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March 21, 2019

Town of Littleton Planning Board  
Mark Montanari, Chair c/o Maren Toohill, AICP, Town Planner  
37 Shattuck Street, 3<sup>rd</sup> Floor Room 303  
Littleton, MA 01460

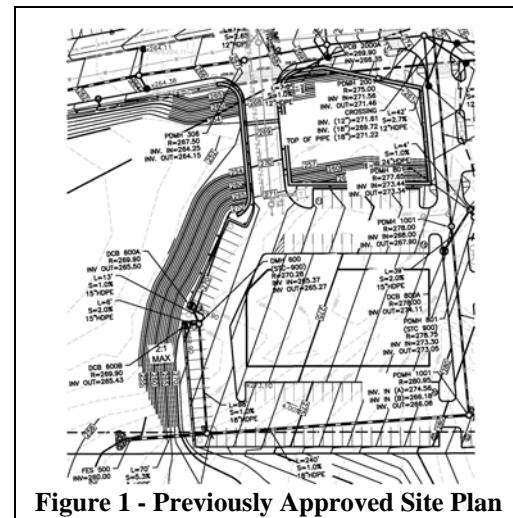
RE: A&M Project #1173-02A  
Site Plan Review  
Proposed Hotel (Home 2) at The Point  
Off Constitution Avenue

Dear Mr. Montanari and Members of the Planning Board:

On behalf of our Client, Opechee Construction and the prospective tenant, Point Hospitality LLC, and the project owner/applicant, Littleton Commercial Investments, LLC, Allen and Major Associates Inc. (A&M) is submitting this letter for a Site Plan Review associated with the proposed hotel on the “Pad M” location as referenced on the record plans in accordance with §173-16 of the By-Laws. The lot remains under the Master Site Special Permit issued to Sam Park Company/Littleton Commercial Investments, LLC. (LCI) (through the Planning Department) and the Order of Conditions under MassDEP File 204-430 (through the Conservation Commission) most recently amended on March 12, 2012. The Owner will be requesting a modification to the Special Permit under a separate letter/filing.

### **Background**

The previously approved Building Pad M consisted of a conceptual 15,100 s.f. building with an approximate parking lot footprint of 34,102 s.f., (Figure 1). The total impervious surface shown on the plans was 49,202 s.f., which did not account for any sidewalks. The work also included grading, the installation of the underground utilities and the installation of a stormwater management system. The majority of the work in this area has been completed to subgrade elevation, utilities stubbed, toe of slope established and the exterior slopes have been stabilized. The area is currently being utilized as a temporary sediment basin and construction storage area. The temporary sediment basin will be filled in and any remaining stockpiles will be moved.



## **2019 Modification**

The applicant is proposing to construct a four (4) story hotel along with the associated parking, landscape and infrastructure to support the development. The building footprint is 14,107 s.f. and the new parking lot footprint is 33,617 s.f. (Figure 2). The proposed project will add 4,036 s.f. of sidewalk/pavers, therefore bringing the total impervious area to 51,760 s.f. Figure 3 illustrates the impervious footprints. The colored dashed lines represent the previously approved limits and the solid black lines represent the 2019 modification.

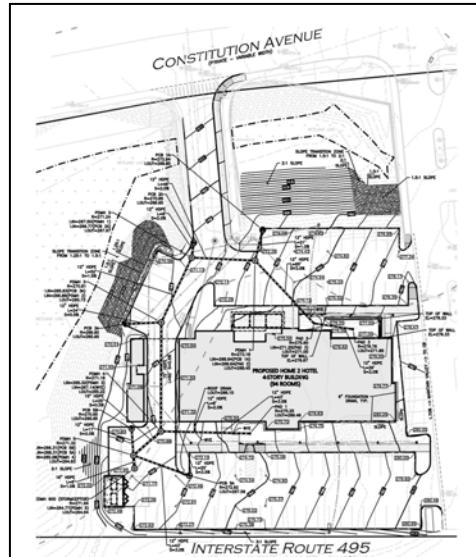
The westerly entrance off of Constitution Avenue will be modified by reducing the traveled way surface from 30-ft down to 24-ft. A sidewalk will be constructed on the easterly side of the driveway to provide pedestrian access to Constitution Avenue and shops to the north. The northerly and westerly slopes will need to be reshaped to accommodate the revised parking lot configurations. All proposed work will occur within the previously altered/disturbed areas. Portions of the modified slope, greater than 2:1 will be stabilized and reinforced with rip rap. The existing toe of slope is being respected and will not be altered as part of this work.

The proposed stormwater management system will continue to operate and function as previously designed, since there is no significant increase in impervious surface proposed. The existing water quality structure (Stormceptor) will be relocated southerly along the existing drainage line. All new catch basins and roof leaders will be connected to the Stormceptor. Grading has been completed in a similar manner maintaining existing flow patterns and stormwater watersheds.

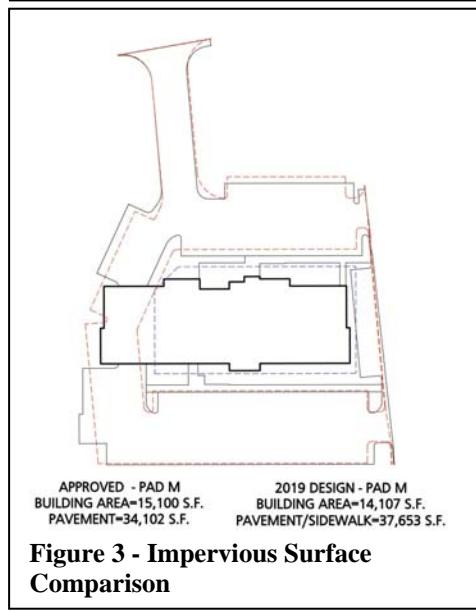
Erosion control measures are being incorporated into the design. A 12" straw wattle will be installed along the limit of work line and existing catch basins will be protected with silt sacks. Slopes greater than 3:1 will be protected with an erosion control blanket and slopes greater than 2:1 will be stabilized and reinforced with rip rap.

Attached herewith are the following documentations in support of this request:

- Site Development Plan Set (10 copies)
- Stormwater Report (3 copies)
- Site Plan Review Checklist



**Figure 2 - 2019 Proposed Modification**



**Figure 3 - Impervious Surface Comparison**

- \$12,880.00 Check (filing fee)(\$1500 + \$0.25 per sf of gfa over 10,000 sf x (55,520 sf - 10,000 sf))

It is A&M's opinion that the development, as shown on the attached revised documents, meets the same drainage intent. We look forward to discussing the proposed modifications on the project at the next available scheduled hearing. Please notify us of the date and time of the public hearing. If you require any additional information, please feel free to contact me.

Very truly yours,

**ALLEN & MAJOR ASSOCIATES, INC.**



Paul G. Matos, P.E.  
Project Manager

Copy: Point – LC6 LLC  
Point Hospitality LLC



**Littleton Planning Board  
SITE PLAN REVIEW CHECKLIST**  
Drawing # \_\_\_\_\_  
Drawing Date: \_\_\_\_\_

Proposed Title \_\_\_\_\_ Reviewer \_\_\_\_\_

Applicant \_\_\_\_\_

Application Date \_\_\_\_\_

Date of Formal Review by Planning Board \_\_\_\_\_

Project Description: \_\_\_\_\_

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**PLANNING BOARD ACTION**

APPROVED

APPROVED SUBJECT TO MODIFICATION

DISAPPROVED

By vote of the Littleton Planning Board

\_\_\_\_\_ Date: \_\_\_\_\_

Date of Notice to Building Commissioner \_\_\_\_\_

**POLICY ON TRAFFIC & PEDESTRIAN MITIGATION**

Calculated Fee (\$100 per parking space) \_\_\_\_\_

Fee Paid

Fee Waived

**DRAWING REQUIREMENT: §173-17: Littleton Zoning Bylaw**

- Boundary Lines
- Adjacent streets and ways shown
- Topography, existing and proposed
- Structures, existing and proposed
- Walkways
- Principal drives
- Service entries
- Parking
- Landscaping
- Screening
- Park or recreation areas
- Utilities:
  - a. Water
  - b. Electricity
  - c. Gas
  - d. Telephone
- Sanitary sewerage
- Storm drainage
- Seal of registered Architect, Landscape Architect, or Professional Engineer

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**DESIGN REQUIREMENTS §173-18**

- Internal Circulation safe
- Egress safe
- Access via minor streets minimized
- Visibility of parking areas minimized
- Lighting avoids glare
- Major topography change, tree removal minimized
- Adequate access to each structure for emergency equipment
- Utilities adequate
- Drainage adequate

## USE AND INTENSITY REGULATION

## §173-22: Establishment of districts

Parcel is located in zoning district type: \_\_\_\_\_

## Section 173-25: Use Regulations

Use for which application is made: \_\_\_\_\_

\_\_\_\_\_ Use allowed **OR**

Special Permit Required (§173-7) because:

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## §173-27 & 173-31: Intensity of Use Regulation & Schedule

- \_\_\_\_\_ Lot area adequate (see also Definitions)
- \_\_\_\_\_ Lot frontage adequate
- \_\_\_\_\_ Reduced lot frontage approved, if applicable
- \_\_\_\_\_ Front yard adequate (see also Definitions)
- \_\_\_\_\_ Smaller setback approved, if applicable
- \_\_\_\_\_ Side, rear yards adequate (see also Definitions)
- \_\_\_\_\_ Building height conforming (see also Definitions)
- \_\_\_\_\_ Greater building height approved, if applicable
- \_\_\_\_\_ Building coverage conforming (see also Definitions)
- \_\_\_\_\_ Building plus paving coverage conforming
- \_\_\_\_\_ Floor area ratio conforming

## GENERAL REGULATIONS §173-32 & 173-33

- \_\_\_\_\_ Parking and Loading Requirements
- \_\_\_\_\_ Location of parking conforming
- \_\_\_\_\_ Number of spaces adequate or waived
- \_\_\_\_\_ Computation

## §173-32 Parking Area Design

- No parking within 10 feet of street line
- Parking paved, bumper guards conforming or waived
- No backing into public way (§173-32, C.1)
- Egress spacing adequate (§173-32 C. C1)

Screened from abutting residential uses, public ways (§173-32, C.3) for 8 or more cars

**§ 173-33: Loading Requirements**

No need for trucks to back onto or off a public way

No need for trucks to park on a public way while loading, unloading, or waiting to do so

**§ 173-34: Sign Regulation administered by Board of Selectmen, not included in Site Plan Review.**

**§ 173-43: Landscaping and Screening**

Outdoor sales display, commercial outdoor recreation screened

Industrial "A" buffer provided

Corner vision clear

Exterior lighting complies

**SPECIAL REGULATIONS**

**§ 173-52: Motor Vehicle Services**

Requirements met, if applicable

**§ 173-53: Accessory Uses**

Floor and Land area requirements met, if applicable

**173-61: Aquifer and Water Resource District**

Aquifer District applicable

Water Resource District applicable

Regulations met, if applicable (See separate checklist)

**173-72: Wetlands and Flood Plain Regulations**

Wetlands and flood plain regulations met, if applicable

**173-78: Noise Regulations**

Applicant informed of existence of requirements