



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

received
4/10/2025
AS

CONSOLIDATED DECISION
SITE PLAN REVIEW, AQUIFER/WATER RESOURCE DISTRICT SPECIAL PERMIT
AND STORMWATER PERMIT
55 Russell Steet Littleton Tennis Court and Whitcomb Baseball Field Improvements

April 10, 2025

Applications: **Site Plan Review** under Section 173-16 through 173-19 of the Littleton Town Code (Zoning Bylaw) and **Aquifer and Water Resource District Special Permit** under Section 173-61 through 173-67 of the Littleton Town Code and **Stormwater Management and Erosion Control Permit** under Section 38-11 through 38-23 of the Littleton Town Code.

Description: Proposed new tennis courts at Littleton Middle School and improvements to Whitcomb Baseball Field.

Property Location: 55 Russell Street
Map U-19 Parcel 21-0

Applicant: Town of Littleton c/o Tim Michalski
Parks, Recreation, & Community Education
41 Shattuck Street
Littleton, MA, 01460

Owner: Town of Littleton – School Department
P.O. Box 1305
Littleton, MA 01460

Agent: Activitas, Inc. c/o Holly Ganser
70 Milton Street
Dedham, MA 02026

Application Date: February 20, 2025

Dates of Legal Notice: February 27, 2025 & March 6, 2025

Public Hearing Dates: March 13, 2025 and April 3, 2025

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Members Present: Jeffrey Yates, Mark Montanari, Daryl Baker, Anna Hueston, and Bartlett Harvey

REFERENCE PLANS: “Littleton Tennis and Whitcomb Field Improvements, Littleton, MA” Application Plans” Prepared for Activitas, Inc., dated December 30, 2024, and to be revised prior to endorsement.

PUBLIC HEARING: The Littleton Planning Board held a public hearing on the above dates to consider the application of Town of Littleton Park, Recreation, and Community Education Department for a Site Plan Review under section 173-16 through 173-19 of the Littleton Code, an Aquifer and Water Resource District Special Permit under Section 173-61 through 173-67 of the Littleton Town Code, and a Stormwater Management and Erosion Control Permit under Section 38-11 through 38-23 of the Littleton Town Code.

SITE PLAN DETERMINATIONS:

Town Code Chapter 173 Zoning Section 173-16 Site Plan

The Board made the following specific findings regarding the proposed use at the site:

1. Internal circulation and egress are such that traffic safety is protected, and access via minor streets servicing single-family homes is minimized;
2. Visibility of parking areas from public ways and residence is minimized, and lighting of these areas avoids glare on adjoining properties;
3. Major topographic changes or removal of existing trees is minimized;
4. Adequate access to each structure for fire and service equipment is provided;
5. Utilities and drainage in the vicinity either are or will be made adequate, based on the functional standards of the Planning Board’s Subdivision Regulations; and
6. 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.

SPECIAL PERMIT DETERMINATIONS:

Town Code Chapter 173, Section 173-7 Special Permits

As conditioned below, no significant nuisance, hazard or congestion will be created and that there will be no substantial harm to the neighborhood or derogation from the intent of the Zoning Bylaws.

AQUIFER AND WATER RESOURCE DISTRICT DETERMINATIONS:

Town Code Chapter 173 Article XIV Aquifer and Water Resource District

At the boundaries 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 Department of Environmental Protection in Drinking Water Standards of Massachusetts, as most recently revised, or, for parameters where no Department of Environmental Protection standard exists, below current Environmental Protection Agency criteria as published in the Federal Register or, where no

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such criteria exists, below standards established by the Board of Health in consultation with the Board of Water Commissioners and, where existing groundwater quality is already below those standards, upon determination that the proposed activity will result in no further degradation.

STORMWATER DETERMINATIONS:

Town Code Chapter 38 Stormwater

At the Planning Board Meeting of March 13, 2025, Planning Board Members found that the proposed plans are anticipated to disturb approximately 39,100 sf of land area and the baseball portion is anticipated to disturb 23,654 sf of land area. The proposed plans are anticipated to protect water resources and meet the objectives and requirements of this Bylaw; as per Section 38B;

1. Includes practices that eliminate soil erosion and sedimentation and control the volume and rate of stormwater runoff resulting from land disturbance activities and developed land uses;
2. Promotes infiltration and the recharge of groundwater;
3. Ensures that adequate soil erosion and sedimentation control measures and stormwater runoff control practices are incorporated into the site planning and design process and are implemented and maintained;
4. Includes practices to control waste associated with construction activities, such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary wastes;
5. Ensures adequate long-term operation and maintenance of stormwater management structures;
6. Complies with the requirements of the Town of Littleton's National Pollutant Discharge Elimination System (NPDES) permit for discharges from the municipal storm drain system; and
7. Establishes legal authority to ensure compliance with the provisions of this Bylaw through inspection, monitoring, and enforcement.

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.

1. The validity of this permit is dependent on the Applicant recording this decision at the Middlesex 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;

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2. Semi-annual groundwater monitoring activities shall be required to help assess land use impacts on local groundwater resources. The owner shall be responsible for all associated costs incurred including: the installation of new groundwater monitoring wells (to be located with the approval of the Littleton Water Department); maintenance and upkeep of existing groundwater wells; and sampling, analysis, and review performed by the Littleton Water Department. The sampling, location, testing frequency, and analytical requirements shall be drafted and modified by the Littleton Water Department and approved by the Littleton Planning Board contingent upon existing and future environmental site conditions;
3. Groundwater quality shall not be degraded below drinking water standards at the property lines due to activity on this property;
4. All Peer Review comments from Green International dated 3/21/2025, must be resolved to the Planning Board's reasonable satisfaction, prior to issuance of a building permit, and may include any additional comments once updated information is received and reviewed; Including Pre-treatment method added to plan and the Water-Quality volume to meet the 1" requirement.
5. Operation and Maintenance of the stormwater system shall be conducted in accordance with the Operation and Maintenance Plan attached as Standard 9 to the "Stormwater Report" dated February 19, 2025, submitted to the Board; February 19, 2025.
6. No parking of vehicles is allowed on any unpaved surface;
7. This Special Permit will lapse 24 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.

RECORD OF VOTE

At the Planning Board meeting of April 3, 2025, on a motion by *Daryl Baker* and seconded by *Mark Montanari* the Planning Board members voted as follows to **grant** the Site Plan Review, Aquifer and Water Resource District Special Permit, and Stormwater Management and Erosion Control Permit, subject to the **conditions** noted above.

Jeffrey Yates	AYE
Mark Montanari	AYE
Daryl Kent Baker	AYE

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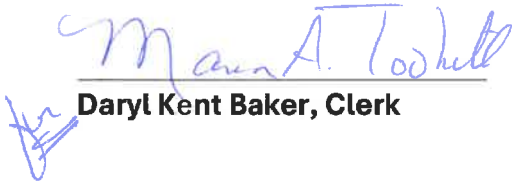
Anna Hueston AYE

Bartlett Harvey 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:

Date Filed with Town Clerk: 4/10/2025


Daryl Kent Baker, Clerk


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

