



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

August 23, 2023

Site Plan Review 12 Robinson Road

APPLICATION:

SITE PLAN REVIEW pursuant to the Code of the Town of Littleton Zoning. The application is for Site Plan Review for redevelopment of 12 Robinson Road, located in the Village Common mixed-use district, including the restoration of the existing historic building, known as the "Benjamin Kimball House" into two (2) residential units (with guidance from the Historic Commission) and construction of a new duplex style building, detached garage, pocket park, sidewalk, and parking areas as well as associated improvements, including installation of new utilities.

PROPERTY LOCATION:

12 Robinson Road
Assessor's Map U-07 Parcel 15-0.

APPLICANT:

Joseph Cataldo
c/o Melissa F. Robbins, Farrell & Robbins, PC
270 Littleton Rd, Suite 32
Westford, MA 01886

OWNER:

Town of Littleton
37 Shattuck Street
Littleton, MA 01460

DATES OF MEETINGS:

August 3, and 17, 2023

MEMBERS PRESENT:

Mark Montanari, Anna Hueston, Bartlett Harvey, Jeff Yates, and Delisa Laterzo

PUBLIC MEETING:

At the Littleton Planning Board meeting on August 3, and August 17, 2023, the Board reviewed the site plan referenced above according to the Code of the Town of Littleton Zoning.

Applicant Joe Cataldo, who has a purchase and sale agreement with the Town for this site, as well as Attorney Melissa Robinson, Architect Jim Zegowitz, and Civil Engineer Matt Waterman were present and provided an overview of the Site Plan and details of the proposed redevelopment. Representatives of the property owner present responded to questions posed by members of the Planning Board and Town Staff. Abutters and other members of the public in attendance were provided the opportunity to weigh in. The Board deliberated and voted on the project.

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REFERENCE PLANS:

The Applicant submitted to the Planning Board the materials listed below (collectively, the “Plans”), which provide the information required by Sections 173-16 through 173-19 Site Plan Requirements; which form the basis of the Board’s determinations and decision:

SHEET NAME	SHEET #	PLAN DATE	LAST REVISED
Cover Sheet	GIS Map	July 25, 2023	-
Existing Conditions Plan	EX-1	Apr. 14, 2022	-
Site Plan	C-1	July 25, 2023	*
Grading, Drainage, and Utilities Plan	C-2	July 25, 2023	-
Details and Sections	D-1	July 25, 2023	-
Landscape Plan	L-1	July 25, 2023	-
Landscape Details	L-2	July 25, 2023	-
Architectural Plan House-Barn	1 of 5	July 26, 2023	August 16, 2023
Architectural Plan House-Barn	2 of 5	July 26, 2023	August 16, 2023
Architectural Plan House-Barn	3 of 5	July 26, 2023	-
Architectural Plan House-Barn	4 of 5	July 26, 2023	-
Architectural Plan House-Barn	5 of 5	July 26, 2023	-
Architectural Plan Duplex	1 of 4	July 26, 2023	-
Architectural Plan Duplex	2 of 4	July 26, 2023	-
Architectural Plan Duplex	3 of 4	July 26, 2023	-
Architectural Plan Duplex	4 of 4	July 26, 2023	-
Architectural Plan Garage	1 of 1	July 26, 2023	-
Turning Movement Exhibit	C-1	Aug. 16, 2023	**
Construction Vehicle Parking Exhibit	C-1	July 25, 2023	**
House-Barn Color Rendering		July 31, 2023	-
Duplex Color Rendering		July 31, 2023	-

*Site Plan sheet to be updated by adding on-site fire hydrant, located at the direction of the Littleton Fire Department.

**Reviewed at the August 17, 2023 Planning Board meeting.

DETERMINATIONS:

Section 173-18 Design Requirements for Site Plans:

1. Internal circulation and egress are such that traffic safety is protected, and access via minor streets servicing single-family homes is minimized;
2. Visibility of parking areas from public ways and residences is minimized, and lighting of these areas avoids glare on adjoining properties.
3. Major topographic changes or removal of existing trees is minimized;
4. Adequate access to each structure for fire and service equipment is provided;
5. Utilities and drainage in the vicinity will be made adequate, and

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6. Methods of stormwater control and treatment as outlined in the Town of Littleton Low Impact Design/Best Management Practices Manual (latest edition) are utilized to the maximum extent practicable;

CONFORMANCE WITH GOALS OF THE LITTLETON MASTER PLAN:

Redevelopment and reuse of the 12 Robinson Road site meets several goals outlined in the 2017 Master Plan, including:

#12. Planned Growth: Allow greater density in recognized activity areas, near the train station, around the Common, and in older industrial or commercial areas where redevelopment opportunities exist.

#16 Thriving Town: Ensure new development, and redevelopment, is sited and design in such a way that is consistent with the character of the zoning district and location with in Littleton.

VOTE:

Mr. Harvey made a motion that the Planning Board **approve** the Site Plan as presented under the Code of the Town of Littleton Zoning, Site Plan Review and Village Common Articles, seconded by Ms. Laterzo.

The Board voted 4 to 0 in favor of this motion (Hueston abstaining).