



LITTLETON PLANNING BOARD

Littleton Town Offices
37 Shattuck Street, Room 303
Littleton, MA 01460

<input type="checkbox"/> Filing Date:	
<input type="checkbox"/> Planning Board:	8-24-21 MAF
<input type="checkbox"/> Town Clerk:	8/25/21 DJ
<input type="checkbox"/> Filing Fee:	

SPECIAL PERMIT APPLICATION

Application to amend Planning Board Decision of January 11, 2021

PART I. BASIC APPLICATION

Project Summary & Applicant Information

Project Name: Littleton Apothecary
Location (Street Address): 160 Ayer Road, Unit 4, Littleton
Assessor's Map/Parcel (s): R-22 1-1

Applicant: Christine Nordhaus
Address: 43 Starr Hill, Littleton, MA 01460
Telephone: (978) 621-1779 Email: christinenordhaus@gmail.com

Property Owner: Athena Assets, LLC
Address: 127 Spectacle Pond Road, Littleton, MA 01460
Telephone: 888-399-3392 Email: dlaterzo@gmail.com

Registry: MSRD Book: 71163 Page: 532

Site Information

Total Area
(Acres): 1.9 +/- Ac. Lot Frontage (Lin. Ft): 388.69 +/- LF

Zoning District(s):
☐ Residence
☐ Village Common
☐ Business
☐ Industrial-A
☒ Industrial-B

All or a portion of the Site is also located in one or more overlay districts:

<input type="checkbox"/> Wetlands	<input checked="" type="checkbox"/> Water Resource District
<input type="checkbox"/> Floodplains	<input type="checkbox"/> Littleton Village Overlay District West —Beaver Brook Area
<input type="checkbox"/> Aquifer District	
<input checked="" type="checkbox"/> Registered Marijuana Dispensary Overlay District	

PART II. SPECIAL PERMIT REQUESTED

LITTLETON APOTHECARY, LLC

- ☐ Accessory Business Uses at Active Farms (§173-57)
- ☐ Adult Uses (§173-140 - §173-142)
- ☒ Aquifer and Water Resource District (§173-61 - §173-64); *Attach Form 1A.*
- ☐ Commercial Solar Photovoltaic Installations (§173-180 - §173-184); *Attach Form 1D.*
- ☐ Conversion of Municipal Building (§173-69)
- ☐ Inclusionary Housing (§ 173-196 - § 173-205); *Attach Form 1F.*
- ☐ Littleton Village Overlay District West-Beaver Brook Area (§173-167 - §173-179)
- ☐ Major Commercial or Industrial Use (§173-86 - §173-88)
- ☐ Master Planned Development (§173-89)
- ☐ Mixed Use in Village Common Business District (§173-165 - §173-166)
- ☐ Open Space Development (§173-93 - §173-118)
- ☐ Senior Residential Development (§173-145 - §173-152); *Attach Form 1E.*
- ☐ Shared Residential Driveways (§173-125 - §173-127)
- ☐ Vehicular Retail Sales (§173-26)
- ☐ Wireless Telecommunications Towers and Facilities (§173-128 - §173-133); *Attach Form 1B.*
- ☐ Registered Marijuana Dispensary (§ 173-85 - § 173-92) *Attach Form 1C.*
- ☒ Adult Use Marijuana Establishment (§ 173-194 - § 173-202) *Attach Form 1G*

PART III. APPLICANT AND OWNER CERTIFICATIONS


The undersigned hereby certifies that he/she has read and examined this Application, including all attachments hereto, and that the proposed project is accurately represented in the statements made in this Application. The undersigned also certifies that this application has been filed both with the Planning Board and Town Clerk, and that all submission requirements in the Planning Board's Rules and Regulations have been met.

Property Owner

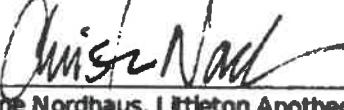
I/we hereby acknowledge that the Applicant is authorized to act on my/our behalf and that any and all representations made by the Applicant will be binding on me/us as Owners of the property.

Signature: 
Print: Delisa Laterzo, Athena Assets, LLC

Date: _____

Signature: 
Print: Delisa A. Laterzo

Date: 8/19/2021

Applicant
Signature: 
Print: Christine Nordhaus, Littleton Apothecary, LLC.

Date: 8/19/2021

Signature: _____
Print: _____

Date: _____

Applicant is: ☒ Owner ☐ Agent/Attorney ☐ Purchaser

Form 1/ Special Permit Application

SUBMISSION REQUIREMENTS

- ☑ Special Permit Application Form: 7 print copies and one electronic copy.
- ☑ Site Plan; 2 full-sheet sets and 5 reduced copies (11" x 17"). Plans and drawings must be sealed by a registered professional engineer, registered architect, landscape architect, surveyor, or other design professional in their area of expertise.
 - Vicinity map showing all lots, streets, and driveways within 500 feet from the exterior boundary of the lot
 - Existing conditions plan, showing existing uses; inventory of natural features; all watercourses, wetlands, bogs, swamps, marshes, and boundaries of public water supply watersheds and environmentally sensitive zones; floodways and floodplain boundaries; zoning districts
 - Existing and proposed contours at 2' intervals
 - Construction limit line, showing all areas to remain undisturbed
 - Site layout plan for proposed use(s) of the property showing required setbacks and other information required for zoning compliance
 - Utilities plan, i.e., existing and proposed fire hydrants and sewer, water, gas, electric, and other utility lines and easements
 - Storm drainage provisions
 - Existing and proposed street rights-of-way and paved surfaces, including those abutting the site
 - Existing and proposed parking and loading spaces and areas, including stalls, aisles, driveways, turning radii, landscaped areas and islands, and their dimensions as required
 - All existing and proposed points of vehicular access to the site, and clear sight triangles for corner lots; and sight lines for proposed driveways
 - Location, height, and materials of all retaining walls.
 - Location of proposed outdoor bulk trash containers or dumpsters, and screening details
 - Location of proposed on-site sewage disposal systems and reserve areas, and design computations
 - Exterior lighting plan
 - A block containing the following information:
 - Zoning district(s) in which the property lies;
 - Total area of the property to at least the nearest hundredths of a square foot;
 - Gross floor area of each building;
 - Proposed percentages of building coverage and impervious surface coverage;
 - Maximum height of all existing and proposed buildings and other structures in feet and stories;

- Number of parking spaces required and provided for each use, plus visitor spaces, and method of calculation;
- Number of handicap parking spaces required and provided;
- Proposed overall density for each lot (number of dwelling units per acre);
- Total trip generation of existing and proposed use(s);
- Minimum common and usable open space required and provided, in square feet.

☐ Architectural Plans and Drawings

- Elevations of all buildings and structures. Elevations shall be drawn to scale, showing the height, location, and extent of all material.
- Roof top plan showing all proposed mechanical equipment and screening.

☐ Landscaping Plan

☐ Master Signage Plan

☐ Drainage Report and Calculations (3 copies)

☒ Traffic Impact Assessment

Application to amend Planning Board Decision of January 11, 2021

This is an application to request that the Planning Board amend its decision of January 11, 2021 to include the following new conditions:

20. The Applicant shall post the side access way with signs indicating "NO PARKING; VIOLATORS WILL BE TOWED AT THEIR OWN EXPENSE ", visible in both directions, and shall maintain an arrangement with the property owner, a reputable private towing company, and the abutter at 168 Ayer Road such that affected abutting property owners may arrange to have violators towed at the violator's expense.
21. The travel way for vehicles entering and exiting the Retail facility will be limited to one way in and one way out, entering in the front of the building, and exiting in the rear, and posted as such.
22. The Applicant shall hire a traffic patrol officer whenever warranted.
23. The Applicant shall apply for and use all reasonable efforts to obtain a second curb cut into the parking lot on the east side of the building in the event that traffic impairs deliveries to tenants of 168 Ayer Road. For purposes of this condition, the requirement to apply for a second curb cut shall be triggered upon receipt by the Littleton Police Department of two (2) or more complaints within a one (1) year period.