

Maren Toohill

From: Melissa Robbins <Melissa@westfordlawfirm.com>
Sent: Thursday, August 17, 2023 9:57 AM
To: Maren Toohill
Cc: Matt Waterman; Jim Zegowitz; Joe Cataldo; Erin
Subject: Response to PB Comments
Attachments: 22-146 - Site Plan - Turning Movements-Exhibit - Turning.pdf; 22-146 - Site Plan - Exhibit - Construction Vehicles.pdf

****THIS EMAIL WAS SENT BY AN EXTERNAL SENDER****

Hi Maren, thank you for sending me along Anna's questions the engineer and the architect have responded to them in red below. Per her suggestion we will widen the parking spots to help with accessibility, the exhibit showing the minor change is attached along with this email which shows the revised turning movements with the widening of the parking spaces. There is also a plan showing the locations for Construction Vehicles.

Joe did send the revised plan directly to the Fire Department as well. We understand that this is a redevelopment site and therefore access to the rear is not a standard width for a new way in Littleton but Mr. Cataldo will resolve any potential concerns with the addition of a hydrant in the rear of the site. If you wanted to add a condition that states that the Applicant will work with the Fire Department and address any potential issues, if any, prior to construction of the parking area in the rear we would be satisfied with that.

I was not intending on having Matt from Landtech or Jim Zegowitz from MZO attend tonight as it seems with these responses that there are no outstanding issues. Please let me know if you think if the Board has any outstanding technical issues, if so I can have them attend. I will give you a call as well.

Application part 1 (page numbers reference electronic file)

• P18 what is proposed façade %?

Existing building is non-compliant. 221 Building Standards, J.a.i. – Any bldg contributing to frontage build-out must provide ground story commercial space entire width of bldg, no residential use only - existing to remain, all buildings residential use. Existing bldg 85'-4"/155' = 55%.

• P20 Waiver needed from PB as Height is only 75% of the min requirement and fenestration is 1% less than min required?

Historical building to remain.

• P23 is the Height of duplex building to be a ½ story or a second story as the proposed data is listed in the ½ story?

P24 shows 1.5 stories, with ground story height 10'-1 1/8", Half story height indicated 10' as req'd.

Application part 2

• P10, 3.2 says development utilizes a “shared driveway” so does that mean we need a special permit for the shared driveway?

The development is a single lot and uses a common access drive for the units. It is not a “shared driveway” as defined in the Zoning By-law which is intended to provide single access to multiple lots.

Site Plans

• C-1 Why the privacy fences as most in neighborhood don't have them

Fence provided along easterly property line which is adjacent to a residential use is in accordance with Section 173-224(E) - Site Standards – Parking Lot Design - Parking lots must be screened along any side or rear property line abutting any lot in the Residence District by a four-foot wide landscape area with densely planted shrubs and a fence at least four feet in height.

• H/B1-5 What is the stove looking item to the right of the sitting room?

I believe what you are seeing is where the existing stove is currently located. We have shown the existing conditions represented in dashed lines 'under' the proposed. Floor plans without existing conditions in dashed provided with this response.

• H/B2-5 Is there “3rd” bathroom upstairs?

On the second floor of both Units 1 and 2 (House and barn) there are 2 full bathrooms, one with shower at Master Bed, one with tub at Common Bath. In addition to this, both units have a Lav or 1/2 bath shown on the ground floor near the entry, in the 'Breezeway' connecting the House to the Barn.

• Parking spaces- still not clear understanding of the path to get in/out of the spaces – pls walk us through it in more detail next time.

Enclosed is Exhibit Plan showing turning movements for a pedestrian vehicle. It is recommended that the individual parking areas be modified as shown on the exhibit.

• What are the materials to be used for building the garage and duplex?

Garage and duplex will be constructed of type 5b wood frame construction on concrete foundation with full basements, with exterior finishes similar to that of existing house-barn building. These will consist of wood or composite siding, and trim details, insulated fiberglass exterior doors, vinyl or composite windows with insulating thermal pane glazing, fiberglass/asphalt roof shingles.

• Construction vehicles – where do they plan to park?

See attached Exhibit Plan showing construction vehicle parking areas.

• Has the fire dept seen these plans? (173-18D)

We have not received any comments from the Fire Department.

• Trash disposal will be individual?

Trash disposal will be required for the individual units as private curbside.

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