

PROPOSED FUTURE USE OF CATALDO NURSERIES, FARMSTEAD WAY, LITTLETON, MA

The applicant proposes using the site at 563 King Street, Littleton, Ma in the following manner:

The existing retail barn previously used as a retail gift and homegoods sale business would be converted for use as a FARM TO TABLE casual dining facility with a focus on featuring and selling at retail and serving in the restaurant local and locally grown produce, bread products, homemade bakery, products, dairy, canned and preserved commodities and all sorts of agricultural, aquacultural, floricultural or horticultural commodities. It is envisioned that there would be local brewery items such as ciders and beers produced on site as a visual attraction.

The existing retail barn is also proposed to be used for a destination venue for weddings, engagement parties, etc. It would continue to have nursery stock, beautiful gardens and colorful landscape as in the past. Traffic can be controlled by having deliveries channeled through an access and egress route from Great Road through the adjacent Kimball Farm property and diverted away from Farmstead.

It is anticipated that the facility will be acquired and owned by the same management as Kimball Farm, an adjacent destination venue in Westford, MA and operated in a similar fashion as the general store and grill, catering to a family safe, friendly and inviting atmosphere with primary concern being for the stewardship of the land, and adjacent open space, as well as respect for the pastoral nature of the surrounding neighborhood and the neighbors residing in the few residences which abut the site.

Kimball Farm would propose to use the adjacent fields for agriculture and horticulture. Littleton currently receives little benefit from the operation at Kimball Farm in Westford, while bearing a lot of the traffic. This would result in the potential for a stream of revenue from the Kimball Farm operations being recognized by the Town of Littleton.

Kimball Farm has always proved to be a good neighbor and a wonderful asset to a community providing jobs and destination activities.

The alternative use(s) for this property would likely result in additional housing which would be a drain on the goods and services in the Town of Littleton, especially in view of the anticipated growth from the IBM development.

We look forward to discussing the proposal at length with the Board and to hearing your concerns and comments so they may be incorporated in our more formal detailed presentation.

asbestos, drinking water quality issues, radon gas, urea foam formaldehyde insulation, or electromagnetic radiation at the Subject Property.

## **2.0 SITE INFORMATION**

### **2.1 Site Address**

The Subject Property address is:

Cataldo Nurseries  
Farmstead Way  
Littleton, MA 01460

The Site location is illustrated on Figure 1 – Site Locus Map.

### **2.2 Legal Description**

The Town of Littleton Assessor identifies the Subject Property as Lot 2-19 on Assessor's map U-7. The street address is indicated as 563 King Street, however the parcel is located at the southerly end of Farmstead Way which is a residential side street off of King Street (i.e., Route 110). Assessor's information indicates that the current owner is Joseph Cataldo, Trustee of J&D Realty Trust.

### **2.3 Site Description**

The Subject Property is located at the southerly end of Farmstead Way in Littleton, Massachusetts in a residential area. A USGS topographical site locus is provided as **Figure 1**. An aerial view of the Subject Property and the vicinity is provided as **Figure 2**.

The Site is improved by four buildings including a circa 1900, wood-framed, barn building (i.e., "Main Barn") that serves as a retail store. Items for sale in the store include gardening supplies, tools, candles, home decorations, gifts, and other miscellaneous items. The building includes approximately 8,000 square feet of main level retail space and approximately 6,000 square feet of basement storage space. A 1,100 square foot open porch was constructed on the north (front) side of the building in 1999. A greenhouse structure is attached to the eastern side of the retail building. Heat is supplied to the building via a forced hot air system, which uses fuel oil. The building heating system is supplemented by a wood-burning stove. The basement level of the Main Barn is used for dry goods storage. Floors within the basement are concrete. Two 275-gallon steel above-ground heating oil tanks are located in the basement adjacent to the oil burner and forced hot air heating system. No floor drains were observed in the basement. No staining or evidence of the release, spillage or mishandling of oil or hazardous materials was observed

in the basement.

The area to the north of the Main Barn is occupied by two greenhouses, an ornamental silo structure, and exterior walk-in refrigerator, and by a display area for the nursery's botanical products. This area contains an underground irrigation system. In 2008 a 275-gallon above-ground heating oil tank was installed adjacent to the westerly side of the greenhouses. This tank is covered by a small metal shed, and was empty at the time of OHI's site visit. Several air conditioning condensers were observed around the exterior of the Main Barn. Areas to the south and east of the Main Barn are paved and are used as driveways and parking areas. No staining or evidence of the release, spillage or mishandling of oil or hazardous materials was observed in the areas surrounding the Main Barn.

A 1,500 square foot office and storage building is situated adjacent to the Main Barn along the southwesterly property line. The eastern portion of the building is used for the storage of craft and gardening supplies and other miscellaneous items. According to Littleton Assessor's records, the original structure was constructed in 1900. The wood-framed building is slab-on-grade and the interior finish is primarily drywall with carpeting over concrete. Heat is supplied to the building via a forced hot air system, which is fueled with natural gas. Two air conditioning condensers were observed adjacent to the office building. No floor drains were observed in this building. No staining or evidence of the release, spillage or mishandling of oil or hazardous materials was observed in this building.

A four-bay, wood-framed storage garage of approximately 2,000 square feet is located approximately 100 feet east of the Main Barn and office building. The building is used for the storage of vehicles and machinery including fork lifts and tractors, and also for storage of bagged gardening supplies including fertilizers, potting soils, grass seed, peat moss, and mulch. The building is concrete slab-on-grade and no floor drains were observed. A 275-gallon steel above ground heating oil tank is located in the garage bay area. This tank appeared to be in good condition, and was empty at the time of OHI's site visit. A small tool storage shed is attached to the eastern side of the storage building. Items in the shed included a chain saw, gardening tools, bagged fertilizers & potting soils, plastic gasoline and oil containers (i.e., 1 to 5 gallon sizes). No staining or evidence of the release, spillage or mishandling of oil or hazardous materials was observed in this shed.

A Morton™ metal storage building of approximately 4,000 square feet is situated in the southeastern portion of the Site. About  $\frac{1}{4}$  of the building has been finished as office space. The remaining open area of the building is used as a shop and for storage of equipment and vehicles, and bagged gardening supplies including peat moss, potting soil, fertilizer, grass seed and mulch. The slab-on-grade building was constructed in 1999. The building is heated by a forced hot air system, which uses waste vehicle oil stored in two 275-gallon aboveground storage tanks in the northeastern corner of the building. Minor oil staining was observed on the concrete floor under the waste oil ASTs. No other evidence of the release, spillage or mishandling of oil or hazardous materials was observed

in this building. No significant cracks were noted in the concrete floor near the waste oil USTs. The minor oil staining is not considered as a potential REC.

A free-standing greenhouse structure is located on the western portion of the Site. The greenhouse has a wood foundation and a plastic covering. A small shed is located just off the northwest corner of the retail building. The shed houses the well pump and materials for conditioning well water used at the Site for irrigation purposes.

Approximately 10% of the Site is occupied by the buildings described above. Asphalt-paved parking areas and driveways were identified on the Site. Bagged gardening materials are stored on a grassy area on the eastern side of the parking lot. About 1/3 of the Site is undeveloped and vacant. Representative photographs of the Site are provided in **Appendix A**.

OHI did not observe any evidence of stressed vegetation during the Site visit. A variety of miscellaneous materials including wood pallets, lumber, concrete debris, plastic and metal pipe, decommissioned mowing machinery, concrete barriers, stone curbing, metal drainage structures, and plowing machinery were observed on the northeastern corner of the Site.

## **2.4 Current Uses of the Site**

The Subject Property is utilized as a retail nursery, greenhouse and garden supply store. According to information provided by the Town of Littleton, the property has been used for these purposes since 1986.

## **2.5 Owners and Occupants of the Site**

As discussed above, the current owner of the Subject Property is Joseph Cataldo, Trustee of J&D Realty Trust. The property is occupied by a retail nursery business known as Cataldo Nurseries.

## **2.6 Current Status of Site Vicinity**

Properties in the immediate vicinity of the Site were examined from curbside. The Site vicinity is comprised primarily of residential properties.

North – The single-family residential properties identified as parcels 2-4 and 2-7 on Littleton Assessors map U-7 abut the Site to the north. The properties are listed as numbers 10 and 3 Farmstead Way. The Farmstead Way cul-de-sac also abuts the Site to the north.

South – Robinson Road abuts the Site to the south, beyond which are two single-family residential properties identified as parcels U-7 45-0 and 46-0 at 31 and 33 Robinson Road.

The currently undeveloped, residentially zoned parcel U-7 19-6 also abuts the Site to the south. A planned multi-family housing development is slated for construction on parcel 19-6.

East – The currently undeveloped, residentially zoned parcel U-7 19-6 also abuts the Site to the east. As mentioned above, a planned multi-family housing development is slated for construction on parcel 19-6.

West – Single-family residential parcels identified as U-7 19-4 and 47-0 abut the Site to the west. Parcel 47-0 is listed as 36 Robinson Road and is owned by Ms. Dale L. Cataldo. Parcel 19-4 is listed as 34 Robinson Road.

## **2.7 Zoning**

According to information provided by the Town of Littleton the Subject Property is zoned as Residential “R”.

## **2.8 Recorded Land Title Records**

OHI conducted a search of public records available through the Middlesex County Registry of Deeds. OHI did not discover environmentally related liens or deed restrictions.

# **3.0 RECORDS REVIEW**

## **3.1 Physical Setting Sources**

### *3.1.1 Topography*

The Site elevation is approximately 300 feet above the National Geodetic Vertical Datum of 1929 according to the United States Geological Survey (USGS). The topography at the Site is flat.

### *3.1.2 Soils*

According to the USGS Surficial Geology Map for the Concord River Basin, the Site surficial geology is classified as till and bedrock. A review of soils maps for Middlesex County indicates that the Subject Property soils are very fine to coarse-grained sands, with variable silt and gravel. These materials are interpreted as glacial till and/or outwash.