



## PLANNING BOARD

P.O. Box 1305  
Littleton, Massachusetts 01460

March 25, 2010

**APPLICATION:** **SITE PLAN DECISION**  
**Aggregate Industries**  
**“Foundation Site Plan”**

**PROPERTY LOCATION:** 149 Ayer Road  
Map R-22, Parcel 13

**APPLICANT/OWNER:** Aggregate Industries  
Northeast Region, Inc.  
1715 Broadway  
Saugus, MA 01906

**ENGINEER:** Hancock Associates  
185 Centre Street  
Danvers, MA 01923

**DATES OF MEETINGS:** January 7 and 28, February 11 and 25, and March 11 and 18, 2010

**MEMBERS PRESENT:** Mark Montanari, Janet LaVigne, Richard Crowley, Gregg Champney, and Steve Wheaton

**REFERENCE PLANS:** “Permit Site Plan for Littleton Quarry 149 Ayer Road Littleton, Massachusetts” Prepared for Aggregate Industries Northeast Region, Inc. prepared by Hancock Associates, dated 12/22/09, last revised 01/27/10, consisting of the following four sheets: 1. Title Sheet; 2. Key Plan; 3. Grading and Utilities Plan; and 4. Processing Plant Equipment Plan.

At the meeting held *Thursday, March 18, 2010*, a motion was made by Mrs. LaVigne to approve the **Site Plan** for the proposed foundation plan and associated improvements at 149 Ayer Road in accordance with the Reference Plans with the following conditions:

1. Noise: Aggregate Industries shall perform noise monitoring and reporting as detailed in the “Sound Compliance Monitoring Protocol for the Relocated Aggregate Industries Nonmetallic Mineral Processing Plan Littleton, Massachusetts,” dated March 18, 2010 and prepared by Tech Environmental, Inc. (the “Noise Protocol”). A copy of the Noise Protocol is attached as Exhibit A. In the event that the substance of the Noise Protocol is revised pursuant to state or Federal regulation, or in response to any action or comment by any state or Federal agency, Aggregate shall promptly file the revised protocol with the



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Planning Board. The Planning Board may, at its option, adopt the revised protocol for purposes of this condition.

2. Berm—Construction: Aggregate shall, prior to the operation or use of the equipment to be installed and/or relocated pursuant to this decision, complete construction of the berm shown in dark green, substantially as shown on the plan titled “Site Lighting Point Illumination Study,” and dated “February 23, 2010” attached as Exhibit B. The berm shall be a minimum of 30 feet tall and minimum 15 feet wide at the top.
3. Berm—Landscaping:
  - a. The berm (as discussed above) will be hydroseeded with a Mass slope seed mix incorporated with tactifier (to stabilize the seed) and a water retentioning agent (to help keep the seed hydrated), or similar product, beginning in early fall of 2010. This will allow the berm to dry out over the late spring and summer months and begin to stabilize prior to hydroseeding, thus allowing the grass mix to grow.
  - b. The seed will be allowed to grow and stabilize over the 2011 growing season. The seed will be maintained as needed.
  - c. Beginning in 2012, Aggregate will begin planting a minimum of 340 trees along the top of the berm. Three to five foot trees suitable to the growing and climate conditions such as white pines will be planted so that they can fill in quickly (i.e. staggered and spaced out appropriately). Trees will be planted on 10-foot centers in two rows, staggered. Aggregate will plant the trees over a three-year period starting at the most westerly section of the berm and working towards Distribution Center Drive. Trees will be maintained as needed to ensure growth.
  - d. Aggregate will work with a professional landscaper and/or arborist throughout the process to optimize planting efficiency. Aggregate will notify the Planning Board in writing no later than July 1, 2010 of the name and business address of the professional landscaper and/or arborist selected pursuant to this condition, and will promptly provide the Planning Board with similar notification of any change of the professional landscaper and/or arborist.
  - e. Aggregate will provide the Planning Board with annual written reports as to the progress of the seeding and planting referenced above. Said reports shall detail, without limitation, the growth and health of prior seeding and



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planting, and an accounting of the amounts, types, and locations, of seeding and planting performed since submittal of the previous report.

4. Aggregate filed a Water Resource District Special Permit application with the Planning Board on March 11, 2010. Aggregate has stated that its special permit application is "without prejudice." The Planning Board does not adopt this position. The Planning Board is, however, persuaded that the process of adequately monitoring and evaluating water quality at the site for purposes of the pending special permit application will require time, as will the public hearing and peer review that will follow. The Planning Board concludes that the pending application for site plan approval ought not be tethered to that potentially lengthy special permit process. Accordingly, the Planning Board approves the site plan subject to the condition that Aggregate obtain a Water Resources District Special Permit no later than October 1, 2010, or such other later date as the Planning Board may approve for good cause.
5. Aggregate is presently working with the Town to prepare a Memorandum of Agreement that will detail a process by which Aggregate will work to further investigate and monitor water quality, deal with impacts, and establish a long-term plan for closure of its facility. The Planning Board understands that this will require an additional period of time, and accepts the representation of Aggregate that it will continue to work towards timely completion of the Memorandum of Agreement with the Town.

Mr. Wheaton seconded this motion. The Board voted 5 to 0 in favor of this motion.

Signed:

Richard Crowley, Clerk