laterzo

BACKGROUND: The previously-approved development included twenty-four (24) units of senior residential housing consisting of two-family dwelling units, townhouse dwelling units and independent living units including a common house for cooking and dining together, shared activities, walking paths, gathering nodes, utilities, stormwater control, and associated site improvements. Site Conditions, including significant structural concerns with the existing federal house at 336 King Street led the developer, Massachusetts Cohousing, LLC to seek to amend the prior consolidated decision by proposing a total of four (4) Independent Living Units in the federal house, and utilizing the modern home at 338 King Street for the common house instead of using it as 2 housing units. Initially the developer was considering two alternatives: (1) demolition and full replacement in kind of the federal house, or (2) repair of the federal house. The alternative of demolishing and replacing in kind was withdrawn by the applicant. The applicant plans to keep and repair the federal house, and change the development program to construct 26 housing units and utilize the existing structure at 338 King Street as the Common House.

The property, located at 336 & 338 King Street is located within a Residence (R) District and located within the Aquifer and Water Resource overlay district and is the subject of a

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Consolidated Decision dated December 8, 2020. This current decision supplements and amends the December 8, 2020 decision.

The applicant submitted to the Planning Board the materials listed below (collectively, the “Plans”) which, together with the testimony provided at the referenced public hearings are the basis of the Board’s determinations and decision, along with other application and revision materials, and comments that are part of the full record for this application:

1. **Application Letter** dated May 17, 2022 RE: Special Permit Modification Application – Senior Housing Development Hager Homestead; 336 King Street, Littleton, MA, which includes requisite application forms: Application for Site Plan Approval, Special Permit Application Form, and Senior Residential Development Special Permit form; and associated application materials.
2. **Permit Modification Plans** “Senior Residential Development Hager Homestead Littleton, MA” last revised May 18, 2022 with the following three sheets:

Title Sheet	C1.1
Site Layout Plan	C3.2
Grading and Paving Plan	C4.1
3. **Architectural Sketches**, received June 1, 2022 of the proposed layout of the four units in the federal house by Sheldon Pennoyer Architects (3 sheets) – noting that the Planning Board fully supports the developer’s decision to withdraw the option of demolition and replacement of the federal house.

PUBLIC HEARING: The Littleton Planning Board held a duly advertised public hearing on the above date(s) to consider the application of Massachusetts Cohousing, LLC to add two Independent Living Units, update the Site Plan, and amend the development program as described above, pursuant to M.G.L. Chapter 40A, Section 9 and Code of the Town of Littleton Zoning, Sections 173-145 through 173-152 Special Permit Senior Residential Development, as amended October 2018 Fall TM and Sections 173-61 through 173-64 Special Permit Aquifer and Water Resource.

The Public Hearing was closed on June 14, 2022. Deliberations were held and followed by a Board vote on June 14, 2022.

FINDINGS: In accordance with M.G.L. Chapter 40A, Section 9 and the Code of the Town of Littleton Zoning, the Planning Board finds that the application to amend the December 8, 2022 decision allows the development project to move forward, given difficult site conditions.

1. Submissions are complete and technically adequate.
2. As conditioned below, no significant nuisance, hazard or congestion will be created and that there will be no substantial harm to the neighborhood or derogation from the intent of the Zoning Bylaws.
3. The project is consistent with the goals of the Littleton Master Plan by providing housing designed to meet the needs of the changing demographics of Town residents, particularly by providing smaller home sizes and including design elements such as single floor living and zero clearance access which allows older residents the opportunity to continue to live in Littleton if they choose to leave their current place of residence. The project also provides 8 affordable units and two market rates units sold at 150% of AMI helping the Town achieve its affordable housing goals. Senior households who often have difficulty

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finding age-appropriate housing they can afford will benefit from the availability of affordable units.

VOTE: At the meeting held June 14, 2022, a motion was made by Mr. Montanari, seconded by Mr. Yates to **Amend** the December 8, 2022 decision in accordance with the application plans with the conditions outlined in the December 8, 2022 decision. Those conditions shall be binding upon the Applicant and its successors and assigns. The Town of Littleton may elect to enforce compliance with these Special Permits using any and all powers available to it under the law.

No additional conditions are required for this amendment to the prior consolidated decision.

The Board voted 4 to 1 to **approve** the application to amend in accordance with MGL Chapter 40A, Section 9; the Code of the Town of Littleton Zoning Section 173-7 Special Permits; Section 173-16 through 173-19 Site Plan Requirements; Aquifer and Water Resource District Special Permit in accordance with the Code of the Town of Littleton Zoning, Section 173-61 through 173-64; Senior Residential Special Permit in accordance with the Code of the Town of Littleton Zoning, Section 173- 145 through 173-152.

The Board members voted as follows:

Mark Montanari	AYE
Jeffrey Yates	AYE
Bartlett Harvey	AYE
Anna Hueston	NAY
Delisa Laterzo	AYE

Appeals, if any, shall be made pursuant to MGL Chapter 40A, Section 17, and shall be filed within 20 days after the date this decision is filed with Town Clerk.

Signed:

Date Filed with Town Clerk: 6 / 17 , 2022



Bartlett Harvey, Clerk



Town Clerk

TOWN CLERK CERTIFICATION:

To Whom It May Concern:

I, Diane Crory, Clerk of the Town of Littleton hereby certify that twenty days have elapsed since the filing of this decision by the Planning Board for the Special Permits and that no appeal concerning said decisions have been filed, or that any appeal that has been filed has been dismissed or denied.

Town Clerk Diane Crory
Littleton, Mass

Date: _____