

DESCHENES & FARRELL, P.C.

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**Admitted in MA and NH*

April 8, 2020

Town of Littleton Planning Board

37 Shattuck Street

P.O. Box 1305

Littleton, MA 01460

Attn: Maren Toohill

**RE: Hager Homestead; 336 & 338 King Street, Littleton, MA
Special Permit Applications**

Dear Maren and Members of the Planning Board,

This office represents Massachusetts Cohousing, LLC in its application for the permits necessary for the development of the proposed Hager Homestead Senior Residential Development 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"). Please find attached hereto applications and supporting information and materials for: 1) Special Permit for a Senior Residential Development including Inclusionary Housing Form and, 2) Special Permit Aquifer & Water Resource Districts.

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.

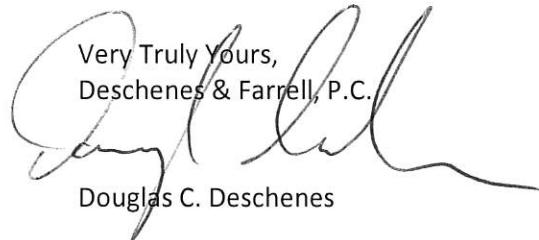
Hager Homestead is proposed to be developed on the properties known as 336 & 338 King Street, Assessors Map R19, Lots 38-0 and 38-1 (hereinafter the "Development Site"). The Development Site is in the Residential Zoning District, contains 15.17 +/- acres of land and is in the Littleton Aquifer Resource 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).

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.

To construct the proposed Development, the Applicant is applying for the following permits from the Planning Board: Senior Residential Development Special Permit including proposed Inclusionary Housing Units and an Aquifer District Special Permit. Along with this letter, please find the applications and all required materials and applicable filing fees for the above referenced permits.

My client is committed to developing Hager Homestead to be not only a significant benefit for Littleton's seniors but also as a model for what senior housing should be. Kindly schedule this matter for your next available hearing.

Very Truly Yours,
Deschenes & Farrell, P.C.

Douglas C. Deschenes

Enclosures.



LITTLETON PLANNING BOARD

Littleton Town Offices
37 Shattuck Street, Room 303
Littleton, MA 01460

Filing Date: _____
 Planning Board: _____
 Town Clerk: _____
 Filing Fee: _____

SPECIAL PERMIT APPLICATION

Updated Oct 15, 2018

PART I. BASIC APPLICATION

Project Summary & Applicant Information

Project Name: Hager Homestead

Location (Street Address): 336-338 King Street, Littleton

Assessor's Map/Parcel (s): U19-38-0, U19-38-1

Applicant: Massachusetts Cohousing, LLC c/o Blackham Management, LLC

Address: 200 Summit Drive, Suite 210, Burlington, MA 01803

Telephone: 781-494-4000 Email: matthew@blackhamcompany.com

Property Owner: Craig C. and Heidi Platt Gruskowski & Craig C. and Heidi Platt

Address: Gruskowski, Trustees of Painless Realty Trust

Telephone: 336-338 King Street, Littleton Email: hp.grus@verizon.net

Registry: Middlesex South

Book: 56305

Page: 245 - 336 King St.

Book: 43979

Page: 197 - 338 King St.

Site Information

Total Area

(Acres): 15.170 +/-

Lot Frontage (Lin. Ft): King Street - 321.42 feet
Shattuck Street - 119.18 feet

Residence

Village Common

Industrial-A

Business

Industrial-B

Zoning District(s):

Wetlands

Water Resource

Floodplains

District

Aquifer District

Littleton Village

Registered Marijuana

Overlay District West

Dispensary Overlay

—Beaver Brook Area

All or a portion of the Site is also located in one or more overlay districts:

PART II. SPECIAL PERMIT REQUESTED

- 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 Business District (§173-165 - §173-166)
- 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*

PART III. APPLICANT AND OWNER CERTIFICATIONS

The undersigned hereby certifies that he/she has 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: Please See Attached Authorization Date: 4-8-20

Print: Douglas C. Deschenes

Signature: Please see Attached Authorization Date: _____

Print: _____

Applicant

Signature: Douglas C. Deschenes Date: 4-8-20

Print: Douglas C. Deschenes, Attorney for Applicant

Signature: _____ Date: _____

Print: _____

Applicant is: Owner Agent/Attorney Purchaser

March 18, 2020

Littleton Zoning Board of Appeals
Littleton Town Offices
37 Shattuck Street, Room 302
PO Box 1305
Littleton, MA 01460

Littleton Planning Board
Littleton Town Offices
37 Shattuck Street, Room 303
Littleton, MA 01460

Littleton Conservation Commission
Littleton Town Offices
37 Shattuck Street, Room 302
Littleton, MA 01460

RE: 336 & 338 King Street, Littleton, MA 01460

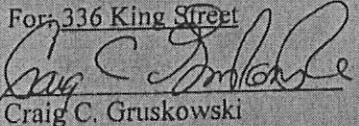
Dear Members of the Board,

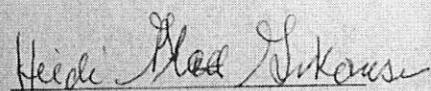
Please be advised that the undersigned Craig C. Gruskowski and Heidi Platt Gruskowski and Painless Realty Trust u/d/t October 1, 2004, Craig C. Gruskowski and Heidi Platt Gruskowski, Trustees, do hereby authorize Attorneys Douglas C. Deschenes and/or related associates of the law firm of Deschenes & Farrell, P.C., 515 Groton Road, Ste. 204, Westford, MA 01886 to act (including but not limited to signing, filing and permitting) in regards to any filing, permit application, or other documents relating to the proposed redevelopment and/or alteration of our property located at 336 & 338 King Street, Littleton, MA 01460.

Thank you for your time and attention to this matter.

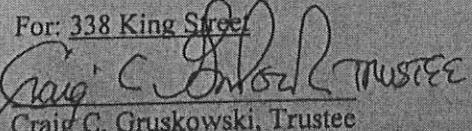
Sincerely,

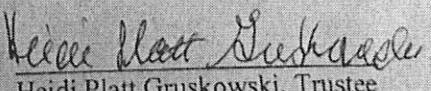
For: 336 King Street


Craig C. Gruskowski


Heidi Platt Gruskowski

For: 338 King Street


Craig C. Gruskowski, Trustee


Heidi Platt Gruskowski, Trustee



Civil Engineering • Land Planning • Land Surveying

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April 8, 2020

Littleton Zoning Board of Appeals
37 Shattuck Street
Littleton, MA 01460

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

Dear Board members,

The proposed senior housing development known as Hager Homestead will construct 3 two-family dwelling units, 3 townhouse dwelling units and 15 independent living units, at 336-338 King Street. As required by the Littleton's zoning bylaws, the proposed development will require 2 parking spaces per townhouse / cottage dwelling, 1 space per independent living unit and 1 guest parking space per three dwelling units, resulting a total of 41 required parking spaces. The proposed development will provide 42 parking spaces, which will include two accessible parking spaces.

In order to assess the potential traffic impact by the proposed senior housing development, an estimate of the daily average trip generated by the existing and proposed use was determined by the Institute of Transportation Engineers (ITE) Trip Generation Manual (7th Edition).

The existing use of the building known as 336 King Street is a single-family residential dwelling unit with a dental office building attached. The existing dental office operates with one dentist and six employees. The existing site provides 12 parking spaces on site for both the single-family residential dwelling and the dental office. The existing dental office falls under the Land Use Code (LUC) 720: Medical-Dental Office Building under the ITE Trip Generation Manual. The existing use has an estimated average 143 trips daily during weekdays. The existing building known as 338 King Street is a single-family residential dwelling. The existing two single-family dwelling units are estimated to have an average 20 trips daily. The combined estimated average daily trips between the existing 336 and 338 King Street are **163 trips**.

The proposed development falls under the Land Use Code 251: Senior Adult Housing – Detached, which is typically meant for senior communities that require little to no medical supervision. The 24 dwelling units is estimated to generate an average **161 trips** daily on weekdays, with an average of 9 trips during AM peak hour and an average of 18 trips during PM peak hour.

Goldsmith, Prest & Ringwall, Inc.

39 Main Street, Suite 301, Ayer, MA 01432 • (978) 772-1590 • Fax (978) 772-1591
info@gpr-inc.com • www.gpr-inc.com

The estimated average daily trips generated by the proposed development is below or similar to the existing use of the project site. To provide additional information regarding the traffic on King Street, available MassDOT online database shows that the Annual Average Daily Trips (AADT) for King Street in Littleton, MA (Location ID: S18-051-158-03) is approximately 19,790 trips in 2019. The average daily trips generated from the proposed development should not affect the existing traffic on King Street.



Limhuot Tiv, Project Engineer

Copy: 191096
Massachusetts CoHousing, LLC

SUBMISSION REQUIREMENTS

Special Permit Application Form: 7 print copies and one electronic copy.

Site Plan; 2 full-sheet sets and 5 reduced copies (11" x 17"). Plans and drawings must be sealed by a registered professional engineer, registered architect, landscape architect, surveyor, or other design professional in their area of expertise.

- Vicinity map showing all lots, streets, and driveways within 500 feet from the exterior boundary of the lot
- Existing conditions plan, showing 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
- Existing and proposed contours at 2' intervals
- Construction limit line, showing all areas to remain undisturbed
- Site layout plan for proposed use(s) of the property showing required setbacks and other information required for zoning compliance
- Utilities plan, i.e., existing and proposed fire hydrants and sewer, water, gas, electric, and other utility lines and easements
- Storm drainage provisions
- Existing and proposed street rights-of-way and paved surfaces, including those abutting the site
- Existing and proposed 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
- 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
- Exterior lighting plan
- A block containing the following information:
 - Zoning district(s) in which the property lies;
 - Total area of the property to at least the nearest hundredths of a square foot;
 - Gross floor area of each building;
 - Proposed percentages of building coverage and impervious surface coverage;
 - Maximum height of all existing and proposed buildings and other structures in feet and stories;

- Number of parking spaces required and provided for each use, plus visitor spaces, and method of calculation;
- Number of handicap parking spaces required and provided;
- Proposed overall density for each lot (number of dwelling units per acre);
- Total trip generation of existing and proposed use(s);
- Minimum common and usable open space required and provided, in square feet.

Architectural Plans and Drawings

- 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.

Landscaping Plan

Master Signage Plan -Monument Sign is shown on Architectural Plans A2.1 and A2.2. Location on engineering plans c3.1 and c3.2.

Drainage Report and Calculations (3 copies)

Traffic Impact Assessment