



Memorandum

To: Littleton Planning Board

From: Bruce Ringwall, GPR

Date: June 1, 2020

Subject: Hager Homestead Open Space Discussion

Copy: Massachusetts Cohousing, LLC, Doug Deschenes, Esq.

During the planning and design phases of the Hager Homestead project there were a lot of moving parts:

- building footprint changes and locations,
- the area needed for infrastructure,
 - Stormwater Management (LID BMP's)
 - Septic System (collection, tanks, pumps, leaching areas),
 - Water service (domestic and fire safety),
 - Electrical, and
 - Access paths (ADA compliant) and emergency service access,
- Parking requirements and location (covered and uncovered).

Due to the constant changes, GPR choose to separate the south east corner of the subject property from the potential open space area for the purpose of confirming the required amount of land necessary to meet the zoning requirements of §173-148 Basic Requirements, by using all land southeast of the 50 foot buffer line (see attached Open Space Exhibit plan dated February 2020).

The process GPR created a 6.22-acre parcel that more than met the various requirements of §173-148:

- A. For the number of units 2.63 acres are needed,
- B. Percentage of building coverage 9% to 11% estimated,
- C. N/A part of south east portion,
- D. N/A,
- E. Open space needed 1.86 acres providing 3.55 acres,
 - a. <20% wetland 0.37 acres (1.84 acres),
 - b. 80% upland (contiguous) 1.49 acres providing 1.58 acres,
- F. N/A within south east portion.

This left the project with a separate parcel of Open Space to be added it into the project or kept owned separately. The week before submitted when the moving parts settled down



Goldsmith, Prest & Ringwall, Inc.

GPR realized there was enough upland area in the southeast portion of the property to file for the project as one large parcel. This would meet the intent of the bylaw by creating a larger parcel of open space, having way more land area than necessary for the number of units desired, a very small percentage of building coverage (10% down to 4%) and meet all the open space requirements for upland and wetland percentages.

We are presenting this former development Open Space exhibit plan so that you can see the project does not require the full 15.17 acres and can be built on 6.22 acres and meet the zoning requirements. Further, the land has and will continue to be used as more upland contiguous property than the plan appears as the wetland area is mowed and very walkable without boardwalks or anything of the like. This entire area is one of the older farmlands in Littleton. Recent aerial plans continue to show the mowing of the bulk of the property.