

Application for Comprehensive Permit – Zoning Board of Appeals

Project: Wareham Littleton Drive

Location: 4 Littleton Drive, Wareham, MA

This application for the proposed multi-family residential development at 4 Littleton Drive seeks a Comprehensive Permit under Massachusetts General Law 40B.

A written statement to the Zoning Board of Appeals indicating the general conditions existing, the proposed intentions, and the use of the parcel:

The site is a wooded, approximately 16-acre parcel off Swifts Beach Road, near the junction of I-495 and I-195 in western Wareham. Abutted by several low-density residential streets, the site was slated for development as a subdivision several decades ago. The plan was ultimately abandoned, but a portion of the street layout was cleared, leaving a number of heavily wooded walking paths that are today used by the community (the paths incorrectly appear on Google Maps as accessible streets). The site's southeastern corner abuts a small pond. The Wareham Redevelopment Authority's stated goals for Littleton Drive are "the development of affordable, mixed-income, or age-restricted (senior) housing," of which at least 20 percent of the units should be eligible for inclusion in the state's Subsidized Housing Inventory.

In line with the RFP issued by the Wareham Redevelopment Authority for the development of affordable housing on the site, the proposed development offers 93 mixed-income housing units. 49 mixed-income family units are proposed across 10 small scale "townhome" style structures with 4 or 5 units each. As a result of discussions with the community and the WRA, 44 mixed-income senior units are also proposed, to be located in a single three-story building. The development will be clustered around a central green and playground, as well as a community building "Clubhouse" with shared gathering spaces and a management office for a full-time property manager. All proposed units are rental units.

This submission to the Zoning Board of Appeals includes:

- Completed Application for a Public Hearing
- Executed Land Disposition Agreement in which Pennrose, LLC and the property's current owner, Wareham Redevelopment Authority, enter into a 99-year ground lease for the property at 4 Littleton Drive.
- A stamped and signed surveyor's plot plan of the subject property, showing lot dimensions, structure corner dimensions, proposed buildings and structures, topography, names of streets, parking spaces, and location of wetlands, among other data. Site development plans have been prepared by registered architects at The Architectural Team (TAT). Wet-stamped survey and plans have been submitted separately by Horsley Witten Group.
- Photographs of existing conditions on the proposed development site
- **Materials required by 760 CMR 56.06(2) for Chapter 40B Comprehensive Permits:**
 - Existing site conditions and a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns, and character of open areas.
 - Preliminary, scaled architectural drawings, including typical floor plans, elevations and sections.
 - Preliminary utility plans, included on the site plan provided in Appendix 1.
 - A tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved vehicular areas, and by open areas.

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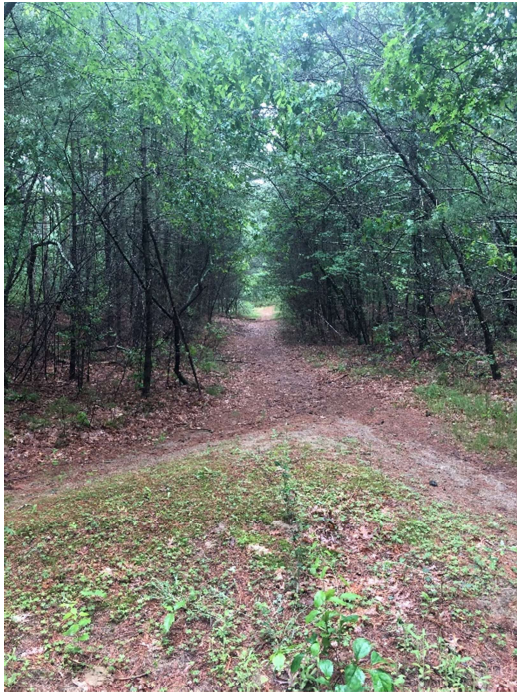
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The Project Eligibility Letter, confirming that the Applicant fulfills the requirements of 760 CMR 56.04(1) and is eligible for a Comprehensive Permit under MGL 40B, has been sent to the Town of Wareham by the Massachusetts Department of Housing and Community Development (DHCD), and is not included in this submission packet.

The abutter's list will be submitted separately by Ken Buckland, the Director of Planning & Community Development.

Photographs of 4 Littleton Drive site



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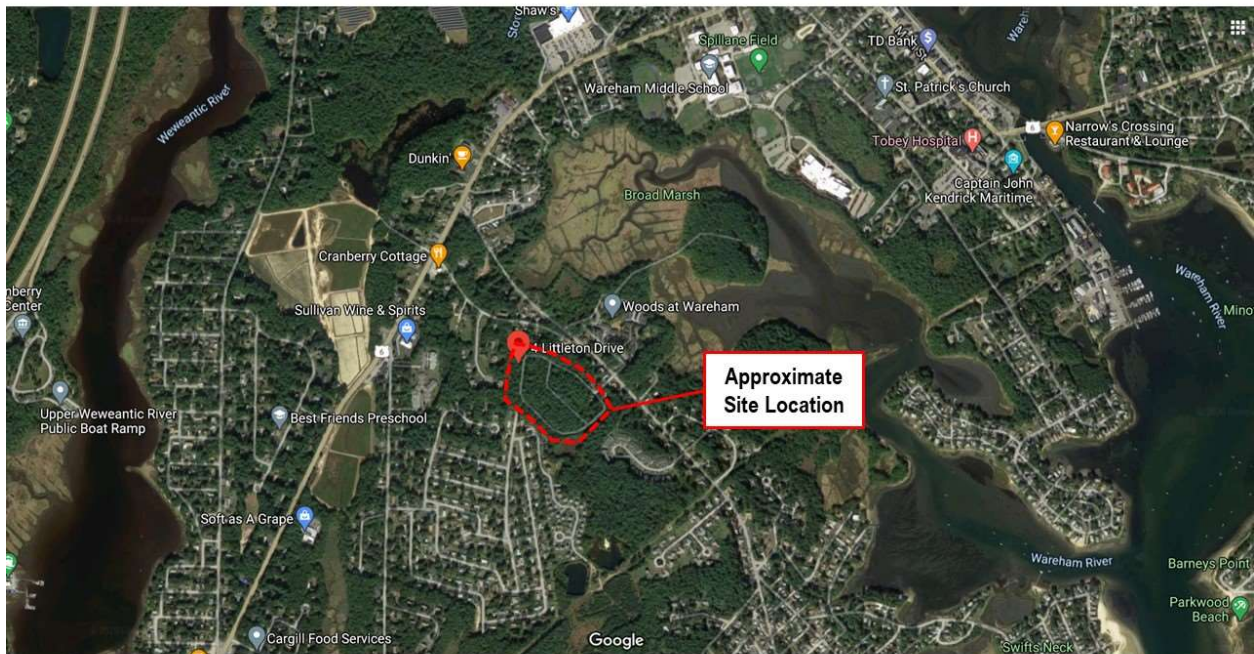
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Existing Conditions

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The site will be accessed via Littleton Drive, off Swifts Beach Road. A second, emergency point of egress will connect to the low-density residential neighborhood to the site's south and west. A traffic study has been commissioned and is ongoing at the time of this application submission; Vanasse & Associates, the traffic engineer, will present findings for the Special Permit hearing at the ZBA.



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Tabulation of Ground Coverage by Use

Land Use	Square Footage	Square Footage %
Open Space	582,754	81.9%
Paved Areas	80,238	11.3%
Building Ground Coverage	48,343	6.8%
Total Site Area	711,335	100.0%

Tabulation of Proposed Buildings by Type, Size (Number of Bedrooms, Floor Area)

The tabulation of proposed buildings is included in the architectural and site plan drawings submitted with this application. The development program calls for one three-story building to house 44 age-restricted senior affordable housing units, and ten townhouse structures to include 49 mixed-income family units over a range of 1-, 2-, and 3-bedroom floor plans. The anticipated unit breakdown is as follows:

	Units	Avg. Sq Ft
Senior Units		
1-Beds	44	663
Family Units		
1-Beds	18	686
2-Beds	25	1,023
3-Beds	6	1,309