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**From:** Maren Toohill

**Sent:** Thursday, May 2, 2024 4:13 PM

**To:** Christopher Raymond <CRaymond@theengineeringcorp.com>; Rick Friberg <RFriberg@theengineeringcorp.com>

**Cc:** Gary Wilson <gwilson@littletonma.org>; James Duggan <jduggan@Littletonma.org>

**Subject:** RE: KSC Questions

Thank you Chris and Rick.

To the remaining questions:

- How does the proposed language for the MBTA article affect KSC?
  - What changes for the KSC Zoning District, article XXXI, given the "by right" nature of the MBTA Communities proposed language?
  - How does it affect 173-223 H (Form Based Code)?
  - If the proposed MBTA bylaw means that FBC can be ignored at KSC, then a resident proposed removing the FBC portion of article XXXI so that it isn't impacted by the MBTA bylaw.

Toohill: Article 13 does not change the requirement for a Master Planned Special Permit for development of the King Street Commons site, nor the Form Based Code, and the FBC remains in full effect.

- If the MBTA Communities bylaw passes, what then happens to the existing KSC Special Permit and the proposed amendment to the KSC Special Permit? In other words does the Special Permit go away given the by right aspect of the MBTA Communities law.

Toohill: Article 13 does not impact either the existing KSC Special Permit nor the proposed amendment to the KSC Special Permit.

- How does the MBTA communities 10% inclusionary guideline impact the seniors' deeply affordable units at KSC?

Toohill: Article 13 does not impact the seniors' deeply affordable units at KSC; while it calls for a minimum of 10% of the units to be affordable at 80% AMI, the Planning Board, as the Special Permit Granting Authority and the Site Plan Review board is able to

negotiate deeper and/or more affordable units.

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**From:** Christopher Raymond <[CRaymond@theengineeringcorp.com](mailto:CRaymond@theengineeringcorp.com)>  
**Sent:** Thursday, May 2, 2024 1:43 PM  
**To:** Maren Toohill <[MToohill@littletonma.org](mailto:MToohill@littletonma.org)>; Rick Friberg <[RFriberg@theengineeringcorp.com](mailto:RFriberg@theengineeringcorp.com)>  
**Cc:** Gary Wilson <[gwilson@littletonma.org](mailto:gwilson@littletonma.org)>; James Duggan <[jduggan@littletonma.org](mailto:jduggan@littletonma.org)>  
**Subject:** RE: KSC Questions

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

Hi Maren,

Please see below for answers to the questions you had forwarded along following the last meeting, I highlighted the questions that were MBTA related that you had mentioned you would deal with and provided responses in *green* to the questions we could answer. Let me know if you have any questions or need anything else. See you tonight!

Thank you!

**Chris Raymond, P.E.**  
*Senior Project Manager*  
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[craymond@theengineeringcorp.com](mailto:craymond@theengineeringcorp.com)

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**From:** Maren Toohill <[MToohill@littletonma.org](mailto:MToohill@littletonma.org)>  
**Sent:** Wednesday, April 10, 2024 9:25 AM  
**To:** Rick Friberg <[RFriberg@theengineeringcorp.com](mailto:RFriberg@theengineeringcorp.com)>; Christopher Raymond <[CRaymond@theengineeringcorp.com](mailto:CRaymond@theengineeringcorp.com)>  
**Cc:** Gary Wilson <[gwilson@littletonma.org](mailto:gwilson@littletonma.org)>; James Duggan <[jduggan@littletonma.org](mailto:jduggan@littletonma.org)>  
**Subject:** Fwd: KSC Questions

Chris, Rick,

Several of these questions below are for you.

I'll deal with the zoning questions, as you know that the proposed MBTA zoning has absolutely no impact on the Special Permit process, the prior approval or the current application.

Thank you,  
Maren

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**From:** Anna Hueston <[anna4lpb@gmail.com](mailto:anna4lpb@gmail.com)>

**Sent:** Wednesday, April 10, 2024 8:19:00 AM

**To:** James Duggan <[jduggan@Littletonma.org](mailto:jduggan@Littletonma.org)>; Maren Toohill <[MToohill@littletonma.org](mailto:MToohill@littletonma.org)>

**Cc:** [m242king@aol.com](mailto:m242king@aol.com) <[m242king@aol.com](mailto:m242king@aol.com)>; Gary Wilson <[gwilson@littletonma.org](mailto:gwilson@littletonma.org)>

**Subject:** KSC Questions

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

Jim and Maren,

As each of you have conversations with folks at Lupoli Company, I wanted to raise these questions that have been brought to me by residents and/or we didn't get to at the last meeting. Could you please respond to these questions if you know the answers or forward the unanswered questions to the applicants for discussion at the next meeting? Thank you.

RE Impact of the proposed MBTA Communities bylaw on **KSC Zoning District**

- How does the proposed language for the MBTA article affect KSC?
  - What changes for the KSC Zoning District, article XXXI, given the "by right" nature of the MBTA Communities proposed language?
  - How does it affect 173-223 H (Form Based Code)?
  - If the proposed MBTA bylaw means that FBC can be ignored at KSC, then a resident proposed removing the FBC portion of article XXXI so that it isn't impacted by the MBTA bylaw.

RE Amendment to the **KSC Special Permit**

- If the MBTA Communities bylaw passes, what then happens to the existing KSC Special Permit and the proposed amendment to the KSC Special Permit? In other words does the Special Permit go away given the by right aspect of the MBTA Communities law.
- Residents want the form based code extended 255 feet back from King Street to remain intact - how will that remain protected?

*The 255 foot setback is protected by the language in the King Street*

*Common zoning district. If a particular building strays from what is allowed within the zoning, the applicant will need to seek relief from the zoning prior to a building permit being issued, likely concurrent with the Site Plan Review process for each building.*

- Please provide Tim Love's contact information at Utile to Rick. Renderings are too modern for folks taste.

*We can forward Tim's contact information to the project architect for use when they begin designing specific buildings.*

- A. Form 1 - Special Permit Application - March 13, 2024. Why did Applicant Ck the "Adult Use Marijuana District" on page 1?

*The Town's online GIS map shows this site being located within the designated Adult Use Marijuana District.*

- D. Form 1F - Inclusionary Housing Application Supplement - March 13, 2024. Please ask to have this form updated given the mistake of omitting the deeply affordable senior units.

*Form 1F has been updated and resubmitted to the Town.*

- How does the MBTA communities 10% inclusionary guideline impact the seniors' deeply affordable units at KSC?

- E. Form 1H - Village Common & King Street Common Form Based Code Supplement - March 13, 2024. Ask them to revise the form based on the actual # of keys planned at the hotel. This form says 120 but applicant said 150 at the meeting.

*Form 1H has been updated to appropriately reflect 150 hotel rooms and has been resubmitted to the Town.*

- F. Form 1H - Checklist for Village Common & King Street Common Form Based Code - March 13, 2024

- Page 3/5 needs to be accurately filled out once we've all settled on the buildings, putting in "varies" is not acceptable.

*The Form 1H application will need to be filled out during the Site Plan Review process for each phase of the project, as the exact building details for each phase of the project are not yet known we ask if it is acceptable to provide these details during the Site Plan Review process of each phase of the project.*

- H. TEC Master Plan Layout - March 13, 2024. Residents I heard from are nervous

about Doubling the retail space. Applicant should provide data about what type of retail, how that is different than The Point with its empty spaces, and why they believe they can do better than national trends.

*The original Master Plan contained 70,000 SF of retail and did not include the 584 King Street parcel. The proposed Amendment to the Master Plan provides a total of 115,000 SF of retail, including 13,000 SF being the ground floor retail space at the 584 King Street site. When done correctly, walkable retail villages around the country and in our region are doing well. Local examples are Market Street in Lynnfield, Legacy Place in Dedham, Tuscan Village in Salem, NH and Mashpee Commons. Shoppers seemingly have a preference for these walkable outdoor shopping experiences which are different than a traditional shopping center or mall. The retail will also be constructed in phases over time to ensure that there is a market for more retail prior to construction.*

- King Street Commons - Final Responses to Peer Review Comments - 4.3.24.
  - Discuss 1 Defer and 4 Conditions of Approval
- King Street Commons - Updated Covenant - 3.29.24
  - With Yangtze River lot there are 22 lots, why is this one named 17-A instead of 22?

*17-A is the original lot designation for this lot based on the towns tax maps so this was left in place, the 21 other subdivided lots were all part of one larger lot previously and therefor needed new lot designations.*

Best,  
Anna

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Anna Hueston  
Vice-Chair  
Littleton Planning Board