



April 1, 2021

Town of Littleton
Planning Board
Littleton Town Offices
37 Shattuck Street
Room 303
Littleton, MA 01460

Re: 534 & 550 King Street, Littleton, Massachusetts
Approval Not Required Permit Application

Dear Members of the Board:

Howard Stein Hudson, on behalf of Lsref4 Turtle (King Street), LLC (the “Proponent”), is pleased to submit an Approval Not Required Permit Application for 550 King Street, an existing $41.25\pm$ acre parcel located in Littleton, Massachusetts with a small portion of the parcel within Westford, Massachusetts. The existing 550 King Street Parcel lies within the Town of Littleton’s Industrial A, B, Business, and Village Common Form Based Code Zoning Districts as well as the Town of Westford’s Commercial Highway District.

The Proponent respectfully requests the approval from the Town of Littleton’s Planning Board for the division of the 550 King Street Parcel into two (2) parcels, 534 King Street and 550 King Street through an Approval Not Required (ANR) endorsement. The Project’s ANR application is provided in Attachment A and the ANR plan, prepared by Coneco Engineers and Scientists, is provided in Attachment B. As proposed, the 534 King Street Parcel is $1.50\pm$ acres with 255.07-feet of frontage along King Street and the revised 550 King Street Parcel is $39.75\pm$ acres with 1,222.73-feet of frontage along King Street. Both parcels comply with the applicable minimum lot area and lot frontage requirements provided in Chapter 173, Attachment 1 of the Littleton Town Bylaws and Article XXX of the Town Bylaws. For reference, Attachment 1 of Chapter 173 of the Littleton Town Bylaws is provided in Attachment A.

We look forward to presenting at the next Planning Board meeting. Please do not hesitate to call Howard Stein Hudson’s Chelmsford Office with any questions or concerns.

Sincerely,

Madison Blanchard
Civil Engineer

Katie Enright, P.E.
Associate/Senior Civil Engineer



Attachment A – Attachment 1 of Chapter 173 of the Littleton Town Bylaws

ZONING

173 Attachment 1

Town of Littleton

Intensity of Use Schedule

[Amended 5-8-2000 ATM, Art. 26; 6-15-2000 STM, Art. 2; 2-3-2010 STM, Art. 4]

District	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Street Setback (feet)	Minimum Side, Rear Setbacks (feet)		Maximum Building Height ¹⁰ (feet)	Maximum Lot Coverage (percent)	
				Principal Building or Structure	Accessory Building or Structure		By Buildings	By Buildings plus Paving
R	40,000	150	30 ^{8,9}	15	10	32	—	60
VC ¹	15,000	100	25 ¹¹	15 ⁶	15 ⁶	32	50 ⁷	80
B ¹	15,000	100	25 ^{8,1}	5 ⁶	15 ⁶	32	50 ⁷	80
I-A	—	—	80 ⁵	50 ⁵	50 ⁵	40	30 ⁷	80
I-B ¹	—	—	30 ²	20 ³	20 ³	40 ⁴	35 ⁷	80

NOTE:

¹ Permitted residential use shall observe requirements of the residence district.

² Thirty feet or 1 1/2 times the building height, whichever is greater.

³ Twenty feet or height of building, whichever is greater.

⁴ Greater height may be allowed on special permit from the Planning Board upon its determination that such height is functionally essential for the operation of the activity and will cause no substantial increase in shadow cover or reduction in privacy on abutting premises.

⁵ In an Industrial A District, no building or other structure shall extend nearer than 80 feet to a main public way or nearer than 50 feet to a side or rear lot line or secondary public way, except when the public way divides an industrial and a residential district, the setback shall be 150 feet; when the public way is a limited-access highway, the setback shall be 20 feet; and the setback shall not apply to gatehouses, watchman's houses, electrical substations, gas or water meter stations or valve houses and similar one-story buildings, provided that they are of masonry construction and no larger than 12 feet by 12 feet in plan and 10 feet in height to the eaves or to signs as limited by § 173-35. For this purpose, a "secondary public way" is defined as one entirely contained within the bounds of the industrial district, all others being main public ways. Also, when property ownership extends beyond the bounds of the industrial district, the boundary of the

LITTLETON CODE

industrial district shall be considered the lot line for determining setbacks unless the use of the premises is also a permitted use in the adjoining district.

A smaller setback from a main public way, but not smaller than 50 feet, may be authorized on special permit from the Planning Board, upon its determination that:

- i) Either the topography of the site and its vegetation provide adequate visual screening for the building despite the smaller setback or the proposal is harmonious with its surroundings in architectural scale, use of materials, colors and landscape treatment; and also
- ii) There are public interest benefits from the smaller setback, such as superior protection of natural features of the site or avoidance of sensitive areas or making feasible a desirable development not otherwise possible.

⁶ When abutting a residential use or district, 25 feet, which shall contain no parking.

⁷ Provided, however, that the total of the gross floor area on all floors, not including cellars, shall not exceed 0.4 times the combined land area of the site, plus any off-site areas used for ancillary parking under § 173-32 in Industrial I-A and I-B Districts, and shall not exceed 0.6 times that combined area in business districts.

⁸ If more than one street abuts the lot, then the additional street setback may be reduced one foot for every 2,000 square feet under 40,000 square feet of lot area, but to not less than 15 feet.

⁹ Where structures exist on the adjacent lot(s) on either side of the property, the street setback need not be greater than the average of the setbacks of the adjacent structures.

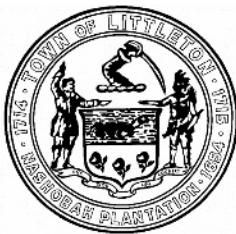
¹⁰ The maximum building height for a municipal education structure shall be no greater than 50 feet; provided, however, that the Planning Board may issue a Special Permit authorizing this height restriction to be exceeded upon a finding that such restriction significantly and unreasonably interferes with use of the structure for an educational purpose.

¹¹ Within the Village Common zoning district, the Planning Board, as part of Site Plan Review, may determine that special circumstances render a lesser Minimum Street Setback adequate to meet the purposes of the Littleton zoning bylaw. If a lesser setback is allowed, the Planning Board may impose such conditions as it deems necessary. Such circumstances may include consistency with existing street setbacks and design that encourages a pedestrian environment.



Attachment B – ANR Application Form

TOWN OF LITTLETON, MA



FORM A: APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL UNDER THE SUBDIVISION CONTROL LAW (Ch. 41)

Date: April 1, 2021

File completed form with the Planning Board with 3 copies of the plans, plus original Mylar. File a copy of form and plan with the Town Clerk in accordance with the requirements of Section 81P

To the Planning Board:

The undersigned Applicant, believing that the accompanying plan of property located in the Town of Littleton does not constitute a subdivision within the meaning of the Subdivision Control Law, herewith submits such plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. Location of Property:

The existing property is located at 550 King Street, the applicant seeks to divide the parcel into two (2) parcels, 534 King Street and 550 King Street.

2. Name(s) and Address(es) of Applicant:

Hudson Advisors L.P. c/o Michael Creighton

888 7th Avenue, 18th Floor, New York, NY 1001

Email: mcreighton@hudson-advisors.com

3. Name(s) and Address(es) of Record Owner(s):

Lsref4 Turtle (King Street), LLC

534 & 550 King Street, Littleton, MA 01460

4. Name and Address of Engineer or Surveyor:

Engineer:

Howard Stein Hudson c/o Katie Enright

114 Turnpike Road, Suite 2C, Chelmsford, MA 01824

Email: kenright@hshassoc.com

Surveyor:

Coneco Engineers & Scientists

4 First Street, Bridgewater, MA 02324

5. Title of Plan: Plan of Land: 534 King Street, Littleton, MA

Easement: 534 King Street, Littleton, MA

6. Date of Plan: March 31, 2021

7. Owner's Title Reference: Deed of Limited/Special Warranty dated August 4, 2015, [recorded at Middlesex South Registry of Deeds in Book 65859, Page 288], [filed at the Middlesex South Registry District of the Land Court as Document No. 129456] and noted on Certificate of Title no. _____, in Registration Book _____, Page _____.

8. Zoning District: Industrial A, Industrial B, Village Common Form Based Code Based Districts & the Town of Westford Commercial Highway District.

TOWN OF LITTLETON, MA

9. Assessor's Map and Parcel Number: Map U8, Parcel 10 (Littleton)
Map 10, Lot 7 (Westford)

10. The Applicant believes that the division of land shown on this plan is not a subdivision for the following reason(s):

The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown has frontage of at least 100 feet, as required by the Town of Littleton's Zoning Regulations; and every lot shown on the plan has such frontage on King Street (Route 110).



Michael Creighton

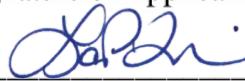
03/31/21

Signature of Applicant

Date

Signature of Applicant

Date



Laura P. Sims, President

03/05/2021

Signature of Record Owner

Date

(if other than Applicant)

Signature of Record Owner

Date

(if other than Applicant)

All evidence to show that the plan does not require approval under the Subdivision Control Law must be filed with this application.

Filing Fee: (\$100 plus \$100 per lot or parcel created or revised) \$300
(For all revisions to lots and parcels as well as new ones created.)

THE PLANNING BOARD'S ENDORSEMENT ON THIS PLAN, THAT APPROVAL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED, SHALL NOT BE CONSTRUED AS THE PLANNING BOARD FINDING THAT THE LOTS CREATED BY THIS PLAN CONFORM TO THE REQUIREMENTS OF THE LITTLETON ZONING BYLAWS EXCEPT AS TO AREA AND FRONTAGE.

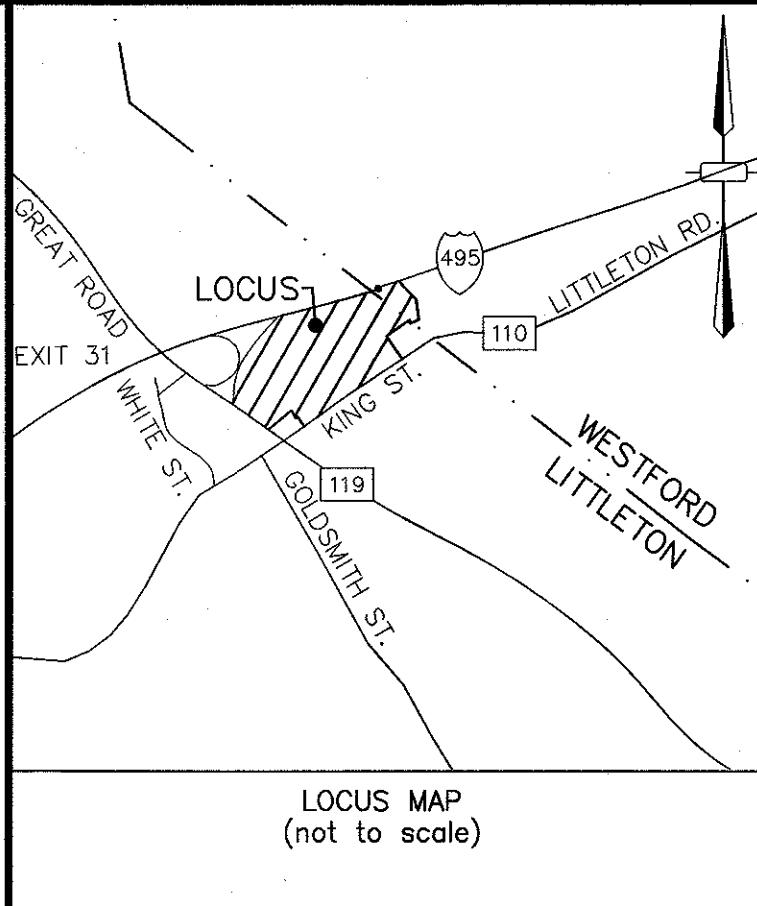
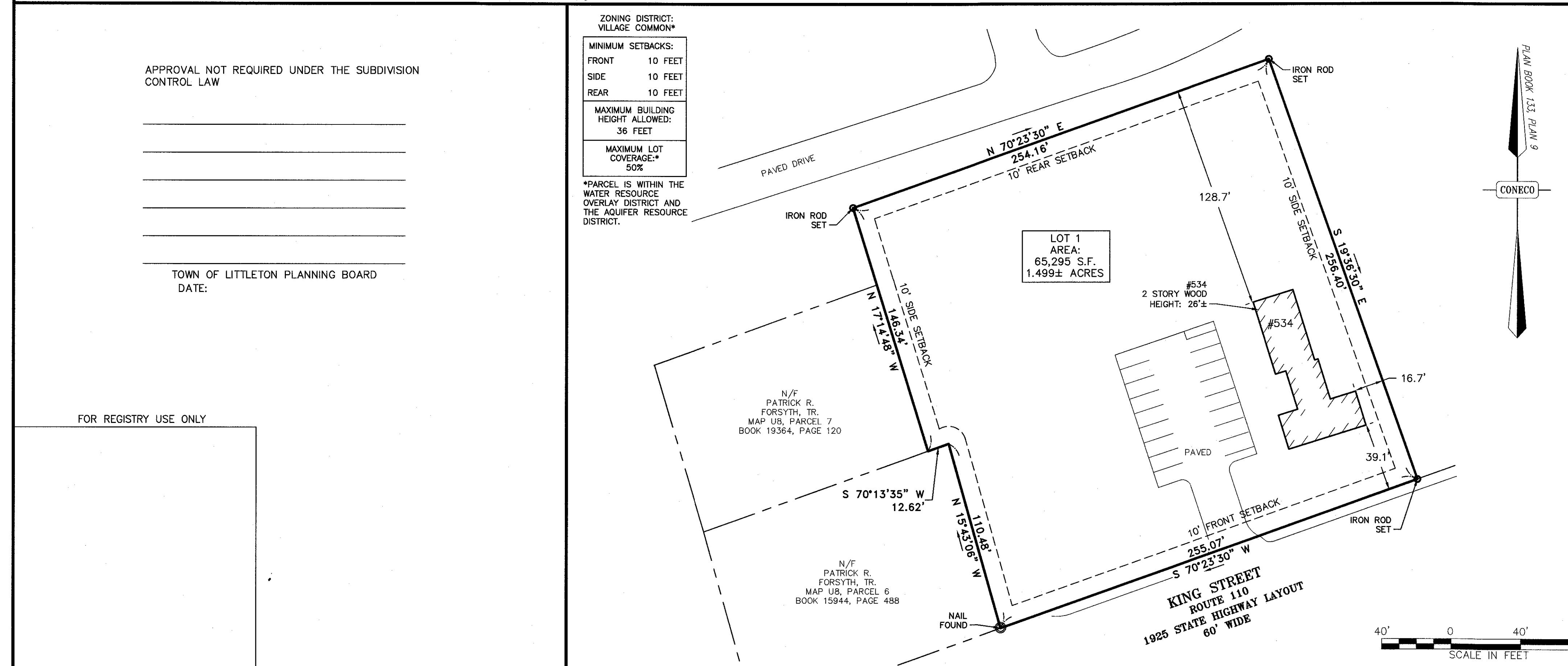
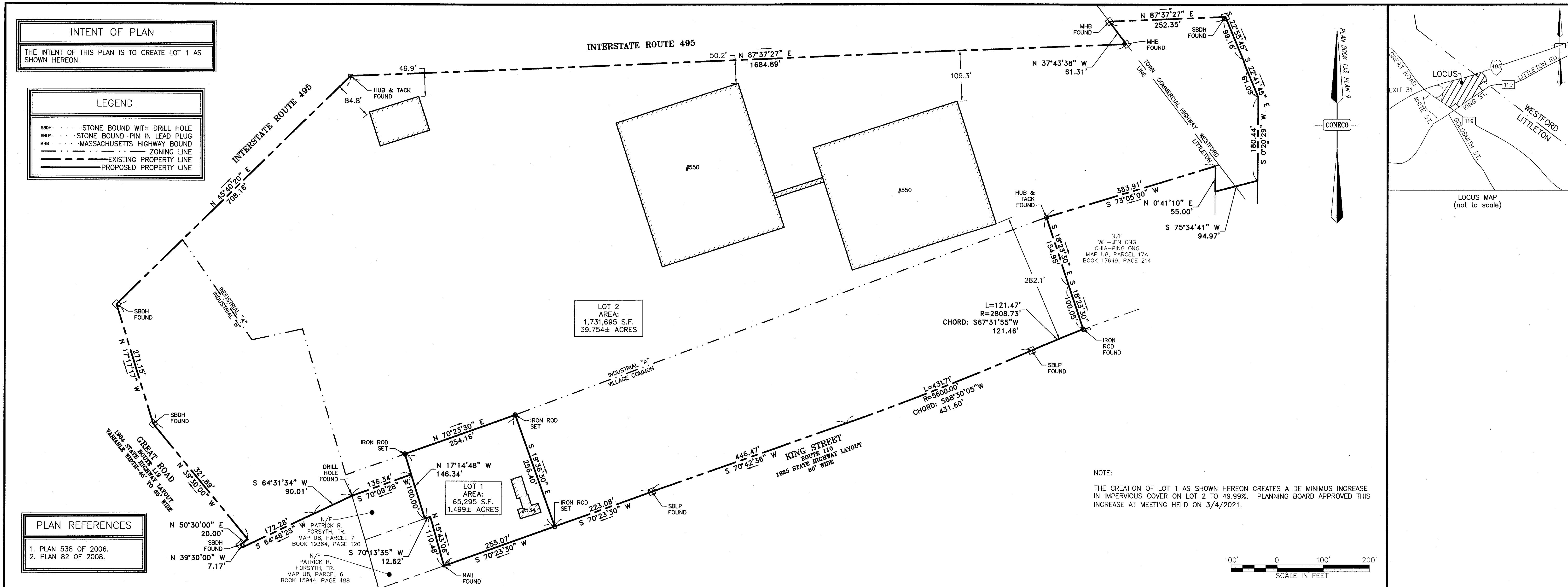
Received by Town Clerk:

Date/Time: _____

Form Updated August 2008

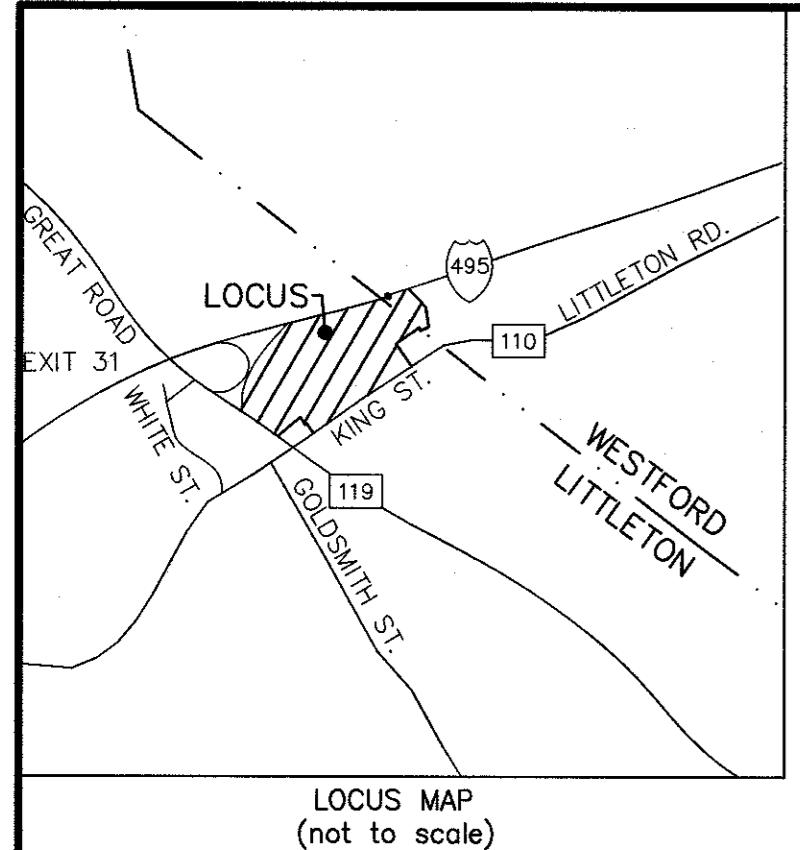


Attachment C – ANR Plan





Attachment D – Easement Plan



INTERSTATE ROUTE 495

PLAN REFERENCES

1. PLAN 538 OF 2006.
2. PLAN 82 OF 2008.

GENERAL NOTES:

1. 40 foot wide right of way granted by Harry S. Barker to Florence S. Whitcomb by instrument dated July 14, 1924, recorded in Book 4749, Page 222, and to the Inhabitants of the Town of Littleton by instrument dated February 6, 1924 recorded in Book 4812, Page 443.

2. Grant of Easement from Wells REIT II – 550 King Street, LLC to Global Companies, LLC and Littleton Electric Light Department recorded with Middlesex County Southern District Registry of Deeds in Book 64436, Page 264.

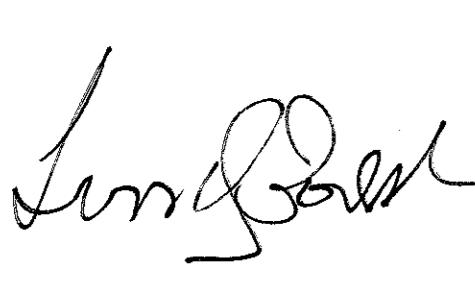
3. The location of the existing water and sewer lines as shown hereon have been digitized from a plan entitled "Digital Littleton (LKG) Parking Expansion in Littleton/Westford Massachusetts (Middlesex County)" dated April 1, 1997, prepared by the BSC Group, and a plan entitled "As-Built Plan of Land in Littleton, MA" dated 10/03/08, prepared by Hancock Associates.

EASEMENT NOTES:

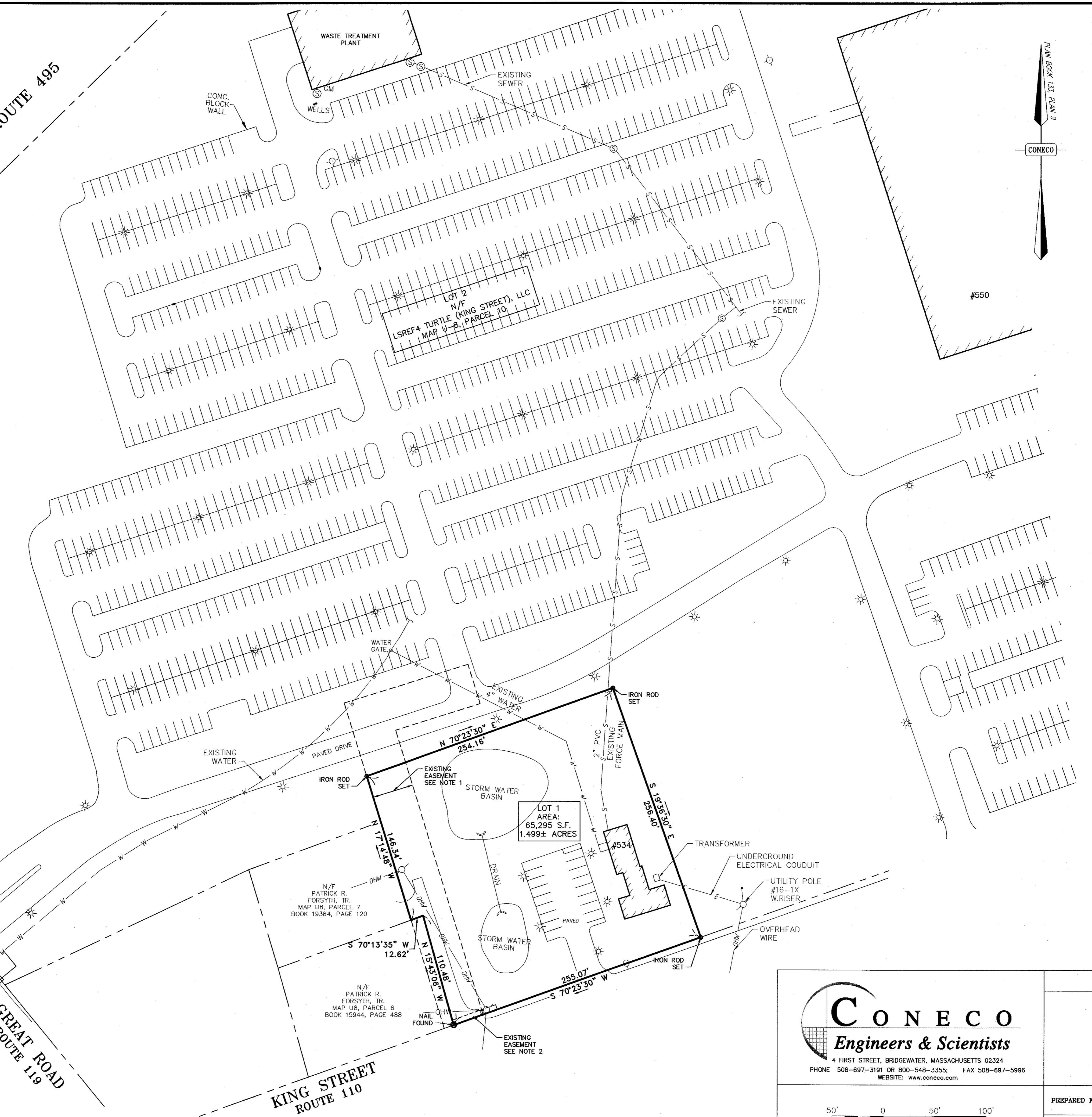
1. Sewer, water, electric and cable easements to be created over Lot 2 for the benefit of Lot 1. Location of easements to be determined by the location of existing sewer, water, electric and cable lines.
2. Drainage easement to be created over Lot 1 for the benefit of Lot 2 at the storm water basins as approximately shown hereon.

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN, AND THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.


 TIMOTHY S.
 BODAH
 No. 46110
 MASSACHUSETTS REG. NO. 46110
 PROFESSIONAL LAND SURVEYOR

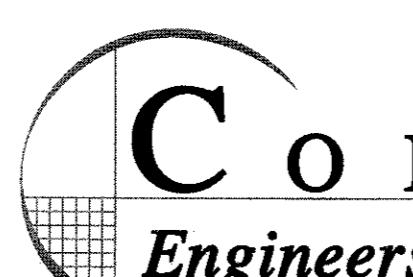
LOCUS MAP (not to scale)



CURRENT OWNER ACCORDING TO ASSESSOR RECORDS:
 LSREF4 TURTLE (KING STREET), LLC
 MAP U-8 PARCEL 10 (LITTLETON)
 MAP 10, LOT 7 (WESTFORD)
 BOOK 65859, PAGE 288

EASEMENT PLAN

534 KING STREET
 LITTLETON, MA


CONECO
 Engineers & Scientists
 4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
 PHONE 508-697-3191 OR 800-548-3355; FAX 508-697-5996
 WEBSITE: www.coneco.com

50' 0 50' 100'
 SCALE IN FEET

PREPARED FOR:	HOWARD STEIN HUDSON		
SCALE	DATE	ACAD FILE	JOB NO.
1"=50'	03/31/2021	2347.DWG	2347