

DESCHENES & FARRELL, P.C.

Attorneys at Law  
515 Groton Road, Suite 204  
Westford, MA 01886  
Telephone: (978) 496-1177  
Facsimile: (978) 577-6462

*Douglas C. Deschenes*  
*Kathryn Lorah Farrell*  
*Melissa E. Robbins\**

May 18, 2018

*\*Admitted in MA and NH*

Littleton Planning Board  
Attn: Maren Toohill  
37 Shattuck Street  
P.O. Box 1305  
Littleton, MA 01460

**RE: 245 Foster Street**  
**Littleton, MA**

Dear Maren and Members of the Board,

Please be advised that this office represents G.S. Holdings, LLC, Douglas Shaw, Manager, regarding the proposed development of the property at 245 Foster Street, Littleton, MA. G.S. Holdings, LLC is proposing to develop a 35,000 square foot mixed use commercial building and a separate 100 vehicle parking facility on the property. Enclosed please find and accept as my client's formal application and request for Site Plan Review and a Aquifer/Water Resource District Special Permit, as well as any other permit or relief as may be required under the Town of Littleton's Zoning Bylaws to allow the proposed development.

Enclosed please find:

1. Special Permit Application Form and Checklist;
2. Copy for Town Clerk;
3. Ten (10) copies of Site Plan;
4. Three (3) Copies of the Drainage Report
5. Authorization letter from the property owner;
6. Certified List of Abutters from the Assessor's Office; and
7. Filing Fees.

Please contact the undersigned with any comments or questions or if any further information is required.

Sincerely,

  
Douglas C. Deschenes

DCD/cas  
attachments



## LITTLETON PLANNING BOARD

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

- ☒ Filing Date: 5/18/18  
Planning Board: 5/18/18  
Town Clerk: 5/18/18  
☐ Filing Fee:  
☒ Abutters List Attached

### SPECIAL PERMIT APPLICATION

Effective May 3, 2018

#### PART I. BASIC APPLICATION

##### Project Summary & Applicant Information

Project Name: Crossings @ Foster Street

Location (Street Address): 245 Foster Street

Assessor's Map/Parcel (s): R11-3-0

Applicant: GS Holdings LLC, (Douglas Shaw)

Address: 256 Great Rd Suite 11, Littleton MA

Telephone: 978 375 1434 Email: gsholdings2@gmail.com

Property Owner: Littleton Development Trust

Address: 71 3rd Ave Burlington MA

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Registry: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

##### Site Information

Total Area (Acres): 33.94 A Lot Frontage (Lin. Ft): 627' ±

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:

- ☐ Wetlands  
☐ Floodplains  
☐ Aquifer District  
☐ Registered Marijuana Dispensary Overlay District  
☒ Water Resource District  
☐ Littleton Village Overlay District  
West—Beaver Brook Area

## PART II. SPECIAL PERMIT REQUESTED

- ☐ 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.*

## 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.

*See Letter of Authorization*

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

### Applicant

Signature: *R. Douglas Shaw*

Date: *May 18, 2018*

Print: *R. Douglas Shaw*

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

Applicant is: Owner

Agent/Attorney

Purchaser

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### SUBMISSION REQUIREMENTS

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- ☐ 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.

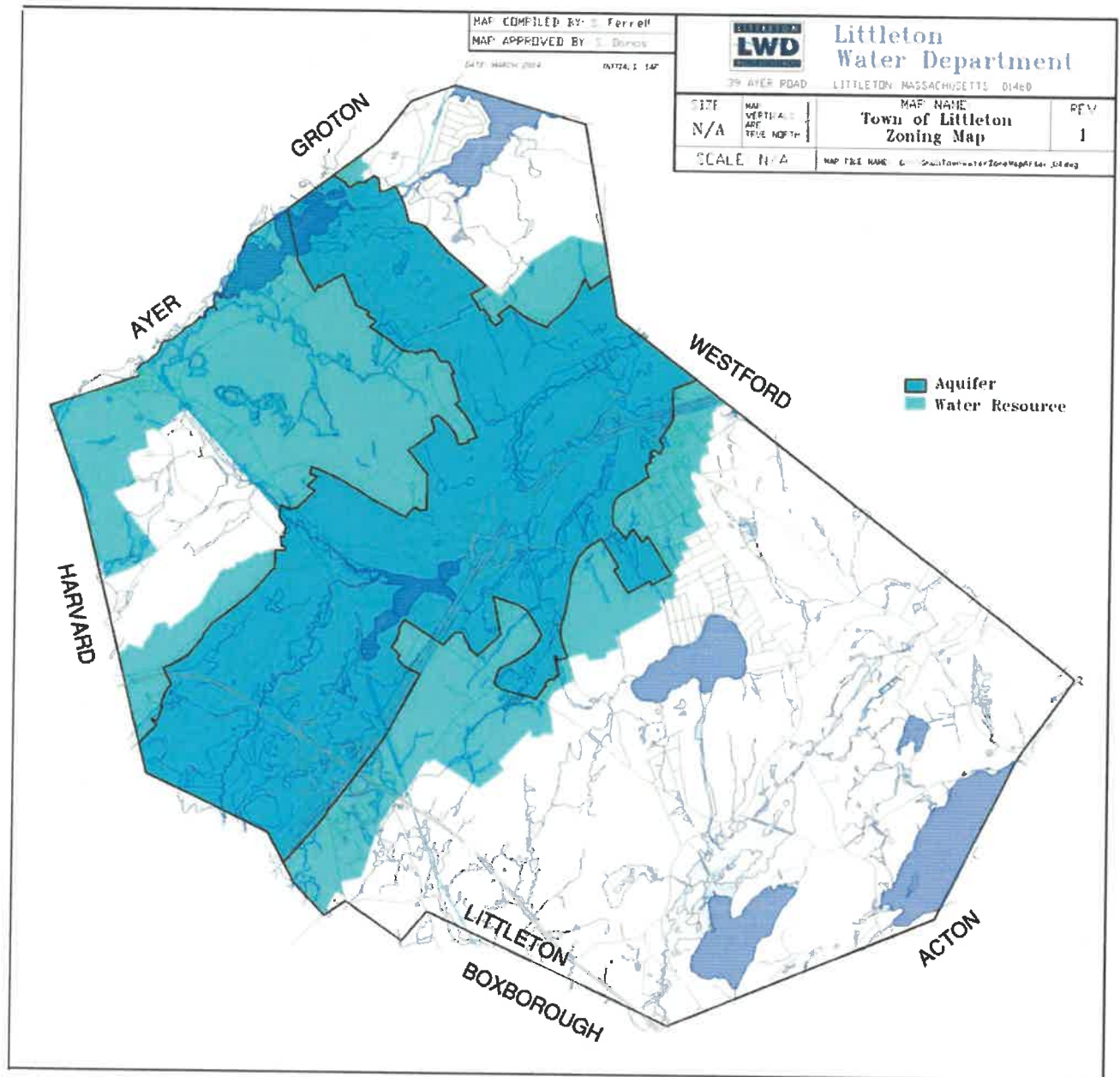
☐ Landscaping Plan

☐ Master Signage Plan

☐ Drainage Report and Calculations (3 copies)

☐ Traffic Impact Assessment

**Figure 1**  
**Town of Littleton Aquifer District and Water Resource District**





**TOWN OF LITTLETON  
PLANNING BOARD SPECIAL PERMIT  
FORM 1A  
AQUIFER & WATER RESOURCES DISTRICTS**

Littleton Town Offices  
37 Shattuck Street  
Room 303  
Littleton, MA 01460  
(978) 540-2425

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**PART IV. PROJECT SUMMARY**

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Project Name: 245 Foster Street

Location (Street Address): 245 Foster Street, Littleton, MA

Assessor's Map/Parcel Number (s): R11 - 3 - 0

X Parcel in Aquifer District or \_\_\_\_\_ Parcel in Water Resource District

**Submission Requirements.** Per § 173-62 (D) of the Littleton Zoning Bylaw, the following must be attached to this application for a special permit.

- ☒ Attached checklist, completed
- ☐ Complete list of potentially toxic or hazardous materials used or stored on the premises
- ☒ Description of protective and preventive measures
- ☐ Description of potentially toxic or hazardous wastes with storage and disposal method
- ☐ Evidence of DEP approval of waste system
- ☐ Evidence of qualified professional supervision of underground storage system design and installation
- ☒ Analysis by qualified engineer

**Identify the uses proposed in this Special Permit application.**

Use	Proposed	Allowed in either Aquifer Protection or Water Resource District	Allowed only in Aquifer Protection District	Allowed only in Water Resource District
<b>Principal Use</b>				
• Self-Storage Facility		X		
• Truck Terminal				X
• Sanitary landfill, junkyard, salvage yard, other solid waste disposal				X
• Motor vehicle service or washing station				X
<b>Accessory Use</b>				
• Manufacture, use, transport, storage or disposal of toxic or hazardous materials in excess of 5 gallons or 25 pounds dry weight of any substance or a total of all substances not to exceed 50 gallons or 250 pounds dry weight, on a site at any one time as an accessory activity for nonresidential and nonagricultural principal activities		X		
• Parking area with 100 or more spaces capacity	X	X		
• Waste characteristics: Hazardous waste generation, treatment or storage in quantities not to exceed Very Small Quantity Generators (VSQGs) as defined in DEP 310 CMR 22.21(2)(a)(7) or subsequent equivalent regulation(s) currently in effect		X		
• On-site disposal of industrial waste		X		
• Grading resulting in exterior grades less than five feet		X		



Use	Proposed	Allowed in either Aquifer Protection or Water Resource District	Allowed only in Aquifer Protection District	Allowed only in Water Resource District
above maximum groundwater elevation				
• Estimated sewage flow greater than 6 gallons/day per 1,000 s.f. of lot area		X		
• Estimated sewage flow greater than 15,000 gallons per day		X		
• Use retaining less than 30% of lot area in natural state		X		
• Underground storage of gasoline or chemicals				X
• Storage of heating oil or petroleum in quantities greater than 500 gallons				X
• Disposal of snow from outside the district				X
• Storage of sludge and/or septage not stored in accordance with DEP 310 CMR 22.21(2)(b)(1)				X
<b>Impervious Surfaces</b>				
• Rendering impervious more than 20% but not less than 50% of any lot or parcel in Water Resource District				X
• Rendering impervious more than 15% or 2500 square feet of any lot or parcel but less than 30% in Aquifer District	X			X

**Application Review**  
**FOR PLANNING DEPARTMENT USE ONLY**

**§ 173-62(B) Special Permit Criteria**

- Groundwater quality performance rule met
- Location of water quality wells shown

**§ 173-63: Design and Operation Guidelines \***

- Safeguards against materials discharge or loss adequate
- Location of potential pollution source outside district where feasible
- Waste disposal provisions adequate
- Provision for on-site stormwater recharge or waived during site plan review\*
- Oil, grease, and sediment traps provided, if applicable\*
- Separate collection of drainage from loading areas for toxic or hazardous materials\*
- Monitoring adequate, if required
- Storage of ice control chemicals adequate

\*Provision shall be made for on-site recharge of stormwater runoff from impervious surfaces without degradation to groundwater if a special permit is to be granted for greater than 15 % coverage (but less than 30 %) in the Aquifer District and for impervious cover greater than 20% (but less than 50%) in the Water Resource District. Such recharge shall include (but not limited to) infiltration through methods as outlined in the Town of Littleton Low Impact Design/Best Management Practices Manual (latest edition) unless otherwise approved by the Planning Board during site plan review. Where dry wells or leaching basins are used, they shall be preceded by oil, grease and sediment traps. Drainage from loading areas for toxic or hazardous materials shall be separately collected for safe disposal."

May 18, 2018

Littleton Planning Board  
Attn: Maren Toohill  
37 Shattuck Street  
P.O. Box 1305  
Littleton, MA 01460

RE: 245 Foster Street, Littleton, MA

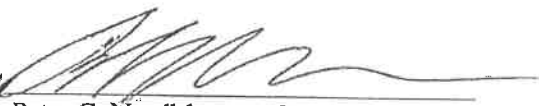
Dear Maren and Members of the Board,

Please be advised that the undersigned, Littleton Development Trust, being the owner of land located at 245 Foster Street in Littleton, Massachusetts (the "Land"), hereby authorizes GS Holdings, LLC and/or its attorneys, Deschenes & Farrell, PC, to execute and file with the Littleton Planning Board, any documents necessary to obtain approval of the following site development plans for 'The Crossings at Foster Street' prepared by Markey & Rubin for GS Holdings, dated 5/15/18, relating to the Land:

- Site Plan Review;
- Existing Conditions Plan;
- Overview Plan;
- Site Grading and Utility Plan;
- Site Grading and Utility Plan;
- Roadway Profile;
- Landscape and Signage Plan;
- Detail Plan 1, 245 Foster Street;
- Detail Plan 2, 245 Foster Street;
- Erosion and Sediment Control Plan;
- Erosion and Sediment Control Plan 245 Foster Street.

Thank you for your time and attention to this matter.

Sincerely,  
Littleton Development Trust

By   
Peter C. Nordblom, as Trustee  
and not individually



TOWN OF LITTLETON  
BOARD OF ASSESSORS  
P.O. BOX 1305  
LITTLETON, MA 01460  
(978) 540-2410 FAX: (978) 952-2321

Date: April 26, 2018

Re: **Certified List of Abutters for Planning Board (300 feet - public hearings, special permits )**

Applicant: Atty. Doug Deschenes Name of Firm: Deschenes & Farrell, PC  
Mailing Address 515 Groton Road Ste. 204 Westford, MA 01886

**Subject Parcel Location:** 245 Foster Street  
**Subject Owner:** Littleton Development Trust  
**Subject Parcel ID:** R11 3 0

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. "Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town. The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes. The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply." .....

**I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.**

Number of Abutter(s) 26 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:

Teresa Sullivan  
Teresa Sullivan, Assessment Analyst



# 300 foot Abutters List Report

Littleton, MA  
April 26, 2018

## Subject Property:

Parcel Number: R11-3-0  
CAMA Number: R11-3-0  
Property Address: 245 FOSTER ST

Mailing Address: LITTLETON DEVELOPMENT TRUST  
NORDBLOM RODGER P & PETER C TR  
71 THIRD AV  
BURLINGTON, MA 01803

## Abutters:

Parcel Number: R08-13-C  
CAMA Number: R08-13-C  
Property Address: 234 FOSTER ST

Mailing Address: JACOBS DEBORAH P ANDERSON  
PEGGY L  
234 FOSTER ST  
LITTLETON, MA 01460

Parcel Number: R08-13-D  
CAMA Number: R08-13-D  
Property Address: 238 FOSTER ST

Mailing Address: CANFIELD QUINN E CANFIELD  
JENNIFER A  
238 FOSTER ST  
LITTLETON, MA 01460

Parcel Number: R08-13-E  
CAMA Number: R08-13-E  
Property Address: 242 FOSTER ST

Mailing Address: VIGNONI RICHARD B  
242 FOSTER ST  
LITTLETON, MA 01460

Parcel Number: R08-13-F  
CAMA Number: R08-13-F  
Property Address: FOSTER ST

Mailing Address: KAYE LAND LLC  
487 GROTON ROAD  
WESTFORD, MA 01886

Parcel Number: R08-13-G  
CAMA Number: R08-13-G  
Property Address: FOSTER ST

Mailing Address: KAYE LAND LLC  
487 GROTON ROAD  
WESTFORD, MA 01886

Parcel Number: R08-14-0  
CAMA Number: R08-14-0  
Property Address: 230 FOSTER ST

Mailing Address: THE GRACE M LINDQUIST TRUST C/O  
JEANIE LINDQUIST  
PO BOX 331  
ASHBY, MA 01431

Parcel Number: R08-15-0  
CAMA Number: R08-15-0  
Property Address: 260 FOSTER ST

Mailing Address: DURKEE FARM BUIDERS INC  
487 GROTON RD  
WESTFORD, MA 01886

Parcel Number: R11-10-0  
CAMA Number: R11-10-0  
Property Address: FOSTER ST

Mailing Address: NORDBLOM RODGER P & PETER C TR  
LITTLETON DEVELOPMENT TRUST  
NORDBLOM CO- 71 THIRD AVE  
BURLINGTON, MA 01803

Parcel Number: R11-11-0  
CAMA Number: R11-11-0  
Property Address: 191 FOSTER ST

Mailing Address: NASHOBA VALLEY SNF REAL ESTATE  
INVESTORS LLC  
3570 KEITH ST  
NW CLEVELAND, TN 37312

Parcel Number: R11-1-2  
CAMA Number: R11-1-2  
Property Address: REAR FOSTER ST

Mailing Address: FOSTER ST ASSOC LTD PARTNERSH  
C/O CONCORD PROPERTY MANAGEME  
1 MAIN ST  
CONCORD, MA 01742

CAI Technologies

www.cai-tech.com

4/26/2018

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Abutters List Report - Littleton, MA



# 300 foot Abutters List Report

Littleton, MA  
April 26, 2018

Parcel Number: R11-1-3 CAMA Number: R11-1-3 Property Address: REAR FOSTER ST	Mailing Address: FOSTER ST ASSOC LTD PTNRSH C/O CONCORD PROPERTY MANAGEME 1 MAIN ST CONCORD, MA 01742
Parcel Number: R11-23-16 CAMA Number: R11-23-16 Property Address: 18 TROT RD	Mailing Address: LITTLETON TOWN OF CONSERVATION COMMISSION PO BOX 1305 LITTLETON, MA 01460
Parcel Number: R11-3-1 CAMA Number: R11-3-1 Property Address: 215 FOSTER ST	Mailing Address: AQUINO KENNETH C BETEAU WANDA JANE 215 FOSTER ST LITTLETON, MA 01460
Parcel Number: R11-31-0 CAMA Number: R11-31-0 Property Address: N/W OF 495	Mailing Address: LITTLETON CONSERVATION TRUST P O BOX 594 LITTLETON, MA 01460
Parcel Number: R11-3-2 CAMA Number: R11-3-2 Property Address: 217 FOSTER ST	Mailing Address: HORN KRISTIN H LAUFFENBURGER CHRISTOPHER J 217 FOSTER ST LITTLETON, MA 01460
Parcel Number: R11-3-3 CAMA Number: R11-3-3 Property Address: 219 FOSTER ST	Mailing Address: DIBACCO JOSEPH G+ROSEMARIE TR FOSTER STREET REALTY TRUST 219 FOSTER ST LITTLETON, MA 01460
Parcel Number: R11-3-4 CAMA Number: R11-3-4 Property Address: 221 FOSTER ST	Mailing Address: GRACE JULIE DAHLBERG GRACE FRANK P 221 FOSTER ST LITTLETON, MA 01460
Parcel Number: R11-3-5 CAMA Number: R11-3-5 Property Address: 263 FOSTER ST	Mailing Address: MASS BAY TRANS AUTHORITY TEN PARK PLAZA BOSTON, MA 02116
Parcel Number: R11-5-4 CAMA Number: R11-5-4 Property Address: 237 FOSTER ST	Mailing Address: NARGIZIAN EDWARD A NARGIZIAN PATRICIA A P.O. BOX 1003 LITTLETON, MA 01460-1003
Parcel Number: R11-6-0 CAMA Number: R11-6-0 Property Address: 233 FOSTER ST	Mailing Address: CEBULA DR. DAVID P CEBULA CATHERINE T 233 FOSTER ST LITTLETON, MA 01460
Parcel Number: R11-7-0 CAMA Number: R11-7-0 Property Address: 225 FOSTER ST	Mailing Address: KIERNAN KAREN A KIERNAN TODD D 225 FOSTER ST LITTLETON, MA 01460
Parcel Number: R11-9-3 CAMA Number: R11-9-3 Property Address: 5 JILLIAN WAY	Mailing Address: VASUDEVAN MADHUSUDHANAN MADHUSUDHAN SRIVIDYA 5 JILLIAN WAY LITTLETON, MA 01460



www.cai-tech.com

4/26/2018

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Abutters List Report - Littleton, MA



## 300 foot Abutters List Report

Littleton, MA

April 26, 2018

Parcel Number: R11-9-4  
CAMA Number: R11-9-4  
Property Address: 4 JILLIAN WAY

Mailing Address: ASLAM SAMI AZAM SEEMA  
4 JILLIAN WAY  
LITTLETON, MA 01460

Parcel Number: R11-9-5  
CAMA Number: R11-9-5  
Property Address: 2 JILLIAN WAY

Mailing Address: YOUNG BRIAN S YOUNG KERRY A  
2 JILLIAN WAY  
LITTLETON, MA 01460

R08-15-2  
R08-15-3 >

Durkee Farm Builders  
487 Groton Rd  
Westford, Ma 01886



[www.cai-tech.com](http://www.cai-tech.com)

4/26/2018

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Abutters List Report - Littleton, MA