



## PLANNING BOARD

P.O. Box 1305  
Littleton, Massachusetts 01460

September 8, 2025

### 550 King Street

**Amended Master Planned Development Special Permit**

**Amended Major Commercial Use Special Permit**

**Amended Major Industrial Use Special Permit**

**Amended Aquifer and Water Resource District Special Permit**

**Amended Sidewalk Curb Cut Special Permit**

#### APPLICATIONS:

Request to amend Condition #25 regarding transfer of three parcels for SPECIAL PERMIT pursuant to MGL Chapter 40A and the Code of the Town of Littleton Zoning for the Master Planned Development Special Permit pursuant to Sections 173-226 through 173-234, Major Commercial Use Special Permit & Major Industrial Use Special Permit pursuant to Article VIII, Aquifer and Water Resource District Special Permit pursuant to Article XIV and Sidewalk Curb Cut Special Permit pursuant to Article XXX for the construction of a phased mixed-use development consistent with the objectives, performance standards and criteria, and the design standards of Article XXXI King Street Common Zoning District.

#### PROPERTY LOCATION:

550 King Street, Assessor's Map U-08, Parcel 10-0 and 584 King Street, Assessor's Map U-08, Parcel 17-A

#### DESCRIPTION:

A phased mixed-use project containing up to 804 units of multifamily housing, retail, commercial, office, light manufacturing and other uses that are permitted within the King Street Common District.

#### OWNER/APPLICANT:

550 King Street, LLC  
Salvatore Lupoli, Manager  
290 Merrimack Street, 2<sup>nd</sup> Floor  
Lawrence, MA 01843

#### REPRESENTATIVE:

Morgan Pierson  
SVP, Real Estate & Development  
Lupoli Development

#### DATE OF MEETING:

September 4, 2025

#### MEMBERS PRESENT:

Daryl Baker, Bartlett Harvey, Anna Hueston, and Mark Montanari.

**Confirmation of Vote – 550 & 584 King Street (Map U-08, Parcels 10-0 & 17-A)**

**Findings:** The Littleton Planning Board considered the request of TEC, Inc., on behalf of 550 King Street, LLC, to amend Condition #25 of the Approved Special Permit. Condition #25 states:

“This Special Permit is issued to 550 King Street LLC. It shall not run with the land and may not be transferred to any other person or entity, including without limitation by conveyance to a third party or by change in corporate management or ownership, without Planning Board approval of an application for a modification of the Special Permit”.

The requested amendment to Condition #25 would allow the applicant to assign sub-entities to 3 of the 22 parcels at 550 and 584 King Street. The applicant requested to assign the sub-entities below to LOT U08-10-4, LOT U08-10-6, and LOT U08-10-7.

LOT U08-10-4 550 KING STREET – PARCEL P3, LLC

LOT U08-10-6 550 KING STREET – PARCEL 200, LLC

LOT U08-10-7 550 KING STREET – PARCEL 100, LLC

In addition, the Planning Board requests to be notified of any changes of majority ownership of the LLCs.

**Vote:** At the Board meeting of September 4, 2025, a motion was made by *Harvey* and seconded by *Montanari* to **approve** the clarification to Condition #25 of the approved Special Permit Decision dated June 18, 2024. The Littleton Planning Board voted 4 to 0.

The Board members voted as follows:

Jeffrey Yates *ABSENT and not voting*

Daryl Baker YES

Bartlett Harvey YES

Anna Hueston YES

Mark Montanari

Signed:

Marion Toshell

## **Bartlett Harvey, Clerk, Littleton Planning Board**

Date Filed with Town Clerk: September 9, 2025

Maren Toohill, AICP  
Town Planner  
Littleton Town Offices  
37 Shattuck Street, Room 303  
Littleton, MA 01460

August 20, 2025

Ref. Cover Letter – Administrative/Minor Amendment to Special Permit  
King Street Commons Mixed-Use Development

Dear Ms. Toohill:

On behalf of 550 King Street, LLC, the Applicant (“Applicant”), TEC, Inc. respectfully submits this letter with associated attachment for review by the Planning Board for the King Street Commons Mixed-Use Development at 550 King Street, Littleton, MA. The Applicant is seeking an Administrative/ Minor Amendment to the Approved Special Permit per Condition #25 which states:

*“This Special Permit is issued to 550 King Street LLC. It shall not run with the land, and may not be transferred to any other person or entity, including without limitation by conveyance to a third party or by change in corporate management or ownership, without Planning Board approval of an application for a modification of the Special Permit”.*

The Applicant wishes to assign sub-entities to the various parcels created by the subdivision plan to assist in financing of the various phases. 19 of the 22 parcels will remain under the entity 550 King Street, LLC and 3 of the parcels will be assigned the following ownership sub-entities:

LOT U08-10-4	550 KING STREET – PARCEL P3, LLC
LOT U08-10-6	550 KING STREET – PARCEL 200, LLC
LOT U08-10-7	550 KING STREET – PARCEL 100, LLC

Enclosed please find the following document listing the ownership entity of all 22 parcels:

- Ownership Entities - 550 King Street (1 copy)

Please do not hesitate to contact me directly if you have any questions concerning this request at (978) 794-1792. Thank you for your consideration.

Sincerely,  
TEC, Inc.  
“*The Engineering Corporation*”



Christopher Raymond, PE  
Senior Project Manager

## Ownership Entities - 550 King Street Parcels

<u>LOT</u>	<u>OWNER</u>
<b>U08-10-1</b>	550 King Street, LLC
<b>U08-10-2</b>	550 King Street, LLC
<b>U08-10-3</b>	550 King Street, LLC
<b>U08-10-4</b>	550 KING STREET - PARCEL P3, LLC
<b>U08-10-5</b>	550 King Street, LLC
<b>U08-10-6</b>	550 KING STREET - PARCEL 200, LLC
<b>U08-10-7</b>	550 KING STREET - PARCEL 100, LLC
<b>U08-10-8</b>	550 King Street, LLC
<b>U08-10-9</b>	550 King Street, LLC
<b>U08-10-10</b>	550 King Street, LLC
<b>U08-10-11</b>	550 King Street, LLC
<b>U08-10-12</b>	550 King Street, LLC
<b>U08-10-13</b>	550 King Street, LLC
<b>U08-10-14</b>	550 King Street, LLC
<b>U08-10-15</b>	550 King Street, LLC
<b>U08-10-16</b>	550 King Street, LLC
<b>U08-10-17</b>	550 King Street, LLC
<b>U08-10-18</b>	550 King Street, LLC
<b>U08-10-19</b>	550 King Street, LLC
<b>U08-10-20</b>	550 King Street, LLC
<b>U08-10-21</b>	550 King Street, LLC
<b>U08-17-A</b>	550 King Street, LLC