



## PLANNING BOARD

P.O. Box 1305  
Littleton, Massachusetts 01460

June 16, 2022

**Consolidated Decision  
Site Plan Review  
Aquifer and Water Resource District Special Permit  
Stormwater Review  
242 King Street Resources Recovery Facility (Town Sewer)**

**APPLICATION:**

**SPECIAL PERMITS** pursuant to MGL Chapter 40A and the Code of the Town of Littleton Zoning. The application is for an Aquifer and Water Resource District Special Permit, Site Plan Review, and Stormwater Review for the development of a water resources recovery facility at 242 King Street and associated site improvements.

**PROPERTY LOCATION:**

The Water Resource Recovery Facility (WRRF) is proposed at 9 acres of land at 242 King Street.  
Assessors' Map U-36, Parcel 7

**APPLICANT/OWNER:**

Town of Littleton Water Department  
c/o Corey Godfrey  
39 Ayer Road  
Littleton, MA 01460

**DATES OF LEGAL NOTICE:**

April 15 and April 22, 2022 Lowell Sun

**DATES OF HEARINGS:**

May 5, 2022 Opened and Immediately Continued  
May 12, 2022  
June 2, 2022

**MEMBERS PRESENT:**

Mark Montanari, Jeff Yates, Bartlett Harvey, Anna Hueston, and Delisa Laterzo

**PUBLIC HEARING:**

The Littleton Planning Board opened a duly noticed public hearing on May 5, 2022, which was continued to May 12, 2022 and to June 2, 2022, at which time the Board closed the public hearing, with the Board deliberating on June 2, 2022, to consider an application for Special Permits and associated Reviews pursuant to MGL Chapter 40A and the Code of the Town of Littleton Zoning.

Dave Ketchen, Assistant General Manager of the LELWD was present at the May 12, 2022 Public Hearing and provided an overview of the proposed project, including outlining the need for the project. Corey Godfrey, LELWD Water and Sewer Department Superintendent provided an update on the status of the project at the June 2, 2022 Public Hearing.

Representatives of the property owner present responded to questions posed by members of the Planning Board and Town Staff. Abutters and other members of the public in attendance were allowed the opportunity to ask questions, and/or make comments, all of which were taken under advisement.

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The Public Hearing was closed on June 2, 2022 and the Board deliberated and voted on the project.

### REFERENCE PLANS:

The Applicant submitted to the Planning Board the materials listed below (collectively, the “Plans”), which, together with the testimony provided at the referenced public hearings and the review and analysis of these materials, provide the information required by Sections 173-7 Special Permits; 173-16 through 173-19 Site Plan Requirements; 173-61 through 173-64 Aquifer and Water Resource District; and Sections 38-11 through 38-23 Stormwater Management and Erosion Control, to be amended as noted in the conditions:

1. Special Permit Application Booklet “Special Permit/Site Plan Application Littleton Sewer Expansion Project, Phase 1A Water Resources Recovery Facility (WRRF) at 242 King Street, Littleton Water Department, Massachusetts received April 22, 2022, including:

Cover Letter
Table of Contents
Form 1 Application
Aquifer & Water Resource District Checklist
Site Plan Review Checklist
Attachment A Project Narrative
Attachment B – Certified Abutters List and Map
Attachment C – Tree Inventory 242 King Street
Attachment D – Lighting Site Plans and Lighting Fixture Cut Sheet
Attachment E – Site Plans (see of plans below)

2. Site Plans:

SHEET NAME	SHEET NO.	DATE ISSUED	LAST REVISED
COVER SHEET		April 2022	4-14-2022
CIVIL GENERAL NOTES AND ABBREVIATIONS	C-1		
CIVIL EXISTING CONDITIONS PLAN	C-2		
SITE PREPARATION AND EROSION AND SEDIMENTATION CONTROL PLAN	C-3		
CIVIL LAYOUT AND MATERIALS PLAN	C-4		
CIVIL GRADING AND DRAINAGE PLAN	C-5		
YARD PIPING PLAN	C-6		
PLANTING PLAN	C-7		
CIVIL DETAILS I	CD-1		
CIVIL DETAILS II	CD-2		
CIVIL DETAILS III	CD-3		
CIVIL DETAILS IV	CD-4		

3. Stormwater Management Report “Littleton Water Resource Recovery Facility Stormwater Management Report”

Stormwater Report	Pages 1-7
Existing Drainage Area Map – Rte. 495 and King St	Figure 1
Existing Drainage Area Map	Figure 2
Proposed Drainage Area Map – Rte. 495 and King St	Figure 3

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Proposed Drainage Area Map	Figure 4
DEP Stormwater Checklist	
Appendix A Rainfall Data	
Appendix B Geotechnical Information	
Appendix C Existing and Proposed Hydro CAD Model	
Appendix D Recharge Volume and Water Quality Volume Compliance	
Appendix E TSS Removal Spreadsheets	
Appendix F Floodplain Culvert Calculations	
Appendix G Operations and Maintenance Plan/Long-Term Pollution Prevention Plan	

### **DETERMINATIONS:**

#### **Section 173-7 Special Permits:**

1. As designed, and as conditioned below, no significant nuisance, hazard or congestion will be created and there will be no substantial harm to the neighborhood or derogation from the intent of the Zoning Bylaw;

#### **Section 173-18 Design Requirements for Site Plans:**

2. Internal circulation and egress are such that traffic safety is protected, and access via minor streets servicing single-family homes is minimized;
3. Visibility of parking areas from public ways and residences is minimized, and lighting of these areas avoids glare on adjoining properties.
4. Major topographic changes or removal of existing trees is minimized; the Planning Board confirms that compensatory flood storage and new trees to be planted onsite is acceptable for this particular site and use;
5. Adequate access to each structure for fire and service equipment is provided;
6. Utilities and drainage in the vicinity will be made adequate, and
7. Methods of stormwater control and treatment as outlined in the Town of Littleton Low Impact Design/Best Management Practices Manual (latest edition) are utilized to the maximum extent practicable;

#### **Section 173-62 B Special Permits section of the Aquifer and Water Resource District:**

8. At the boundary of the premises, the groundwater quality resulting from on-site waste disposal, other on-site operations, natural recharge and background water quality will not fall below the standards established by the State;

#### **Chapter 38 Stormwater Management and Erosion Control Bylaw:**

9. The project as designed and conditioned below provides for the health, safety and general welfare of the citizens of the Town of Littleton through the regulation of stormwater runoff;
10. The project as designed and conditioned below will protect water resource and meet the objectives and requirements of the Stormwater Management and Erosion Control Bylaw.

#### **Conformance with Goals of the Littleton Master Plan:**

11. Constructing the water resources recovery facility on the proposed site and providing sewer service to Littleton Common contribute to the Town's resiliency by improving groundwater quality; planning for and promoting growth in the Common; allows greater density in recognized activity areas around the Common, and in harmony with the Littleton Village Common Mixed-Use zoning district and the King

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Street Common Mixed-Use zoning district ensures new development is sited and designed in such a way that is consistent with the character of Littleton Common.

### **CONDITIONS:**

Based on the foregoing, Jeffrey Yates made a motion that the Planning Board **approve** the Site Plan and **grant** the Aquifer and Water Resource District special permits, and the Stormwater Management and Erosion Control Bylaw decision; all under the Code of the Town of Littleton Zoning, subject to the following conditions:

#### Conditions prior to issuance of building permits:

1. The validity of this permit is dependent on the Applicant recording this decision at the Middlesex South Registry of Deeds. No building permit shall issue until the Applicant has filed with the Building Inspector and Planning Board a copy of this decision setting forth the recording information of the decision;
2. All comments from peer review engineers Green International Affiliates, Inc. in the peer review dated May 11, 2022 must be addressed to the reasonable satisfaction of the Planning Board, including requiring a signature of the responsible parties on the Stormwater O&M Plan;
3. Adequate access to each structure for fire and service equipment shall be provided and confirmation from the Littleton Fire Department is required prior to issuance of building permits;

#### Conditions for ongoing operations and maintenance:

4. This lot may be subdivided in the future to allow reuse of the existing home;
5. Fertilizers other than “water-insoluble nitrate fertilizer” (also known as “slow-release fertilizer”) are prohibited for use in any lot, yard, lawn, farm field, or open space associated with this project.
6. Groundwater quality shall not be degraded below drinking water standards at the property lines due to activity on this property;
7. No sodium deicing chemicals are to be used or stored on site (non-sodium deicing chemicals may be used).
8. Operation and Maintenance of the stormwater system shall be conducted in accordance with the Operation and Maintenance Plan Appendix G Operations and Maintenance Plan/Long-Term Pollution Prevention Plan;
9. No parking of vehicles is allowed on any unpaved surface;
10. This Special Permit will lapse 36 months following the grant thereof (except such time required to pursue or await the determination of an appeal referred to in M.G.L. c. 40A, Section 17) if a substantial use or construction has not sooner commenced, except for good cause. Commencement of construction of improvements to the building or substantial site work in support of the construction approved hereby will constitute substantial use of this Special Permit.

Bartlett Harvey seconded this motion and the Board voted 5 to 0 in favor of this motion.

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**VOTE:**

The Board members voted as follows:

Mark Montanari	AYE
Jeff Yates	AYE
Bartlett Harvey	AYE
Anna Hueston	AYE
Delisa Laterzo	AYE

**Appeals, if any, shall be made pursuant to Section 17 of Chapter 40A, Massachusetts G.L., and shall be filed within 20 days after the date this decision is filed with Town Clerk.**

Signed:



Bartlett Harvey, Clerk

Date Filed with Town Clerk: June 16 2022

  
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 for 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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Town Clerk Diane Crory  
Littleton Mass.