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3/20/19  
1:30pm



March 18, 2019

Maren Toohill  
Planning Administrator/Permit Coordinator  
Town of Littleton, Room 303  
37 Shattuck Street  
Shattuck Street Municipal Building  
Littleton, MA 01460

RECEIVED  
MAR 18 2019

Littleton Planning Board

**RE: The Point – Special Permit**

Dear Ms. Toohill,

On behalf of Littleton Commercial Investments, LLC, we would like to confirm with the planning board that the minor modifications discussed below are allowed under the current special permit and site plan approvals for the referenced project. With your approval, these modifications would supersede any conflicting information in the special permits, site plan approvals and site plans.

The modification to be reviewed is the adjustment of approved building areas in approved plans and permit documents resulting in no change to the total project square footage approved. See Table.

LaFrance Hospitality is proposing to construct a second hotel on Pad M located on Lot 6. In order to accommodate this design, we will be reallocating unused building square footages to the M Pad to meet their requirements. These changes will result in a net zero change over the entire project. We are simultaneously submitting for site plan review modification. Please see documents prepared by Allen and Major associates.

Building	Current Retail	Current Other*	Current Total	Prior Total	Net Change
<b><u>Lot 1</u></b>					
D	14,782	22,318	37,100	37,100	0
E	6,100	0	6,100	6,100	0
F	4,811	6,189	11,000	11,000	0
G	3,900	5,400	9,300	9,300	0
Total	29,593	33,907	63,500	63,500	0
			<b>Total Lot 1 Change:</b>		<b>0</b>
<b><u>Lot 2</u></b>					
A	60,000	10,000	70,000	70,000	0
Total	60,000	10,000	70,000	70,000	0
			<b>Total Lot 2 Change:</b>		<b>0</b>
<b><u>Lot 3</u></b>					
B	60,000	5,000	65,000	65,000	0
I	0	30,000	30,000	30,000	0
Total	60,000	35,000	95,000	95,000	0
			<b>Total Lot 3 Change:</b>		<b>0</b>
<b><u>Lot 4</u></b>					
C	34,100	8,400	42,500	42,500	0
J	23,500	5,000	28,500	28,500	0
Total	57,600	13,400	71,000	71,000	0
			<b>Total Lot 4 Change:</b>		<b>0</b>
<b><u>Lot 5</u></b>					
K	51,000	10,000	61,000	80,000	(19,000)
Total	51,000	10,000	61,000	80,000	(19,000)
			<b>Total Lot 5 Change:</b>		<b>-19000</b>
<b><u>Lot 6</u></b>					
L	15,000	45,000	60,000	60,000	0
M	56,000	0	56,000	10,000	46,000
Total	71,000	45,000	116,000	70,000	46,000
			<b>Total Lot 6 Change:</b>		<b>46,000</b>
<b><u>Lot 7</u></b>					
H	0	63,500	63,500	90,500	(27,000)
Total	0	63,500	63,500	90,500	(27,000)
			<b>Total Lot 7 Change:</b>		<b>(27,000)</b>
		<b>Net Change for Project:</b>			<b>-</b>
<b>Project Total:</b>					
	329,193	210,807	540,000	540,000	

\* Retail use shall be less than 60,000 sf per lot consistent with local zoning requirements

\*\*Other is defined as tenant specific storage / loading areas, office space, restaurants, assembly uses, and other non-mercantile uses.

If you have any questions or need additional information, please feel free to call.

Sincerely,

**LAND STRATEGIES, LLC**



Timothy J. Power, PE  
Project Manager

Copy: Sam Park (Sam Park & Co.)  
Dan Holmes, Esq. (Lerner & Holmes PC)  
Phil Cordiero, PE (Allen & Major Associates, Inc.)

Enclosures: (none)