



Littleton Conservation Commission

37 Shattuck Street / Room 303

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Please refer to the attached letter which provides additional text pertaining to the proposed project with respect to the requested waiver

Littleton Wetland Protection Regulations

Waiver Request Requirement Information (Section 1.4)

Date: 09/30/2025 Applicant/Owner: Michael & Hannah Gruar

Map/Lot: 19/18 Project Address: Lot 1 - 64 Beaver Brook Road

In order request a waiver, the following provides a guidance for required information (attach additional text, plans, photos or graphics if needed):

Project purpose and need: The Applicant is proposing a shared driveway to provide access to two single family dwellings in the rear of the current site. The shared driveway requires a wetland crossing as the entire site is bisected by a BVW area with no other alternative.

What specific action(s) is the Waiver being asked for? _____

Work within the 50-foot no-disturbance Buffer Zone. Includes: driveway construction, wetland crossing, culvert install, associated grading, utility connections and a stormwater management area

How is the action(s) in the public interest, necessary to avoid a taking, necessary to prevent a safety hazard or water dependent? _____

Refer to attached waiver request letter for more information.

How is the action(s) consistent with the intent and purpose of the Bylaw? _____

Refer to attached waiver request letter for more information.

Existing and proposed site conditions (ie, impervious, lawn & disturbed areas) (square feet; show on plan): _____

The existing site is occupied by a single-family house, a driveway and detached shed. Woods surrounds the existing development. The applicant proposes the construction of a 16-foot-wide shared driveway (±435 L.F.) to provide access to two residential lots. (Please refer to attached site plans & stormwater report for more details).

Existing and proposed distances of land uses from wetland resource areas (show on plan):

The existing detached shed is approximately 9.6-feet away from the wetland area. The existing single family dwelling is approximately 46.6-feet away from the BVW area. The closest proposed house to the wetland area is approximately 111-feet away from the BVW area.

Analysis of less environmentally damaging practicable alternative: _____

Given the configuration of the BVW relative to the site frontage, there is no other alternative to access the proposed lots. The proposed wetland crossing location is the least environmentally damaging location on-site. The wetland crossing has been revised to span the channel entirely. The proposed dwellings, SDS areas, and private driveways are located entirely outside of the 100-foot buffer zone.

Proposed short term and long term protection of wetland resource areas: _____

Erosion control barriers will be placed upland of the existing wetland to prevent sediment from entering any resource areas. Refer to the attached letter for a description of long term protection strategies of wetland resource areas.

Is the site in a Zone I, II or III (groundwater) or Zone A, B or C (surface water) water supply area: N/A

Are there critical, unique or sensitive resource areas in the area (ie, NHESP mapped habitat, vernal pools, unusual wetland types, cold water fisheries, outstanding resource waters, Core Habitat, Conservation land, etc); show on plan: _____

N/A

Other factors for consideration: Refer to attached waiver request letter for more information.

Signature: Ryan Vickers - Dillis & Roy **Project:** Lot 1 - Shared Driveway - 64 Beaver Brook Road