

Letter of Transmittal



Goldsmith, Prest & Ringwall, Inc.

Civil Engineering • Land Surveying • Land Planning

39 Main Street, Suite 301, Ayer, MA 01432

info@gpr-inc.com

T (978) 772-1590

www.gpr-inc.com

F (978) 772-1591

To: Littleton Planning Board
37 Shattuck Street
Room 303
Littleton, MA 01460

Attention: --

Date: May 19, 2022
Job No: 191096
Subject: Hager Homestead
336 King Street, Littleton, MA 01460
Special Permit Modification

We Are Sending You:

☒ Attached

Under separate cover

Via

hand

mail

FEDEX

AM

PM

The Following Items:

<u>COPIES</u>	<u>DATE</u>	<u>NO.</u>	<u>DESCRIPTION</u>	<u>SCALE</u>
2	5/17/2022		Cover letter	
2	5/19/2022		Senior Housing Application Form	
2	5/19/2022		Special Permit Application Form	
1	5/18/2022		Senior Residential Development Hager Homestead Rev-6 (24X36)	
1	5/18/2022		Senior Residential Development Hager Homestead Rev-6 (11X17)	
1	--		Fee check (\$350)	

Disposition:

☒ For approval

For your use

☒ For review and comment

☒ Please contact me if questions

I will contact you

For bids due

Approved as noted

Returned after loan to us

Returned as requested

As requested

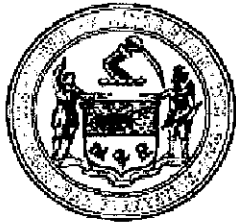
Remarks:

Signed:

Limhuot Tiv, P.E.

Copy To:

Client- Massachusetts CoHousing, LLC.
File- Job #191096



**TOWN OF LITTLETON
PLANNING BOARD
FORM 1 APPLICATION
ADOPTED FEB. 2, 2022**

Littleton Town Offices
37 Shattuck Street
Room 303
Littleton, MA 01460
(978) 540-2425

Filing Date: _____
Planning Board: _____
Town Clerk: _____
Filing Fee: _____
☐ Abutters List Attached

PART I. BASIC APPLICATION

Project Summary & Applicant Information

Project Name: Hager Homestead

Location (Street Address): 336 0338 King St., Littleton

Assessor's Map/Parcel (s): U-19-38-0, U-19-38-1

Applicant: Massachusetts Cohousing, LLC

Address: c/o Lexvest group LLC, 141 Parker St, Ste 305, Maynard, MA 01754

Telephone: 781-838-0860 Email: matthew@blackhamcompany.com

Property Owner: Same

Address: _____

Telephone: _____ Email: _____

Registry: MSRD Book: 78493 Page: 393

Site Information

Total Area
(Acres): 15.17 +/- Lot Frontage (Lin. Ft): 321.42 ft on King St
197 Ft on Shattuck St

Zoning District(s): ☒ Residence ☐ King Street Common
☐ Village Common ☐ Industrial-A
☐ Business ☐ Industrial-B

All or a portion of the Site is also located in
one or more overlay districts: ☐ Wetlands ☒ Water Resource
☐ Floodplains District
☒ Aquifer District ☐ Littleton Village
☐ Adult Use Marijuana Overlay District
District West—Beaver Brook
Area

PART II. SPECIAL PERMIT(S) REQUESTED (check all that apply)

- ☒ Site Plan Review
- ☐ Accessory Business Uses at Active Farms (§173-57)
- ☐ Adult Uses (§173-140 - §173-142)
- ☒ Aquifer and Water Resource District (§173-61 - §173-64) *Attach Form 1A.*
- ☐ Commercial Solar Photovoltaic Installations (§173-180 - §173-184) *Attach Form 1D.*
- ☐ Conversion of Municipal Building (§173-69)
- ☒ Inclusionary Housing (§ 173-196 - § 173-205) *Attach Form 1F.*
- ☐ Littleton Village Overlay District West-Beaver Brook Area (§173-167 - §173-179)
- ☐ Major Commercial or Industrial Use (§173-86 - §173-88)
- ☐ Master Planned Development (§173-89)
- ☐ Mixed Use in Village Common FBC District (§173-166) *Attach form 1H.*
- ☐ Open Space Development (§173-93 - §173-118)
- ☒ Senior Residential Development (§173-145 - §173-152) *Attach Form 1E.*
- ☐ Shared Residential Driveways (§173-125 - §173-127)
- ☐ Vehicular Retail Sales (§173-26)
- ☐ Wireless Telecommunications Towers and Facilities (§173-128 - §173-133); *Attach Form 1B.*
- ☐ Registered Marijuana Dispensary (§ 173-85 – § 173-92) *Attach Form 1C.*
- ☐ Adult Use Marijuana Establishment (§ 173-194 – § 173-202) *Attach Form 1G.*
- ☐ Sidewalk Curb Cut (§173-224) *Attach Form 1H.*
- ☐ VC District + AWRD Lot Coverage (§173-224) *Attach Form 1H.*

PART III. APPLICANT AND OWNER CERTIFICATIONS

The undersigned hereby certifies that they have read and examined this Application, including all attachments hereto, and that the proposed project is accurately represented in the statements made in this Application. The undersigned also certifies that this application has been filed both with the Planning Board and Town Clerk, and that all submission requirements in the Planning Board's Rules and Regulations have been met.

Property Owner

I/we hereby acknowledge that the Applicant is authorized to act on my/our behalf and that any and all representations made by the Applicant will be binding on me/us as Owners of the property.

Signature: Matthew Blackham Date: 5/17/22

Print: Mr. Matthew Blackham

Signature: _____ Date: _____

Print: _____

Applicant

Signature: _____ Date: _____

Print: _____

Signature: _____ Date: _____

Print: _____

Applicant is: ☒ Owner ☐ Agent/Attorney ☐ Purchaser

PART IV. SUBMITTAL REQUIREMENTS

ALL APPLICATIONS

	Required Materials	Notes
<input checked="" type="checkbox"/>	Application Cover Page	2 prints 1 electronic
<input checked="" type="checkbox"/>	Plans sealed by a registered professional engineer, registered architect, landscape architect, surveyor, or other design professional in their area of expertise.	1 full size print 1 reduced print (11x17) 1 electronic

SPECIAL PERMIT APPLICATIONS

	Required Information & Materials	Notes
<input type="checkbox"/>	Forms & Checklists	See Application Cover Page for required forms & checklists based on specific special permits requested
<input checked="" type="checkbox"/>	Summary Table (Required/Existing/Proposed)	Zoning District Lot Area Gross Floor Area Lot Coverage Building Height Parking Spaces Density Trip Generation Open Space
<input checked="" type="checkbox"/>	Vicinity map	all lots, streets, and driveways within 500 feet from the exterior boundary of the lot
<input checked="" type="checkbox"/>	Existing conditions plan	existing uses; inventory of natural features; all watercourses, wetlands, bogs, swamps, marshes, and boundaries of public water supply watersheds and environmentally sensitive zones; floodways and floodplain boundaries; zoning districts
<input checked="" type="checkbox"/>	Existing & proposed topography	contours at 2' intervals
<input checked="" type="checkbox"/>	Construction area plan	showing all areas to remain undisturbed
<input checked="" type="checkbox"/>	Site layout plan	showing required setbacks and other information required for zoning compliance; Location, height, and materials of all retaining walls; Location of proposed outdoor bulk trash containers or dumpsters, and screening details; Location of proposed on-site sewage disposal systems and reserve areas, and design computations
<input checked="" type="checkbox"/>	Utility plan	existing and proposed fire hydrants and sewer, water, gas, electric, and other utility lines and easements

<input checked="" type="checkbox"/>	Storm drainage plan	
<input checked="" type="checkbox"/>	Parking, loading, & access plan	parking and loading spaces and areas, including stalls, aisles, driveways, turning radii, landscaped areas and islands, and their dimensions as required; All existing and proposed points of vehicular access to the site, and clear sight triangles for corner lots; and sight lines for proposed driveways
<input checked="" type="checkbox"/>	Exterior lighting plan	
<input checked="" type="checkbox"/>	Architectural plans	Elevations of all buildings and structures. Elevations shall be drawn to scale, showing the height, location, and extent of all material; Roof top plan showing all proposed mechanical equipment and screening
<input checked="" type="checkbox"/>	Landscape plan	
<input checked="" type="checkbox"/>	Sign plan	
<input checked="" type="checkbox"/>	Drainage report (with calculations)	
<input checked="" type="checkbox"/>	Traffic impact assessment	

SITE PLAN REVIEW APPLICATIONS

Required Information & Materials		Notes
<input checked="" type="checkbox"/>	Site Plan Review Checklist	

SITE PLAN REVIEW APPLICATIONS (Village Common & King Street Common FBC Area)

Required Information & Materials		Notes
<input type="checkbox"/>	Site Plan Review Checklist	
<input type="checkbox"/>	Form 1H	
<input type="checkbox"/>	VC & KSC FBC Area Checklist	

If you wish to review application requirements and/or materials with Planning Department Staff prior to submitting your application, please call or email us.



**TOWN OF LITTLETON
SENIOR RESIDENTIAL DEVELOPMENT
SPECIAL PERMIT SUPPLEMENT**

Form 1E
ADOPTED May 3, 2018

Littleton Town Offices
37 Shattuck Street
Room 303
Littleton, MA 01460
(978) 540-2425

PART IV. PROJECT SUMMARY

Project Name: Hager Homestead

Project Type: ☒ Cottage, Two-Family, Townhouse Units ☒ Independent Living Units ☐ Assisted Living Residence or Skilled Nursing ☐ Continuing Care Retirement Community

Project Components				Number of Units by Number of Bedrooms		
Principal Use(s)	Total Buildings	Total Gross Sq. Ft.	Total Units	Studio	1 Bedroom	2 Bedrooms
1. Cottage Homes						
2. Two-Family Homes	3	7,177 SF	6		1	5
3. Townhomes	1	2,724 SF	3		2	1
4. Independent Living	1	25,298 SF*	17		11	6
5. Assisted Living						
Subtotal (1+2+3+4+5)			26			
F. Sk. Nursing (Beds)						
Total (1+2+3+4+5+6)	5	35,199 SF				

*25,298 SF includes "Common House"

For an Assisted Living Residence or CCRC, does the project also include any of the following nonresidential or accessory uses?

	Gross Sq. Ft.		Gross Sq. Ft.
Nonresidential Uses		Accessory Uses	
1. Retail		1. Garage parking for residents	2,780
2. Personal services		2. Central or common dining room	
3. Medical office or clinic		3. Laundry facilities	
4. Community center or senior center (for public use)		4. Facilities for /social/recreation programming, wellness center, other	3,300*
5. Adult day care center			
<i>Subtotal Gross Sq. Ft.</i>		<i>Subtotal Gross Sq. Ft.</i>	6,080
Total Gross Sq. Ft.			6,080

* Includes common dining room.

PART V. SERVICES & AMENITIES

1. Identify the social, leisure, cultural, health/wellness, and other services the project will provide to residents of the development.

- | | |
|---|---|
| <input type="checkbox"/> Homemaker/housekeeping & maintenance | <input type="checkbox"/> Hospice |
| <input checked="" type="checkbox"/> Meals (___ x day) * | <input type="checkbox"/> On-site property manager |
| <input type="checkbox"/> Medication management | <input type="checkbox"/> 24-hour emergency maintenance |
| <input type="checkbox"/> ADL assistance | <input type="checkbox"/> Transportation (complimentary) |
| <input checked="" type="checkbox"/> Organized educational/social programs | <input checked="" type="checkbox"/> Other (list): |
| <input checked="" type="checkbox"/> Organized wellness programs | <u>Property Maintenance</u> |
| <input checked="" type="checkbox"/> Organized exercise/recreation programs | <u>Emergency Response</u> |
| <input type="checkbox"/> Availability of PT/OT/ST and other health care specialists | <u>Security</u> |
| | <u>Walking Trails</u> |

*Community meals will be served multiple times per week.

2. How will this development be planned, marketed, and operated as a senior housing community?
Please see Senior Residential Development Application Exhibit A.

3. Is this a pet-friendly development? If so, briefly explain.

The development will be pet friendly, with standard quality and breed restrictions.

4. Will this development provide respite (temporary residential care) services?

No.

5. Will this development include any affordable units? (Note: assisted living and independent living residences within a Senior Residential Development are not subject to Article XXIX. Inclusionary Housing. However, the Planning Board wants to know if the applicant will provide affordable units that are not required to meet DHCD requirements for the Chapter 40 Subsidized Housing Inventory).

Yes. It is proposed to provide six (6) units meeting with Town's inclusionary Zoning Bylaw. See attached Exhibit B for Affordable Unit Calculations.

PART VI. SITE DEVELOPMENT

Off-Street Parking

1. Number of residential parking spaces (including garage spaces from previous page):	35
2. Number of spaces for employees, property management, etc.:	0
3. Number of guest/visitor spaces:	9
4. Total parking spaces:	44

Site Coverage

1. Total Site Area (sq. ft.):	660,575 S.F.
2. Total Building Footprint (sq. ft.)	27,095 +/- S.F.
3. Total Building Coverage (%):	4.1%
4. Total Paved Surfaces (sq. ft.) (Include access drives, parking, walkways, etc.	20,026 +/- S.F.
5. Total Impervious Area (sq. ft.) (2 + 4)	58,108 +/- S.F.
6. Impervious Cover Ratio: (%)	8.8%

Open Space & Outdoor Amenities

1. Total Common Open Space (sq. ft.):	608,537 +/- S.F.
2. Common Open Space	
a. Wetland area in Common Open Space (sq. ft.):	409,899 +/- S.F.
b. Upland area in Common Open Space (sq. ft.)	198,842 +/- S.F.

3. Health/Social/Leisure/Recreation Amenities (check):

Tennis ☐

Swimming pool ☐

Walking paths/trails ☒

Other (describe): ☐

Community Meals

Organized Educational/Social Programs

Organized Exercise/Recreational Programs Wellness Programs

PART VII. PROJECT TEAM & EXPERIENCE

DEVELOPER:

Name of Entity & Business Address	Contact:
Name: Blackham Management, LLC	Name: Matthew Blackham
Address Line 1: 200 Summit Drive	Phone: 781-494-4000
Address Line 2: Suite 210	Email: Matthew@blackhamcompany.com
City/State/Zip: Burlington, MA 01803	
Phone: 781-494-4000	

SITE/CIVIL ENGINEER:

Name of Entity & Business Address	Contact:
Name: Goldsmith, Prest & Ringwall, Inc.	Name: Bruce Ringwall
Address Line 1: 39 Main Street	Phone: 978-772-1590
Address Line 2: Suite 301	Email: Bringwall@gpr-inc.com
City/State/Zip: Ayer, MA 01432	
Phone: 978-772-1590	

ARCHITECT:

Name of Entity & Business Address	Contact:
Name: Sheldon Pennoyer Architects	Name: Sheldon Pennoyer, AIA
Address Line 1: 64 North Main Street	Phone: 603-856-8994
Address Line 2: Suite 1	Email: skp@spennoyerarchitects.com
City/State/Zip: Concord, NH 03301	
Phone: 603-856-8994	

LANDSCAPE ARCHITECT:

Name of Entity & Business Address	Contact:
Name: Copley Wolff Design Group	Name: James Heroux, ASLA
Address Line 1: 10 Post Office Square	Phone: 617-654-9000
Address Line 2: Suite 1315	Email:
City/State/Zip: Boston, MA 02109	
Phone: 617-654-9000	

LEGAL TEAM:

Name of Entity & Business Address	Contact:
Name: Blatman, Bobrowski, Haverly & Silverstein, LLC	Name: Mark Bobrowski
Address Line 1: 9 Damonmill Square	Phone: 978-371-2226
Address Line 2: Suite 4A4	Email: Mark@bbhlaw.net
City/State/Zip: Concord, MA 01742	
Phone: 978-371-2226	

PROPERTY MANAGER:

Name of Entity & Business Address	Contact:
Name: Middlesex Senior Cohousing, LLC	Name: Mayhew Seavey
Address Line 1: 541 School Street	Phone: 617-797-8478
Address Line 2:	Email: Middlesex.senior.cohousing@gmail.com
City/State/Zip: Belmont, MA	
Phone:	

INDEPENDENT LIVING OWNER/OPERATOR:

Name of Entity & Business Address	Contact:
Name:	Name:
Address Line 1:	Phone:
Address Line 2:	Email:
City/State/Zip:	
Phone:	

ASSISTED LIVING OWNER/OPERATOR:

Name of Entity & Business Address	Contact:
Name:	Name:
Address Line 1:	Phone:
Address Line 2:	Email:
City/State/Zip:	
Phone:	

MEMORY CARE OWNER/OPERATOR:

Name of Entity & Business Address	Contact:
Name:	Name:
Address Line 1:	Phone:
Address Line 2:	Email:
City/State/Zip:	
Phone:	

SKILLED NURSING FACILITY OWNER/OPERATOR:

Name of Entity & Business Address	Contact:
Name:	Name:
Address Line 1:	Phone:
Address Line 2:	Email:
City/State/Zip:	
Phone:	

PART VIII: REQUIRED ATTACHMENTS

- ☒ Project Narrative. Applicant must provide a detailed project narrative. The narrative report must provide enough information for the Planning Board to understand the proposed development and how the development will meet the health and wellness, social, leisure, and other needs of the senior population(s) it purports to serve. In addition, the narrative must specifically address all the findings the Planning Board is required to make under § 173-152 of the Zoning Bylaw. It is the applicant's responsibility to demonstrate that the project meets all the requirements of Article XXIII.
- ☒ Development Team Qualifications. A narrative description of the experience and qualifications of members of the development team. Identify recent comparable developments completed in Massachusetts by project name, location, year completed, and summary details. Identify developments where proposed team members collaborated on projects in the past.
- ☒ Site Plan. In addition to Form 1 requirements, the SRD Site Plan must include the following information:
 - Location of proposed buffer yards and open space, and wetland resource areas in the open spaces.
 - Pedestrian facilities, including sidewalks and walking paths, demonstrating how the site provides universal access. Curb cuts shall be minimized in favor of continuous (uninterrupted) sidewalks along the street or access drive and connecting buildings to buildings.
- ☒ Architectural Plans and Drawings
 - Sample floor plans for all unit types, indicating the use of all floor space, dimensions of interior walls, location and dimensions of ingress/egress doors, windows, etc. Plans shall demonstrate compliance with § 173-149, Age-Appropriate Design.
 - Elevations of all buildings and structures, including the principal and accessory buildings, refuse enclosures, walls and fences, retaining walls, canopies, etc. Elevations shall be drawn to scale, showing the height, location, and extent of all material. The front façade of residential buildings shall not be dominated by garage entries, i.e., garages shall not protrude beyond the main body of the house itself. Wherever possible, garages providing direct access to the inside of a dwelling unit should be accessed from a rear driveway or alley.
 - Architectural rendering accurately depicting the colors of all façade materials using an appropriate permanent artistic medium.
Note: a sample board will be required prior to final approval.
- ☒ Landscaping Plan. Detailed landscape and open space/recreation plan including but not limited to the square footage of each planting or open space area, location, type, quantity, material size at planting and estimated maturity size, and a maintenance plan. Plan must demonstrate universal access.
- ☒ For projects subject to Article XXIX, Inclusionary Housing, attach Form 1F, IH Compliance.



Civil Engineering • Land Planning • Land Surveying

Engineering Solutions
for Land & Structures

May 17, 2022

Littleton Planning Board
37 Shattuck Street
Littleton, MA 01460

RE: Special Permit Modification Application – Senior Housing Development
Hager Homestead
336 King Street, Littleton, MA

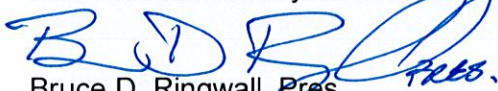
Dear Board members,

During construction of the Hager Homestead Project the team has discovered many structural issues with the Hager Homestead House. All the sills are rotted and need replacement as well as the vertical and horizontal members throughout the structure. This includes several feet of the floor beams on the first and second floors and several of the columns. The two side walls of brick are not structurally sound and these walls as well as the multiple chimneys are set on top of the field stone foundation. The right side and rear right foundations are not secure, and we are concerned the entire structure may fall apart as the building is lifted for repairs.

The applicant had carried a certain amount of contingency funds for this structure, but we are now at a level of four times the contingency funds (over a million dollars) for estimates to repair the structural issues to the Hager House.

On behalf of the owner applicant, there are two different approaches: try to repair the structure and request two additional IL-units within the Common house on the second floor or replace the Hager House in kind with a new structure and two additional units to be constructed on the second floor. No new impervious area is proposed for these changes. The request for additional unit(s) would be to assist in covering a portion of the additional costs.

On behalf the owner applicant, Massachusetts Cohousing, LLC we look forward to reviewing the modifications at your June 2nd Planning Board meeting.


Bruce D. Ringwall, Pres.
Goldsmith, Prest & Ringwall, Inc.

Copy: 191096 file
Massachusetts CoHousing, LLC

Goldsmith, Prest & Ringwall, Inc.