



**TOWN OF LITTLETON  
PLANNING BOARD SPECIAL PERMIT  
SENIOR RESIDENTIAL DEVELOPMENT**

Effective 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	7,117 SF	6		1	5
3. Townhomes	1	2,724 SF	3		2	1
4. Independent Living	1	*24,708 SF	15		9	6
5. Assisted Living						
<b>Subtotal (1+2+3+4+5)</b>			24			
F. Sk. Nursing (Beds)						
<b>Total (1+2+3+4+5+6)</b>	24					

\*24,708 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.
<b>Nonresidential Uses</b>		<b>Accessory Uses</b>	
1. Retail		1. Garage parking for residents	3,840
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	3,600*
5. Adult day care center			

\*Includes common dining room.

<i>Subtotal Gross Sq. Ft.</i>		<i>Subtotal Gross Sq. Ft.</i>	
<b>Total Gross Sq. Ft.</b>			<b>7,440</b>

### PART V. SERVICES & AMENITIES

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

☐ Homemaker/housekeeping & maintenance

☐ Hospice

☒ Meals (\_\_\_ x day) \*

☐ On-site property manager

☐ Medication management

☐ 24-hour emergency maintenance

☐ ADL assistance

☐ Transportation (complimentary)

☒ Organized educational/social programs

☒ Other (list):

☒ Organized wellness programs

Property Maintenance

☒ Organized exercise/recreation programs

Emergency Response

☐ Availability of PT/OT/ST and other health care specialists

Security

Walking Trails

\*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 quantity 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 five (5) units meeting the 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): | <u>33</u> |
| 2. Number of spaces for employees, property management, etc.:                         | <u>1</u>  |
| 3. Number of guest/visitor spaces:                                                    | <u>8</u>  |
| 4. Total parking spaces:                                                              | <u>42</u> |

### Site Coverage

- |                               |                     |
|-------------------------------|---------------------|
| 1. Total Site Area (sq. ft.): | <u>660,575 S.F.</u> |
|-------------------------------|---------------------|

2. Total Building Footprint (sq. ft.)	<u>27,095 +/- S.F.</u>
3. Total Building Coverage (%):	<u>4.1%</u>
4. Total Paved Surfaces (sq. ft.) (Include access drives, parking, walkways, etc.	<u>21,997 (3.3%)</u>
5. Total Impervious Area (sq. ft.) (2 + 4)	<u>49,092 +/- S.F.</u>
6. Impervious Cover Ratio: (%)	<u>7.4%</u>

### Open Space & Outdoor Amenities

1. Total Common Open Space (sq. ft.):	<u>608,537 +/- S.F.</u>
2. Common Open Space	
a. Wetland area in Common Open Space (sq. ft.):	<u>409,899 +/- S.F.</u>
b. Upland area in Common Open Space (sq. ft.)	<u>198,842 S.F.</u>
3. Health/Social/Leisure/Recreation Amenities (check):	
Tennis	<input type="checkbox"/>
Swimming pool	<input type="checkbox"/>
Walking paths/trails	<input checked="" type="checkbox"/>
Other (describe):	<input type="checkbox"/>
<u>Community Meals</u>	
<u>Organized Educational/Social Programs</u>	
<u>Organized Exercise/Recreational Programs</u>	
<u>Wellness Programs</u>	

---

**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, Pres & 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: Deschenes & Farrell, P.C.	Name: Douglas C. Deschenes
Address Line 1: 515 Groton Road	Phone: 978-496-1177
Address Line 2: Suite 204	Email: doug@dfpclaw.com
City/State/Zip: Westford, MA 01886	
Phone: 978-496-1177	

**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:
City/State/Zip: Belmont, MA	Middlesex.senior.cohousing@gmail.com
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.**

# Senior Residential Development Application

## Exhibit A

The development will be marketed to seniors seeking an alternative “aging in place” housing solution. The marketing strategy is organic, generally marketed to seniors through outreach to senior groups, churches, community organizations, and word of mouth. Middlesex Senior Cohousing, LLC, a member of Massachusetts Cohousing, LLC has organized and set up committees for the sole purpose of 1) marketing, 2) social engagement & community life, 3) project development of the subject development.



## SENIOR RESIDENTIAL DEVELOPMENT APPLICATION

### **Project Narrative:**

Hager Homestead is a Senior Residential Development being proposed by Massachusetts Cohousing, LLC to be located at 336 & 338 King Street in Littleton. Hager Homestead is proposed to be a Twenty-Four (24) Unit Senior Residential Development pursuant to the Town of Littleton's Zoning Bylaw Article XXIII including application of the Town's Inclusionary Housing Regulations (Article XXIX), (hereinafter the "Development").

The Hager Homestead is a proposed cohousing community. The main objective and attraction of senior cohousing is the creation of an intentional community – one in which owners commit to social engagement and community participation – through programmed events, meals, and activities which all combat social isolation that is all too common to seniors that live alone. Social isolation is documented to be directly connected to negative health outcomes of seniors over time. Hager Homestead Senior Cohousing, and Hager Homestead specifically, addresses isolation by creating an 'old fashioned' type of neighborhood where residents can find community connection by simply opening their front door, and can participate in shared activities (movies, crafts, hobbies, games, exercise) in the common house - offering Littleton seniors a unique, accessible senior housing solution that will help prevent the social isolation that often accompanies aging in place. Social connectedness, which cohousing provides, is a predictor for happiness and quality of life.

The proposed units at Hager Homestead will have one (1) or two (2) bedrooms and will be accessible, including single level master bedrooms. There will be a large common green with walking paths and 'accidental' meeting places – gathering nodes - purposefully integrated into the site plan. The Common House, an approximate 3,600 square foot common amenity, is the essential gathering place and includes an oversized kitchen space and dining room that will seat the entire community and guests, common laundry, meeting spaces, activity rooms and multifunction rooms. The existing Federal House on the property is proposed to be Common House for Hager Homestead. The shared spaces in the Common House will be programmed for group activities such as meals, exercise, hobbies, games, gatherings speakers, musical events, movies, and celebrations.

Hager Homestead is proposed to be developed on the properties known as 336 & 338 King Street, Assessors Map R19, Lots 38-0 and 38-1 (hereinafter the "Development Site"). The Development Site is in the Residential Zoning District, contains 15.17 +/- acres of land and is in the Littleton Aquifer Resource District. This site exceeds the Basic Requirements of Section 173-148 of the Zoning Bylaw with more than 30% open space and over 12 acres of additional lot area than is required for the proposed quantity of units and community amenities. Additionally, the Applicant would propose to provide public access to trails within the open space which would link existing town owned open space parcels and amenities (i.e. Castle in the Trees, Town Hall, Town Library and recreational fields).

The existing landscape on the Hager Homestead property consists of open meadows and a path system on the outer sections of the property. On the inner section of the property are mowed lawns and small garden areas. The open meadows have been mowed yearly. The walking pathways have been mowed weekly or as needed during the summer seasons. The proposed landscaping consists of a Community Green, individual cottage gardens, and a community vegetable garden. The lawns and outer pathway systems will be mowed weekly. Only organic fertilizers will be applied as needed. The cottage gardens will be maintained by individual homeowners. The proposed hedge and shrub plantings on the street side of the property will be maintained on a regular basis. The existing open meadows will be mowed at a minimum of every other year, in late August after nesting season, to enhance nesting bird and wildlife habitats. The proposed site plan is designed to emphasize the importance of gardening for a senior cohousing community.

Article XIV, Section 173-61 of the Town of Littleton Zoning Bylaw requires a Special Permit from the Planning Board for the following condition: "*Rendering impervious more than 15% or 2,500 square feet of any lot or parcel but less than 30%.*" The proposed development currently has a total impervious area of 25,746± SF or 3.7% of the site. As proposed the development will have 49,092± SF or 7.4% of impervious area. The impervious area is well below the 15%, but the existing site and the proposed site are obviously over the 2,500 SF base requiring a Special Permit from the Littleton Planning Board.

Per the MA DEP Stormwater Management Handbook and the town of Littleton LID / BMP Manual the project will provide BMP's to treat the stormwater on site and help mitigate the peak flow runoff. The proposed stormwater management system meets/exceeds all requirements for peak runoff, groundwater recharge, water quality retention (first flush) and removal of total suspended solids (TSS) for redevelopment. Refer to the Stormwater Management Report submitted with the application for more information.

The proposed project has been designed to protect the resource areas, improve groundwater recharge, and meet all requirements of the Town of Littleton Zoning Bylaw. This includes all sections of the 173-61 for the Aquifer Protection District.

It is proposed to develop twenty-four (24) units of senior residential housing in three (3) distinct styles – Two-Family Dwelling Units, Townhouse Dwelling Units, and Independent Living Units, with units ranging in size from 726 square feet to 1,558 square feet, as well as a Common House (3600 sq. ft. +/-), to be used by the residents of the Development. It is proposed to have fifteen (15) Independent Living Units containing nine (9) – one (1) bedroom units and six (6) – two (2) bedroom units, located in a single three (3) story building connected directly to the Common House. There will also be three (3) Townhouse Units in one (1) building containing two (2) – one (1) bedroom units and one (1) – two (2) bedroom unit. Lastly, it is proposed to develop six (6) units located in three (3) Two-Family buildings containing one (1) – one (1) bedroom unit and five (5) – two (2) bedroom units of which one (1) of the (2) Two-Family buildings will contain the existing home at 338 King Street. All units will be self-supported with its own full kitchen, bedroom(s), bathroom(s) and living space. The Development will also include facilities for cooking and dining together in the Common House,

as well as, indoor and outdoor shared spaces for casual get togethers, as well as, planned social, cultural, and other activities for residents. Grounds maintenance, security and exterior maintenance will also be included.

Hager Homestead is proposing that five (5) units be allocated as affordable units in compliance with the Town of Littleton Inclusionary Zoning Bylaw and Senior Residential Development Bylaw. It is proposed that five (5) total units consisting of three (3) – one (1) bedroom units and two (2) – two (2) bedroom units be affordable units and “to provide for a variety of housing types, sizes, settings, residential services, and price points to meet the needs of people as they age”. We propose that these units be dispersed across the Development and include units from each unit type. It is proposed that the affordable units would be sold at the following price points: one (1) unit each at the 80%, 100% and 150% of median income levels and two (2) units at the 120% income level. These units will be sold in accordance with the DHCD affordable housing regulations including the use of a lottery to identify the unit buyers, so that qualifying units can be included in the Town’s affordable housing inventory.

With regard to the Planning Board’s required findings under Section 173-152 of the Town of Littleton Zoning Bylaw, please consider the following:

The proposed Senior Housing Development will not have adverse effects that outweigh its beneficial effects on either the neighborhood or the Town, in view of the characteristics of the site and of the proposal in relation to that site, considering each of the following:

**Social, economic, or community needs which are served by the proposal.**

The proposed Hager Homestead project has been designed to meet the requirements under the Town’s Senior Residential Development Bylaw. In doing so, the Development will meet the social, economic and community needs of seniors specifically targeted by the Town in creating the SRD Bylaw. The Development will provide a variety of housing types, setting and residential services to meet the needs of people as they age and people with disabilities. As discussed above, the Development will provide three types of senior housing in three distinct build designs and will have one or two bedrooms. As such, there will be range of unit sizes. The Development will also include affordable units so that there will be a range of pricing for the units. As a cohousing development, Hager Homestead is designed as an intentional community – one in which owners commit to social engagement and community participation. Hager Homestead Senior Cohousing, and Hager Homestead will create an ‘old fashioned’ type of neighborhood where residents can find community connection and can participate in shared activities thereby offering Littleton seniors a unique, accessible senior housing solution.

**Traffic flow and safety.**

The Development has been designed, in consultation with the Littleton Emergency Service Departments and meets applicable Town requirements relative to both access and egress from King Street and internal circulation. Moreover, the requirements of the Fire and Police Departments emergency vehicle access requirements have been met. The design separates vehicular and pedestrian traffic. Vehicle traffic is limited to the southern and eastern parking areas. The residential units are laid out around a common open space with flowing pedestrian walkways linking the individual dwellings. Only emergency and moving vehicles are permitted on the main access walkway. Based on the ITE Trip Generation Manual the existing and proposed average daily trips are essentially the same. The Development will therefore not generate traffic volumes which will have a significantly detrimental effect on the abutting roadway. All means of egress and access meet applicable site distance and stopping distance requirements.

#### **Adequacy of utilities and other public services.**

The availability of water and electricity to the Development as well as the physical plan to access those utilities has been determined and verified through consultation with the Littleton Electric Light and Water Department. As currently designed, the Development would have an onsite sewage disposal system meeting Tile 5 and local BOH regulations, although discussions are on-going as to the potential of sewer access to the site. The Development will not over burden other town services and given that no school age children would likely reside at the Development, the tax revenues to be generated by the Development will more than cover town services expenses.

#### **Qualities of the natural environmental.**

The Development is occurring on less than two acres of the lots 15.17 acres leaving the buffer around the development area and the balance of the 15 plus acres as natural open space. The Applicants have worked closely with the design team of architects, landscape architects and engineers to create a low impact development and provide visual and physical connections to the surrounding landscape. The current owners have maintained the farm meadows as grass lands with walking paths and connections to the on-site pond and surrounding wildlife.

The design of the building form, building location, egress points, grading, and other elements of the project could not reasonably be altered to:

***Improve pedestrian, bicycle, or vehicular safety within the site and egressing from it.*** As proposed and mentioned above, the Development is designed around a common open space with pedestrian walkways linking the dwellings and the Common House. Parking and vehicular traffic is limited to the southern and

eastern corners of the site with two distinct parking areas for the residences. The developed portion of the site offers several connections to the thirteen plus acres of meadows, wetlands, pond and periphery mature trees with a large looping trail system within the open space area. Accommodations are being provided to support bicycle use by providing bicycle storage areas. Vehicle safety both in accessing and egressing the site and internal to the site has been addressed in the layout of the site.

***Reduce the visual intrusion of parking areas viewed from public ways or abutting premises.*** Parking areas have been designed to be both physically removed from the proposed dwellings, public ways and abutting properties to the extent possible. However, because of design restraints including the existing topography, some parking will be visible from King Street. The parking areas have been designed perpendicular to the street to minimize visibility and extensive landscaping proposed will further buffer views of the parking lots. The covered parking required and desired by the Applicants has been designed and positioned to shield much of the parking from off-site view. Lastly, the existing topography, while restricting parking locations, helps to minimize views of the parking areas from King Street and abutting properties.

***Reduce the volume of cut or fill or reduce erosion.*** The Development has been designed to minimize cutting and filling on the site to the extent practical. Erosion control measures have been proposed and will be subject to an Order of Conditions from the Littleton Conservation Commission so that all runoff will be controlled during and post construction.

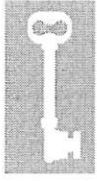
***Reduce the number of removed trees six inches trunk diameter and larger.*** The design team has worked closely with the Applicant to preserve as much of the natural and planted landscape as possible. Additionally, it is proposed as part of the Development's landscape plan to plant a significant number of trees within the Development.

***Provide safer and more efficient access to each structure for fire and service equipment.*** The location of buildings and the access points for fire and service equipment has been designed in consultation with the Fire Department so that the layout and design meet the requirements and facilitate emergency vehicular movement through the main access walkway. The main access walkway has been laid out as a ten foot (10') wide paved surface with five feet of lawn pavers on each side to accommodate fire engines and ambulances as necessary. As indicated on the plans, the emergency vehicles can maneuver from either parking lot and through the site.

The Senior Residential Development meets the purposes, requirements, and development standards of this Article XXIII by providing as presented a variety of housing types, setting and residential services to meet the needs of people as they age and people with disabilities.



The Senior Residential Development is consistent with the goals of the Littleton Master Plan in providing a variety of housing types, setting and residential services to meet the needs of people as they age and people with disabilities. As has been stated above the main objective and attraction of senior cohousing is the creation of an intentional community – one in which owners commit to social engagement and community participation – through programmed events, meals, and activities which all combat social isolation that is all too common to seniors that live alone. Social isolation is documented to be directly connected to negative health outcomes of seniors over time. Hager Homestead Senior Cohousing, and Hager Homestead specifically, addresses isolation by creating an ‘old fashioned’ type of neighborhood where residents can find community connection by simply opening their front door, and can participate in shared activities (movies, crafts, hobbies, games, exercise) in the common house - offering Littleton seniors a unique, accessible senior housing solution that will help prevent the social isolation that often accompanies aging in place. Social connectedness, which cohousing provides, is a predictor for happiness and quality of life. The Senior Residential Development of Hager Homestead wishes to be a model for future Senior Developments in the area.



# DESCHENES & FARRELL, P.C. ATTORNEYS AT LAW

Douglas C. Deschenes  
DESCHENES & FARRELL, P.C.

Attorneys at Law

515 Groton Road, Suite 204

Westford, MA 01886

Telephone: (978) 496-1177

Facsimile: (978) 577-6462

Deschenes & Farrell, P.C. of Westford, MA has assisted our clients in developing major residential subdivisions to single-family special permits, the firm can assist clients in the permit process maze. Appeals, public hearing representation and permit application procedures are assessed on a case-by-case basis. Appellants and applications must be especially cognizant of regulatory time limits and strict filing requirements. Since the inception of our firm, we have evolved with the changing zoning regulations. We work with builders, developers and landowners from the beginning to the end of permitting process, all the way from a new 225 home subdivision to building the new deck on the back of your home. We are knowledgeable with local and state land development and environmental regulations and appear regularly before municipal boards. We are highly involved in promoting smart growth and affordable housing for developers as well as non-profit and governmental agencies through the use of local zoning and M.G.L. Chapter 40B. Our firm also assists clients interact with governmental entities on issues of zoning, control of real estate development and use, environmental law and land use planning laws which are implemented by local zoning and land use Boards and Commissions. We also assist in the conversion of multifamily dwellings into condominiums and create large phased condominiums.



**Sheldon Pennoyer, AIA LEED AP**  
**Sheldon Pennoyer Architects**

64 North Main Street, Suite one  
Concord, NH 03301  
603-856-8994 Ext 11  
Cell 603-620-4902  
[www.spennoyerarchitects.com](http://www.spennoyerarchitects.com)

Sheldon Pennoyer Architects of Concord, New Hampshire, originally located in Groton, Massachusetts has designed many relevant projects in the Massachusetts area. In 2019 they complete a Buddhist Teacher Housing Community for the Insight Meditation Society in Barre Ma. Other completed projects include the Forest Refuge Retreat Center in Barre, Ma; Lincoln Crossing in Lincoln, Ma; a major expansion to the Essex County Coop Farm Store in Topsfield, MA; and affordable Housing Communities for several Housing Authorities throughout Massachusetts. The team has also completed a multi-generational Cohousing Community in Peterborough, New Hampshire as well as numerous projects throughout New England, New York, and Nova Scotia. Sheldon Pennoyer Architects, and Copley Wolf Landscape Architects have collaborated on the majority of the projects listed above.





Goldsmith, Prest & Ringwall, Inc. (GPR) has worked on a number of different cohousing and senior development projects throughout Massachusetts. The following are five examples:

Sawyer Hill Cohousing Development, Sawyer Hill Rd, Berlin, MA  
Completed in late 2009 early 2010. The project site had two different Cohousing projects sharing one site for location and infrastructure. Mosaic and Camelot for a total of 158 bedrooms. GPR worked with Laura Fitch of Fitch Architecture and Community Design throughout the permitting and construction.

Carlton-Willard Village, Bedford, MA  
GPR has assisted with permitting several recent additions to the Village, parking expansion, an activities pavilion and most recently the addition of six duplexes (12 units) of senior housing. Arlington has just begun construction.

Brookhaven at Lexington, Waltham St, Lexington, MA  
The structures area completed and being occupied, and the site work is wrapping up now. This project added an addition to the existing structure and a completely new structure on the northern portion of the campus.

Bowers Brook, Ayer Rd, Harvard, MA  
Forty-two senior living apartments in a single structure. Permitted as part of an Ayer Road Village District development near by several commercial services. The project was completed in 2012.

Autumn Ridge, Groton Rd, Ayer, MA  
A development of 56 active adult community townhouse units on 67 acres with a series of trails on roughly 50 acres of Conservation Restriction land completed in 2013.

GPR has worked with Deschenes and Farrell PC on a number of development projects over the years.

---

**Goldsmith, Prest & Ringwall, Inc.**