

Supplemental Data Report

SUPPLEMENTAL DATA REPORT

**12 Robinson Road
Littleton, MA**

July 18, 2023

Prepared For:
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36 Robinson Road
Littleton, MA 01460

Prepared By:
LandTech Consultants, Inc.
515 Groton Road
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ENGINEERING | GEOSPATIAL | REALITY CAPTURE | DIGITAL TWIN TECHNOLOGIES

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SECTION 1. EXISTING CONDITIONS

1.1 Site Description

The property currently contains the house known as the “Benjamin Kimball House” which was constructed around 1673 and is listed in the Massachusetts Historical Commission Archives as Inventory No. LIT.235. Due to its historical significance, the property was purchased in 2018 by the Town of Littleton to help preserve the building. The primary part of the house is located to the west end of the structure with an attached barn that is connected with a small breezeway. The property also contains a detached garage structure in the back yard; however it was built in the 20th century, and does not have any historical significance.

The property is located on the northern side of Robinson Road near the intersection of Great Road, Routes 2A and 119. The lot is shown on the Town of Littleton Assessor Maps as Parcel ID U07 15 0 and is known as 12 Robinson Road. The parcel is approximately 0.71 acres in size with approximately 141 feet of frontage. The lot is surrounded by mostly by commercial properties to the north, south and west, with single-family residential properties accessed by Robinson Road to the east. The property is also located within the Village Common (VC) Overlay Zoning District.



Existing Dwelling – Front View



Existing Dwelling – Rear View

A locus map showing the site’s location is provided in Appendix A.

1.2 Site Access

The site has approximately 141 feet of frontage on Robinson Road, an approved public way. The legal right of way for Robinson Road is 40 feet wide with an average pavement width of around 24 feet. There is a narrow, 3-foot wide, side walk that runs along the northerly side of Robinson Road from the intersection of Great road extending approximately 100 feet to the east. The site currently has an existing paved driveway that extends from Robinson Road to the front of the attached barn. Site distances for the driveway exceed 350 feet to the east and 200 feet to the intersection of Great Road to the west.

1.3 Topographic Features and Vegetative Cover

The topography of the site slopes gently, less than two-percent (<2%), from the east side of the property, southwesterly, towards Littleton Common. The easterly side of the lot is approximately elevation 283 and the southwesterly corner of the property is elevation 281.

The property is entirely developed as a residential use with a mixture of buildings, pavement and landscaped lawn areas. The property has been abandoned for several years and the lawn areas are not currently maintained as they typically have been in the past. The lot does contain approximately eight (8) deciduous trees and narrow strips of natural vegetation along each of the side property lines.

1.4 Subsurface Conditions

According to the Natural Resource Conservation Service (NRCS), the majority of the site is comprised of a Woodbridge Fine Sandy Loam. Woodbridge soils consist of moderately well-drained soils on drumlins formed in compact glacial till. They generally have a very stony to extremely stony surface soil consisting of fine sandy loam or sandy loam with moderate permeability. The sandy loam or fine sandy loam substratum has a slow to very slow permeability. Woodbridge soils have perched seasonal high water table at around 18 to 24 inches below the surface.

Based on subsurface soil testing performed by LandTech Consultants Inc. (LandTech) in February and July of 2023, the onsite soils are not consistent with mapped NRCS soils. Landtech performed ten (10) deep observation holes throughout the site. All ten (10) test holes, consisted of a sand and gravel texture, with a rapid permeability, and a depth to groundwater of about eight (8) feet. Four (4) of the test holes were witnessed by the Nashoba Associated Boards of Health to assess the permeability of the soil, and depth to groundwater, for the design of an onsite septic system. The remaining six (6) test holes were completed independently by LandTech.

It should be noted that a soil change was observed in two (2) of the southeastern most test holes. The soil change was observed at approximately eight (8) feet and was consistent with the woodbridge soil description. The soil change was not observed in any of the remaining test holes.

1.5 Resource Areas

There are no wetland resource areas or rivers, as defined in 310 CMR 10.00, onsite. The nearest edge of wetlands is on the opposite side of Robinson Road, at 20 Robinson Road, approximately 200 feet to the southeast. The wetland is non-jurisdictional and is to be filled in as part of the Northern Bank commercial development.

According to the FEMA Flood Insurance Rate Map for Community Panel Numbers 25017C0236F, effective date July 7, 2014, the site is in a Zone X, areas of minimal flooding outside the 500-Year Flood Hazard Area.

The site does not fall within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species as shown on the MassGIS “Massmapper” Online Mapping Tool.

The site is not located within a MassDEP Wellhead Protection Area (Zone II) as shown on the MassGIS “Massmapper” Online Mapping Tool.

The site is not located within the Town of Littleton’s Water Resource Overlay District.

The site is not located within the Town of Littleton’s Aquifer District.

1.6 Utilities

The following utilities are available to the site:

Electric:	Overhead electric service exists on Robinson Road.
Cable Television:	Overhead cable television service exists on Robinson Road.
Telephone:	Overhead telephone service currently on Robinson Road.
Natural Gas:	Natural gas service is available in Robinson Road.
Town Water:	Town water service is available in Robinson Road. The existing onsite water well structure has been abandoned.
Town Sewer:	Town Sewer is currently not available in Robinson Road; however, the property is located within the proposed Common Sewer District.
Septic System:	Existing facility utilizes an on-site subsurface sewage disposal system.

SECTION 2. PROPOSED DEVELOPMENT

2.1 Project Description

The proposed project involves the redevelopment and preservation of the existing building into two (2) residential units. Two (2) additional units will also be constructed in a new duplex building for a total of four (4) units. The units will range in size from 1,400-2,400 square feet. The development will also include a detached parking garage, two small parking areas, updated utilities, a sidewalk, and a pocket park for the site.

The development is located within the Village Common Zoning District which encourages the preservation of historic buildings and developments with multi-family housing units. Throughout the process, the developer will work with officials to ensure that the restoration of the historic building is completed in accordance with state and local regulations. This includes putting a historic preservation restriction in place to ensure maintenance of the facility in perpetuity. The new duplex building will be a smaller, craftsman style building, with 2-bedroom units. The building will include many of the design elements outlined in the Zoning District guidelines. See the architectural plans provided in Appendix F for additional detail regarding the preservation of the existing building and the layout of the proposed duplex building.

The layout of the development focuses on preserving the street view of the historic building and concentrating the access improvements to the rear of the property. This includes providing off-street parking and access to all of the units in the rear of the property. The existing driveway will be relocated along the side of the existing building preserving most all of the open space along Robinson Road. The project will also include a new sidewalk along Robinson Road and a small pocket park in the southwest corner of the lot. The pocket park will be accessible to the general public and will include a bench and a historic plaque outlining the historical significance of the building.

The shared driveway will be sixteen (16) feet wide providing access to two (2) small parking areas, one for each building. The parking areas will be separated by a new detached parking garage and will be screened with new plantings along the property lines. Parking improvements include four (4) new garage parking spaces and seven (7) new surface parking spaces for a total of eleven (11) parking spaces. The lot coverage for the overall development of the parcel is as follows:

Lot Coverage Calculations

- | | |
|--------------------|---------------------|
| • Total Land Area | 30,760 SF (0.71 Ac) |
| • Impervious Areas | 11,822 SF – 38% |
| ○ Building | 5,268 SF – 17% |
| ○ Pavement | 6,554 SF – 21% |
| • Open Space | 18,938 SF – 62% |

2.2 Site Access & Parking

The access to the property is from Robinson, an accepted public way maintained by the Town of Littleton. The existing driveway will be relocated to the east and reconstructed to be a sixteen (16) feet wide. The driveway will be shared by all of the units and will be paved with asphalt (bituminous concrete). The curb cut will be perpendicular to the road and located as far from the intersection of Robinson Road and Great Road, Routes 2A and 119 as possible. This will help minimize any potential conflicts or turning movements of the existing intersection.

Parking areas are provided within the development typical with other residential developments in the zoning district. This includes garage parking spaces, exterior surface parking spaces, and extra parking spaces for visitors, see calculations below in Table 1. Within the right of way for Robinson Road, the driveway has roundings to help facilitate turning movements. The parking spaces and driveway were designed with two smaller parking areas to help reduce the massing of a single parking area while providing separate and distinct use areas for the buildings. The Site Plan includes full drawings and details for the proposed parking areas and access driveway. Additionally, a site specific Traffic Scoping Letter has been prepared and is included in Appendix E.

Table 1. Parking Requirement Table.

Proposed Use	Parking Required	Parking Provided
Residential Uses 1.25/DU	4 units x 1.25 spaces per dwelling unit 5 spaces	4 garage spaces 7 surface spaces Total = 11 spaces

The development plans also include a site and landscape plan to preserve existing natural vegetation and highlight the open spaces for each unit and the public accessible area. The plan includes a detailed planting plan to define the vegetation to be preserved and the new plantings. Natural buffer plantings are also provided along the eastern property line to help reduce impacts to the abutters.

2.3 Utilities

The following utilities would be utilized by the proposed development:

Electric: Electric services will be installed to the site from a proposed utility pole located on Robinson Road. This service can be provided to the proposed development with no impact expected to the existing service.

Cable Television: Cable Television will be installed to the site from a proposed utility pole to be located on Robinson Road. This service can be provided to the proposed development with no impact expected to the existing service.

Telephone:	Telephone services will be installed to the site from a proposed utility pole to be located on Robinson Road. This service can be provided to the proposed development with no impact expected to the existing service.
Natural Gas:	Natural Gas service will be extended into the proposed development from a gas main located within Robinson Road.
Town Water:	Town water will be extended into the development, with individual services, from the existing water main located in Robinson Road. Several fire hydrants are located near the site. One hydrant is located 400 feet to the east on Robinson Road and two are located within 300 feet and 350 feet on Great Road. It is expected that the proposed development will not have an adverse impact on the immediate service area.
Septic System:	The development will utilize a new onsite septic system designed in accordance with state and local regulations. No adverse impacts are anticipated.

2.4 Stormwater Management

The stormwater management system for the proposed development has been designed in accordance with the DEP Stormwater Management Policy. Combinations of drainage devices are utilized in accordance with Best Management Practices (BMPs) to provide and help remove total suspended solids and phosphorus from the stormwater runoff.

The development incorporates several low impact development drainage systems, designed at critical locations, to help reduce stormwater runoff. The drainage system includes several smaller infiltration systems helps disconnect the runoff generated from the impervious areas onsite to the adjacent roadway and its drainage system. Additionally, the proposed grading has been designed to be consistent with the existing conditions to further help reduce potential impacts to the adjacent properties.

SECTION 3. DEVELOPMENT IMPACTS

3.1 Traffic and Pedestrian Access

The proposed project will access Robinson Road approximately 200 feet east of the intersection of Robinson Road and Great Road, Routes 2A and 119. Due to the size and scale of the project, traffic impacts from the development to the adjacent roadways are minimal (See the Traffic Scoping Letter, included in Appendix E). Instead, traffic improvements for the site focus on pedestrian accessibility and connectivity with the adjacent roadways and properties.

The property is adjacent to Littleton Common and the various commercial properties located on Great Road. The existing sidewalk network for this area is well developed and an important asset for this development. Improvements include reconstructing the sidewalk on Robinson Road and installing a new crosswalk to the Northern Bank development. This provides a critical link from the sidewalk system on Robinson Road out to Great Road and the new retail development. See the Site Plan for additional information and details.

3.2 Environmental and Sustainability

The site design includes sustainable site design elements with the inclusion of several factors. This includes providing shared parking areas for the individual buildings, minimizing impervious areas to provide additional green space, and providing pedestrian access to nearby public transportation. More specifically, the parking areas for the buildings are designed with shared access to their respective garage areas allowing for more green space. The development also utilizes a shared driveway to minimize the number of curb cuts and the total impervious area for the site.

Pedestrian traffic improvements include wider sidewalks to promote walkability and access to alternative mobility and ride share options. This includes sidewalk access to the Littleton-Westford Commuter Rail Shuttle stop located at 55 King Street (IBM).

Resource Areas

The development is not located within 100 feet any wetland resource areas and no adverse impacts are anticipated. Additionally, the site is not located within an area subject flooding and is outside of the 500 Year Flood Hazard Area.

Subsurface Waters

No adverse impacts to subsurface water are anticipated. To provide groundwater recharge, a portion of the stormwater runoff will be treated and infiltrated on-site in accordance with Stormwater Management Guidelines.

Additionally, the onsite septic system will be designed in accordance with 310 CMR 15.000, Title 5 and is assumed to protect the public health.

Wildlife

The development of any project has impacts on wildlife habitats in the immediate area. The proposed development is located within an area that is previously developed and no adverse impacts on wildlife are anticipated.

Additionally, the site does not fall within an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species and therefore the project is not expected to have any adverse effects on endangered species. There are no certified vernal pools near the site.

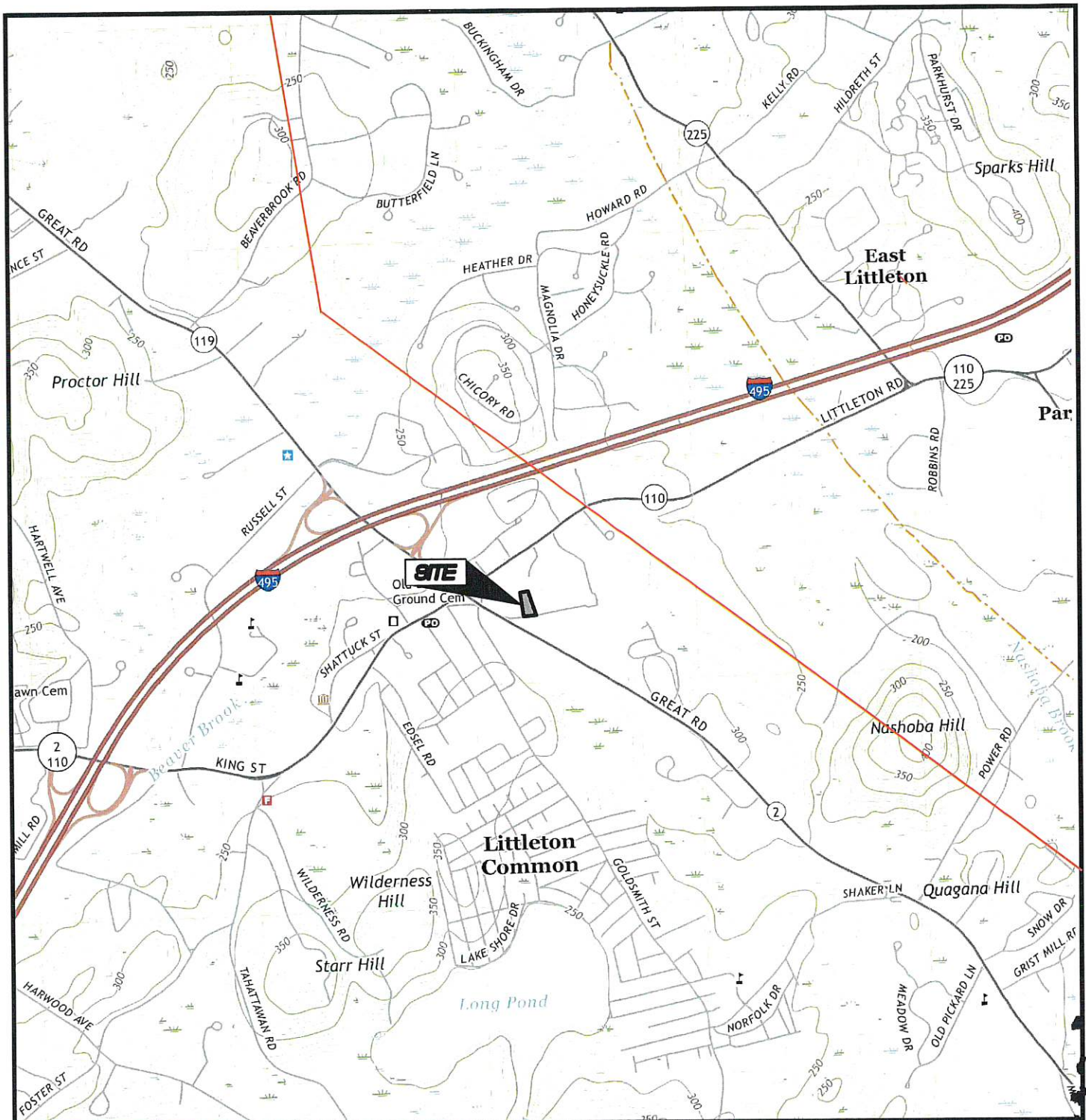
12 Robinson Road
Littleton, MA



APPENDIX A. U.S.G.S. LOCUS MAP

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U.S.G.S. QUADRANGLE LOCUS MAP

Scale: 1"=2,000'

JULY 18, 2023

12 ROBINSON ROAD
LITTLETON, MA

Prepared for: JOSEPH CATALDO
36 ROBINSON ROAD
LITTLETON, MA 01460



515 Groton Road • Westford, MA 01886 • (978) 692-6100 • www.landtechinc.com

Draft: MAW

Job No. 22-146

12 Robinson Road
Littleton, MA

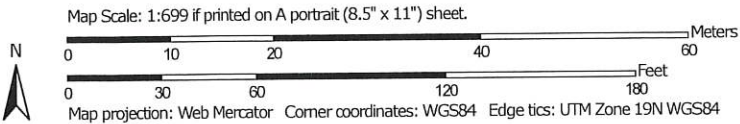
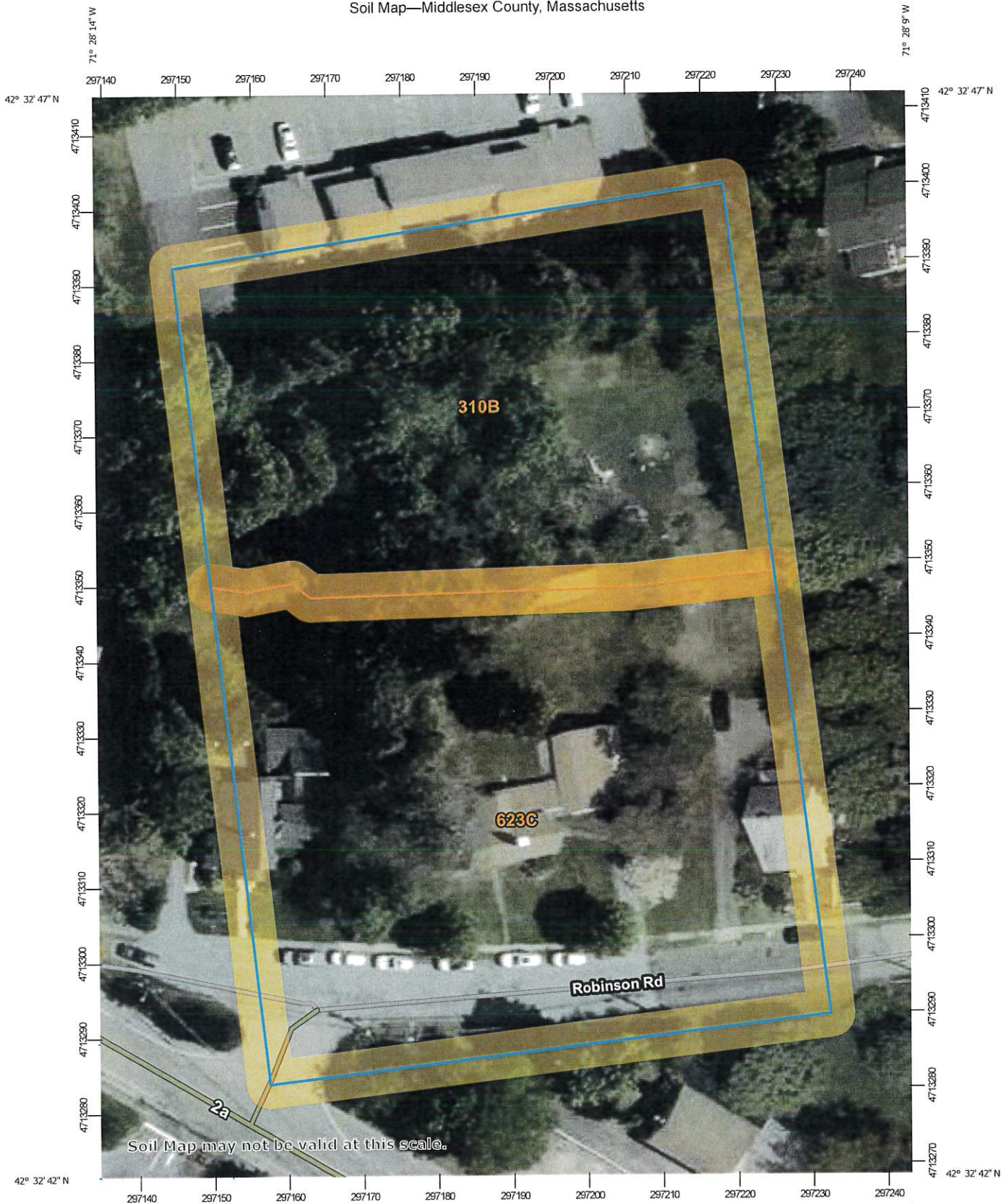


APPENDIX B. Soil Report

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
























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Soil Map—Middlesex County, Massachusetts



Soil Map—Middlesex County, Massachusetts

MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts

Survey Area Data: Version 22, Sep 9, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	0.9	43.9%
623C	Woodbridge-Urban land complex, 3 to 15 percent slopes	1.1	56.1%
Totals for Area of Interest		2.0	100.0%

SOIL LOG

12 Robinson Rd, Littleton, MA

Job # 22-146

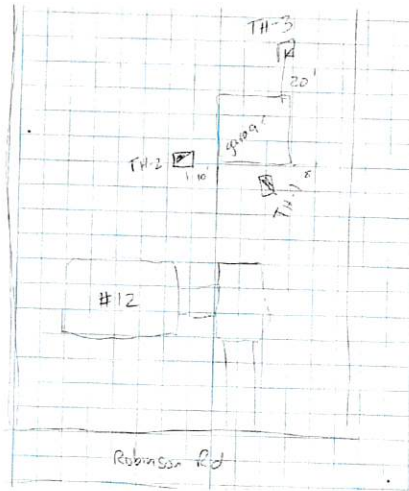
Owner: Town of Littleton Date: 3-10-23 Time: Morning
 Evaluator: Matt Waterman BOH Agent: Unofficial Backhoe Op.: MJ Cataldo, Inc.
 Prepared For: MJ Cataldo, Inc. Weather: 35° Sunny

Soil Survey Publication Web Soil
 Date: Survey
 Scale: N/A
 Map: 310B,
 Unit: Woodbridge FSL
Limitations

FEMA
 FIRM: 25017C0236F
 Date: 7-7-14 Zone: X
☒ >500yr. ☒ >100yr

NOTES:

1. Soil Evaluator #2552



Deep Observation Hole Log # TH-1

Depth (Inches)	Soil Horizon	Soil Texture	Soil Color	Soil Mottling	Other (Structure, Consistency, Stones, etc.)
0-12	A	Sandy Loam	10YR 3/2	-	Cobbles, Stratified Layers
12-24	B	Loamy Sand	10YR 6/8	-	
24-84	C	Sand & Gravel	7.5Y 5/3	84"	

Parent Material: Ground Moraine Slope: <2% Weeping/Water: 84"
 Landform: Glacial Outwash Surface Stones: None ESHWT: 84"
 Land Use: Residential Vegetation: Lawn Refusal Depth: N/A

SOIL LOG

12 Robinson Rd, Littleton, MA

Job # 22-146

Owner: Town of Littleton Date: 3-10-23 Time: Morning

Evaluator: Matt Waterman BOH Agent: Unofficial Backhoe Op.: MJ Cataldo, Inc.

Prepared For: MJ Cataldo, Inc. Weather: 35° Sunny

Soil Survey Publication Web Soil
Date: Survey

Scale: N/A
Map: 310B,
Unit: Woodbridge FSL

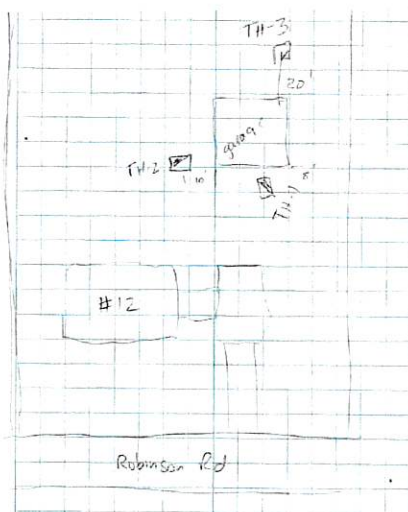
Limitations

FEMA
FIRM: 25017C0236F

Date: 7-7-14 Zone: X
☒ >500yr. ☒ >100yr

NOTES:

1. Soil Evaluator #2552



Deep Observation Hole Log # TH - 2

Depth (Inches)	Soil Horizon	Soil Texture	Soil Color	Soil Mottling	Other (Structure, Consistency, Stones, etc.)
0-12	A	Sandy Loam	10YR 3/2	-	Cobbles, Stratified Layers
12-24	B	Loamy Sand	10YR 6/8	-	
24-90	C	Sand & Gravel	7.5Y 5/3	-	

Parent Material: Ground Moraine Slope: <2% Weeping/Water: N/A

Landform: Glacial Outwash Surface Stones: None ESHWT: >90"

Land Use: Residential Vegetation: Lawn Refusal Depth: N/A

SOIL LOG

12 Robinson Rd, Littleton, MA

Job # 22-146

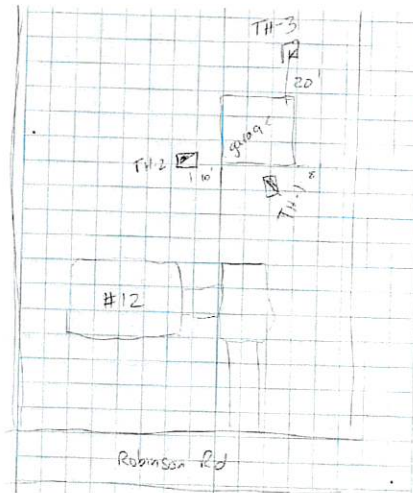
Owner: Town of Littleton Date: 3-10-23 Time: Morning
 Evaluator: Matt Waterman BOH Agent: Unofficial Backhoe Op.: MJ Cataldo, Inc.
 Prepared For: MJ Cataldo, Inc. Weather: 35° Sunny

Soil Survey Publication Web Soil
 Date: _____ Survey _____
 Scale: N/A
 Map: 310B,
 Unit: Woodbridge FSL
Limitations

FEMA
 FIRM: 25017C0236F
 Date: 7-7-14 Zone: X
☒ >500yr. ☒ >100yr

NOTES:

1. Soil Evaluator #2552



Deep Observation Hole Log # TH - 3

Depth (Inches)	Soil Horizon	Soil Texture	Soil Color	Soil Mottling	Other (Structure, Consistency, Stones, etc.)
0-12	A	Sandy Loam	10YR 3/2	-	Cobbles, Stratified Layers
12-24	B	Loamy Sand	10YR 6/8	-	
24-72	C	Sand & Gravel	7.5Y 5/3	-	

Parent Material: Ground Moraine Slope: <2% Weeping/Water: N/A
 Landform: Glacial Outwash Surface Stones: None ESHWT: >72"
 Land Use: Residential Vegetation: Lawn Refusal Depth: N/A

SOIL LOG

12 Robinson Rd, Littleton, MA

Job # 22-146

Owner: Town of Littleton Date: 7-13-23 Time: Morning

Evaluator: Matt Waterman BOH Agent: Unofficial Backhoe Op.: MJ Cataldo, Inc.

Prepared For: MJ Cataldo, Inc. Weather: 85° Sunny, Humid

Soil Survey Publication Date: _____ Web Soil Survey _____

Scale: N/A
Map: 310B,
Unit: Woodbridge FSL

Limitations

FEMA FIRM: 25017C0236F

Date: 7-7-14 Zone: X
☒ >500yr. ☒ >100yr



NOTES:

1. Soil Evaluator #2552

Deep Observation Hole Log # TH - 4

Depth (Inches)	Soil Horizon	Soil Texture	Soil Color	Soil Mottling	Other (Structure, Consistency, Stones, etc.)
0-12	A	Sandy Loam	10YR 3/2	-	Cobbles, Stratified Layers
12-30	B	Loamy Sand	10YR 6/8	-	
30-120	C	Sand & Gravel	7.5Y 5/3	96"	

Parent Material: Ground Moraine Slope: <2% Weeping/Water: N/A

Landform: Glacial Outwash Surface Stones: None ESHWT: 96"

Land Use: Residential Vegetation: Lawn Refusal Depth: N/A

SOIL LOG

12 Robinson Rd, Littleton, MA

Job # 22-146

Owner: Town of Littleton Date: 7-13-23 Time: Morning

Evaluator: Matt Waterman BOH Agent: Unofficial Backhoe Op.: MJ Cataldo, Inc.

Prepared For: MJ Cataldo, Inc. Weather: 85° Sunny, Humid

Soil Survey Publication Date: Web Soil Survey

Scale: N/A
Map: 310B,
Unit: Woodbridge FSL

Limitations

FEMA

FIRM: 25017C0236F

Date: 7-7-14 Zone: X

☒ >500yr. ☒ >100yr

NOTES:

1. Soil Evaluator #2552



Deep Observation Hole Log # TH-5

Depth (Inches)	Soil Horizon	Soil Texture	Soil Color	Soil Mottling	Other (Structure, Consistency, Stones, etc.)
0-12	A	Sandy Loam	10YR 3/2	-	Cobbles, Stratified Layers Boulders
12-30	B	Loamy Sand	10YR 6/8	-	
30-84	C1	Sand & Gravel	7.5Y 5/3	84"	
84-120	C2	Sandy Loam	10YR5/4	-	

Parent Material: Ground Moraine Slope: <2% Weeping/Water: 84"

Landform: Glacial Outwash Surface Stones: None ESHWT: 84"

Land Use: Residential Vegetation: Lawn Refusal Depth: N/A

SOIL LOG

12 Robinson Rd, Littleton, MA

Job # 22-146

Owner: Town of Littleton Date: 7-13-23 Time: Morning

Evaluator: Matt Waterman BOH Agent: Unofficial Backhoe Op.: MJ Cataldo, Inc.

Prepared For: MJ Cataldo, Inc. Weather: 85° Sunny, Humid

Soil Survey Publication Date: Web Soil Survey

Scale: N/A
Map: 310B,
Unit: Woodbridge FSL

Limitations

FEMA FIRM: 25017C0236F

Date: 7-7-14 Zone: X
☒ >500yr. ☒ >100yr

NOTES:

1. Soil Evaluator #2552



Deep Observation Hole Log # TH - 6

Depth (Inches)	Soil Horizon	Soil Texture	Soil Color	Soil Mottling	Other (Structure, Consistency, Stones, etc.)
0-12	A	Sandy Loam	10YR 3/2	-	Cobbles, Stratified Layers
12-36	B	Loamy Sand	10YR 6/8	-	
36-96	C	Sand & Gravel	2.5Y 5/3	-	

Parent Material: Ground Moraine Slope: <2% Weeping/Water: N/A

Landform: Glacial Outwash Surface Stones: None ESHWT: >96"

Land Use: Residential Vegetation: Lawn Refusal Depth: N/A

SOIL LOG

12 Robinson Rd, Littleton, MA

Job # 22-146

Owner: Town of Littleton Date: 7-13-23 Time: Morning
 Evaluator: Matt Waterman BOH Agent: Jim Garreff, NBOH Backhoe Op.: MJ Cataldo, Inc.
 Prepared For: MJ Cataldo, Inc. Weather: 85° Sunny, Humid

Soil Survey Publication Date: _____ Web Soil Survey _____
 Scale: N/A
 Map: 310B,
 Unit: Woodbridge FSL
Limitations

FEMA
 FIRM: 25017C0236F
 Date: 7-7-14 Zone: X
☒ >500yr. ☒ >100yr

NOTES:

1. Soil Evaluator #2552



Deep Observation Hole Log # TH – 100

Depth (Inches)	Soil Horizon	Soil Texture	Soil Color	Soil Mottling	Other (Structure, Consistency, Stones, etc.)
0-12	A	Sandy Loam	10YR 3/2	-	Cobbles, Stratified Layers
12-24	B	Loamy Sand	10YR 6/8	-	
24-102	C	Sand & Gravel	7.5Y 5/3	96"	

Parent Material: Ground Moraine Slope: <2% Weeping/Water: 98"
 Landform: Glacial Outwash Surface Stones: None ESHWT: 96"
 Land Use: Residential Vegetation: Lawn Refusal Depth: N/A

SOIL LOG

12 Robinson Rd, Littleton, MA

Job # 22-146

Owner: Town of Littleton Date: 7-13-23 Time: Morning

Evaluator: Matt Waterman BOH Agent: Jim Garreffi, NBOH Backhoe Op.: MJ Cataldo, Inc.

Prepared For: MJ Cataldo, Inc. Weather: 85° Sunny, Humid

Soil Survey Publication Date: Web Soil Survey

Scale: N/A
Map: 310B,
Unit: Woodbridge FSL

Limitations

FEMA FIRM: 25017C0236F

Date: 7-7-14 Zone: X
☒ >500yr. ☒ >100yr

NOTES:

1. Soil Evaluator #2552



Deep Observation Hole Log # TH – 101

Depth (Inches)	Soil Horizon	Soil Texture	Soil Color	Soil Mottling	Other (Structure, Consistency, Stones, etc.)
0-12	A	Sandy Loam	10YR 3/2	-	Cobbles, Stratified Layers
12-30	B	Loamy Sand	10YR 6/8	-	
30-120	C	Sand & Gravel	7.5Y 5/3	96"	

Parent Material: Ground Moraine Slope: <2% Weeping/Water: 98"

Landform: Glacial Outwash Surface Stones: None ESHWT: 96"

Land Use: Residential Vegetation: Lawn Refusal Depth: N/A

ENGINEERING | GEOSPATIAL | REALITY CAPTURE | DIGITAL TWIN TECHNOLOGIES

SOIL LOG

12 Robinson Rd, Littleton, MA

Job # 22-146

Owner: Town of Littleton Date: 7-13-23 Time: Morning
 Evaluator: Matt Waterman BOH Agent: Jim Garreff, NBOH Backhoe Op.: MJ Cataldo, Inc.
 Prepared For: MJ Cataldo, Inc. Weather: 85° Sunny, Humid

Soil Survey Publication Web Soil
 Date: Survey
 Scale: N/A
 Map: 310B,
 Unit: Woodbridge FSL
Limitations

FEMA
 FIRM: 25017C0236F
 Date: 7-7-14 Zone: X
☒ >500yr. ☒ >100yr

NOTES:

1. Soil Evaluator #2552



Deep Observation Hole Log # TH – 102

Depth (Inches)	Soil Horizon	Soil Texture	Soil Color	Soil Mottling	Other (Structure, Consistency, Stones, etc.)
0-12	A	Sandy Loam	10YR 3/2	-	
12-28	B	Loamy Sand	10YR 6/8	-	
28-102	C	Sand & Gravel	2.5Y 5/3	96"	Cobbles, Stratified Layers Boulders

Parent Material: Ground Moraine Slope: <2% Weeping/Water: N/A
 Landform: Glacial Outwash Surface Stones: None ESHWT: 96"
 Land Use: Residential Vegetation: Lawn Refusal Depth: Boulder West
End Hole @ 80"

ENGINEERING | GEOSPATIAL | REALITY CAPTURE | DIGITAL TWIN TECHNOLOGIES

SOIL LOG

12 Robinson Rd, Littleton, MA

Job # 22-146

Owner: Town of Littleton Date: 7-13-23 Time: Morning

Evaluator: Matt Waterman BOH Agent: Jim Garreffi, NBOH Backhoe Op.: MJ Cataldo, Inc.

Prepared For: MJ Cataldo, Inc. Weather: 85° Sunny, Humid

Soil Survey Publication Date: _____ Web Soil Survey _____

Scale: N/A
 Map: 310B,
 Unit: Woodbridge FSL

Limitations

FEMA FIRM: 25017C0236F

Date: 7-7-14 Zone: X
☒ >500yr. ☒ >100yr

NOTES:

1. Soil Evaluator #2552



Deep Observation Hole Log # TH – 103

Depth (Inches)	Soil Horizon	Soil Texture	Soil Color	Soil Mottling	Other (Structure, Consistency, Stones, etc.)
0-12	A	Sandy Loam	10YR 3/2	-	Cobbles, Stratified Layers
12-30	B	Loamy Sand	10YR 6/8	-	
30-96	C1	Sand & Gravel	2.5Y 5/3	96"	
96-120	C2	Sandy Loam	10YR5/4		

Parent Material: Ground Moraine Slope: <2% Weeping/Water: N/A

Landform: Glacial Outwash Surface Stones: None ESHWT: 96"

Land Use: Residential Vegetation: Lawn Refusal Depth: N/A

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PERCOLATION TEST

Date: 7-13-2023

Observation Hole #	P-A	P-B		
<i>Depth of Perc</i>	42"	42"		
Soil Classification	S&G	S&G		
Rate (min/inch)	2	2*		

☒ Site Passed

☐ Site Failed

☐ Local Variance

*P-B – Could Not Soak – 24 Gallons Applied

Performed By: Matt Waterman

Witnessed By: Jim Garreffa, NBOH

12 Robinson Road
Littleton, MA



APPENDIX C. FEMA FIRM MAP

ENGINEERING | GEOSPATIAL | REALITY CAPTURE | DIGITAL TWIN TECHNOLOGIES

515 Groton Rd., Westford, MA 01886 | (978) 692-6100 *office* | (978) 692-6668 *fax* | landtechinc.com

National Flood Hazard Layer FIRMMette

71°28'31"W 42°32'58"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

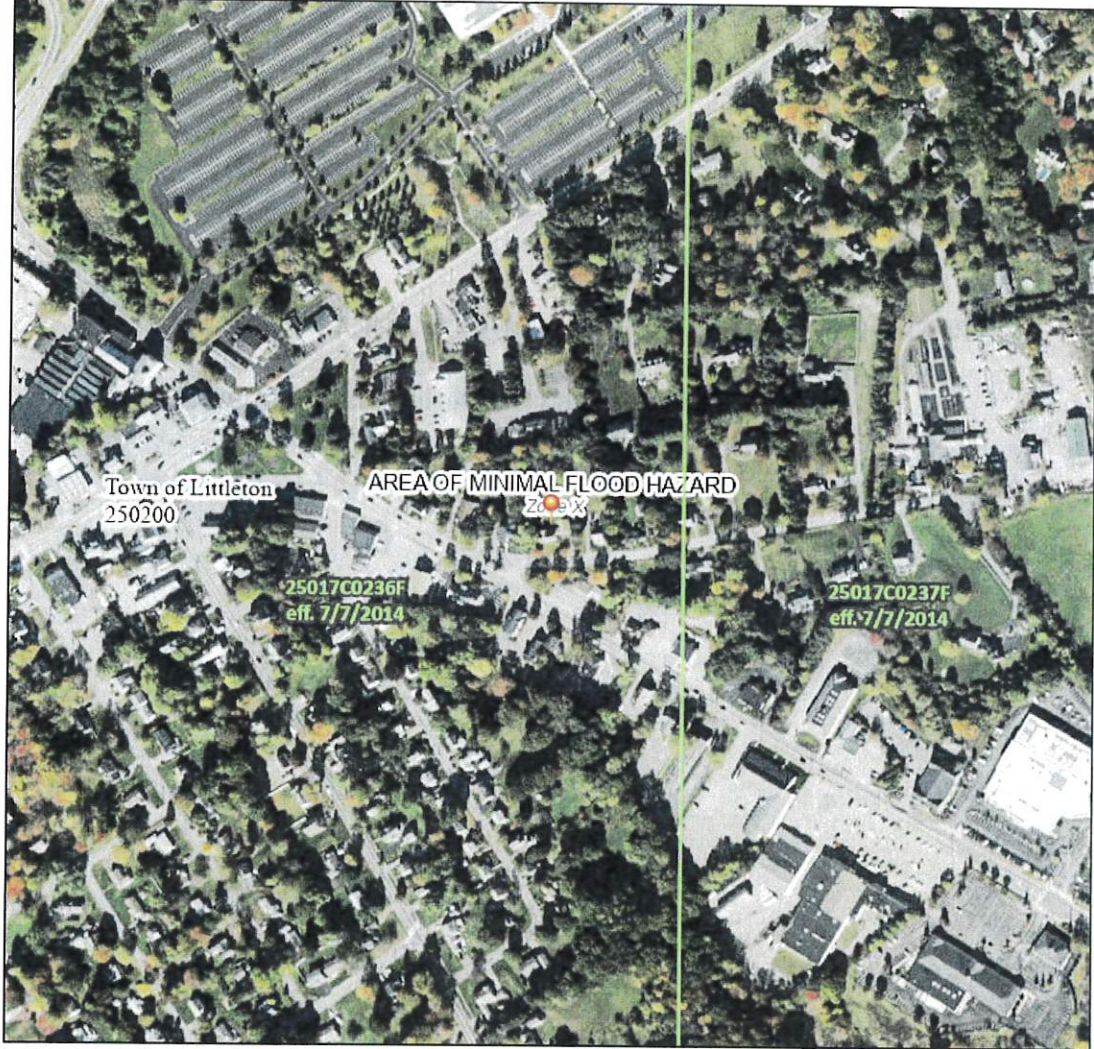
- | | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes, Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone D |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/13/2023 at 9:24 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet

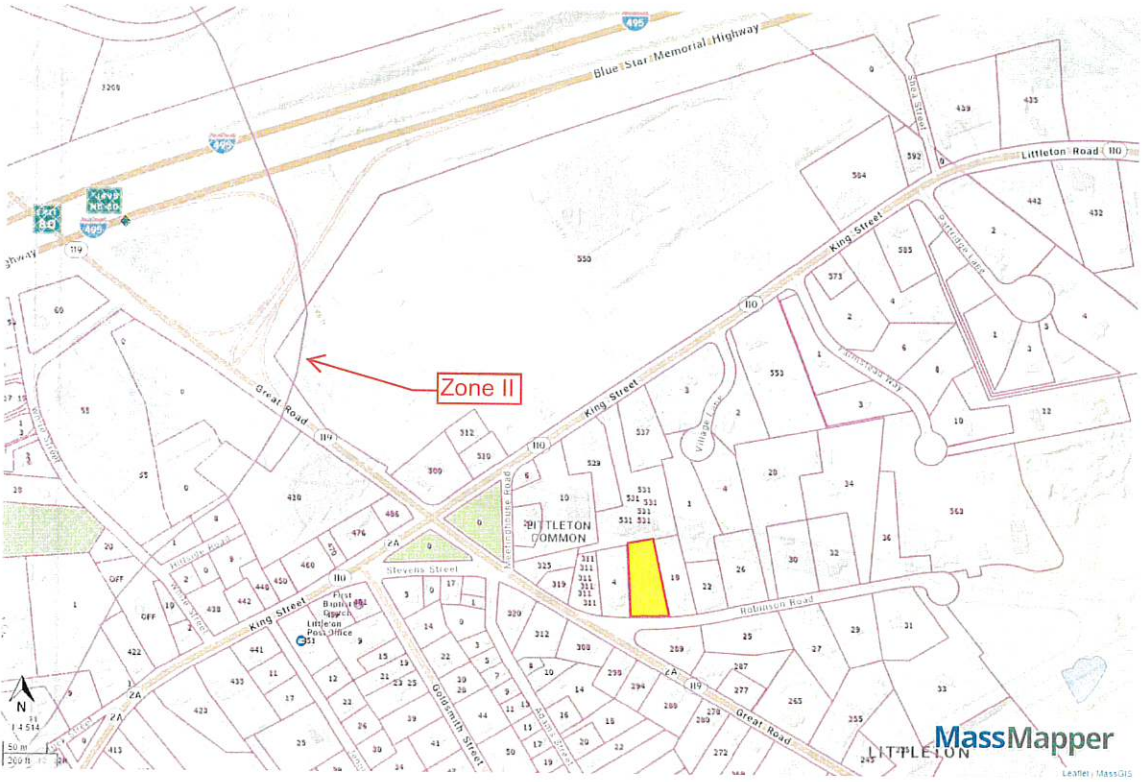
1:6,000

71°27'53"W 42°32'31"N

Basemap Imagery Source: USGS National Map 2023

APPENDIX D. WATER RESOURCE AREA MAPS
D.1 Zone II Map
D.2 Water Resource Overlay District Map
D.3 Aquifer District Map

Zone II Map - 12 Robinson Rd



Zone IIs
□
Property Tax Parcels

MassMapper
Leaflet | Mapbox



Water Resource Overlay District

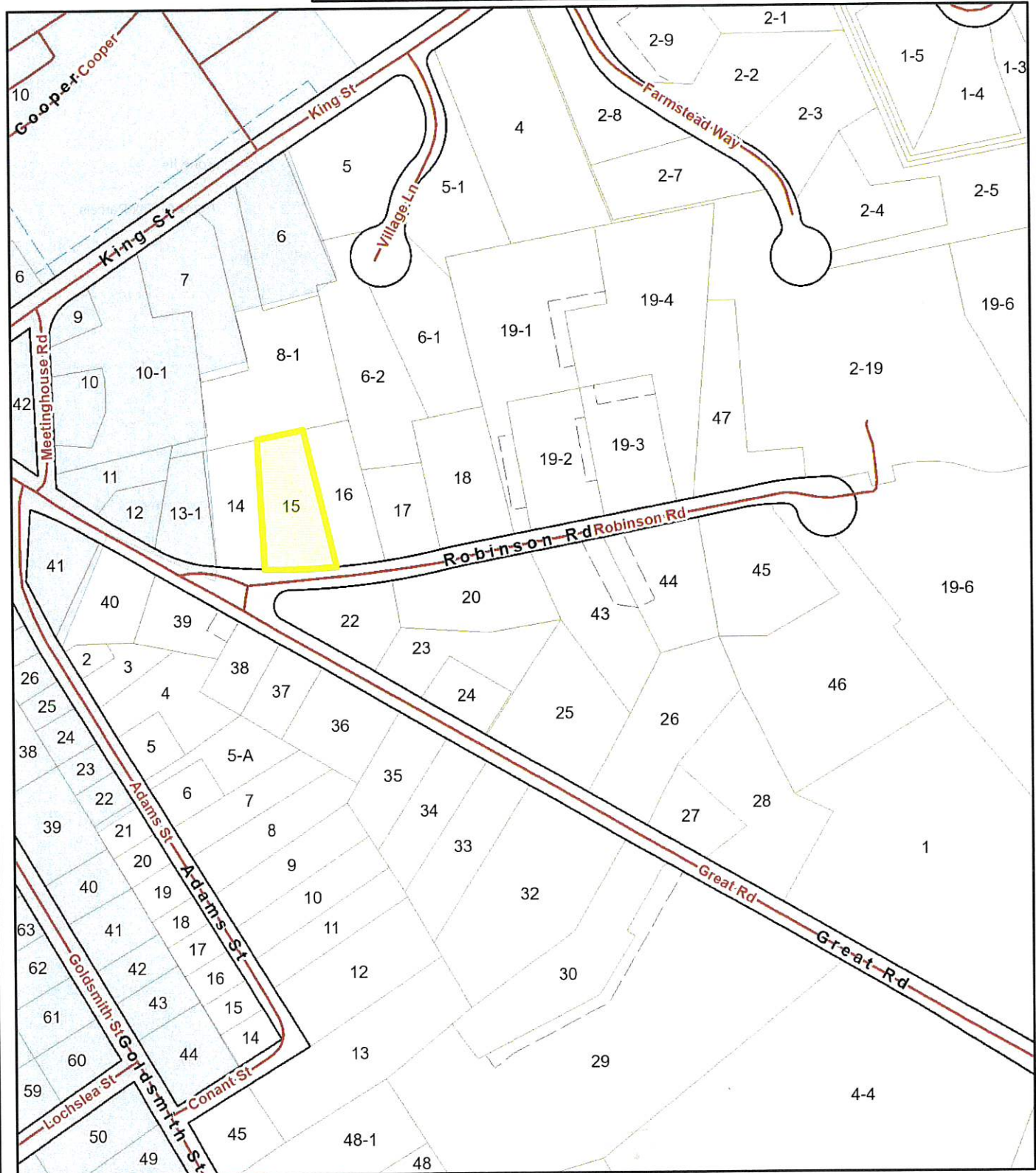
12 Robinson Rd, Littleton, MA

1 inch = 277 Feet



www.cai-tech.com

June 1, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Aquifer District

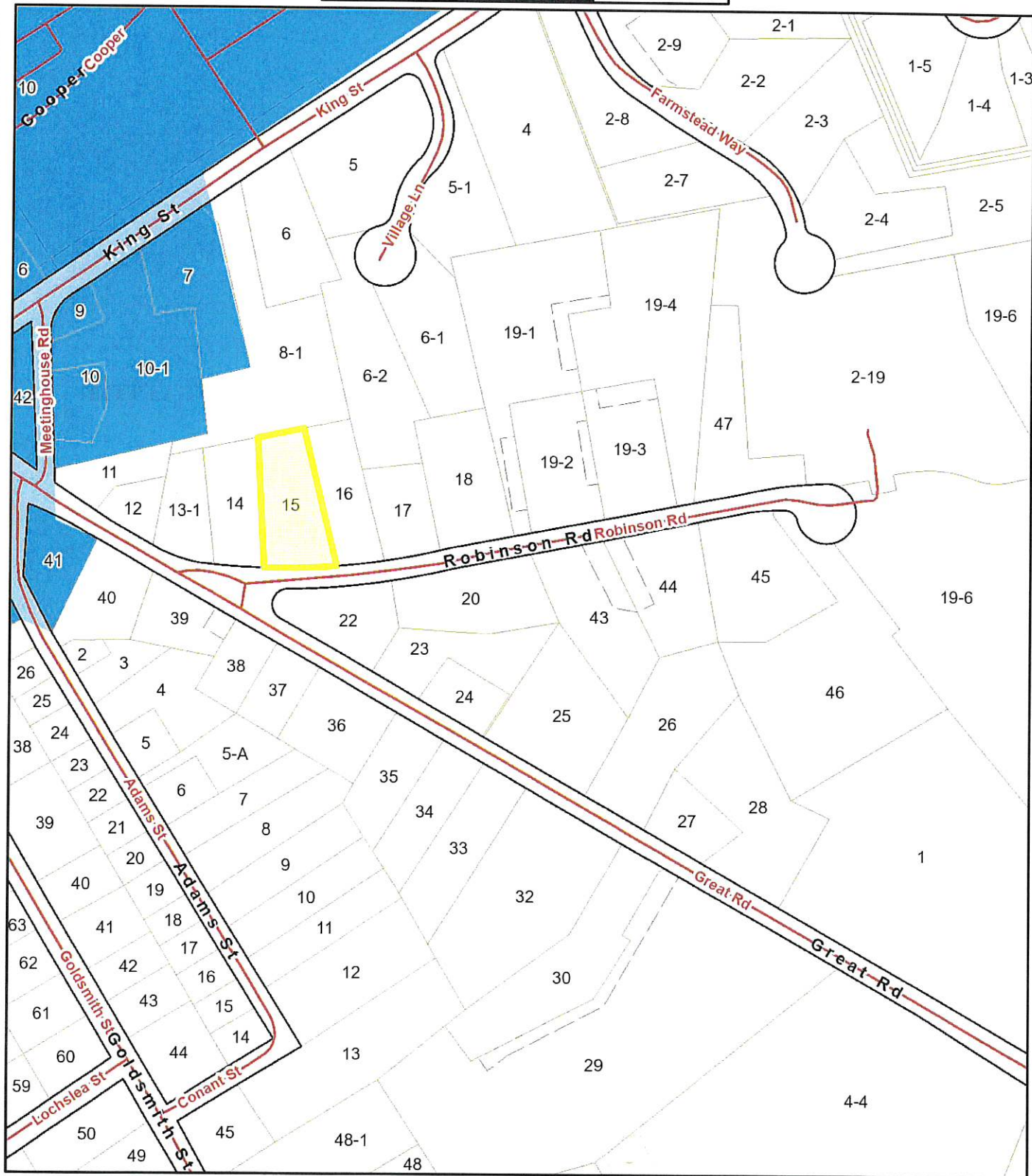
12 Robinson Rd, Littleton, MA

1 inch = 277 Feet



www.cai-tech.com

June 1, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

APPENDIX E. TRAFFIC SCOPING LETTER

July 18, 2023

Planning Board
37 Shattuck Street
PO Box 1305
Littleton, MA 01460

RE: Traffic Scoping Letter
Multi-Family Development
12 Robinson Road, Littleton, MA

Dear Members of the Board,

On behalf of Joeseph Cataldo, please accept this traffic scoping letter to identify the traffic impacts associated with the redevelopment project located at 12 Robinson Road. The intent of this report is to provide baseline traffic data as well as, the proposed increase in traffic expected from the development. The report is intended to be preliminary in nature and to help the Board make a determination on if any formal traffic studies are warranted.

Project Description

The project includes redeveloping the existing building into two (2) residential units and constructing a new duplex building for a total of four (4) residential units. The development will modify the existing curb cut on Robinson road with improvements made for parking and access.

Robinson Road is an approved public right of way which is owned and maintained by the Town of Littleton. The roadway is a dead end road and is classified as a low density residential "local" roadway. Local roadways are roads that connect to collector and arterial roads and are typically not used for through traffic. The roadway is paved and is approximately 24 feet wide with a 3-foot wide sidewalk that runs along the northern side of the roadway. The road does not have a posted speed limit and therefore has a speed limit designation of 25 miles per hour (MPH).

Stopping Site Distance

The sight distance required for stopping (SSD) is a direct function of the travel speed for a roadway. The SSD is considered the minimum acceptable sight distance for drivers traveling along Robinson Road being able to recognize a vehicle exiting the development, have the time to brake without an accident. SSD is generally measured along the primary roadway with a driver's eye height of 3.5 feet viewing an object height of 2.0 feet.

Our preliminary review and investigation of a proposed access point on Robinson Road concludes a stopping site distance greater than 350 feet to the east, and clear sight distance of approximately 200 feet to the west to the intersection of Robinson Road and Great Road, Routes 2A and 119. The safe stopping sight distance for a 25 MPH speed limit is 150 feet. The stopping distance at the proposed access drive well exceeds the recommended safe stopping site distance.

Trip Generation Data

Based on the *ITE Trip Generation Manual 10th Edition* we can expect the project to generate the following number of trip-ends:

Land Use: 220 – Multi Family (Low-Rise – Containing one or two floors) – 4 Units

Average Vehicle Trip Ends	ITE Formula	Total Trips
Average Daily Traffic	7.32	30
A.M. Peak Hour	0.46	2
P.M. Peak Hour	0.56	3

Traffic Count Data – Great Road

Traffic volume data¹ was recently prepared for the Commercial Development proposed at 265-289 Great Road. This includes the following traffic data taken from the Massachusetts Department of Transportation (MassDOT) with adjustments made for traffic fluctuations due to the Covid-19 pandemic.

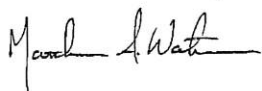
Roadway	Daily Volume (VPD)
Great Road	11,900 vehicles per day

Summary

A trip end is defined as the total of all trips entering, plus all trips leaving the site. This equals to 30 cars per day for the development with a peak hour rate of 3 cars. Typically, a detailed traffic study is required for projects that generate peak hour rates of 20 vehicles or more. Therefore, it is the opinion of this office that a detailed traffic study is not required.

Should you have any questions or require additional information please do not hesitate to contact our office.

Sincerely,
LANDTECH CONSULTANTS, INC.



Matthew A. Waterman, PE
Senior Project Manager

¹ Transportation Impact Assessment, Proposed Commercial Development, 265-289 Great Road, Littleton, Massachusetts, Vanesse & Associates, Inc, September 2022

12 Robinson Road
Littleton, MA



**APPENDIX F. MASSACHUSETTS HISTORICAL COMMISSION
HISTORIC SUMMARY LETTER**

ENGINEERING | GEOSPATIAL | REALITY CAPTURE | DIGITAL TWIN TECHNOLOGIES

515 Groton Rd., Westford, MA 01886 | (978) 692-6100 *office* | (978) 692-6668 *fax* | landtechinc.com

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No: LIT.235
Historic Name: Kimball, Benjamin and Mary Brown House
Common Name: Pierce, Charles Henry and Lovely L. Brown - Flagg, Francis and Eliza House
Address: 12 Robinson Rd
City/Town: Littleton
Village/Neighborhood: Littleton;
Local No:
Year Constructed: R 1750
Architectural Style(s): Colonial; Federal;
Use(s): Agricultural; Single Family Dwelling House;
Significance: Agriculture; Architecture;
Area(s):
Designation(s):
Building Materials: Roof: Asphalt Shingle;
Wall: Wood; Wood Clapboard;
Foundation: Stone, Uncut;
Demolished No



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Sunday, July 16, 2023 at 4:41 PM

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

U07 15 0

Westford,
MA

LIT.235
LIT.307
LIT.30

Town/City: Littleton

Place: (*neighborhood or village*): Littleton Center

Address: 12 Robinson Road

Historic Name: Benjamin Kimball House and Carriage House (previously Baker House)

Uses: Present: Single Family Dwelling

Original: Single Family Dwelling

Date of Construction: c. 1750-17 0

Source: Visual, interior investigation

Style/Form: Colonial / Center Chimney/Saltbo

Architect/Builder: Unknown

Exterior Material:

Foundation: Fieldstone

Wall/Trim: Wood / wood

Roof: Asphalt shingle

Outbuildings/Secondary Structures: Attached carriage house; outbuilding at the rear of the property

Major Alterations (*with dates*): Multiple phases of construction (see below), carriage house added (late 19th century), front door replaced and exterior storm windows added (since 1932)

Condition: Excellent

Moved: no ☒ yes ☐ **Date:**

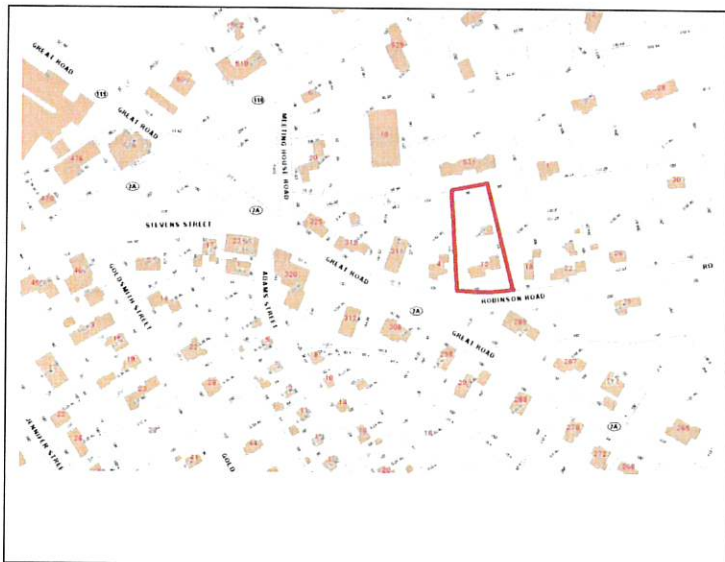
Acreage: 0.36 acres

Setting: On a side residential street off of Great Road and the main commercial area of Littleton Common. Surrounding houses are primarily single-family dwellings from the mid- to late 19th century.

Photograph



Locus Map (*North is Up*)



Recorded by: Jennifer B. Doherty

Organization: Littleton Historical Commission

Date (*month / year*): June, 201

RECEIVED

UL

MASS. HIST. COMM.

INVENTORY FORM B CONTINUATION SHEET

LITTLETON

12 ROBINSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIT.235,
LIT.307-30

☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Benjamin Kimball House is a large mid-1th century single family house with a saltbo plan. There were at least two, possibly three, phases of construction for the building to achieve its present configuration. The building sits on a parged fieldstone foundation, is covered in wood clapboard siding, and has an asphalt shingle roof. The house presents a five-bay main facade with a centered entry door. Common for the 1th century, the windows on the second story are placed tight under the eaves, integrated into the cornice. Typical of its 1th century construction date, the house has little trim or elaboration. The surround around the door and cornice above appear to be replacements, as is the solid entry door. The windows on the house are historic wood six-over-six sash protected by exterior storm windows. The muntins are a common mid-19th century profile, indicating the windows were replaced around that time.

The main body of the house is a two-story single-pile center chimney house with a leanto across most of the rear elevation, giving the house its saltbo form and bringing the first floor to a full two piles. On the rear of the west elevation is a somewhat rare feature known as a "Beverly jog." Here, the rear portion of the house extends beyond the side elevation and rises to the full height of the house with the roof slopes flush (see detail photograph, below). The original purpose of Beverly jogs is unknown, but they often provided secondary circulation space, such as a second set of stairs, in buildings that presented a balanced facade, as the Kimball House does. Here, the Beverly jog does not have stairs, and provides additional living space in a room off of the kitchen. The half-story of the Beverly jog is unfinished.

At the rear of the house, a large gabled wall dormer is roughly centered on the building. Inside, this provided additional head space for a bathroom and a set of stairs. The dormer is likely a 20th century addition to the building. A shed-roofed ell extends from the rear pile of the east elevation. A single story, this ell has two bay doors on the main facade, although they are no longer operable. At the east end of the ell is a two-story end gable carriage house dating to the later 19th century. The main drive door is located to the east of the main facade, covered by a pair of double doors. A six-over-six wood sash window is located to its west, with an additional sash in the gable end. At the rear of the house is a single-story concrete block structure with a side-gable roof. The windows are six-pane wood casement windows, and the roof is covered in asphalt shingles. The rough-faced concrete block and multi-pane casement windows suggest an early 20th century construction date for the outbuilding.

The Kimball House is sited on the north side of Robinson Road, facing south across the street. Like many early buildings, it faces almost due south, to take advantage of the warming southern sun in the winter. The lot of the house is flat and open, although large mature trees are at the rear and side property lines. An asphalt driveway leads straight back from the street to the carriage house door. The house currently has two wells. One, surrounded by a stone wall, sits in the front yard. A second is in the shed-roofed ell between the house and carriage house, covered by floorboards.

A 1932 photograph by Harriette Merrifield Forbes shows that not much has changed on the building's exterior since the early 20th century (see below). At that time, the house did not have storm windows, but it did have operable wood shutters. The first-floor windows on the main facade were also covered by fabric awnings. The main entry door was a six-panel door, with lights in the upper two panels; it was likely an early 20th century replacement of an earlier door. The chimney bears the purported construction date of 1673.

Interior

Interior investigation completed in April, 201 , shows that the house is the result of most likely three phases of construction:

1. The west (left) half of the house, constructed in the mid-1th century
2. The east (right) half of the house, constructed sometime between 1700-1810
3. Addition of the rear leanto, in either the previous phase of construction or shortly thereafter

Continuation sheet 1

INVENTORY FORM B CONTINUATION SHEET

LITTLETON

12 ROBINSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIT.235,
LIT.307-30

The interior of the building was updated at some point in the early 19th century. Other features were added later, such as the carriage house in the late 19th century and the dormer at the rear of the house in the 20th century.

The house has historically been assigned a construction date of 1673, based on an etching on one of the roof rafters that reads (sic) "BULT IN 1673 BY SP." However, what is visible of the framing today does not suggest a 17th century construction date. As noted above, the west half of the house was likely constructed first, as a two-room structure, one on top of the other. In the attic, the rafters are pegged together at the top, a configuration that was used from the early 1600s through to the late 1700s. Unfortunately, most of the framing is covered in the first and second floor rooms; a clear view of the beams would give further details about the building's construction. Notably the second floor posts on the west side of the house are not cased, but rather the wall is carried diagonally across the corners, covering the posts with plaster and wallpaper. This wider covering may be indicative of a "gunstock" post – a post where the top is wider, to allow for the complete corner joinery required at the juncture of the wall and roof. Of note, the casings are only wide on the second floor, not the first floor – this indicates that the house was constructed as a two-story building, as the posts were only widened at the top-most joint.

In contrast to the rafters and posts on the west side of the house, the rafters and posts of the east side of the house suggest a late 17th century construction date. Here, the rafters are joined by a five-sided ridgebeam in the attic; the junction of this later ridgebeam and the earlier west half construction is visible just to the east of the chimney. The five-sided ridgebeam was widely used after about 1700. Around the same time, the gunstock post fell out of favor and smaller, simpler joints were adopted. On the second floor of the east half of the house, the casings enclosing the posts are a typical width, suggesting they hold straight, square posts. Of note, the rafter stating that the house was built in 1673 is on this later side of the house. The rafter may have been reused, or the date may have been added by a later owner. It was not unusual for building parts to be reused in new construction. In fact, there are a number of timbers in the carriage house and breezeway with open mortises visible, suggesting they were reused from another building. So it is likely that this rafter was removed from an earlier building and used to construct the Kimball House in the late 17th century.

The leanto at the rear of the house does not appear to be integral, although it is difficult to see the framing. This suggests it was either part of the second phase of construction, when the east half of the house was added, or it was added separately at a later date. However as noted above, the Beverly jog at the west end of the house was a popular late 17th century feature, so if the leanto was in fact a separate, third period of construction, it was likely not long after the east half of the house was added.

The interior shows signs that it was updated in the early 19th century, particularly the east first-floor room. The fireplaces were likely rebuilt at this time with shallower fireboxes, and the exterior bake oven in the kitchen. During the 17th and much of the 18th century, bake ovens were placed inside the large firebox, on a side or rear wall. By the end of the 18th century and in the early 19th century, they were placed outside the firebox, which had also been scaled down. The bake oven in the kitchen, and the purported bake oven in the first-floor west room, are both outside the firebox, indicating the fireplaces were rebuilt.

First Period Construction (1625-1725)

In Massachusetts, the years 1625 to 1725 are generally termed the "First Period" of settlement. During this time, many Massachusetts Bay colony residents still used older methods of construction that were nearly identical to those used in England – and more specifically, identical to the region they had emigrated from in England. After about 1720, construction methods and styles began to diverge from England with new methods adopted in Massachusetts Bay. The methods of construction and style details during the First Period were thoroughly examined by Abbott Lowell Cummings in the 1960s and 1970s, resulting in *The Framed Houses of Massachusetts Bay*. For the book, Cummings examined many known First Period houses in present-day Essex, Middlesex, and Suffolk counties, the heart of early settlement in Massachusetts Bay colony. His book highlights the common features that distinguish First Period construction from later construction methods.

In addition, in the 1970s, the Massachusetts Historical Commission produced a National Register of Historic Places thematic resource nomination, "First Period Buildings of Eastern Massachusetts." This work reviewed many of the purported First Period buildings in eastern Massachusetts and confirmed their dates with interior investigation. This resulted in the listing of 115 First Period buildings to the National Register of Historic Places, in addition to a number of others that had previously been listed individually or as part of a district. Notably, during both Cummings' work and the Massachusetts Historical Commission's work, no First Period buildings were identified in Littleton.

INVENTORY FORM B CONTINUATION SHEET

LITTLETON

12 ROBINSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIT.235,
LIT.307-30

There are several hallmarks of First Period construction that distinguish these buildings from later construction, but the most obvious is a decorated frame. In First Period buildings, the framing members were left exposed and open to view. Because of this, they were decorated, most often with a chamfer that flattened out the corners and ended in a decorative stop at either end of the beam. After the First Period, framing members were cased, or boxed in, often with a decorative bead on the corner of the casing. In the Kimball House, all of the framing members are presently cased. The casings in the east part of the house are the most typical, with a narrow bead running down the corners. It could be that casings were applied over older, decorated framing members, but until the casings are removed, this cannot be confirmed for the Kimball House.

A more precise date and sequencing of construction could be determined by exposing some of the framing members or by completing a dendrochronology study on the building. This takes small samples from the timbers and compares them to other dated tree samples from eastern Massachusetts or the Connecticut River Valley. Comparing the width of the rings in the Kimball House sample to the known samples can provide an approximate date of construction, or at least a date when the timbers used to construct the house were felled.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

While the Benjamin Kimball House first appears on maps in 1730, its construction methods date it to the second half of the 17th century. However the building's history is somewhat clouded, and title research undertaken for this project has not been able to shed much light on its history. Notably, although this building has historically been identified as one of the oldest – if not the oldest – buildings in Littleton, there is little information available about its history. No previous in-depth research was done on the building, either by former residents or interested Littleton citizens. For example, the house was not included in a write-up of historic Littleton buildings produced for the town's 250th anniversary. It may be that previous researchers reached the same dead-ends as this project did.

"BULT IN 1673 BY SP"

As noted above, a beam on the east side of the house bears the carving/etching "BULT IN 1673 BY SP." This has previously been used to date the building. However general historical evidence suggests that this is likely not the current building's date of construction. There was limited 17th century settlement in Littleton, as it was at the far reaches of the Massachusetts Bay colony. A praying town, Nashobah Plantation, was established by John Eliot and local Native Americans in 1654, in the area of Fort Pond. There were also reportedly scattered European farmsteads outside the lands of the praying town, including a cluster of houses in the area of Powers Road, southeast of the Kimball House; none of these buildings are extant. Notably the Kimball House would have been some distance from this cluster of houses, which has historically been identified as one of the furthest-afield English settlements of the late 17th century. In addition, the Kimball House would have been constructed on Nashobah Plantation land; however there are many instances of Native Americans and Eliot bringing court cases against English encroachers on their land, suggesting the Kimball House would not have stood for long on its present site if it was indeed constructed in 1673. Many of these early settlements, including the praying town, were abandoned in the 1670s during King Philip's War, and settlement was slow to return in the early and mid-18th century. By the early 18th century, a meetinghouse was located at Littleton Common, near the Kimball House, and the area became a locus of settlement in early Littleton. The area remained a focus of commercial activity even after the meetinghouse was moved southwest to Littleton Center in the 1740s, so a late 17th century date is more realistic for the building, and more in keeping with Littleton's known history.

Research in spring, 2018 by local historian Daniel V. Boudillion attempted to tease out the identity of "SP." He noted that there were a number of Shepard and Powers family members in the area, a close-knit group that often intermarried. His research found that Abraham Shepard built a house in the area of Great and Powers roads around the time of his marriage to Judith Philbrook – on January 2, 1673. Marriages were often a trigger for the construction of a new building, as the newlyweds moved out of their parents' houses into their own home. It is known that Ralph Shepard, father of Abraham, was literate and could write; the family was likely helped in the construction of the building by neighbors, most likely from the Powers family. As this Shepard house is no longer extant – it is not known when it was taken down – it is possible that one of the rafters or other beams was removed from this building and used in the construction of the Kimball House during the late 17th century.

INVENTORY FORM B CONTINUATION SHEET

LITTLETON

12 ROBINSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIT.235,
LIT.307-30

Previous research identified the house as the "Baker House." This comes from a late 19th century map, which labels a house in the area of the Kimball House as "J. Baker." However this late 19th century map is a conjectural map based on the records of the Littleton proprietors, not based on any 17th or 18th century map. A review of the proprietor's records, though, does not show any land grants or sales to a J. Baker. The property's 18th century history, and the circumstances surrounding its construction, are still unclear. Because of the conjectural nature of this map, the Kimball name is maintained here as the first confirmed resident of the house.

The Kimball House's title history is picked up in 1800, when wheelwright Francis Kidder, Jr. purchased six acres of land from William Tuttle and Thomas Newell, both listed as gentlemen.¹ The boundaries given in the parcel are rough but indicate that the property stretched from Great Road up to King Street, which are the boundaries given in a later deed. No previous deed was listed, and the price Kidder paid for the land (\$361.67) is very specific, suggesting that Tuttle and Newell were selling the land to settle an estate or a mortgage. As no previous deed was listed and there are no maps that show property owners in Littleton during the late 18th and early 19th century, it is impossible to say who the previous owner was.

In 1810, Benjamin Kimball (c. 1744-1815) married Mary Brown of Tewksbury, and a few months later purchased the six acres from Francis Kidder, Jr.² Kimball was listed in the deed as a blacksmith. As noted above, Kimball was marked on the 1830 map of Littleton, and the 1840 census indicated that he was still living in the house, as other names on the census page correspond to neighbors marked on the 1830 map.³

By 1856, the next available map, the house was owned by "C. Pierce." This was likely Charles Henry Pierce (1812-1875), although no deed of purchase was located for Pierce.⁴ He was recorded in the 1850 census in Littleton as a farmer, living with his wife Lovey L. (Brown) Pierce (1817-1899) and Irish laborer John Burns. By 1860, the Pierces were joined by son Nathan, and Burns was replaced by another Irish laborer, Nicholas O'Neal. In 1869, Pierce sold 6.5 acres of land to Francis Flagg for \$2500.⁵ The deed included two parcels. The first, two acres, stretched north from Robinson Road to King Street and likely included the Kimball House. The second was south of Robinson Road to Great Road. Together the two parcels correspond to the boundaries given in the earlier deed. Flagg (1812-1900), a farmer, was recorded in the 1870 census with his wife Eliza (Pierce) Flagg (1814-1899), son Charles Francis Flagg (1814-1933), and Scottish laborer John McLane.⁶ Only Flagg and his wife were recoded in the 1880 census.

In 1885, Flagg sold the two parcels to Joseph C. Dodge, and Dodge is marked as the owner of the house on the 1899 map.⁷ The 1900 census recorded the Dodge family on Robinson Road. Joseph Corning Dodge (1833-1915) and his wife Lucy (Brigden) Dodge (1815-1916) were living with their four children, Helen Josephine (1890-1934), Hannah M. (1893-1964), Richard Stanley (1895-1971), and Marjorie B. (1897-1915); Dodge was listed as a capitalist. The family was still together in 1910, although that year Dodge was listed as a farmer. After the death of both their parents, the Dodge children scattered. Richard S. Dodge and his wife Ruth Hazel Dodge remained at the house (see LIT.167 for more information on Richard S. Dodge); sisters Hannah and Helen Dodge were recorded at a boarding house on King Street; Marjorie B. Dodge had moved to Worcester.

The Dodge children subdivided the property and in 1924 sold the smaller acreage to George M. Brown.⁹ This deed covered the present-day lots of 12 and 13 Robinson Road as well as additional acreage to the south of Robinson Road to Great Road. Brown subdivided the property further, splitting the lot for 13 Robinson Road off from the Kimball House. He sold the Kimball

¹ MCSRD Book 12, Page 3, December 1800. A previous inventory form provided a list of dates and several property owners, stating that the names and dates were from deeds, but the book and pages numbers of the deeds were not given.

² MCSRD Book 19, Page 106, signed April 15, 1809, recorded June 26, 1810

³ The 1810 and 1830 census were taken alphabetically in Littleton, making it difficult to tell where Kimball was living, although he was recorded in both; he was not located in the 1820 census. Ancestry.com: Massachusetts Littleton, Death Records, 1841-1915; US Federal Census of Population for 1840. *Records*, pg. 279.

⁴ Ancestry.com: US Federal Census of Population for 1850, 1860. WB: Pierce, Charles Henry; Pierce, Lovey L. (Brown).

⁵ MCSRD Book 1104, Page 556, December 27, 1869

⁶ Ancestry.com: US Federal Census of Population for 1870, 1880. WB: Flagg, Charles Francis; Flagg, Eliza (Pierce); Flagg, Francis.

⁷ MCSRD Book 1726, Page 65, November 4, 1895

Ancestry.com: US Federal Census of Population for 1900, 1910, 1920. WB: Dodge, Hannah M.; Dodge, Helen Josephine; Dodge, Joseph Corning; Dodge, Lucy Brigden; Dodge, Marjorie B.; Dodge, Richard Stanley.

⁹ MCSRD Book 4712, Page 543, March 24, 1924

INVENTORY FORM B CONTINUATION SHEET

LITTLETON

12 ROBINSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIT.235,
LIT.307-30

House and the land south of Robinson Road to John A. and Irene M. Sargent a few months after his purchase from the Dodge heirs.¹⁰ Sargent was Littleton's first full time police officer, and one of its only police officers in the middle of the 20th century.¹¹ The Sargents were recorded on Robinson Road in the 1930 and 1940 census, living with their sons Howard R. and John Winthrop Sargent. By the time they sold the property to new owners in 194 , the Sargents had moved to New Hampshire.¹²

In 1952, Bertrand S. and Ethel R. Furbeck purchased the Kimball House, with the land cut down to the present-day lot.¹³ Bertrand Stanley Furbeck (1924-2012) was a graduate of Northeastern University, a veteran of World War II and worked as a mechanical engineer.¹⁴ Ethel (Baldwin) Furbeck (1926-1995) was a graduate of Simmons College and earned a dietician degree from Oklahoma State University. The couple had three children; son Carl Furbeck was the most recent private owner of the property. The Town of Littleton voted to use Community Preservation Act funds to purchase the Kimball House at a Town Meeting in May, 201 .

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¹¹ Ancestry.com: US Federal Census of Population for 1930, 1940. *Littleton*, pg. 253-254.

¹² MCSRSD Book 7340, Page 331, September 22, 194

¹³ MCSRSD Book 7912, Page 106, May 29, 1952

¹⁴ WB: Furbeck, Bertrand; Furbeck, Ethel (Baldwin).

INVENTORY FORM B CONTINUATION SHEET

LITTLETON

12 ROBINSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	LIT.235, LIT.307-30
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INVENTORY FORM B CONTINUATION SHEET

LITTLETON

12 ROBINSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIT.235,
LIT.307-30



The main facade and east elevation (above) and main facade and west elevation (below) of the Benjamin Kimball House.



INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

LITTLETON

12 ROBINSON ROAD

Area(s) Form No.

LIT.235,
LIT.307-30



The north (rear) elevation of the Benjamin Kimball House.



A detail of the Beverly jog on the west elevation of the Benjamin Kimball House.

INVENTORY FORM B CONTINUATION SHEET

LITTLETON

12 ROBINSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIT.235,
LIT.307-30



A detail of the 19th century Benjamin Kimball Carriage House.



The east (side) and north (rear) elevations of the Benjamin Kimball Carriage House.

INVENTORY FORM B CONTINUATION SHEET

LITTLETON

12 ROBINSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIT.235,
LIT.307-30



A concrete outbuilding at the rear of the Benjamin Kimball House.

INVENTORY FORM B CONTINUATION SHEET

LITTLETON

12 ROBINSON ROAD

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

LIT.235,
LIT.307-30



The Benjamin Kimball House in 1932, photographed by Harriette Merrifield Forbes. From the collection of the American Anti-Union Society.

FORM B - BUILDING

Massachusetts Historical Commission
 Massachusetts Archives Building
 220 Morrissey Boulevard
 Boston, Massachusetts 02125

Assessor's Number

U07/15/0

USGS Quad

Billerica

Area(s)

Form Number

235

Town: Littleton

Place (neighborhood or village):



12 Robinson Road

Name: Benjamin and Mary Kimball
Residence

Present: Residential

Original: Residential

Construction: Georgian

See Bibliography*

Date: Pre-1830

Builder:

Material

Foundation: Field Stone

Wall/Trim: Wood Clapboard

Roof: Asphalt Shingles

Outbuildings/Secondary Structures: Attached New
 England Barn; Free-standing, rusticated concrete, gable-
 roofed utility building to rear of house.

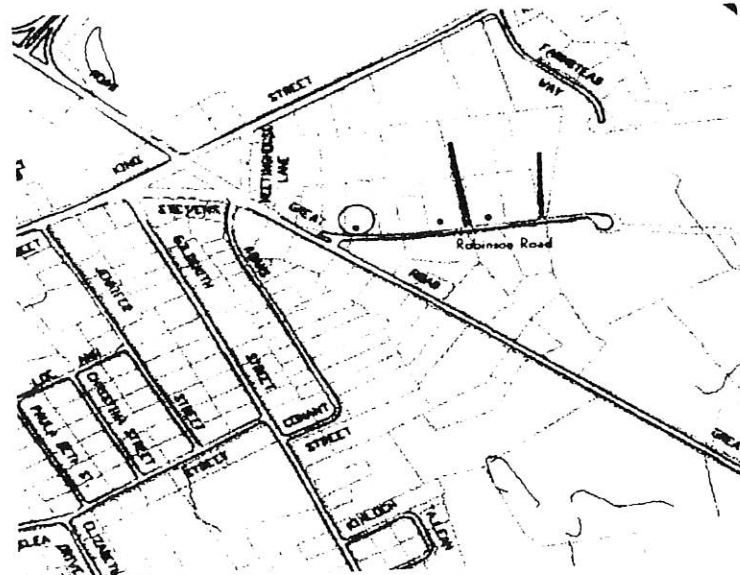
Major Alterations (with dates):

Condition: Good

Moved: ☒ no ☐ yes Date:

Acreage: .826 Acres

Setting: Located on a densely-settled, dead end secondary
 street just beyond the intersection of Great Road, one of
 the earliest transportation routes in Littleton reputed to be
 descendant from an Indian Trail.



Recorded by: Dianne L. Siergiej

Organization: Commonweal Collaborative

Date: June 2004

FEB 16 2005

BUILDING FORM

12 Robinson Road

ARCHITECTURAL DESCRIPTION — *See continuation sheet.*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The 2 ½-story, 5 x 1-bay, rectangular plan, salt-box, massive center chimney, center-entry main block of this house has a 2-story Beverly jog at the rear of the west elevation. It has also been expanded to the east by an off-set, 2-bay, shed-roofed, carriage shed leading to the 1 ½-story, perpendicularly-oriented barn. A gable-roofed wall dormer interrupts the rear slope of the roof just west of the chimney. Detail includes end boards, water table and boxed, molded cornice. The center-entry is elaborated by an entablature. Fenestration consists of 6/6, double-hung sash with drip mold trim. On the rear elevation, paired, small, 1/1 windows have been added along with an oriel window installed beneath the wall dormer. A tri-part window has been installed on the west elevation of the Beverly jog.

The rectangular-plan attached barn has an asymmetrical facade with end boards, 6/6, double-hung sash windows and an oversized, double-leafed door with fixed, 6-pane sash and plain trim. Fixed sash, 3/3 windows are used on the east elevation. Jalousie windows have been installed in the rear of the carriage shed.

The free-standing, gable-roofed, rusticated concrete-block utility building has early twentieth century, double-leafed, wood panel garage doors with 4/4 light windows and paired, oversized, 6-light hopper sash windows and an asphalt-shingled roof.

HISTORICAL NARRATIVE — *See continuation sheet.*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building and the role(s) the owners/occupants played within the community.

On the 1830 map of Littleton, this house is attributed to Benjamin Kimball. Benjamin Kimball, Sr. (b. Littleton, Mass., March 30, 1784) was the son of Lucy (Hartwell) Kimball and Lieutenant Daniel Kimball, Sr. Benjamin Kimball, Sr. married Mary Brown of Tewksbury, Massachusetts on January 21, 1810.

"C. Pierce" appears to be associated to this house on the 1856 map of Littleton. Charles H. Pierce, born in Groton, but living in Littleton, Mass., married Lovey A. L. Brown (daughter of Alvah and Sally [Davis] Brown of Littleton, Mass.) on May 1, 1849. The 1855 Census of Massachusetts records Charles H. Pierce as a 42-year-old yeoman in a household including Lovey L. Pierce age 37, Charles H. Pierce age 3, Edward E. Lapham, age 14 and 20? year old laborer Michael Ford, age 20? In the Massachusetts Census of 1865 for Littleton, Charles H. Pierce is listed as a farmer and milk dealer. Other than Lovey L. Pierce, also part of the household were: Nathan B. Pierce, age 9, Mehitable D. Brown (b. in Wenham) age 89 and George B. Raymond a 19-year-old laborer.

The 1875 map of Littleton attributes this property to F. Flagg. Local vital records record Francis Flagg (b. Littleton, Mass., February 17, 1812), son of Daniel and Phebe (Stevens) Flagg. On May 15, 1838, he married Eliza Pierce (b. Littleton, Mass., June 3, 1814) daughter of Jonathan and Olive (Hale) Pierce. Listed without occupation in 1865, Francis Flagg is recorded in the 1855 Census of Massachusetts records as a yeoman.

On the 1889 map of Littleton, Massachusetts, this dwelling is attributed to "J. A. Dodge," but no such person could be identified using local records.

— *Recommended for listing in the National Register of Historic Places; If checked, see attached National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

12 Robinson Road

Area Form No. 235

BIBLIOGRAPHY and/or REFERENCES — *See continuation sheet.*

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FEB 16 2005

LIT. 235

INVENTORY FORM CONTINUATION SHEET

12 Robinson Road

Area Form No. 235



FORM B - BUILDING

Massachusetts Historical Commission
80 Boylston Street
Boston, Massachusetts 02116

Assessor's number

USGS Quad

Area(s)

Form Number

LIT.235

007-15

25C



Town LITTLETON

Place (neighborhood or village) COMMON

Address 12 ROBINSON ROAD

Historic Name BAKER HOUSE

Uses: Present SINGLE FAMILY

Original SAME

Date of Construction CA 1673

Source L.H.S.

Style/Form SALT BOX / CENTER CHIMNEY

Architect/Builder

Exterior Material:

Foundation FIELDSTONE

Wall/Trim CLAPED

Roof ASPHALT

Outbuildings/Secondary Structures

GARAGE IN REAR OF PROPERTY

Major Alterations (with dates)

Condition

Moved ☐ no ☐ yes Date

Acreage .84

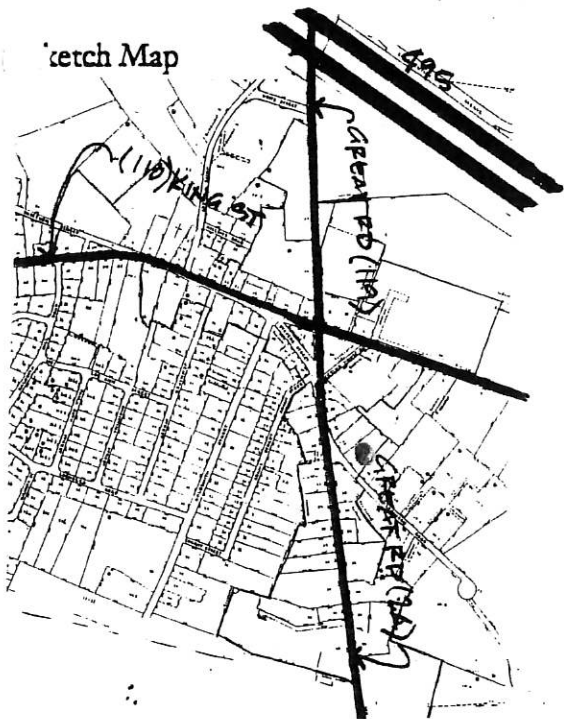
Setting FACES GREAT RD, BUT IS

ON ROBINSON

Recorded by JEFFREY YATES

Organization LHDSC

Date (month/day/year) 1 FEB 1995



ARCHITECTURAL DESCRIPTION ☐ see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

CHARMING HOME W/ ORIGINAL CARVES, ETC, AND UNUSUAL GALT BOX
LEANT IN REAR.
MANY ORIGINAL INTERIOR FEATURES - STAIRS, F.P.S, PANELLING
DATED FROM DATE CARVED ON OAK BEAM.

HISTORICAL NARRATIVE ☐ see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

JOHN SARGENT, CHIEF OF POLICE, LIVED THERE IN 30'S AND
40'S. DURING 30'S ONLY POLICE OFFICER IN TOWN. THIS HOUSE
HOSTED AMELIA EARHART WHEN MR. SARGENT STOPPED HER
FOR SPEEDING IN THE COMMON. HE WAS SO IMPRESSED, HE
ASKED IF SHE MIGHT GO WITH HIM TO MEET HIS WIFE!
IN EARLY PART OF CENTURY, LIVED IN BY DODGES. THE
PARTNER OF GEORGE WOOD LIVED HERE.

DEEDS: PRIOR TO 1937 - SAMUEL SMITH

1937 - TIMOTHY PRESCOTT

1957 - FLETCHER

1960 - JOSEPH EDWARDS

1966 - MARTHA DODGE / PETER EDWARDS

1968 - SOLOMON FLAGG

1965 MARJORIE DODGE

1974 BROWN

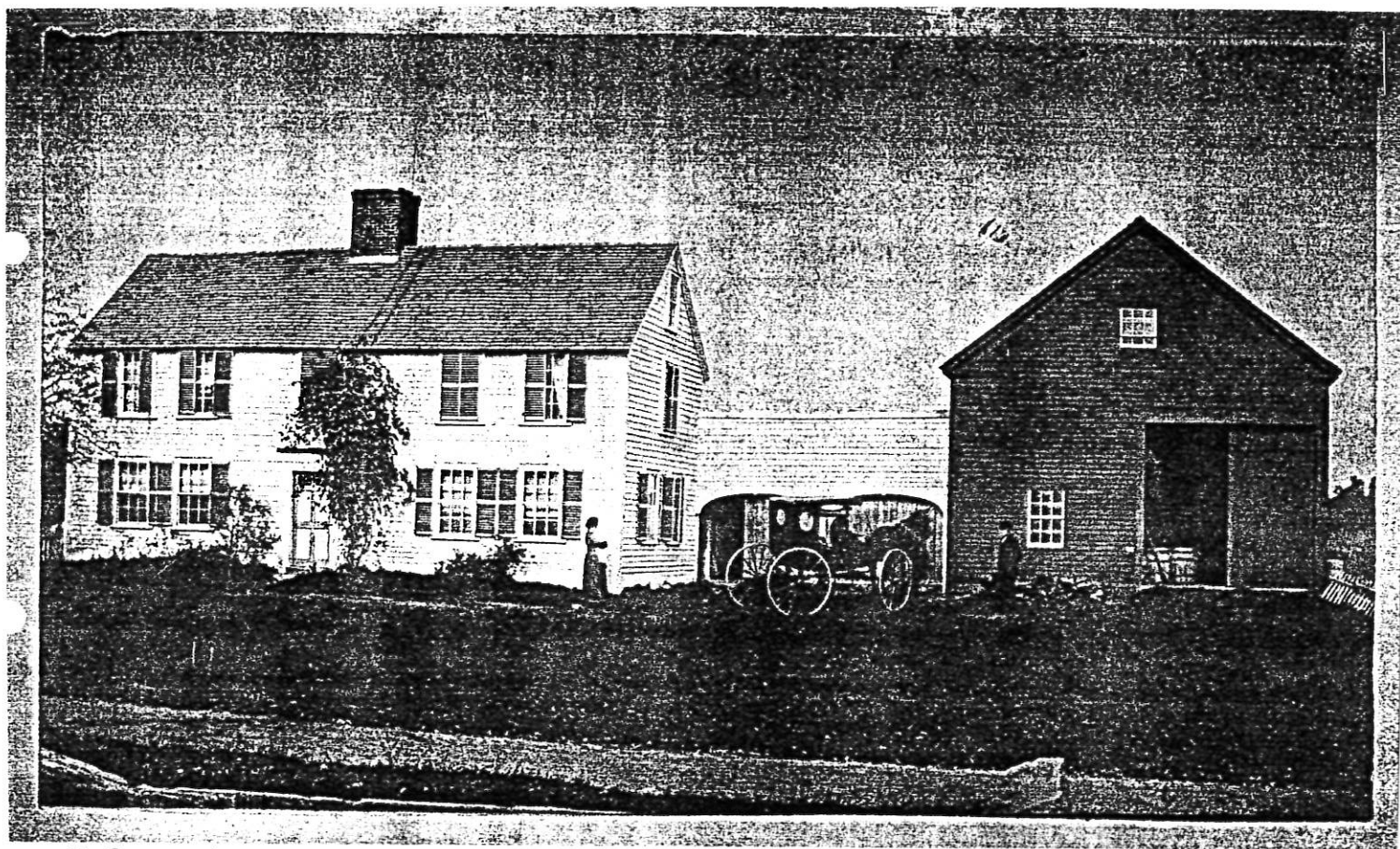
1970'S SARGENT

BIBLIOGRAPHY and/or REFERENCES ☐ see continuation sheet

L.H.S.

BOB WILSON, BOUVERCOURT INTERVIEW

LIT. 235



12 ROBINSON RD - CA. 1870
L.H.S. ARCHIVES

Original yellow form: Eligibility file
 Copies: Inventory form
 Town file(w/corresp.)
 Macris
 NR director _____

Community: LITTLETON

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 8/26/2019

Date Reviewed: 9/4/2019

Type: X Individual

 District (Attach map indicating boundaries)

Name: Benjamin Kimball House

Inventory Form: LIT.235

Address: 12 Robinson Rd

Requested by: Jenn Doherty, consultant, on behalf of town of Littleton

Action: Honor ITC X Grant R & C Other: Planning

Agency:

Staff in charge of Review: Betsy Friedberg

INDIVIDUAL PROPERTIES

DISTRICTS

 X Eligible
 Eligible, also in district
 Eligible only in district
 Ineligible
 More information needed

 Eligible
 Ineligible
 More information needed

CRITERIA: X A

 B

 X C

 D

LEVEL:

 X Local

 State

 National

STATEMENT OF SIGNIFICANCE by: Ben Haley

The Benjamin Kimball House is located in a residential neighborhood of buildings of various dates just to the east and south of the center of Littleton. Most likely built in the middle of the 18th century, the house has had at least one expansion, and more likely two, and also contains an early 20th-century cement-block structure at the rear of the property. The house features a Beverly jog at its west end, and to the east of the main block is two-bay ell that connects to a barn or carriage shed.

The property is eligible under Criterion C in the area of architecture as a well-preserved 18th-century house with additions/modifications made in the later 18th century and after. The early 20th-century concrete-block building at the rear of the property also contributes to the property's significance. While the house has historically been assigned a construction date of 1673 due to the existence of a carved inscription on a timber ("BULT IN 1673 BY SP"), it is most likely that this is not accurate for reasons specified in the 2018 inventory form, including the fact that this house is not in a location where any 17th-century houses were known to exist and that the area was abandoned by European settlers for a period after King Philip's War. While it is not known for certain where this timber came from, who carved it, or what "SP" means, preliminary research

by a local historian has produced a reasonable explanation in that this timber was taken from a house in the vicinity of Great and Powers roads built following the marriage of Abraham Shepard and Judith Philbrook in 1673. Since it was common for a house to be constructed for newlyweds, the fact that this house is not extant and seems to have been demolished centuries ago suggests some of its timbers, including this one with the inscription, were reused in this 18th-century house. As part of establishing significance under Criterion C, a National Register nomination should provide firmer dating for the building and its additions as well as its decorative schemes, as much of the interior seems to be an amalgamation of various styles and periods dating from the end of the 18th century through the middle of the 20th century. A dendrochronological investigation would help establish firmer dates for the building and its additions.

The contributions of the occupants of the house/property to the development of and goings on in Littleton during the Period of Significance—whether that be in matters of religion, commerce, industry, agriculture, or other areas—will be explored and documented in the nomination and will establish significance under Criterion A for Social History. The Period of Significance should be the earliest date for the building established through a thorough investigation or dendrochronology and end either 50 years from the present or a date more than 50 years ago that is a logical end date before which most or all of what makes the property eligible for the National Register is known to have occurred.

Design Guidelines Narrative

July 26, 2023

Melissa Robbins
Farrell and Robbins, P.C.
270 Littleton Rd., Suite 32
Westford, MA 01886

Re: The Benjamin Kimball House, 12 Robinson Road, Littleton
Design Guideline Narrative

The project at 12 Robinson Road is centered around the renovation and long-term preservation of the existing historic farmhouse and barn currently located on the site. This building consists of an existing home built in stages as far back as the mid 1700's. Responding to the Town of Littleton's RFP for sale of the property, the developer will restore and renovate the existing house and barn into two residential units, remove the existing concrete block utility building, will construct a new duplex with two additional residential units, and a four-car garage to accommodate one vehicle per unit. Ultimately the property will become the site of four modest residential units dispersed across the site.

The developer is working with the town's Historic Commission and their Preservation Specialist in the development of solid approach to preserving all necessary components and details of the house and barn. In doing so, this will set the stage for the design of the additional buildings. Components of the original windows remain, and have six over six window muntin patterns, with similarly sized windows and muntin patterns to be used elsewhere throughout the site. Roof pitches and materials will be similar throughout the site. The clapboard, corner boards, water table and other details vary slightly between the existing home and barn reflective of the different periods these building components were built. These details are commonly found on historic New England architecture and will be used on the proposed buildings as well in keeping with the characteristics of the surrounding area. The color palette will be limited, with the primary massing of the buildings likely to be white or red, as with the existing home and barn, with a complimentary color for the doors and other details as reviewed by the Historic Commission as noted in the original RFP.

The existing historical building is a composition of two primary gabled masses connected by a breezeway side addition, with rear additions as well. The rear additions currently housing kitchen, dining, a stair, and a bathroom on the second floor will be removed, with the existing timber frame to remain as practicable. A new rear addition will be introduced providing much

needed headroom, and will house a new kitchen, living area and second floor bathroom while creating a small balcony walk on the second floor framing the existing historical fireplace and ovens below, as reviewed by the Historic Commission as well.

The new duplex will house two modest residential units in a building with a primary massing consisting of a gabled roof structure with long side toward the front lot line, improved by a bay window and small shed dormer for each unit on the façade. The intent with this building is to provide rich spaces within the units while keeping the building massing as low as possible so as not to compete with the existing historical building. Each narrow end of the building will have a bay as well providing relief to these sides, and the rear of the building will have several large, shed dormers with eaves, set back from the rear face of the building by 12”.

Lastly, there will be a new garage to house four cars, with access for two cars from each side. The primary massing is to be a simple gable roof of similar pitch to the others, with two overhead doors on each side providing vehicular access. The doors are to recall the arches from the breezeway at the existing historical structure, with siding and details found elsewhere on the other buildings.

All building mounted lighting is to have an historical feel similar to carriage sconces and RLM style straight or gooseneck fixtures be provided with led lamps.

By implementing these design approaches and through substantial adherence to the Guidelines, it is our belief that this project will contribute to the revitalization efforts of Littleton Common.

James Zegowitz
Sr. Project Manager, The MZO GROUP

Landscape Narrative



July 26, 2023

Melissa Robbins
Farrell & Robbins, P.C.
270 Littleton Road, Suite 32
Westford, MA 01886
Phone: 978-577-6255

Via: Email to Melissa@westfordlawfirm.com

Reference: 12 Robinson Road Landscape Plan Narrative
[Littleton, Massachusetts](#)
B+T Project No. 3448.00

Dear Ms. Robbins:

Beals and Thomas, Inc. (B+T) has prepared a landscape plan in accordance with the Site Plan Review requirements and guidelines as outlined in the Littleton Zoning Bylaw. The plan identifies existing significant trees to be preserved; depicts proposed native and adapted plant species to enhance the property and provide screening to and from abutting properties; and provides exclusive open space areas for each residential unit, in addition to a public “pocket park” area with historic signage.

To the extent practicable, the proposed development has considered preservation of existing trees. Specifically, the entire site design was changed in an effort to preserve a large 56” diameter catalpa tree on the west side of the property. A mix of deciduous trees and shrubs, conifer trees and broadleaf evergreen shrubs flank the northerly and westerly property boundary to supplement the existing edge of trees to remain. With limited available space for landscaping, the easterly property line utilizes a 6-foot high privacy fence to provide screening for the abutting residential property. This fence transitions to a 4-foot height as it approaches Robinson Road to minimize sightline impacts at both property’s driveways and to create a more cohesive streetscape. The southerly property line (Robinson Road frontage) preserves the existing two 12” diameter street trees. The remaining front yard will remain lawn, with low foundation plantings along the front of the existing farmhouse.

Ten of the fifteen proposed plant species are native to Massachusetts. The remaining species are native to North America and/or commonly used in the nursery industry and considered adapted and non-invasive to this region. It is expected that the landscape will have minimal watering requirements, following the initial establishment of the plants.

Corporate Office

144 Turnpike Road
Southborough, MA 01772

bealsandthomas.com T 508.366.0560 F 508.366.4391

Regional Office

32 Court Street
Plymouth, MA 02360

Melissa Robbins
Farrell & Robbins, P.C.
July 26, 2023
Page 2

Each proposed residential unit has its own patio constructed of permeable pavers. The patio hardscapes, driveway and parking areas, and structures are all surrounded in part by shrubs and perennials and shaded by new canopy and ornamental trees.

A small pocket park for public accessibility is located in the southwest corner of the property along Robinson Road. The pocket park consists of a bench and commemorative plaque identifying the historic farmhouse, and is accessible from the existing sidewalk along

The proposed landscape plan is consistent with the requirements of the Zoning Bylaw and appropriate for the Village Common Zoning District within which the Project lies.

Sincerely,

BEALS AND THOMAS, INC.



Regan E. Andreola, RLA
Associate

cc: Joe Cataldo (via email jcataldo@mjcataldo.com)

REA/cmv/344800LT001

Economic Development Narrative

Economic Development Narrative

The Project will maintain and preserve Littleton's small-town character and enhance the neighborhood by reconstructing and maintaining a historic home in disrepair while retaining street scape along Robinson Road. The Project will also create multi-family housing in Littleton, which is a critical need for the Town of Littleton and the Commonwealth of Massachusetts. The additional multi-family housing will satisfy the Littleton Common Revitalization Road Map goal to provide varied housing. The smaller units in the back will be perfect starter homes for those looking to buy a more affordable home in Littleton and will be priced lower than most other new homes in the community due to their limited size. The proposed Project will also improve property value and have a positive impact on the property values of the surrounding neighborhood and residents of Robinson Road. The development will be small and will not have an impact on Town Service.

Purchase and Sale Agreement

PURCHASE AND SALE AGREEMENT

This 27th day of March, 2023

1. PARTIES

The Town of Littleton, by and through its Select Board, hereinafter called the SELLER, agrees to SELL and Joseph A. Cataldo, Jr. or nominee, hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described Premises:

2. DESCRIPTION

The land with the buildings and improvements thereon known as 12 Robinson Road, Littleton, Middlesex County, Massachusetts and as more particularly described in an Order of Taking dated June 25, 2018, and recorded in the Middlesex South Registry of Deeds in Book 71265, Page 451.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are all structures, and improvements on the land and the fixtures, including, but not limited to: any and all storm windows and doors, screens, screen doors, awnings, shutters, window shades and blinds, curtain rods, furnaces, heaters, heating equipment, oil and gas burners and fixtures, hot water heaters, plumbing and bathroom fixtures, towel racks, built-in dishwashers, garbage disposals and trash compactors, stoves, ranges, chandeliers, electric and other light fixtures, burglar and fire alarm systems, mantelpieces, wall-to-wall carpets, stair carpets, exterior television antennas and satellite dishes, fences, gates, landscaping including trees, shrubs, flowers; and the following: air conditioners, vacuum systems, cabinets, shelves, bookcases and all appliances.

4. TITLE DEED

Said Premises are to be conveyed by a good and sufficient quitclaim deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided, and said deed shall convey a good and clear record and marketable title thereto, free from encumbrances, except:

- (a) Provisions of existing building and zoning laws;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of closing;
- (d) Easements, restrictions and reservations of record, if any.

5. PURCHASE PRICE

The agreed purchase price for said premises is Three Hundred Thousand and 00/100 (\$300,000.00) dollars*, of which

\$ 30,000.00 have been paid as a deposit this day and

\$270,000.00 are to be paid at the time of delivery of the deed in by wire or attorney's conveyancing check, to be held in escrow by SELLER's attorney until the recording of the deed.

\$300,000.00 TOTAL

6. TIME FOR PERFORMANCE; DELIVERY OF THE DEED

Such deed is to be delivered at 12:00 o'clock p.m. on the date that is 90 calendar days from the date of full approval of a Historic Preservation Restriction (as described in Paragraph 27 herein), at the office of Farrell & Robbins, P.C., 270 Littleton Road, Suite 32, Westford, MA 01886, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this Agreement.

7. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises free of all occupants and tenants is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, and (b) not in record violation of said building and zoning laws, and (c) in compliance with provisions of any instrument referred to in clause 4 hereof.

Initials JAC _____

The BUYER shall have the right to enter the Premises prior to the time for performance to confirm the condition of the premises is in conformity with the agreements of the parties. At the time of recording of the deed, or as otherwise agreed, the SELLER shall deliver to BUYER all keys to the Premises. Until delivery of the deed, the SELLER shall maintain the Premises as well as maintain fire and extended coverage insurance on the Premises.

8. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the Premises, all as herein stipulated, or if at the time of delivery of the deed the Premises do not conform with the provisions hereof, the SELLER shall use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make said Premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of thirty (30) days and may be further extended at BUYER's option.

9. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, ETC.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver or make the Premises conform, as the case may be, all as herein agreed, then any payments made under this Agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this Agreement shall be void without recourse to the parties hereto unless the parties mutually agree to extend.

10. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction, in which case the SELLER shall convey such title.

11. ACCEPTANCE OF DEED

The acceptance and recording of a deed by the BUYER or his/her nominee, as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

12. USE OF MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed or within a reasonable time thereafter in accordance with customary conveyancing practice.

13. INSURANCE

Until the delivery of the deed, the SELLER shall maintain insurance on the Premises.

14. ADJUSTMENTS

Real estate taxes for the then current fiscal year shall be apportioned as of the day of performance of this Agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed.

15. ADJUSTMENT OF UNASSESSED AND ABATED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year and this shall be the final apportionment between the parties, except in the event of an error or mistake.

16. DEPOSIT

All deposits made hereunder shall be held in escrow by Farrell & Robbins, P.C., as escrow agent in a non-interest bearing IOLTA account, subject to the terms of this Agreement and shall be duly accounted for at the time for

Initials: JAL _____

performance of this Agreement.

17. DEFAULT; DAMAGES

If the BUYER shall fail to fulfill the BUYER's agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages and this shall be the SELLER's sole and exclusive remedy at law, in equity or otherwise. Furthermore, if there is a default, the escrow agent shall retain the deposit pending written mutually agreeable instructions, signed by both the BUYER and the SELLER or Court Order.

18. LIABILITY OF TRUSTEE, SHAREHOLDER, BENEFICIARY, ETC.

If the SELLER or the BUYER executes this Agreement in a representative or fiduciary capacity, only the principal or the estate represented shall be bound, and neither the SELLER or the BUYER so executing, nor any shareholder or beneficiary of any trust, shall be personally liable for any obligation, express or implied, hereunder.

19. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and enures to the benefit of the parties hereto and their respective heirs, devisees, personal representatives, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as the BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this Agreement or to be used in determining the intent of the parties to it.

20. DOCUMENTS TO BE EXECUTED AT CLOSING

The SELLER, at the time of delivery of the Deed, shall execute and deliver such certifications and affidavits as may reasonably be required by the attorney for the BUYER or for a mortgage lender financing the purchase of the Premises, including, but not limited to documents relating to: (a) occupancy of the Premises; (b) creation of mechanics or materialmen's liens; (c) the underlying financial terms of the purchase and sale; and (d) information required to permit the Closing Agent to report the transaction to the Internal Revenue Service, however, SELLER shall not be required to sign a so-called survey affidavit.

21. NOTICES

Unless otherwise specified herein, any notice to be given hereunder shall be in writing and signed by the party or the party's attorney and shall be deemed to have been given (a) when delivered by hand, or (b) when mailed by registered or certified mail, all charges prepaid, or (c) by electronic mail, if actually received, addressed:

For SELLER:

Anthony Ansaldi, Town Administrator
Town of Littleton
37 Shattuck Street
Littleton, MA 01460
aansaldi@littletonma.org

with a copy to:

Thomas Harrington
Miyares and Harrington LLP
40 Grove Street • Suite 190
Wellesley, MA 02482
tom@miyares-harrington.com

Initials: JAC

For BUYER:

Melissa E. Robbins, Esq. and

Kathryn L. Farrell, Esq.

Farrell & Robbins, P.C.

270 Littleton Road, Suite 32

Westford, MA 01886

Phone: 978-577-6255

Fax: 978-577-6276

Email: Melissa@WestfordLawFirm.com

Kathy@WestfordLawFirm.com

In order to facilitate the execution and delivery of certain documents contemplated hereby, the parties grant to their respective attorneys the actual authority to execute and deliver on each party's behalf any (a) agreement modifying the purchase and sale agreement, including but not limited to, mortgage contingency dates, purchase price, closing cost credits, and time for the performance, and (b) any notice that may be given under this Agreement, including but not limited to mortgage contingency and termination notices, and (c) any ancillary agreements, including but not limited to, agreements for use and occupancy, access, or termination of the Agreement. The parties may rely upon the signature of such attorneys (including electronic signatures) unless they have actual knowledge that a party has disclaimed the authority granted herein. Such authority may be exercised in writing by mail and by e-mail.

22. NO BROKERS

Both parties represent to each other that they have not dealt with any real estate broker with respect to this transaction and each indemnifies and holds the other harmless for any claims or demands by any real estate broker not otherwise set forth herein on account of acts of the other.

23. CONSULTATION WITH AN ATTORNEY

The parties acknowledge that each party has been given the opportunity to consult with an attorney of his/her choosing, regarding the legal consequences of this document and by signing said document acknowledge that s/he has either consulted with an attorney or desires not to do so. The parties acknowledge that this is a legal document which may affect each party's legal rights.

24. TITLE PROVISIONS

It is understood and agreed by the parties that the Premises shall not be in conformity with the Title provisions of this Agreement unless no building, structure or improvement of any kind belonging to any other person or entity shall encroach upon or under said Premises. In addition to the title requirements set forth in this P&S, the BUYER's performance hereunder is conditioned upon title to the premises being insurable for the benefit of the BUYER on a standard American Land Title Association form insurance policy currently and customarily in use by the title insurance company licensed to do business in the Commonwealth of Massachusetts at normal premium rates, subject only to those printed exceptions to title normally included in the "jacket" to such form and to the exceptions permitted in this agreement. In the event of a title matter for which a title insurance company is willing to issue a so-called "clean" policy or provide "affirmative coverage" over a known defect or problem, BUYER may elect to accept same but shall not be required to do so, and shall have the right, at the option of their counsel, to deem title to the premises unacceptable or unmarketable and to terminate this Agreement. The SELLER represents to the best of SELLER's knowledge that as of the date of this Agreement, the SELLER has not received notice relating to the property, of violation of any law, statute, ordinance of the town, county, state or federal agency, furthermore, to the best of the SELLER's knowledge, there are no articles or substances on, under or near the Premises which are toxic or hazardous nor are there any underground tanks of any kind in the premises.

Initials: JAL _____

25. BUYER'S PROPOSED USE

BUYER's Proposed Use defined as "reconstruct and rehabilitate the existing structure to contain two residential housing units and to build two new residential housing units behind the existing structure including all related infrastructure to support all four units pursuant to BUYER's RFP Proposal accepted by the Town of Littleton". Any and all work to the existing structure shall be made in accordance with the Preservation Restriction described in Paragraph 27, below.

26. BUYER'S ACCEPTANCE OF HISTORIC PRESERVATION RESTRICTION

BUYER's obligations under this Agreement are subject to Buyer's approval of the final negotiated Preservation Restriction as defined in Paragraph 27 in the event that the final negotiated Preservation Restriction contains terms or restrictions that will interfere with BUYER's Proposed Use as defined in Paragraph 25.

27. HISTORIC PRESERVATION RESTRICTION

The Premises shall be made subject to a Historic Preservation Restriction substantially in the form attached hereto as **Exhibit 1** and incorporated herein (in its final negotiated form, the "Preservation Restriction"), which shall be conveyed from BUYER to the Littleton Historical Commission at the time of closing or from the Town of Littleton to a suitable entity prior to the time of closing. The Buyer's obligations under this Agreement shall be subject to the full approval of the Preservation Restriction by the Grantee in said Restriction and Massachusetts Historical.

28. SELLER DOCUMENTS

Seller shall deliver to Buyer, within three (3) days after executing this Agreement, legible copies of all surveys, plans, reports, contracts, deeds and other documents in Seller's possession relating to the Premises, of which Seller possesses a copy.

29. ENVIRONMENTAL TESTING

Commencing upon execution of this Agreement and for twenty (20) days thereafter, the Buyer, at its sole cost and expense, has the right to perform any environmental site assessment on the Premises as Buyer may deem appropriate. If the Site Assessment concludes that there is any environmental condition affecting the Premises that is not satisfactory to the Buyer, the Buyer may terminate this Agreement.

30. ACCESS

The parties understand and agree that the Buyer and its agents and independent contractors may have access to the Premises for the purpose of performing an environmental site assessment and other testing, for percolation testing, for inspection of the Premises and for other purposes as may be reasonably requested by Buyer. All access shall be at Buyer's sole risk and expense. The Buyer shall carry out such work on the Premises in a good and workmanlike fashion and shall, in the event of any damage, destruction or disturbance as the result of the exercise or rights hereunder, re-grade any areas so damaged, destroyed or disturbed.

31. SELLER CONSENT TO APPLICATIONS

Seller agrees to join in any sewer or septic application, building permit applications, or other necessary permit applications that Buyer desires to submit in connection with the development of the Premises prior to recording of a deed. Seller further agrees to assign to Buyer any and all plans, permits, approvals, testing, and engineering results (if any) presently in Seller's possession pertaining to the Premises.

32. IRS FORM 1099-S DESIGNATION. In order to comply with the information reporting requirements of Section 6045(e) of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder, the parties agree (1) to execute an IRS Form 1099-S Designation Agreement in form mutually satisfactory to the parties at or prior to the closing to designate SELLERS' attorney(s) (the "Designees") as the party who shall be responsible for reporting the contemplated sale of the Premises to the Internal Revenue Service (the "IRS") on IRS Form 1099-S; (2) to provide the Designees with the information necessary to complete Form 1099-S; (3) that the Designees shall not be liable for the actions taken under this Agreement, or for the consequences of those actions, except as they may be the result of gross negligence or willful misconduct on the part of the Designees; and (4) that the Designees shall be indemnified by the parties for any costs or expenses incurred as a