

# HANCOCK ASSOCIATES

Surveyors | Engineers | Scientists

June 5, 2025

Littleton Conservation Commission  
37 Shattuck Street  
Littleton, MA 01460

**RE: 550 King Street, Littleton Abbreviated Notice of Resource Area Delineation (ANRAD)**

Dear Members of the Commission,

On behalf of 550 King Street LLC (Applicant), Hancock Associates hereby submits this Abbreviated Notice of Resource Area Delineation (ANRAD) in request for issuance of an Order of Resource Area Delineation (ORAD) to affirm the extent of jurisdictional wetland resource areas and associated buffer zones located at 550 King Street, Littleton (Map U08 / Parcel 10-0 on Littleton Tax Assessors Maps).

The following narrative, MassDEP Data Forms and associated Existing Conditions Plan prepared by Hancock Associates provides detail on the delineation and characterization of existing jurisdictional wetland resource areas under the Massachusetts Wetlands Protection Act (WPA) Regulations, and local setbacks imposed under the Town of Littleton Wetlands Protection Bylaw and implementing Regulations.

**Wetland Resource Area Characterization**

Wetland Delineation Methodology

Prior to performing field wetland delineations, a desktop assessment of environmental constraints on the property was conducted through review of MassGIS data layers, Littleton GIS, USGS 7.5-minute quadrangle maps, NRCS soil maps, aerial photography, and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs).

Based on this review, roughly the western half of the property is located within a Zone II Wellhead Protection Zone. Otherwise, there are no environmental sensitive resource areas such as NHESP mapped Estimated or Priority Rare Species Habitat, NHESP Certified or Potential Vernal Pools, Areas of Critical Environmental Concern (ACECs), Outstanding Resource Waters (ORWs), Cold Water Fisheries, Surface Water Protection Zones, or Wellhead Protection Zones on the property.

According to the FEMA Flood Insurance Rate Map, there is no mapped 100-year floodplain on the subject property, thus there is no jurisdictional Bordering Land Subject to Flooding (BLSF). According to the USGS 7.5-minute quadrangle map, there are no mapped perennial streams within 200-feet of the property, thus there is no jurisdictional Riverfront Area.

Following desktop review, a Professional Wetland Scientist (PWS®) from Hancock Associates conducted field wetland delineations in accordance with MassDEP methodologies on May 1, 2025.

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Based on the findings of field wetland delineations, it was concluded that there are two (2) wetland systems on the property, identified as Wetlands A and B herein.

Wetland A, located on the western side of the property, was determined to classify as a jurisdictional Bordering Vegetated Wetland (BVW).

Wetland B, located on the eastern side of the property, was determined to classify as a non-jurisdictional Isolated Vegetated Wetland (IVW). These features are characterized herein.

## Wetland Characterization

### **Wetland A**

Wetland A was delineated with a series of 24 flags, labeled A100 through A123 on the Existing Conditions Plan submitted herein. The feature is dominated by wetland indicator plants such as common reed (*Phragmites australis*, FACW), highbush blueberry (*Vaccinium corymbosum*, FACW), sensitive fern (*Onoclea sensibilis*, FACW), and jewelweed (*Impatiens capensis*, FACW). Field indicators of hydrology included standing water, hydric soils, soil saturation, high water marks, water-stained leaves, and buttressed trunks.

Wetland A appears to have been a created stormwater detention basin, likely constructed with commercial development of the property in 1985. There are no less than three (3) stormwater outfalls discharging into the system, and the feature outlets through a 36-inch pipe draining to the southwest beneath Great Road (route 119).

The embankments of the basin appear to consist of buried riprap and/or urban fill (udorthents). As, such there is an abrupt and distinct transition from upland to wetland occurring at the toe-of-slope upgradient of high-water mark staining. The slopes up gradient of the wetland flags are dominated with upland plant species such as common blackberry (*Rubus allegheniensis*, FACU), multiflora rose (*Rosa multiflora*, FACU), Asiatic bittersweet (*Celastrus orbiculatus*, UPL), and honeysuckles (*Lonicera* sp., FACU). There are no indicators of hydrology up gradient of the wetland flags.

**Because the stormwater basin was constructed prior to November 18, 1996 and the feature outlets through a 36-inch pipe, it was concluded that this feature is a jurisdictional Bordering Vegetated Wetland (BVW) subject to regulation under 310 CMR 10.55(4) of the WPA Regulations and the Town of Littleton Wetland Bylaw Regulations.**

BVW is subject to a 100-foot Buffer Zone under the WPA Regulations, and a 50-foot No Disturb Zone under the Town of Littleton Wetland Bylaw Regulations.

### **Wetland B**

Wetland B was delineated with a series of 35 flags, labeled B100 through A134 on the Existing Conditions Site Plan submitted herein. The feature is dominated by wetland indicator plants such as tussock sedge (*Carex stricta*, OBL), wool grass (*Scirpus cyperinus*, OBL), sensitive fern (*Onoclea sensibilis*, FACW), blue iris

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(*Iris versicolor*, OBL), royal fern (*Osmunda regalis*, OBL), cinnamon fern (*Osmundastrum cinnamomeum*, FACW), common winterberry (*Ilex verticillata*, FACW), purple loosestrife (*Lythrum salicaria*, OBL), cattail (*Typha* sp., OBL), and slippery elm (*Ulmus rubra*, FAC). Field indicators of hydrology included standing water, hydric soils, soil saturation, hummocks, water-stained leaves, and buttressed trunks.

A non-jurisdictional stormwater drainage ditch enters this wetland between wetland flags B123 and B124.

Wetland B was determined to be a closed basin system with no drainage outlet nor jurisdictional hydrologic connection to streams or other wetlands. The eastern (off property) side of the wetland, between initial flag B100 and terminal flag B134, is confined by the abutment of a large commercial retaining wall detailed on the Existing Condition Plan, by which the wetland flags connect. Neither the wetland scientist nor surveyors were able to find any evidence of a drainage outlet from the wetland. Field survey of the basin topography surrounding the wetland supports that there is no outlet of this system.

**Because this wetland was determined to be a confined closed basin system with no drainage outlet nor jurisdictional hydrologic connect to stream or other wetlands, it was concluded that this feature is a non-jurisdictional Isolated Vegetated Wetland (IVW), not subject to regulation under 310 CMR 10.55(4) of the WPA Regulations nor the Town of Littleton Wetland Bylaw Regulations.**

## Limitations of Study

The determination and limits of Isolated Land Subject to Flooding (ILSF) as defined in 310 CMR 10.57(2)(b) has not been evaluated or included in this request for an ORAD. It is noted herein that Wetlands A and B may classify as ILSF, however further evaluation is necessary. Both the final Existing Conditions Plans and associated ORAD should qualify that a determination on ILSF has not been concluded under this application.

Furthermore, the wetlands have not been evaluated as they may classify as NHESP Certifiable Vernal Pools, nor is a determination requested under this ANRAD.

## Conclusions

This study concludes that there are two (2) vegetated wetlands on the subject property identified as Wetlands A and B herein. Wetland A was determined to be a jurisdictional BVW. Wetland B was determined to be a non-jurisdictional IVW.

Please feel free to contact us in request for any additional supporting information or to schedule a visit of the site. Thank you.

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Respectfully Submitted,  
Hancock Associates on behalf of 550 King Street LLC



David Cowell, PWS, CWB, CERP  
Associate Senior Wetland Scientist



cc: MassDEP Central Regional Office (CERO)

**Attachments:**

- A – WPA Form 4A
- B – Figures
- C – MassDEP BVW Data Forms
- D – Abutter Notification
- E – Existing Conditions Plan

**Attachment A WPA Form 4A**



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of**  
**Resource Area Delineation**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Littleton  
 City/Town

## A. General Information

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

550 King Street

a. Street Address

Littleton

b. City/Town

01460

c. Zip Code

Latitude and Longitude:

42.549068°

d. Latitude

-71.470833°

e. Longitude

Map U08

f. Assessors Map/Plat Number

Parcels 10-0 and 17-4

g. Parcel /Lot Number

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



2. Applicant:

Morgan

a. First Name

Pierson

b. Last Name

550 King Street LLC

c. Organization

290 Merrimack Street

d. Mailing Address

Lawrence

e. City/Town

MA

f. State

01843

g. Zip Code

(781) 385-9417

h. Phone Number

i. Fax Number

mperson@lupolico.com

j. Email Address

3. Property owner (if different from applicant):

SAME AS APPLICANT

a. First Name

☐ Check if more than one owner (attach additional sheet with names and contact information)

b. Last Name

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

4. Representative (if any):

David

a. Contact Person First Name

Cowell, PWS

b. Contact Person Last Name

Hancock Associates

c. Organization

315 Elm Street

d. Mailing Address

Marlborough

e. City/Town

MA

f. State

01752

g. Zip Code

(508) 460-1111

h. Phone Number

i. Fax Number

dcowell@hancockassociates.com

j. Email Address

5. Total WPA Fee Paid (from attached ANRAD Wetland Fee Transmittal Form):

\$2,000.00

a. Total Fee Paid

\$987.50

b. State Fee Paid

\$1,012.50

c. City/Town Fee Paid

Fees will be calculated for online users.



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of  
 Resource Area Delineation**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Littleton  
 City/Town

## B. Area(s) Delineated

1. Bordering Vegetated Wetland (BVW) 794  
Linear Feet of Boundary Delineated
2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:
  - a. ☒ MassDEP BVW Field Data Form (attached)
  - b. ☐ Other Methods for Determining the BVW boundary (attach documentation):
    1. ☐ 50% or more wetland indicator plants
    2. ☐ Saturated/inundated conditions exist
    3. ☐ Groundwater indicators
    4. ☐ Direct observation
    5. ☐ Hydric soil indicators
    6. ☐ Credible evidence of conditions prior to disturbance

3. Indicate any other resource area boundaries that are delineated:

Isolated Vegetated Wetland

a. Resource Area

1,179

b. Linear Feet Delineated

c. Resource Area

d. Linear Feet Delineated

## C. Additional Information

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. See instructions for details. **Online Users:** Attach the Document Transaction Number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ ANRAD (Delineation Plans only)
2. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
3. ☒ Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).
4. ☐ List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.

## D. Fees



**Massachusetts Department of Environmental Protection**  
 Bureau of Resource Protection - Wetlands  
**WPA Form 4A – Abbreviated Notice of  
 Resource Area Delineation**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

\_\_\_\_\_  
 MassDEP File Number

\_\_\_\_\_  
 Document Transaction Number

\_\_\_\_\_  
 Littleton  
 City/Town

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to the attached Wetland Fee Transmittal Form) to confirm fee payment:

14523

2. Municipal Check Number

14522

4. State Check Number

Select One Construction

6. Payor name on check: First Name

June 4, 2025

3. Check date

June 4, 2025

5. Check date

7. Payor name on check: Last Name

## E. Signatures

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I



**Massachusetts Department of Environmental Protection**  
**Bureau of Resource Protection - Wetlands**

**WPA Form 4A – Abbreviated Notice of  
 Resource Area Delineation**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

Provided by MassDEP:

MassDEP File Number

Document Transaction Number

Littleton  
 City/Town

understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

1. Signature of Applicant

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

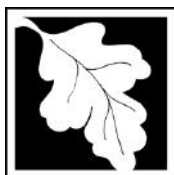
**For Conservation Commission:**

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**ANRAD Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:**

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Applicant Information**

1. Location of Project:

550 King Street

a. Street Address

Littleton

b. City/Town

\$987.00

c. Fee amount

14522

d. Check number

2. Applicant:

Morgan

a. First Name

Pierson

b. Last Name

550 King Street LLC

c. Company

290 Merrimack Street

d. Mailing Address

Lawrence

e. City/Town

MA

f. State

01843

g. Zip Code

(781) 385-941

h. Phone Number

3. Property Owner (if different):

SAME AS APPLICANT

a. First Name

b. Last Name

c. Company

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

**B. Fees**

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. ☐ single family house project

a. feet of BVW

x \$2.00 =

b. Fee for BVW

2. ☐ all other projects

a. feet of BVW

x \$2.00 =

b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. ☐ single family house project

a. linear feet

x \$2.00 =

b. Fee

4. ☒ all other projects

1,973

a. linear feet

\$2,000.00 max

x \$2.00 =

\$2,000.00 max

b. Fee

Total Fee for all Resource Areas:

\$2,000.00 max

Fee

State share of filing fee:

\$987.50

5. 1/2 of total fee **less** \$12.50

City/Town share of filing fee:

\$1,012.50

6. 1/2 of total fee **plus** \$12.50

☐ **Online users:** check box if fee exempt.



**Massachusetts Department of Environmental Protection**

Bureau of Resource Protection - Wetlands

**ANRAD Wetland Fee Transmittal Form**

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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**C. Submittal Requirements**

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

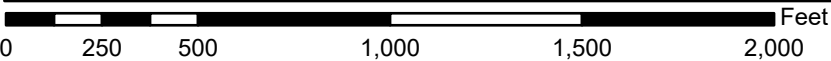
- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

## **Attachment B Figures**

# National Flood Hazard Layer FIRMMette



71°28'34"W 42°33'12"N



1:6,000

71°27'56"W 42°32'46"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **6/5/2025 at 2:18 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Middlesex County, Massachusetts  
(550 King Street, Littleton, MA)



Map Scale: 1:4,880 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84




Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

6/5/2025  
Page 1 of 3

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Middlesex County, Massachusetts

Survey Area Data: Version 24, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6A	Scarboro mucky fine sandy loam, 0 to 3 percent slopes	2.2	3.9%
310B	Woodbridge fine sandy loam, 3 to 8 percent slopes	4.4	7.9%
422B	Canton fine sandy loam, 0 to 8 percent slopes, extremely stony	2.3	4.1%
622C	Paxton-Urban land complex, 3 to 15 percent slopes	10.3	18.7%
626B	Merrimac-Urban land complex, 0 to 8 percent slopes	4.5	8.1%
655	Udorthents, wet substratum	0.8	1.4%
656	Udorthents-Urban land complex	30.8	55.8%
<b>Totals for Area of Interest</b>		<b>55.2</b>	<b>100.0%</b>

**Attachment C MassDEP BVW Data Forms**

## MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: 550 King Street LLC

Prepared by: David Cowell, PWS

Project location: 550 King Street, Littleton

Check all that apply:

- ☒ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☐ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

### Section I.

Vegetation	Observation Plot Number: Flag A102		Transect Number: Wet Plot	Date of Delineation: May 1, 2025
A. Sample Layer & Plant Species (by common/scientific name)	B. Percent Cover (or basal Area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
<u>Herbaceous</u>				
common reed ( <i>Phragmites australis</i> )	63.0	75%	Yes	FACW*
sensitive fern ( <i>Onoclea sensibilis</i> )	10.5	12.5%	No	FACW*
jewelweed ( <i>Impatiens capensis</i> )	10.5	12.5%	No	FACW*
<u>Shrub</u>				
highbush blueberry ( <i>Vaccinium corymbosum</i> )	10.5	100%	Yes	FACW*

\* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

### Vegetation conclusion:

Number of dominant wetland indicator plants: 2

Number of dominant non-wetland indicator plants: 0

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? Yes

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

## Section II. Indicators of Hydrology

### Hydric Soil Interpretation

#### 1. Soil Survey

Is there a published soil survey for this site? Yes  
title/date: Middlesex County, MA  
map number: MA017  
soil type mapped: Scarboro mucky fine sandy loam  
hydric soil inclusions: Yes

Are field observations consistent with soil survey?  
Remarks:

#### 2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
---------	-------	--------------	---------------

Remarks:

#### 3. Other:

Conclusion: Is soil hydric? yes no

#### Other Indicators of Hydrology: (check all that apply & describe)

- ☒ Site Inundated: \_\_\_\_\_
- ☐ Depth to free water in observation hole: \_\_\_\_\_
- ☐ Depth to soil saturation in observation hole: \_\_\_\_\_
- ☒ Water marks: \_\_\_\_\_
- ☐ Drift lines: \_\_\_\_\_
- ☒ Sediment Deposits: \_\_\_\_\_
- ☐ Drainage patterns in BVW: \_\_\_\_\_
- ☐ Oxidized rhizospheres: \_\_\_\_\_
- ☒ Water-stained leaves: \_\_\_\_\_
- ☐ Recorded Data (streams, lake, or tidal gauge; aerial photo; other):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- ☐ Other: \_\_\_\_\_

#### Vegetation and Hydrology Conclusion

	Yes	No
Number of wetland indicator plants ≥ # of non-wetland indicator plants	<u>  X  </u>	<u>      </u>
<b>Wetland hydrology present:</b>		
Hydric soil present	<u>      </u>	<u>      </u>
Other indicators of hydrology present	<u>  X  </u>	<u>      </u>
<b>Sample location is in a BVW</b>	<u>  X  </u>	<u>      </u>

Submit this form with the Request for Determination of Applicability or Notice of Intent.

## MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: 550 King Street LLC

Prepared by: David Cowell, PWS

Project location: 550 King Street, Littleton

Check all that apply:

- ☒ Vegetation alone presumed adequate to delineate BVW boundary: fill out Section I only
- ☐ Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- ☐ Method other than dominance test used (attach additional information)

### Section I.

Vegetation	Observation Plot Number: Flag A102		Transect Number: Upland Plot	Date of Delineation: May 1, 2025
A. Sample Layer & Plant Species (by common/scientific name)	B. Percent Cover (or basal Area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
<u>Herbaceous</u>				
common wormwood ( <i>Artemisia vulgaris</i> )	38.0	78.4%	Yes	UPL
wrinkle-leaved goldenrod ( <i>Solidago rugosa</i> )	10.5	21.6%	No	FAC*
<u>Vines</u>				
Asiatic bittersweet ( <i>Celastrus orbiculatus</i> )	20.5	100%	Yes	UPL
<u>Shrub</u>				
common blackberry ( <i>Rubus allegheniensis</i> )	38.0	48.1%	Yes	FACU
multiflora rose ( <i>Rosa multiflora</i> )	20.5	25.9%	No	FACU
honeysuckle ( <i>Lonicera</i> sp.)	20.5	25.9%	No	FACU

\* Use an asterisk to mark wetland indicator plants: plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

### Vegetation conclusion:

Number of dominant wetland indicator plants: 0

Number of dominant non-wetland indicator plants: 0

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants? No

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination of Applicability or Notice of Intent

## Section II. Indicators of Hydrology

### Hydric Soil Interpretation

#### 1. Soil Survey

Is there a published soil survey for this site? Yes  
title/date: Middlesex County, MA  
map number: MA017  
soil type mapped: Udorthents  
hydric soil inclusions: No

Are field observations consistent with soil survey?  
Remarks:

#### 2. Soil Description

Horizon	Depth	Matrix Color	Mottles Color
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Remarks: Hard armored embankments of detention basin (buried riprap and/or urban fill)

#### 3. Other:

Conclusion: Is soil hydric? No

#### Other Indicators of Hydrology: (check all that apply & describe)

Site Inundated: \_\_\_\_\_

Depth to free water in observation hole: \_\_\_\_\_

Depth to soil saturation in observation hole: \_\_\_\_\_

Water marks: \_\_\_\_\_

Drift lines: \_\_\_\_\_

Sediment Deposits: \_\_\_\_\_

Drainage patterns in BVW: \_\_\_\_\_

Oxidized rhizospheres: \_\_\_\_\_

Water-stained leaves: \_\_\_\_\_

Recorded Data (streams, lake, or tidal gauge; aerial photo; other):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Other: \_\_\_\_\_

#### Vegetation and Hydrology Conclusion

	Yes	No
Number of wetland indicator plants ≥ # of non-wetland indicator plants	_____	__X__
<b>Wetland hydrology present:</b>		
Hydric soil present	_____	_____
Other indicators of hydrology present	_____	__X__
<b>Sample location is in a BVW</b>	_____	__X__

Submit this form with the Request for Determination of Applicability or Notice of Intent.

**Attachment D Abutter Notification**

## NOTIFICATION TO ABUTTERS

**Pick one:**

- ☐ **Notice of Intent/Abbreviated NOI**
- ☒ **Abbreviated Notice of Resource Area Delineation**
- ☐ **Request for Determination of Applicability**
- ☐ **Request to Amend an Order of Conditions (MADEP File # 204\_\_\_\_\_)**

### Modification for Virtual Meetings

*Under MA Wetlands Protection Act and Littleton Wetlands Protection ByLaw (Chapter 171), this form must be completed and mailed, certified mail return receipt requested, to all abutters at their mailing addresses shown on the most recent Town Assessor's records as well as the owner (if not applicant).*

In accordance with the MA Wetlands Protection Act and Littleton Wetlands Protection ByLaw Chapter 171-2D, you are hereby notified of a public hearing on the matter described below:

- A. The applicant has filed a permit application with the Littleton Conservation Commission for work in an area subject to protection under the Massachusetts Wetlands Protection Act and Littleton Wetlands Protection ByLaw.
- B. The name of the applicant is 550 King Street LLC
- C. The address of the land where the activity is proposed is 550 King Street, Littleton
- D. The work proposed is Verification of delineated wetlands (no work proposed)
- E. Copies of the filing may be examined at the Conservation Commission office at 37 Shattuck Street Monday through Thursday; 9:00 – 1:00 (please call first to ensure the Conservation Agent is available and not out on site visits). The office phone number is 978-540-2428.
- F. Copies of the filing may be obtained electronically from (check one) the ☒ applicant or \_\_\_\_\_ the applicant's representative by calling 508 - 460 - 1111 during the following times: Monday through Friday from 8:30AM to 4:30PM

- G. The public hearing/meeting will be held on July 8, 2025. Information regarding the date and time of the public hearing/meeting may be obtained from the Littleton Conservation Commission (see contact info at the end of this notice).
- H. Notice of the public hearing/meeting, including date and time will be published at least five business days in advance in a paper of local circulation. The agenda, noting times will be posted at Town Hall and at <https://ma-littleton.civicplus.com/AgendaCenter/Search/?term=&CIDs=13,&startDate=&endDate=&dateRange=&dateSelector=> at least 48 hours in advance of the meeting. It is currently anticipated that this meeting will be held entirely remotely, pursuant to “An Act Relative to Extending Certain State of Emergency Accommodations” (July 16, 2022) and the extension of that Act through March 21, 2025. If the meeting is held remotely, instructions for remote viewing of, and participation in, the meeting will be included in the agenda and may also be obtained from the Littleton Conservation Commission.

You may contact the Littleton Conservation Commission staff ([Conservation@littletonma.org](mailto:Conservation@littletonma.org); 978-540-2428), or the Massachusetts Department of Environmental Protection/ Central Region (508-792-7650) at 8 New Bond Street, Worcester, MA 01606) for information about this application



**TOWN OF LITTLETON  
BOARD OF ASSESSORS**

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

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

Re: Certified List of Abutters Conservation Commission

Applicant: \_\_\_\_\_

Name of Firm: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

**Subject Parcel Location:** \_\_\_\_\_

**Subject Parcel No.:** \_\_\_\_\_

**Subject Owner Name:** \_\_\_\_\_

M.G.L. Chapter 131: Section 40 ..... "Any person filing a notice of intention with a conservation commission shall at the same time give written notification thereof, by delivery in hand or certified mail, return receipt requested, to all abutters within one hundred feet of the property line of the land where the activity is proposed, but not limited to, owners of land directly opposite said proposed activity on any public or private street or way, and in another municipality or across a body of water. When a notice of intent proposes activities on land under water bodies and waterways or on a tract of land greater than 50 acres, written notification shall be given to all abutters within 100 feet of the proposed project site. For the purposes of this action, "project site" shall mean lands where the following activities are proposed to take place: dredging, excavating, filling, grading, the erection, reconstruction or expansion of a building or structure, the driving of pilings, the construction or improvement of roads or other ways and the installation of drainage, sewerage and water systems, and "land under water bodies and waterways" shall mean the bottom of, or land under, the surface of the ocean or an estuary, creek, river stream, pond or lake. When a notice of intent proposes activity on a linear shaped project site longer than 1,000 feet in length, notification shall be given to all abutters within 1,000 feet of the proposed project site. If the linear project site takes place wholly within an easement through another person's land, notice shall also be given to the landowner. Said notification shall be at the applicant's expense, and shall state where copies of the notice of intention may be examined and obtained and where information regarding the date, time and place of the public hearing may be obtained. Proof of such notification, with a copy of the notice mailed or delivered, shall be filed with the conservation commission." .....

**I hereby certify the attached list of abutter (s) as stated in the M.G.L. Chapter 131, Section 40.**

Number of Abutter(s) \_\_\_\_ including the subject parcels \_\_\_\_ Applicant Requesting Abutter's List.

**Certified by:**

Name: \_\_\_\_\_

Title: \_\_\_\_\_

10 MEETINGHOUSE RD	U07 10 1
	LUC: 325
CADDICK LITTLETON LLC	
C/O CVS CAREMARK #1885-01	
1 CVS DR- ATTN:STORE ACCNT DEPT	
WOONSOCKET, RI 02895	

4 FARMSTEAD WY	U07 2 1
	LUC: 101
HAMILTON MAUREEN	
MAREAU ROSEMARIE	
4 FARMSTEAD WAY	
LITTLETON, MA 01460	

563 KING ST	U07 2 19
	LUC: 325
CATALDO JOSEPH A TRUSTEE OF	
J+D REALTY TRUST	
P.O. BOX 397	
LITTLETON, MA 01460	

1 FARMSTEAD WY	U07 2 8
	LUC: 101
DELORME ALLAN J	
DIGIACOMO TINA M	
1 FARMSTEAD WAY	
LITTLETON, MA 01460	

2 FARMSTEAD WY	U07 2 9
	LUC: 101
HAWLEY SCOTT KEVIN	
HAWLEY SEUL-KI	
2 FARMSTEAD WY	
LITTLETON, MA 01460	

573 KING ST	U07 3 0
	LUC: 101
COLE WILLIAM T	
DELANEY COLLEEN M	
573 KING ST	
LITTLETON, MA 01460	

553 KING ST	U07 4 0
	LUC: 101
BURNS ROBERT E	
BURNS-BARVAINIS JANET	
553 KING ST	
LITTLETON, MA 01460	

KING ST	U07 42 0
	LUC: 930
LITTLETON TOWN OF	
PARK DEPARTMENT	
PO BOX 1305	
LITTLETON, MA 01460	

3 VILLAGE LN	U07 5 0
	LUC: 101
WASHBURN NATHANIEL	
WASHBURN MARIE T	
3 VILLAGE LN	
LITTLETON, MA 01460	

2 VILLAGE LN	U07 5 1
	LUC: 101
MIGA PIOTR W	
YANG QI	
2 VILLAGE LANE	
LITTLETON, MA 01460	

537 KING ST	U07 6 0
	LUC: 014
537 KING STREET RE LLC	
31 MYOPIA RD	
WINCHESTER, MA 01890	

529 KING ST	U07 7 0
	LUC: 326
RSS REAL ESTATE LLC	
C/O IL FORNO 494 ELECTRIC AV	
LUNENBURG, MA 01462	

531 U-1 KING ST	U07 8 1
	LUC: 344
BLUE COLUMBINE PROPERTIES, LLC	
94 WINDKIST FARM ROAD	
NORTH ANDOVER, MA 01845	

531 U-2 KING ST	U07 8 2
	LUC: 344
BLUE COLUMBINE PROPERTIES, LLC	
94 WINDKIST FARM ROAD	
NORTH ANDOVER, MA 01845	

531 U-3 KING ST	U07 8 3
	LUC: 344
BLUE COLUMBINE PROPERTIES, LLC	
94 WINDKIST FARM ROAD	
NORTH ANDOVER, MA 01845	

531 U-4 KING ST	U07 8 4
	LUC: 344
BLUE COLUMBINE PROPERTIES, LLC	
94 WINDKIST FARM ROAD	
NORTH ANDOVER, MA 01845	

531 U-5 KING ST	U07 8 5
	LUC: 344
BLUE COLUMBINE PROPERTIES, LLC	
94 WINDKIST FARM ROAD	
NORTH ANDOVER, MA 01845	

531 U-6 KING ST	U07 8 6
	LUC: 344
BLUE COLUMBINE PROPERTIES, LLC	
94 WINDKIST FARM ROAD	
NORTH ANDOVER, MA 01845	

6 MEETINGHOUSE RD	U07 9 0
	LUC: 013
MADELYN PROPERTIES LLC	
124 MAIN ST	
NORTHBOROUGH, MA 01532	

550 KING ST	U08 10 0
	LUC: 404
550 KING STREET LLC	
C/O SALVATORE N. LUPOLI	
290 MERRIMACK ST	
LAWRENCE, MA 01843	

584 KING ST	U08 17 A
	LUC: 326
550 KING STREET LLC	
C/O SALVATORE N. LUPOLI	
290 MERRIMACK ST	
LAWRENCE, MA 01840	

592 KING ST	U08 18 0
	LUC: 329
ACTON CROSSROADS	
321 MAIN ST	
ACTON, MA 01720	

500 KING ST	U08 5 0
	LUC: 333
GLOBAL COMPANIES LLC	
ATTN PROP TAX DEPT	
P.O. BOX 9161	
800 SOUTH ST, SUITE 500	
WALTHAM, MA 02454	

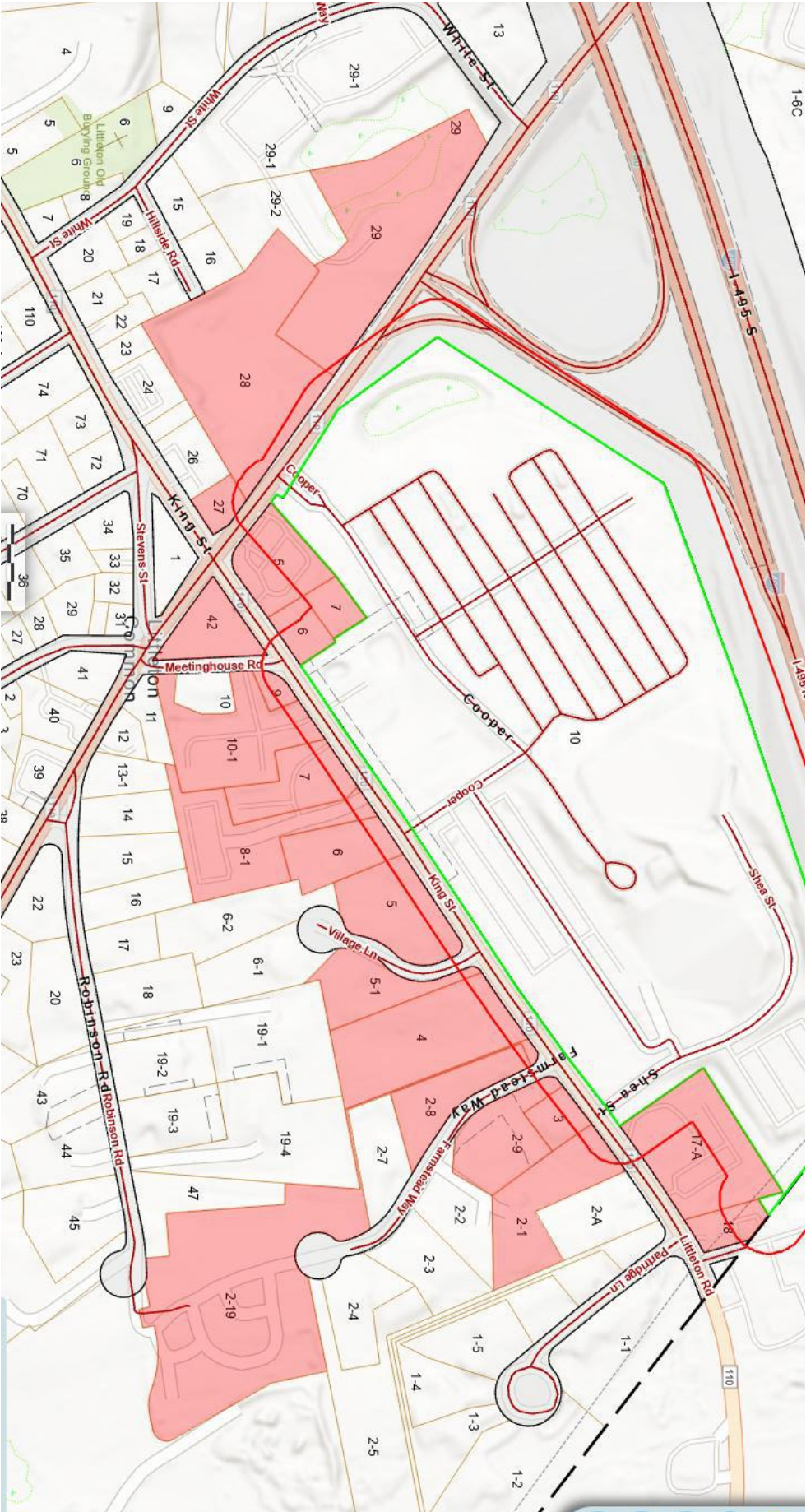
510 KING ST	U08 6 0
	LUC: 031
FORSYTH PATRICK R TRUSTEE OF	
A + R REAL ESTATE TRUST	
P.O. BOX 983	
ACTON, MA 01720	

512 KING ST	U08 7 0
	LUC: 101
FORSYTH PATRICK R TRUSTEE OF	
512 KING ST REAL ESTATE TRUST	
P.O. BOX 983	
ACTON, MA 01720	

486 KING ST	U09 27 0
	LUC: 031
ATHANASIOU PETER TRUSTEE OF	
P+A REALTY TRUST	
488 KING ST	
LITTLETON, MA 01460	

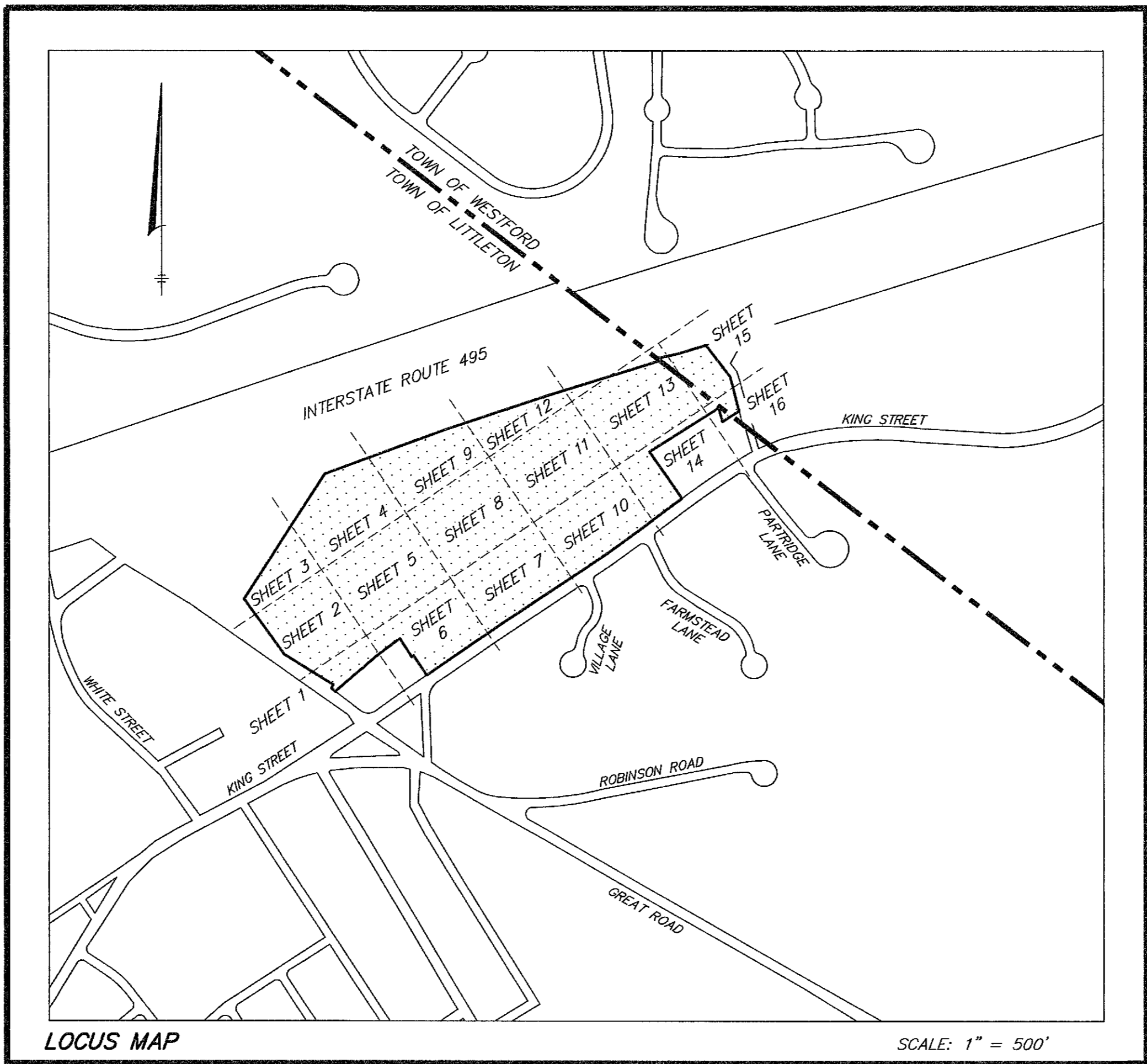
410 GREAT RD	U09 28 0
	LUC: 400
410 GREAT ROAD REALTY LLC	
C/O SALVATORE N LUPOLI	
290 MERRIMACK ST	
LAWRENCE, MA 01843	

GREAT RD	U09 29 0
	LUC: 337
CONCORD LUMBER REALTY LLC	
P.O. BOX 1526	
LITTLETON, MA 01460	



## **Attachment E Existing Conditions Plan**

EXISTING CONDITIONS  
PLAN OF LAND  
IN  
LITTLETON,  
MASSACHUSETTS



LOCUS MAP

SCALE: 1" = 500'

ELEVATION BENCH MARKS		
DATUM: NAVD88 (SEE NOTE 1)		
NO.	DESCRIPTION	ELEV.
A	HYDRANT - X-CUT	278.30
B	HYDRANT - BOLT OVER MAIN OUTLET	271.61
C	SPIKE SET	285.54
D	HYDRANT - BOLT OVER MAIN OUTLET	299.58
E	UP#6 - SPIKE SET	284.41

LEGEND

---102---	SURFACE CONTOUR	× 100.7	SPOT ELEVATION
—○—○—○—	CHAIN LINK FENCE	○	BOULDER
—○—○—○—	WOOD FENCE	⊙	PROMINENT TREE
—○—○—○—	STONE WALL	⊙	LIGHT POLE
—○—○—○—	METAL GUARDRAIL	⊙	TYPICAL SHRUB
—○—○—○—	EDGE OF PAVEMENT	●	POST
—○—○—○—	CHAIN LINK FENCE	D	DRAIN (UNKNOWN MATERIAL)
—○—○—○—	CURB WITH TOP AND BOTTOM CURB ELEVATION	RCP	REINFORCED CONCRETE PIPE
—○—○—○—	EDGE OF WOODED AREA	CI	CAST IRON
—○—○—○—	SEWERLINE & MANHOLE WITH PIPE SIZE, & MATERIAL	VC	VITRIFIED CLAY
—○—○—○—	DRAINLINE WITH PIPE SIZE, & MATERIAL	PVC	POLYVINYL CHLORIDE
—○—○—○—	CATCHBASIN, MANHOLE & ROUND CATCHBASIN	FES	FLARED END SECTION
—○—○—○—	WATER MANHOLE, WATER MAIN WITH SIZE, TEE, GATE VALVE & FIRE HYDRANT	⊙	STRUCTURE COVER
—○—○—○—	GAS MAIN WITH SIZE & GATE VALVE	⊙	OBSCURED STRUCTURE
—○—○—○—	EXISTING UTILITY POLE WITH DESIGNATION OVERHEAD WIRES AND GUY POLE	SMH	SEWER MANHOLE
—○—○—○—	ELECTRIC MANHOLE & UNDERGROUND ELECTRIC LINES	DMH	DRAIN MANHOLE
—○—○—○—	TELEPHONE MANHOLE & UNDERGROUND TELEPHONE LINES	MH	MANHOLE (UNKNOWN UTILITY)
—○—○—○—	RETAINING WALL	CB	CATCH BASIN
—○—○—○—	SPEED BUMP	RCB	ROUND CATCH BASIN
—○—○—○—		—	SIGN
—○—○—○—		DHCB	DRILL HOLE IN CONCRETE BOUND
—○—○—○—		DHSB	DRILL HOLE IN STONE BOUND
—○—○—○—		MHB	MASS HIGHWAY BOUND
—○—○—○—		EPLP	ESCUTCHEON PIN IN A LEAD PLUG
—○—○—○—		VGC	VERTICAL GRANITE CURB
—○—○—○—		BB	BITUMINOUS BERM
—○—○—○—		BIT. CONC.	BITUMINOUS CONCRETE
—○—○—○—		CLF	CHAIN LINK FENCE
—○—○—○—		CONC.	CONCRETE
—○—○—○—		⊙	BASKETBALL HOOP
—○—○—○—		(R)	RECORD

ASSESSORS:

PARCEL ID# U08-10-0 (NO. 550)  
PARCEL ID# U08-17-4 (NO. 584)

RECORD OWNER:

550 KING STREET LLC

REFERENCES:

MIDDLESEX SOUTH REGISTRY OF DEEDS  
DEED BOOK 80208, PAGE 416  
DEED BOOK 78708, PAGE 547  
PLAN 538 OF 2006  
PLAN 82 OF 2008

MIDDLESEX NORTH REGISTRY OF DEEDS  
DEED BOOK 36259, PAGE 193  
PLAN BOOK 221, PLAN 46

ZONING:

KING STREET COMMON  
VILLAGE COMMON

NOTES:

- 1) THE HORIZONTAL DATUM FOR THIS SURVEY IS THE MASSACHUSETTS COORDINATE SYSTEM, NAD 1983, MAINLAND ZONE. THE VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID DATUMS WERE ESTABLISHED VIA GPS OBSERVATIONS UTILIZING NAD83 (NA2011) EPOCH 2010.00 (MYCS2) AND GEOD 18.
- 2) UNDERGROUND UTILITIES ARE SHOWN HEREON FROM FIELD LOCATIONS OF SURFACE VISIBLE STRUCTURES AND FROM AVAILABLE RECORD INFORMATION ON FILE AT THE TOWN OF LITTLETON DEPARTMENT OF PUBLIC WORKS, AND PRIVATE UTILITY COMPANIES. OTHER UNDERGROUND UTILITIES MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, SIZE & ELEVATION OF ALL UTILITIES WITHIN THE AREA OF PROPOSED WORK AND TO CONTACT "DIG-SAFE" AT 811 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION, DEMOLITION OR CONSTRUCTION.
- 3) THE LIMIT OF BORDERING VEGETATED WETLANDS SHOWN HEREON WAS DELINEATED BY HANCOCK ASSOCIATES AND LOCATED VIA FIELD SURVEY.
- 4) THE SURVEYED PREMISES AS SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, OR OTHER FLOOD AREA, AS SHOWN ON FEMA NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 25017C0236F, HAVING AN EFFECTIVE DATE OF JULY 7, 2014.
- 5) THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY HANCOCK ASSOCIATES THROUGH FEBRUARY OF 2022 IN CONJUNCTION WITH PHOTOGRAMMETRIC INFORMATION PROVIDED BY EASTERN TOPOGRAPHICS.

SITE ADDRESS:

#550  
KING STREET

Littleton, Massachusetts

PREPARED FOR:

LUPOLI  
COMPANIES,  
LLC

290 Merrimack Street  
Lawrence, Massachusetts 01843

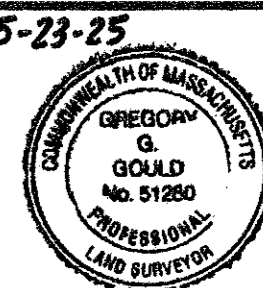
HANCOCK  
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

34 CHELMSFORD ST., CHELMSFORD, MA 01824  
VOICE (978) 244-0110, FAX (978) 244-1133  
WWW.HANCOCKASSOCIATES.COM



*Gregory G. Gould*

2	JAR	GGG	5/23/25	MODIFY WETLANDS/DRAINAGE
1	JAR	GGG	11/22/24	ADDITIONAL UTILITIES

DATE:	4/11/2022	DRAWN BY:	MJS
SCALE:	1" = 20'	CHECK BY:	GGG

EXISTING  
CONDITIONS  
PLAN OF LAND  
IN  
LITTLETON,  
MASSACHUSETTS

PLOT DATE: Jun 04, 2025 8:28 am  
PATH: J:\25579-Lupoli-Littleton\Draw\DWG\

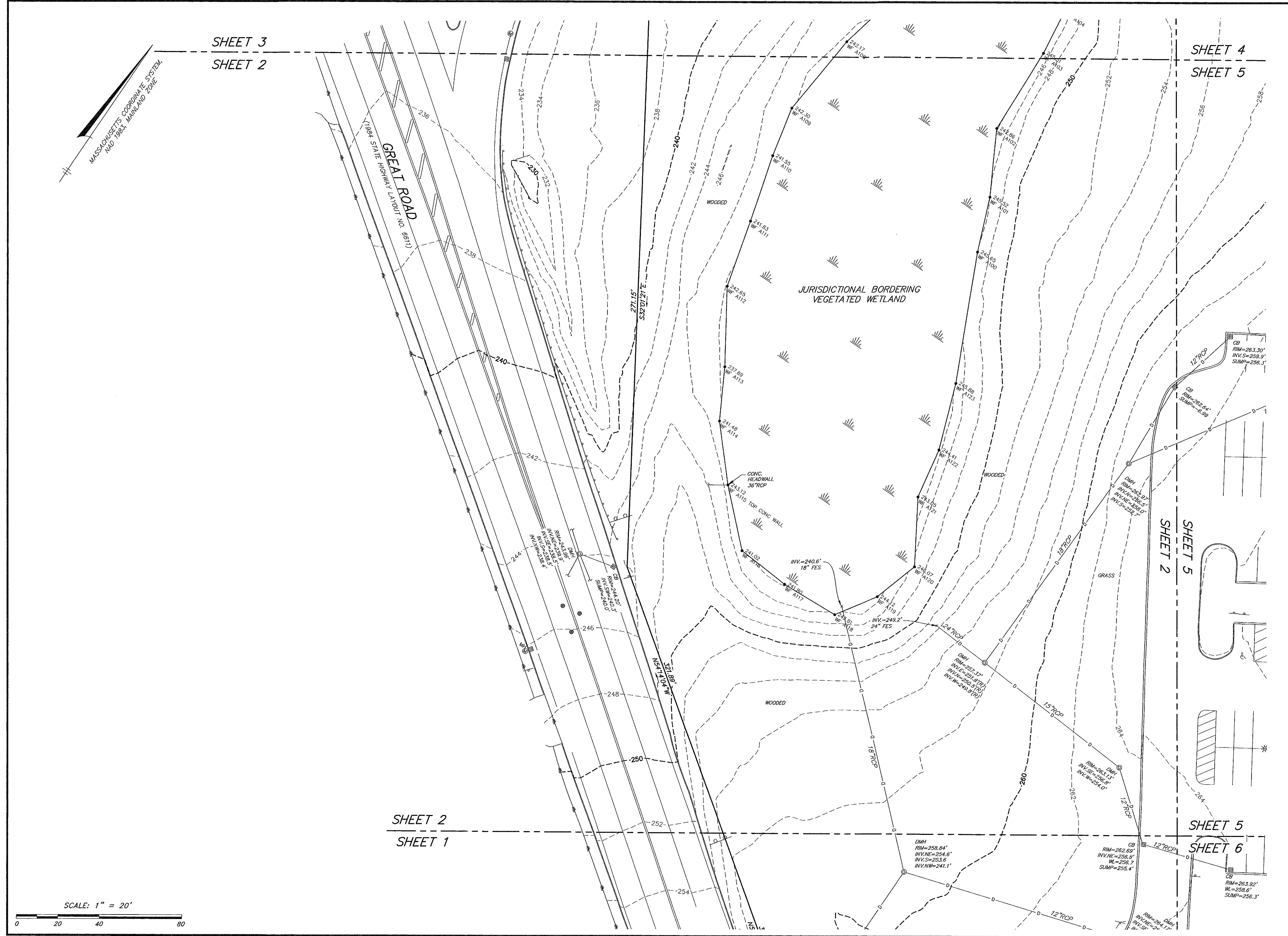
DWG: 25579sv.dwg

LAYOUT: EC

SHEET: COVER

PROJECT NO.:

25579



SITE ADDRESS:

**#550  
KING STREET**

Littleton, Massachusetts

PREPARED FOR:

**LUPOLI  
COMPANIES,  
LLC**

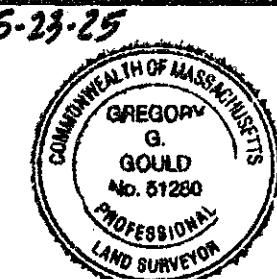
290 Merrimack Street  
Lawrence, Massachusetts 01843

**HANCOCK  
ASSOCIATES**

Civil Engineers  
Land Surveyors  
Wetland Scientists

34 CHELMSFORD ST., CHELMSFORD, MA 01824  
VOICE (978) 244-0110, FAX (978) 244-1133  
WWW.HANCOCKASSOCIATES.COM

5-23-25



*Gregory G. Gould*

NO.	DATE	BY	DESCRIPTION
2	JAR GGG 5/23/25	MODIFY WETLANDS/DRAINAGE	
1	JAR GGG 11/22/24	ADDITIONAL UTILITIES	

DATE: 4/11/2022 DRAWN BY: MJS  
SCALE: 1" = 20' CHECK BY: GGG

**EXISTING  
CONDITIONS  
PLAN OF LAND  
IN  
LITTLETON,  
MASSACHUSETTS**

PLOT DATE: Jun 03, 2025 0:09 pm  
PATH: X:\20579-Lupoli-Littleton\Draw\DWG\

DWG: 25579sv.dwg  
LAYOUT: EC  
SHEET: 2 OF 16  
PROJECT NO.: 25579

MASSACHUSETTS COORDINATE SYSTEM,  
NAD 1983, MAINLAND ZONE

SHEET 4  
SHEET 3

SITE ADDRESS:

#550  
KING STREET

Littleton, Massachusetts

PREPARED FOR:

LUPOLI  
COMPANIES,  
LLC

290 Merrimack Street  
Lawrence, Massachusetts 01843

HANCOCK  
ASSOCIATES

Civil Engineers

Land Surveyors

Wetland Scientists

34 CHELMSFORD ST., CHELMSFORD, MA 01824  
VOICE (978) 244-0110, FAX (978) 244-1133  
WWW.HANCOCKASSOCIATES.COM

5-23-25



*Gregory G. Gould*


2	JAR	GGG	5/23/25	MODIFY WETLANDS/DRAINAGE
1	JAR	GGG	11/22/24	ADDITIONAL UTILITIES

DATE:	4/11/2022	DRAWN BY:	MJS
SCALE:	1" = 20'	CHECK BY:	GGG

EXISTING  
CONDITIONS  
PLAN OF LAND  
IN  
LITTLETON,  
MASSACHUSETTS

PLOT DATE: Jun 04, 2025 8:29 am  
PATH: X:\25579-Lupoli-Littleton\Draw\DWG\

DWG: 25579sv.dwg

LAYOUT: EC

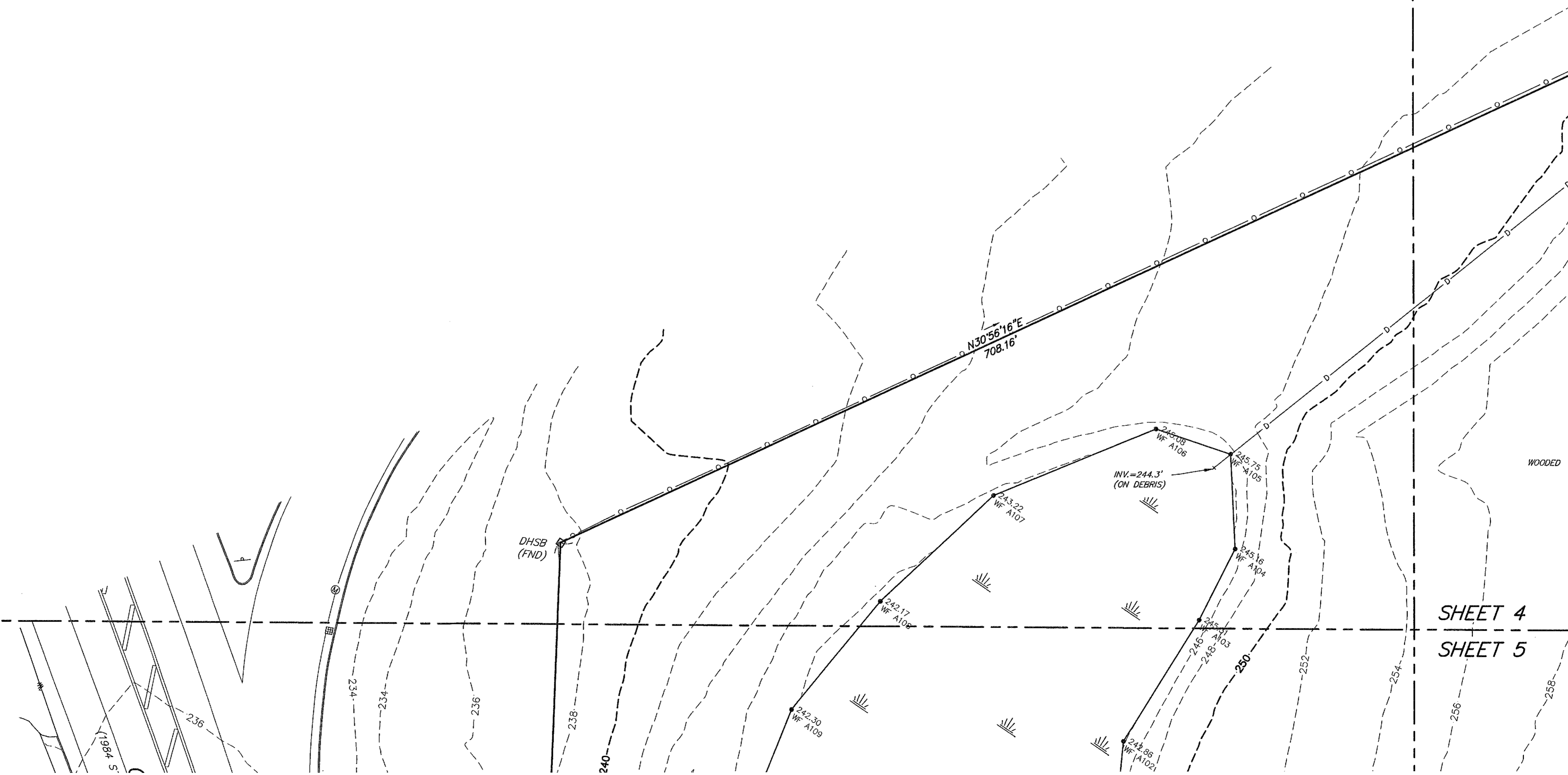
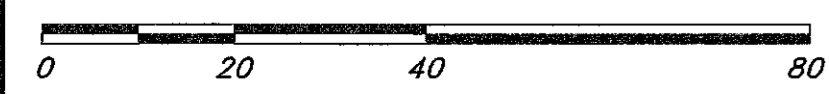
SHEET: 3 OF 16

PROJECT NO.: 25579

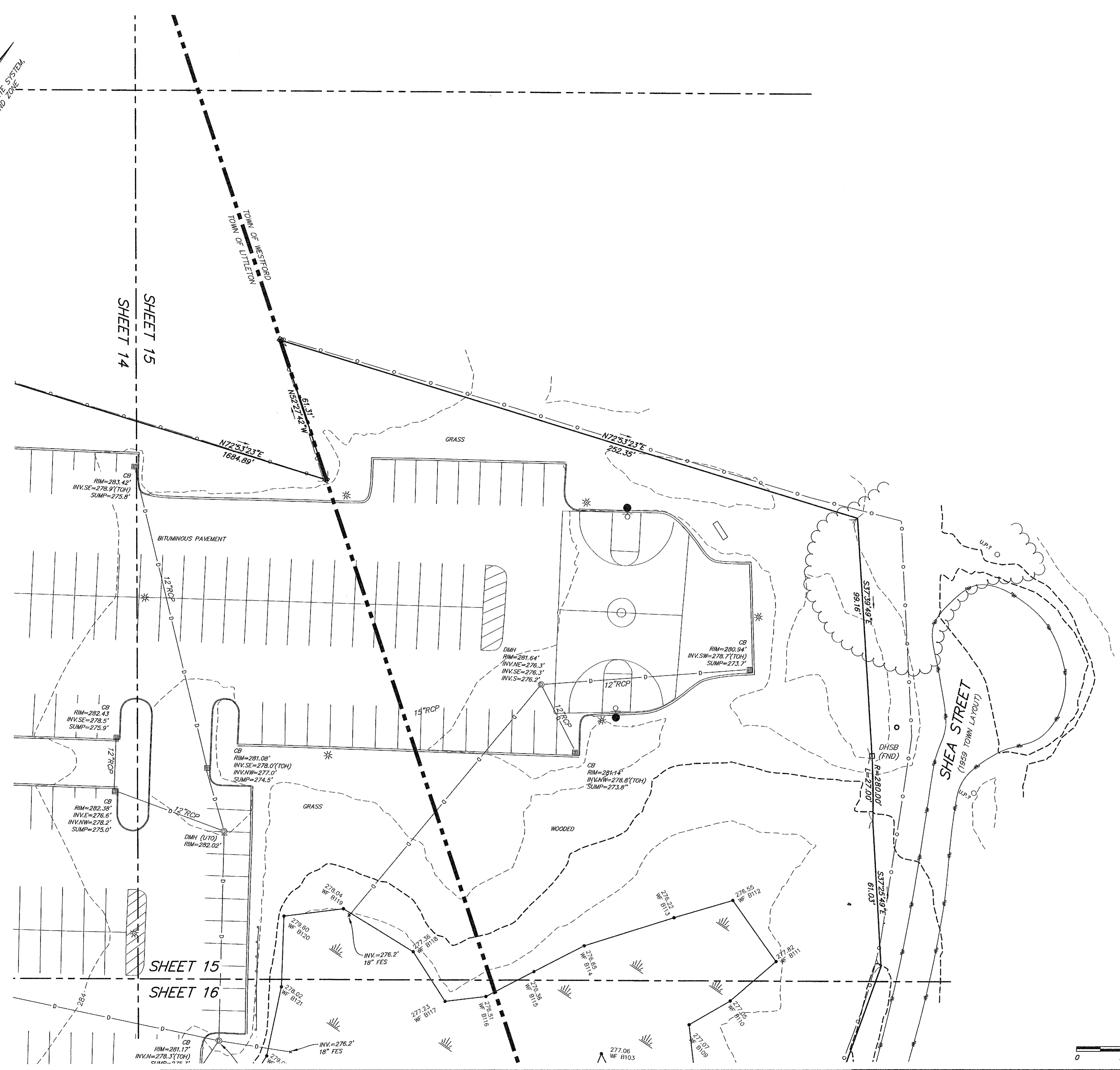
SHEET 3  
SHEET 2

SHEET 4  
SHEET 5

SCALE: 1" = 20'



MASSACHUSETTS COORDINATE SYSTEM  
NAD 1983, MAINLAND ZONE



**SITE ADDRESS:**

#550  
KING STREET

Littleton, Massachusetts

---

**PREPARED FOR:**

LUPOLI  
COMPANIES,  
LLC

290 Merrimack Street  
Lawrence, Massachusetts 01843

---


**HANCOCK  
ASSOCIATES**

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Land Surveyors  
Wetland Scientists

34 CHELMSFORD ST., CHELMSFORD, MA 01824  
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---

**5-23-25**



*Gregory G. Gould*

---

2	JAR	GGG	5/23/25	MODIFY WETLANDS/DRAINAGE
1	JAR	GGG	11/22/24	ADDITIONAL UTILITIES

---

DATE:	4/11/2022	DRAWN BY:	MJS
SCALE:	1" = 20'	CHECK BY:	GGG

---

**EXISTING  
CONDITIONS  
PLAN OF LAND  
IN  
LITTLETON,  
MASSACHUSETTS**

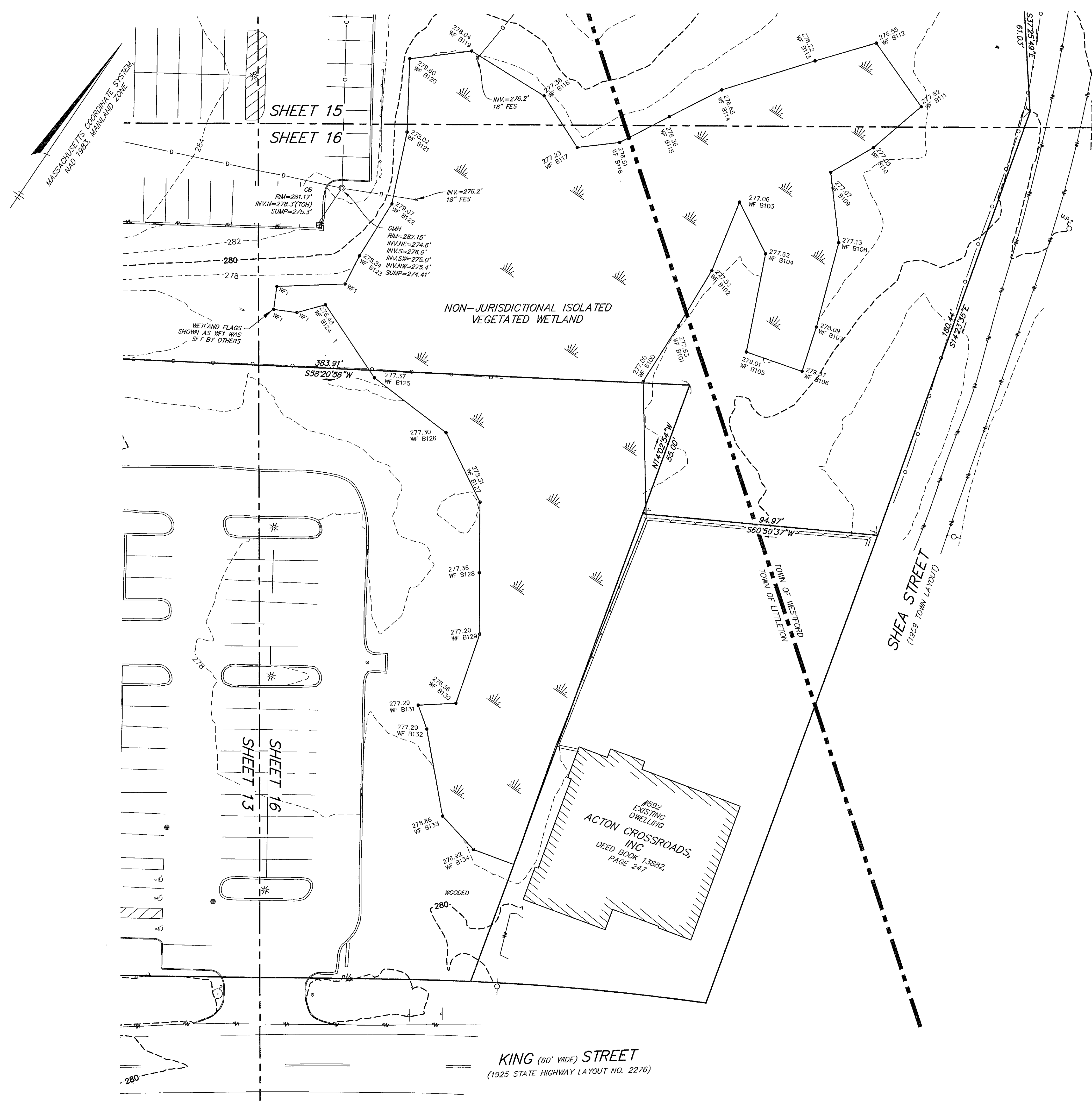
PLOT DATE: Jun 04, 2025 8:31 am  
PATH: X:\25579-Lupoli-Littleton\Drawings\DWG\

---

DWG:	25579sv.dwg
LAYOUT:	EC
SHEET:	15 OF 16

---

PROJECT NO.: 25579



SITE ADDRESS:

#550  
KING STREET

Littleton, Massachusetts

PREPARED FOR:

LUPOLI  
COMPANIES,  
LLC

290 Merrimack Street  
Lawrence, Massachusetts 01843

HANCOCK  
ASSOCIATES

Civil Engineers  
Land Surveyors  
Wetland Scientists

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5-23-25

COMMONWEALTH OF MASSACHUSETTS  
GEOGRAPHIC  
G. GOULD  
No. 01280  
PROFESSIONAL  
LAND SURVEYOR

2 JAR GGG 5/23/25 MODIFY WETLANDS/DRAINAGE  
1 JAR GGG 11/22/24 ADDITIONAL UTILITIES

DATE: 4/11/2022 DRAWN BY: MJS  
SCALE: 1" = 20' CHECK BY: GGG

EXISTING  
CONDITIONS  
PLAN OF LAND  
IN  
LITTLETON,  
MASSACHUSETTS

PLOT DATE: Jun 03, 2025 4:56 pm  
PATH: J:\25579-Lupoli-Littleton\Draw\DWG\

DWG: 25579sv.dwg  
LAYOUT: EC  
SHEET: 16 OF 16

PROJECT NO.: 25579