

November 17, 2025

Decision

**APPLICATIONS: Adult Use Marijuana Establishments Special Permit
537 Great Road**

1. Renew the Adult Use Marijuana Establishments (Marijuana Retail Establishments) Special Permit dated April 9, 2021, as amended regarding maximum hours of operation, in accordance with MGL Chapter 40A and the Code of the Town of Littleton.
2. Please note that the Aquifer and Water Resource District Special Permits and the Site Plan Approval issued April 9, 2021, remains in full force and effect.

PROPERTY LOCATION: 537 Great Road (Assessor Map & Parcel)
Map R-18, Parcel 14-9

DESCRIPTION: Applicant is seeking to continue operation of the existing
Adult Use Marijuana retail facility at Community Care Col-
lective.

APPLICANT: **Community Care Collective, Inc.**
537 Great Road
Littleton, MA 01460

OWNER: **537 Great Road Realty Trust**
60 Willow Road
Ayer, MA 01432

DATES OF LEGAL NOTICE: October 30, 2025, and November 6, 2025

DATES OF HEARING: November 13, 2025

MEMBERS PRESENT: Jeffrey Yates, Daryl Baker, Bartlett Harvey, and Mark Mon-
tanari.

REFERENCE PLANS: Exhibit Site Plan, 537 Great Road, Littleton, MA, dated 2/2/21, revised 3/19/21, prepared by Hancock Associates.

PUBLIC HEARING: The Littleton Planning Board held a duly advertised public hearing on the above dates to consider the application of Community Care Collective, Inc. to continue their Adult Use Marijuana Establishments Special Permit in accordance with the Code of the Town of Littleton.

The Public Hearing was closed on November 13, 2025.

DETERMINATIONS AND FINDINGS

Following the public hearing on this proposal, the Planning Board made the following determinations regarding the Adult Use Marijuana Establishment application:

1. The proposed Retail Establishment is located within the Industrial A Zoning District and within Adult Use Marijuana Establishment Overlay District – Retail (Town overlay map dated 3/27/2018) and the retail use is allowed by special permit by the Planning Board.
2. The applicant submitted all documentation required under the bylaw and the Adult Use Marijuana Checklist prior to the issuance of the April 9, 2021 Special Permit.
3. The site is suitable for a retail location given it is within the Industrial A Zoning District and within Adult Use Marijuana Establishment Overlay District – Retail; meets all distancing requirements under the bylaw; has 43 leased parking spaces, while 35 parking spaces are required by the bylaw; and there is a limited number of viable alternative retail locations within the Adult Use Marijuana Establishment Overlay District.
4. The application is for the continued operation of a Marijuana Retail Establishment.
5. The retail establishment will be entirely within a 5,250 sf portion of the existing building.
6. The Applicant has provided a detailed site security plan directly to the Littleton Police Department which has been approved by the Police Department.
7. All necessary Permits from any other Littleton Dept. have been obtained along with a final license from the CCC for the use.
8. Pursuant to Section 173-32 of the Zoning Bylaw, this use requires one (1) parking space for every 150 square feet of leasable space. The Applicant is required to provide thirty-five (35) parking spaces to support this use. The Planning Board finds that the site allows the Applicant to provide the required thirty-five (35) parking spaces required by its leased floor area of 5,250sf.
9. As conditioned in the April 9, 2021, Special Permit, the application fulfills the requirements of Section 173-199 and 173-200.

DECISION:

At the meeting held November 13, 2025, the Planning Board voted to renew for a period of five (5) years from April 9, 2026 the Special Permit for Adult Use Marijuana Establishment (Article XXVIII) for Marijuana Retail Establishment; with the following conditions. The following conditions shall be binding upon the Applicant and its successors and assigns. Failure to adhere to these conditions shall render this special permit null and void, without force and effect, and shall constitute grounds for the revocation of this special permit, and of any building permit issued hereunder. The Town of Littleton may elect to enforce compliance with this Special Permit using any and all powers available to it under the law. Revocation of this special permit would require notice to the Applicant and a Public Hearing and other applicable requirements of the law.

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Conditions:

1. The validity of this extended permit is dependent on the Applicant recording this decision at the Middlesex Registry of Deeds. No new building permit shall issue until the Applicant has filed with the Building Commissioner and Planning Board a copy of this decision setting forth the recording information of the decision.
2. The maximum hours of retail operation shall be Sunday through Wednesday 8:00 AM to 10:00 PM, and Thursday through Saturday 8:00 AM to 11:00 PM.
3. All incidents shall be reported to the Building Commissioner and Planning Board as required by 935 CMR 500.110(9) within 24 hours of their occurrence. Such reports may be redacted as necessary to comply with any applicable state or federal laws or regulations.
4. Any cease-and-desist order, quarantine order, suspension order, limiting order, notice of hearing or final action by the CCC, the Department of Public Health, the Division of Administrative Law Appeals, or any Littleton Department with applicable jurisdiction regarding the retail establishment shall be reported to the Building Commissioner and the SPGA within 48 hours of the Applicant's receipt.
5. This special permit shall expire at the date that is five (5) years from April 9, 2026 but may be renewed with approval of the Planning Board if Applicant requests such a renewal at least 120 days prior to expiration. Upon either the loss or non-renewal of the Applicant's final license issued by the CCC, or if the Host Community Agreement with the Select Board is terminated or not renewed by the Select Board on or before its expiration date, then this special permit shall also expire.
6. This Special permit shall be limited to Community Care Collective, Inc., and shall expire on the date that Community Care Collective, Inc., ceases operation of the retail establishment.
7. Community Care Collective, Inc. shall allow inspections required under the Adult Use Marijuana Bylaw and CCC regulations at 935 CMR 500.
8. Community Care Collective, Inc. shall notify the Building Commissioner and the SPGA in writing within 48 hours of the cessation of operation of the retail establishment or the expiration or termination of the permit holder's final license issued by the CCC.
9. This special permit authorizes the operation of a marijuana retail establishment only.
10. Special permits shall lapse upon the expiration or termination of an Applicant's license from the CCC.
11. The Applicant shall comply with all terms of the Host Community Agreement between Community Care Collective, Inc., and the Town of Littleton Select Board.
12. The Applicant shall submit a copy of a valid license to operate at this location from the Cannabis Control Commission to the SPGA and the Building Commissioner prior to

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- the issuance of a building permit, certificate of occupancy, or commencement of use, whichever occurs first.
13. Copies of all reports submitted to any state agency, including, but not limited to, the reports required by 935 CMR 500.105(10)(d) describing the establishment's liability insurance coverage and the annual security system audits required by 935 CMR 500.110(8) shall be submitted to the SPGA within five business days of submission to the State. Such reports may be redacted as necessary to comply with any applicable state or federal laws or regulations.
 14. The Applicant shall provide documentation to the SPGA that each Marijuana Establishment Agent has completed training regarding the proper handling of marijuana prior to performing job functions. Such documentation must be provided to the Board within five business days of the completion of such training. Annually, the establishment shall provide documentation to the SPGA and the Select Board that all Marijuana Establishment Agents have received at least eight hours of on-going training.
 15. The holder of a special permit shall annually file an affidavit with the Building Commissioner demonstrating that it is in good standing with respect to its license from the Cannabis Control Commission and any other applicable State licenses. This affidavit shall be filed on or before the annual anniversary of the issuance of this special permit.
 16. No parking of vehicles is allowed on any unpaved surface;
 17. No use or storage of sodium de-icing chemicals shall be allowed on the site; and
 18. Groundwater quality shall not be degraded below drinking water standards at the property lines due to activity conducted on this property.
 19. Fire protection systems within the facility shall be maintained, inspected, and remain in compliance with applicable fire and building codes. Yearly inspections should be scheduled with the Fire Department to ensure continued compliance and proper system maintenance.

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VOTE

At the Board meeting of November 13, 2025, the Board voted 4 to 0 to **approve** the **Adult Use Marijuana Establishments Special Permit extension** in accordance with the Code of the Town of Littleton and all the above **conditions**.

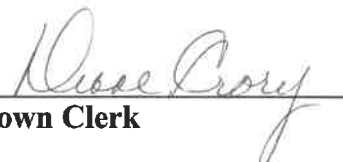
The Board members voted as follows:

Jeffrey Yates	AYE
Daryl Baker	AYE
Bartlett Harvey	AYE
Anna Hueston	<i>RECUSED and NOT VOTING</i>
Mark Montanari	AYE

Signed:


Bartlett Harvey, Clerk, Littleton Planning Board

Date Filed with Town Clerk: *November 18 2025*


Town Clerk

TOWN CLERK CERTIFICATION:

To Whom It May Concern:

I, Diane Crory, Clerk of the Town of Littleton, hereby certify that twenty days have elapsed since the filing of this decision by the Planning Board to grant this Special Permit and that no appeal concerning said decision has been filed, or that any appeal that has been filed has been dismissed or denied.

Diane Crory, Town Clerk
Littleton, Mass.

Date