

Littleton Zoning Board of Appeals
37 Shattuck Street
Littleton, Massachusetts 01460

October 10, 2013

Mr. Roland J. Bernier
Building Commissioner
37 Shattuck Street
Littleton, MA 01460

RE: The Homes at Kimloch Farm

Dear Mr. Bernier:

This is to advise that pursuant to Conditions #C-9 and C-12 for The Homes at Kimloch Farm:

1. The Applicant has established a Unit Owners Association, the documents for which were reviewed and accepted by the Zoning Board when it was initially submitted. It has since been finalized in compliance with Massachusetts Law for condominiums and the Comprehensive Permit approval, and it has been recorded with the Middlesex South District Registry of Deeds in Book 61870, Page 307.
2. The Applicant has recorded the "As Built" plans of each unit consistent with M.G.L., Ch. 183(a) accurately depicting the layout locations, access and common areas.

The common facilities were shown on the approved site plans finalized at the time of approval. I cannot opine as to whether the infrastructure was constructed in compliance with the approved site plan.

Copies of the recorded and referenced documents are submitted for your file.

If you have any questions, please feel free to contact me at this office.

Very truly yours,


Merrill R. Gould, Chairperson

Encs.
SRG/mmp

THE HOMES AT KIMLOCH FARM

(8) single family detached homes

4 three bedroom (one affordable)

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- General Restrictions

- Conditions

- 40B shall not be sold or transferred without approval of the BOA
 - G6. No stump dumps
 - G8. Project expires 2-27-13 unless construction commences

- Prior to the issuance of a Building Permit

- Conditions

- G4. Preconstruction conference w/ town officials prior to commencing project - MET w/ APPLICANT 5-8-12
 - G5. Project Directory
 - A1. B "Final" plan set approved by the BOA
 - B5. Regulatory Agreement approved by the BOA
 - B5. Deed Rider/Affordable Housing Restriction
 - F1. Regulatory agreement approved by the BOA
 - F1. Monitoring Services Agreement

- During Construction

- Permits/construct/CO

- B6. Issued at a ratio of 1 affordable to three market

- Hours of construction

- C1. 7am to 6pm Monday through Saturday
 - C1. No construction on Sunday or holiday

- Prior to issuing C.O.

- C9. Applicant shall establish a Unit Owners Association prior to issuing the first C.O.
 - Deed restriction approved by Town Counsel
 - • Board of Appeals shall notify the Building Commissioner in writing of such approval From SHERIFF
 - C12. As-built of each building showing infrastructure or common facilities or common improvements, approved by the BOA
 - To be approved by Town Counsel
 - • BOA to notify Building Commissioner in writing From SHERIFF

- C17 5th Occupancy TNOX3 DONE w/ FENCE

- Prior to completion of project, and before the release of the last C.O.

- As-built

- G2. As-built of roads, drainage, etc, to Fire, Highway, and Building