



October 14, 2025

Mr. Jeffery Yates, Chair
Littleton Planning Board
Littleton Town Offices
37 Shattuck Street
Littleton, MA 01460

Subject: Renewal of G7 Lab LLC Special Permits Adult Use Marijuana Establishment (Marijuana Testing Laboratory) and Aquifer and Water Resource District Use as well as Site Plan Review at 160 Ayer Rd, Unit 3, Littleton, MA 01460

Attn: Ms. Maren Toohill, AICP, Town Planner

Dear Planning Board Members:

Please find enclosed the three above referenced applications for renewal for G7 Lab LLC Marijuana Testing Laboratory. As an application for renewal, we wish to refer to the previous applications, decision, and materials submitted in June of 2020. We have attached the following updated forms:

- Form 1 Application
- Form 1A Aquifer & Water Resource Districts
- Supporting Exhibit K
- Form 1G Adult Use Marijuana Establishments (Marijuana Testing Lab)
- Checklist for Planning Board Adult Use Marijuana Establishment Application
- Supporting Exhibits A to J
- Site Plan checklist

G7 Labs LLC has renewed several of their agreements, licenses and policies which we have included in this renewal application as follows:

- Host Community Agreement
- Cannabis Control Commission License
- Updated Drugs, Alcohol & Smoke Free Workplace Policy

Goldsmith, Prest & Ringwall, Inc.

- Lease Agreement for 160 Ayer Rd, Unit 3.

For your convenience we've also attached the previous decision.

For any questions or additional information, please contact us at (978) 772-1590 or by email at: bringwall@gpr-ic.com. We look forward to meeting with the Board at their next available hearing date. We understand the next regularly scheduled meeting is in November due to the Special Town Meeting schedule.

Sincerely,

Goldsmith, Prest & Ringwall, Inc

Bruce Ringwall

Bruce D Ringwall, Pres.

cc: Shanker Gautan, G7 Labs LLC



Littleton Town Offices
37 Shattuck Street
Littleton, MA 01460
(978) 540-2425

**TOWN OF LITTLETON
PLANNING BOARD
FORM 1 APPLICATION**
ADOPTED NOVEMBER 14, 2024

Filing Date: _____
Planning Board: _____
Town Clerk: _____
Filing Fee: _____
☐ Abutters List Attached

PART I. BASIC APPLICATION

Project Summary & Applicant Information

Project Name: _____

Location (Street Address): _____

Assessor's Map/Parcel (s): _____

Applicant: _____

Address: _____

Telephone: _____ Email: _____

Property Owner: _____

Address: _____

Telephone: _____ Email: _____

Registry: _____ Book: _____ Page: _____

Site Information

Total Area
(Acres): _____ Lot Frontage (Lin. Ft): _____

Zoning District(s):	<input type="checkbox"/> Residence	<input type="checkbox"/> King Street Common
	<input type="checkbox"/> Village Common	<input type="checkbox"/> Industrial-A
	<input type="checkbox"/> Business	<input type="checkbox"/> Industrial-B
	<input type="checkbox"/> LSMFD	

All or a portion of the Site is also located in one or more overlay districts:	<input type="checkbox"/> Wetlands	<input type="checkbox"/> Water Resource District
	<input type="checkbox"/> Floodplains	<input type="checkbox"/> Littleton Village Overlay District
	<input type="checkbox"/> Aquifer District	<input type="checkbox"/> West—Beaver Brook Area
	<input type="checkbox"/> Adult Use Marijuana District	

PART II. SPECIAL PERMIT(S) REQUESTED (check all that apply)

- ☐ Site Plan Review
- ☐ Accessory Business Uses at Active Farms (§173-57)
- ☐ Adult Uses (§173-140 - §173-142)
- ☐ Aquifer and Water Resource District (§173-61 - §173-64) *Attach Form 1A.*
- ☐ Commercial Solar Photovoltaic Installations (§173-180 - §173-184) *Attach Form 1D.*
- ☐ Conversion of Municipal Building (§173-69)
- ☐ Inclusionary Housing (§ 173-196 - § 173-205) *Attach Form 1F.*
- ☐ Littleton Village Overlay District West-Beaver Brook Area (§173-167 - §173-179)
- ☐ Major Commercial or Industrial Use (§173-86 - §173-88)
- ☐ Master Planned Development (§173-89)
- ☐ Mixed Use in Village Common FBC District (§173-166) *Attach form 1H.*
- ☐ Open Space Development (§173-93 - §173-118)
- ☐ Senior Residential Development (§173-145 - §173-152) *Attach Form 1E.*
- ☐ Shared Residential Driveways (§173-125 - §173-127)
- ☐ Vehicular Retail Sales (§173-26)
- ☐ Wireless Telecommunications Towers and Facilities (§173-128 - §173-133); *Attach Form 1B.*
- ☐ Registered Marijuana Dispensary (§ 173-186 – § 173-193) *Attach Form 1C.*
- ☐ Adult Use Marijuana Establishment (§ 173-194 – § 173-203) *Attach Form 1G.*
- ☐ Sidewalk Curb Cut (§173-224) *Attach Form 1H.*
- ☐ VC District + AWRD Lot Coverage (§173-215 – §173-225) *Attach Form 1H.*
- ☐ Firearms Business (§173-235 – §173-246) *Attach Form 1J.*

PART III. APPLICANT AND OWNER CERTIFICATIONS

The undersigned hereby certifies that they have read and examined this Application, including all attachments hereto, and that the proposed project is accurately represented in the statements made in this Application. The undersigned also certifies that this application has been filed both with the Planning Board and Town Clerk, and that all submission requirements in the Planning Board's Rules and Regulations have been met.

Property Owner

I/we hereby acknowledge that the Applicant is authorized to act on my/our behalf and that any and all representations made by the Applicant will be binding on me/us as Owners of the property.

Signature: Bruce Ringwall Date: _____

Print: _____

Signature: _____ Date: _____

Print: _____

Applicant

Signature: Bruce Ringwall Date: _____

Print: _____

Signature: _____ Date: _____

Print: _____

Applicant is: ☐ Owner ☐ Agent/Attorney ☐ Purchaser

PART IV. SUBMITTAL REQUIREMENTS

ALL APPLICATIONS

Required Materials		Notes
<input type="checkbox"/>	Application Cover Page	2 prints 1 electronic
<input type="checkbox"/>	Plans sealed by a registered professional engineer, registered architect, landscape architect, surveyor, or other design professional in their area of expertise.	1 full size print 1 reduced print (11x17) 1 electronic

SPECIAL PERMIT APPLICATIONS

Required Information & Materials		Notes
<input type="checkbox"/>	Forms & Checklists	See Application Cover Page for required forms & checklists based on specific special permits requested
<input type="checkbox"/>	Summary Table (Required/Existing/Proposed)	Zoning District Lot Area Gross Floor Area Lot Coverage Building Height Parking Spaces Density Trip Generation Open Space
<input type="checkbox"/>	Vicinity map	all lots, streets, and driveways within 500 feet from the exterior boundary of the lot
<input type="checkbox"/>	Existing conditions plan	existing uses; inventory of natural features; all watercourses, wetlands, bogs, swamps, marshes, and boundaries of public water supply watersheds and environmentally sensitive zones; floodways and floodplain boundaries; zoning districts
<input type="checkbox"/>	Existing & proposed topography	contours at 2' intervals
<input type="checkbox"/>	Construction area plan	showing all areas to remain undisturbed
<input type="checkbox"/>	Site layout plan	showing required setbacks and other information required for zoning compliance; Location, height, and materials of all retaining walls; Location of proposed outdoor bulk trash containers or dumpsters, and screening details; Location of proposed on-site sewage disposal systems and reserve areas, and design computations
<input type="checkbox"/>	Utility plan	existing and proposed fire hydrants and sewer, water, gas, electric, and other utility lines and easements

<input type="checkbox"/>	Storm drainage plan	
<input type="checkbox"/>	Parking, loading, & access plan	parking and loading spaces and areas, including stalls, aisles, driveways, turning radii, landscaped areas and islands, and their dimensions as required; All existing and proposed points of vehicular access to the site, and clear sight triangles for corner lots; and sight lines for proposed driveways
<input type="checkbox"/>	Exterior lighting plan	
<input type="checkbox"/>	Architectural plans	Elevations of all buildings and structures. Elevations shall be drawn to scale, showing the height, location, and extent of all material; Roof top plan showing all proposed mechanical equipment and screening
<input type="checkbox"/>	Landscape plan	
<input type="checkbox"/>	Sign plan	
<input type="checkbox"/>	Drainage report (with calculations)	
<input type="checkbox"/>	Traffic impact assessment	

SITE PLAN REVIEW APPLICATIONS

Required Information & Materials		Notes
<input type="checkbox"/>	Site Plan Review Checklist	

SITE PLAN REVIEW APPLICATIONS (Village Common & King Street Common FBC Area)

Required Information & Materials		Notes
<input type="checkbox"/>	Site Plan Review Checklist	
<input type="checkbox"/>	Form 1H	
<input type="checkbox"/>	VC & KSC FBC Area Checklist	

If you wish to review application requirements and/or materials with Planning Department Staff prior to submitting your application, please call or email us.



**TOWN OF LITTLETON
PLANNING BOARD SPECIAL PERMIT
FORM 1A
AQUIFER & WATER RESOURCES DISTRICTS**

Littleton Town Offices
37 Shattuck Street
Room 303
Littleton, MA 01460
(978) 540-2425

PART IV. PROJECT SUMMARY

Project Name: _____

Location (Street Address): _____

Assessor's Map/Parcel Number (s): _____

_____ Parcel in Aquifer District or _____ Parcel in Water Resource District

Submission Requirements. Per § 173-62 (D) of the Littleton Zoning Bylaw, the following must be attached to this application for a special permit.

- ☐ Attached checklist, completed
- ☐ Complete list of potentially toxic or hazardous materials used or stored on the premises
- ☐ Description of protective and preventive measures
- ☐ Description of potentially toxic or hazardous wastes with storage and disposal method
- ☐ Evidence of DEP approval of waste system
- ☐ Evidence of qualified professional supervision of underground storage system design and installation
- ☐ Analysis by qualified engineer

Identify the uses proposed in this Special Permit application.

Use	Proposed	Allowed in either Aquifer Protection or Water Resource District	Allowed only in Aquifer Protection District	Allowed only in Water Resource District
Principal Use				
• Self-Storage Facility		X		
• Truck Terminal				X
• Sanitary landfill, junkyard, salvage yard, other solid waste disposal				X
• Motor vehicle service or washing station				X
Accessory Use				
• Manufacture, use, transport, storage or disposal of toxic or hazardous materials in excess of 5 gallons or 25 pounds dry weight of any substance or a total of all substances not to exceed 50 gallons or 250 pounds dry weight, on a site at any one time as an accessory activity for nonresidential and nonagricultural principal activities		X		
• Parking area with 100 or more spaces capacity		X		
• Waste characteristics: Hazardous waste generation, treatment or storage in quantities not to exceed Very Small Quantity Generators (VSQGs) as defined in DEP 310 CMR 22.21(2)(a)(7) or subsequent equivalent regulation(s) currently in effect		X		
• On-site disposal of industrial waste		X		
• Grading resulting in exterior grades less than five feet		X		

Use	Proposed	Allowed in either Aquifer Protection or Water Resource District	Allowed only in Aquifer Protection District	Allowed only in Water Resource District
above maximum groundwater elevation				
<ul style="list-style-type: none"> Estimated sewage flow greater than 6 gallons/day per 1,000 s.f. of lot area 		X		
<ul style="list-style-type: none"> Estimated sewage flow greater than 15,000 gallons per day 		X		
<ul style="list-style-type: none"> Use retaining less than 30% of lot area in natural state 		X		
<ul style="list-style-type: none"> Underground storage of gasoline or chemicals 				X
<ul style="list-style-type: none"> Storage of heating oil or petroleum in quantities greater than 500 gallons 				X
<ul style="list-style-type: none"> Disposal of snow from outside the district 				X
<ul style="list-style-type: none"> Storage of sludge and/or septage not stored in accordance with DEP 310 CMR 22.21(2)(b)(1) 				X
Impervious Surfaces				
<ul style="list-style-type: none"> Rendering impervious more than 20% but not less than 50% of any lot or parcel in Water Resource District 				X
<ul style="list-style-type: none"> Rendering impervious more than 15% or 2500 square feet of any lot or parcel but less than 30% in Aquifer District 				X

Application Review
FOR PLANNING DEPARTMENT USE ONLY

§ 173-62(B) Special Permit Criteria

- Groundwater quality performance rule met
- Location of water quality wells shown

§ 173-63: Design and Operation Guidelines *

- Safeguards against materials discharge or loss adequate
- Location of potential pollution source outside district where feasible
- Waste disposal provisions adequate
- Provision for on-site stormwater recharge or waived during site plan review*
- Oil, grease, and sediment traps provided, if applicable*
- Separate collection of drainage from loading areas for toxic or hazardous materials*
- Monitoring adequate, if required
- Storage of ice control chemicals adequate

*Provision shall be made for on-site recharge of stormwater runoff from impervious surfaces without degradation to groundwater if a special permit is to be granted for greater than 15 % coverage (but less than 30 %) in the Aquifer District and for impervious cover greater than 20% (but less than 50%) in the Water Resource District. Such recharge shall include (but not limited to) infiltration through methods as outlined in the Town of Littleton Low Impact Design/Best Management Practices Manual (latest edition) unless otherwise approved by the Planning Board during site plan review. Where dry wells or leaching basins are used, they shall be preceded by oil, grease and sediment traps. Drainage from loading areas for toxic or hazardous materials shall be separately collected for safe disposal.”

Exhibit K

Aquifer and Water Protection

(Attached as a separate document)



**TOWN OF LITTLETON
APPLICATION TO THE PLANNING BOARD
ADULT USE MARIJUANA ESTABLISHMENTS
Form 1G Supplement**

Littleton Town Offices
37 Shattuck Street
Room 303
Littleton, MA 01460
(978) 540-2425

Use this form for any project that is required to comply with Article XXVIII

Proposed Location: _____

Map: _____ Parcel: _____

Class of Marijuana Establishment:

- ☐ Marijuana Cultivator
- ☐ Craft Marijuana Cooperative
- ☐ Marijuana Product Manufacturer
- ☐ Marijuana Research Facility
- ☐ Marijuana Testing Laboratory
- ☐ Marijuana Transporter
- ☐ Marijuana Micro-business
- ☐ Marijuana Retail Facility

Applicant:

Name: _____

Address & Contact Information: _____

Phone: _____ Email: _____

Property Owner:

Name: _____

Address & Contact Information: _____

Phone: _____ Email: _____

Does the applicant currently hold a valid license from the Cannabis Control Commission issued pursuant to M.G.L. c.94G and 935 CMR 500 et. seq.?

☐ Yes

☐ No

Date of Public Meeting with the Planning Board to discuss the proposed application for a new Marijuana Establishment and to discuss in general terms of the proposed Marijuana Establishment (prior to formal submission of the application): _____

Does this application include a request to reduce the minimum distance requirement of Section 173-199.A?

☐ Yes

☐ No

Is this an existing site seeking to expand or alter, its operations or is this an application for a new establishment?

☐ Expand or alter existing

☐ New establishment

Is this application from a licensed RMD?

☐ Yes

☐ No

Applicant Certification

The Applicant understands, agrees, and certifies that:

1. The proposed project is accurately represented in the statements made in this Adult Use Marijuana Establishments Form and accompanying materials;
2. All applicable submission requirements in the Planning Board's Rules and Regulations have been met;
3. The proposed Marijuana Establishment is prohibited from delivering cannabis or marijuana products to consumers, and from offering cannabis or marijuana products for consumption on the premises;
4. No application for any building permit shall be made unless and until the Planning Board or its designee has verified that all conditions of Article XXVIII have been met for this proposal; and
5. Nothing in this proposal shall be construed to supersede federal and state laws governing the sale and distribution of narcotic drugs; nor shall any special permit issued pursuant to this Article XXVIII supersede federal, state or local laws.

Signature: Bruce Ringwall

Date: _____

Print: _____



**TOWN OF LITTLETON
ADULT USE MARIJUANA ESTABLISHMENTS
CHECKLIST**

Littleton Town Offices
37 Shattuck Street
Room 303
Littleton, MA 01460
(978) 540-2425

Attach this Adult Use Marijuana Establishments checklist to the special permit application for any project that is required to comply with Article XXVIII Adult Use Marijuana Establishments

Proposed Location: **160 Ayer Rd, Unit 3, Littleton, MA**

Application Materials:

Attached	Item
<input checked="" type="checkbox"/>	1. A copy of the final, executed Host Community Agreement (“HCA”) between the applicant and the Town of Littleton.
<input checked="" type="checkbox"/>	2. A written description of the status of its application to the Cannabis Control Commission relative to the establishment at issue, or a copy of such license, as applicable.
<input type="checkbox"/>	3. A list of any waivers of regulations that the applicant seeks to obtain from the Cannabis Control Commission, or a copy of any such waivers that the Commission has issued to the applicant, as applicable.
<input checked="" type="checkbox"/>	4. Copies of all policies and procedures approved by the Cannabis Control Commission including without limitation the Marijuana Establishment’s operating and safety procedures, or copies of such policies and procedures that the applicant intends to submit to the Commission, as applicable.
<input type="checkbox"/>	5. For applications for a Marijuana Cultivator, a Craft Marijuana Cooperatives, or a Marijuana Micro-Business, information demonstrating that the applicant has considered the following factors in its design and its operating plan: <ul style="list-style-type: none">i. Identification of potential energy use reduction opportunities (such as natural lighting and energy efficiency measures), and a plan for implementation of such opportunities;ii. Consideration of opportunities for renewable energy generation, including, where applicable, submission of building plans showing where energy generators could be placed on the site, and an explanation of why the identified opportunities were not pursued, if applicable;iii. Strategies to reduce electric demand (such as lighting schedules, active load management, and energy storage); andiv. Engagement with energy efficiency programs offered pursuant to M.G.L. c.25, §21, or through the Littleton Light Department.
<input type="checkbox"/>	6. The quantity and source or sources of all marijuana and marijuana products that will be sold at the proposed Marijuana Establishment, as applicable.

<input checked="" type="checkbox"/>	7. The quantity of marijuana and marijuana products that will be cultivated, processed, manufactured, packaged, transported, tested, or studied at the Marijuana Establishment, as applicable.
<input checked="" type="checkbox"/>	8. Written statement confirming that no marijuana or marijuana products will be smoked, burned, or consumed on the premises as part of the cultivation, manufacturing, testing or researching operations, as applicable, or a statement explaining how any such uses have been authorized by the Commission.
<input checked="" type="checkbox"/>	9. Names and addresses of each owner of the Marijuana Establishment, and where the owner is a business entity, the names and address of each owner of that establishment.
<input checked="" type="checkbox"/>	10. If applicable, a copy of the Applicant's Articles of Organization, a current Certificate of Legal Existence from the Commonwealth, and the most recent annual report.
<input type="checkbox"/>	11. Copies of all licenses and permits issued to the Applicant by the Commonwealth of Massachusetts and any of its agencies.
<input checked="" type="checkbox"/>	12. Evidence that the applicant has site control and the right to use the proposed site as a Marijuana Establishment. Such evidence shall be in the form of a deed, purchase and sale agreement, lease, or other legally binding document.
<input checked="" type="checkbox"/>	13. In addition to what is otherwise required to be shown on a site plan pursuant to Article IV, the applicant shall provide details showing all exterior proposed security measures for the premises, including but not limited to lighting, fencing, gates and alarms to ensure the safety of employees and patrons and to protect the premises from theft or other criminal activity. The site plan shall further delineate various areas of the Marijuana Establishment (indoors and outdoors) such as public access areas, employee only access areas, storage, cultivation, preparation, waste disposal, administrative, transportation, loading and parking areas. Site plans and/or application narrative shall contain sufficient information so that the SPGA can evaluate the design and operational standards contained in this Article XXVIII.

Special Permit Requirements:

Yes <input type="checkbox"/>	Is the Marijuana Establishment within 500 feet of any lot containing a school; licensed child care facility; public park, playground, athletic field or other public recreational land or facility; any use or facility where persons under the age of 18 commonly congregate to participate in scheduled or structured activities; religious facility; drug or alcohol rehabilitation facility; correctional facility, halfway house or similar facility; or any other non-located Marijuana Establishment or RMD? For purposes of this section, distances shall be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the Marijuana Establishment is or will be located.
No <input checked="" type="checkbox"/>	

<input type="checkbox"/>	<p>The SPGA may reduce the minimum distance requirement in Section 173-199.A as part of the issuance of a special permit in the following instances only:</p> <ol style="list-style-type: none"> (1) Issuance of a special permit for a Marijuana Establishment to an entity with an existing RMD in Littleton. (2) Renewal of a special permit for an existing Marijuana Establishment where the use described in Section 173-198.A has been established after issuance of the original special permit. (3) Change of permit holder for an existing Marijuana Establishment where the use described in Section 173-198.A has been established after issuance of the original special permit. (4) Where the SPGA determines that reduction in the minimum distance is necessary for purposes of maintaining consistency with M.G.L. c. 94G, 935 CMR 500 and/or state guidance relative to local regulation and siting of adult use marijuana establishments.
<input type="checkbox"/>	Marijuana Establishment that seeks to expand or alter its operations so as to come within a new class or sub-class of Marijuana Establishment, as identified 935 CMR 500.050(d), shall obtain a new special permit prior to undertaking such expansion or alteration.
<input checked="" type="checkbox"/>	The SPGA shall not issue any special permit that would cause the Town to exceed the limits on Marijuana Retailers set forth in §173-197.
<input type="checkbox"/>	An RMD licensed under 105 CMR 725 et seq., and that holds a special permit pursuant to Article XXVII shall obtain a new special permit prior to converting to a Marijuana Establishment or commencing any operations regulated by M.G.L. c.94G and 935 CMR 500 et seq.
<input checked="" type="checkbox"/>	No smoking, burning, or consumption of any marijuana product shall be permitted at any Marijuana Establishment, except as may be authorized by s935 CMR 500 et seq for purposes of cultivation, testing, research, or manufacturing.
<input checked="" type="checkbox"/>	All shipping and receiving areas shall serve the Marijuana Establishment exclusively. In the case of a multi-use or multi-tenant site, the Marijuana Establishment shall be laid out and designed to ensure separation from other uses or tenants at the site.
<input checked="" type="checkbox"/>	The Marijuana Establishment shall have adequate water supply, stormwater systems, sewage disposal, and surface and subsurface drainage.
<input checked="" type="checkbox"/>	Adequate lighting, including night lighting that provides for monitoring or building and site security, including those measures to prevent diversion of marijuana and marijuana products cultivated outdoors.
<input type="checkbox"/>	A Marijuana Retailer shall post at a conspicuous location at the public entrance a sign that states "Only individuals 21 years of age or older, unless in possession of a registration card issued by the MA Department of Public Health." The required text

	shall be a minimum of two inches in height. Signage shall otherwise be limited to that which is permitted under 935 CMR 500 et. seq. and the Town's sign bylaw.
<input checked="" type="checkbox"/>	The Marijuana Establishment shall provide and keep up to date contact information as required by the Chief of Police and Building Commissioner such as name, telephone number and electronic mail address of a contact person who must be available 24 hours a day, seven days a week.
<input checked="" type="checkbox"/>	No special permit shall be issued unless the applicant has executed a Host Community Agreement with the Town in accordance with M.G.L. c.94G, §3.
<input checked="" type="checkbox"/>	No special permit shall be issued until the Applicant has held a community outreach hearing consistent with the Commission's Guidance for License Applicants on Community Outreach and 935 CMR 500.101(1)(a)(9) or (2)(b)(7), unless the proposed use is exempt from the hearing requirement under the regulations.

Findings: The SPGA may issue a special permit for a Marijuana Establish only if it finds that the project satisfies the requirements of §173-7.C, this Article XXVIII, and the following additional special permit criteria:

<input checked="" type="checkbox"/>	The Marijuana Establishment is fully permitted by all applicable agencies within the Commonwealth of Massachusetts and is in compliance with all State laws and regulations; provided, however, that issuance of a valid license pursuant to M.G.L. c.94G may be a condition of the special permit.
<input checked="" type="checkbox"/>	The proposed use is designed to minimize any adverse impacts on the on the residents of the Town;
<input checked="" type="checkbox"/>	For a Marijuana Retail Establishment, there shall be a secure indoor area for all customers.
<input type="checkbox"/>	The Marijuana Establishment adequately addresses issues of vehicular and pedestrian traffic, circulation and parking, especially during peak periods at the facility, and adequately mitigates the impacts of vehicular and pedestrian traffic on neighboring uses.

No Accessory Use Marijuana Establishments

Use of property as a Marijuana Establishment shall necessarily be deemed a principal use for purposes of the Zoning Bylaw, and shall be permitted exclusively in accordance with this Article XXVIII. No Marijuana Establishment may be allowed within Town on the basis that such use qualifies as a permissible accessory use.

Exhibits A to J

Marijuana Checklist

(Exhibits Attached under separate cover)



**TOWN OF LITTLETON
SITE PLAN REVIEW CHECKLIST**

Littleton Town Offices
37 Shattuck Street
Room 303
Littleton, MA 01460
(978) 540-2425

Drawing # _____
Drawing Date _____

Proposed Title _____ Reviewer _____

Applicant _____

Application Date _____

Date of Formal Review by Planning Board _____

Project Description: _____

PLANNING BOARD ACTION

APPROVED

APPROVED SUBJECT TO MODIFICATION

DISAPPROVED

By vote of the Littleton Planning Board

_____ Date: _____

Date of Notice to Building Commissioner _____

POLICY ON TRAFFIC & PEDESTRIAN MITIGATION

Calculated Fee (\$100 per parking space) _____

Fee Paid

Fee Waived

DRAWING REQUIREMENT: §173-17: Littleton Zoning Bylaw

Boundary Lines

Adjacent streets and ways shown

Topography, existing and ~~proposed~~

Structures, existing and proposed

Walkways

Principal drives

Service entries

Parking

Landscaping

Screening

Park or recreation areas

Utilities:

- a. Water
- b. Electricity
- c. Gas
- d. Telephone

Sanitary sewerage

Storm drainage

Seal of registered Architect, Landscape Architect, or Professional Engineer

+++++

DESIGN REQUIREMENTS §173-18

Internal Circulation safe

Egress safe

Access via minor streets minimized

Visibility of parking areas minimized

Lighting avoids glare

Major topography change, tree removal minimized

Adequate access to each structure for emergency equipment

Utilities adequate

Drainage adequate

+++++

USE AND INTENSITY REGULATION

§173-22: Establishment of districts

Parcel is located in zoning district type:_____

Section 173-25: Use Regulations

Use for which application is made:_____

Use allowed **OR**

Special Permit Required (§173-7) because:

+++++

§173-27 & 173-31: Intensity of Use Regulation & Schedule

Lot area adequate (see also Definitions)

Lot frontage adequate

Reduced lot frontage approved, if applicable

Front yard adequate (see also Definitions)

Smaller setback approved, if applicable

Side, rear yards adequate (see also Definitions)

Building height conforming (see also Definitions)

Greater building height approved, if applicable

Building coverage conforming (see also Definitions)

Building plus paving coverage conforming

Floor area ratio conforming

GENERAL REGULATIONS §173-32 & 173-33

Parking and Loading Requirements

Location of parking conforming

Number of spaces adequate or waived

Computation _____

§173-32 Parking Area Design

No parking within 10 feet of street line

Parking paved, bumper guards conforming or waived

No backing into public way (§173-32, C.1)

Egress spacing adequate (§173-32 C. C1)

Screened from abutting residential uses, public ways (§173-32, C.3) for 8 or more cars

§ 173-33: Loading Requirements

No need for trucks to back onto or off a public way

No need for trucks to park on a public way while loading, unloading, or waiting to do so

§ 173-34: Sign Regulation administered by Board of Selectmen, not included in Site Plan Review.

§ 173-43: Landscaping and Screening

Outdoor sales display, commercial outdoor recreation screened

Industrial “A” buffer provided

Corner vision clear

Exterior lighting complies

SPECIAL REGULATIONS

§ 173-52: Motor Vehicle Services

Requirements met, if applicable

§ 173-53: Accessory Uses

Floor and Land area requirements met, if applicable

173-61: Aquifer and Water Resource District

Aquifer District applicable

Water Resource District applicable

Regulations met, if applicable (See separate checklist)

173-72: Wetlands and Flood Plain Regulations

Wetlands and flood plain regulations met, if applicable

173-78: Noise Regulations

Applicant informed of existence of requirements



G7 Lab, LLC.
INDEPENDENT TESTING LABORATORY

Certified Minority Owned Business

G7 Lab LLC
160 Ayer Rd, Unit 3
Littleton, MA 01460
(978) 517 0154
g7lab@g7lab.com
www.g7lab.com

August 18, 2025

**Subject: 160 Ayer Rd, Littleton, MA
Tax Map R22, Parcel 1-1, Unit 3**

To Whom It May Concern:

I hereby authorize Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA, 978.772.1590, to act as my agent in administrative and civil engineering matters pertaining to the Special Permit renewal at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,

Shankar Gautam
G7 Lab, LLC
160 Ayer Road
Littleton, MA 01460

Copy: Goldsmith, Prest & Ringwall, Inc.

File 201039A


September 26, 2025

**Subject: 160 Ayer Rd, Units 1 -4
Assessor Map R-22, Parcel 1-1-3**

To Whom It May Concern:

I hereby authorize Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Suite 301, Ayer, MA, 978.772.1590, to act as my agent in administrative and civil engineering matters pertaining to the work at the subject site. This authorization covers the execution of application forms, presentation of plans and designs, and communication with involved parties.

Respectfully,



MR3 LLC
15 Kimberly Dr. Unit 23
Merrimack, NH 03054

Copy: Goldsmith, Prest & Ringwall, Inc.
201039C



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

October 19, 2020

G7 Labs, LLC
Planning Board Land Use Decisions
160 Ayer Road, Unit 3, Littleton Mass.
Adult Use Marijuana Establishment
Marijuana Testing Laboratory

DECISIONS: TWO SPECIAL PERMITS AND SITE PLAN REVIEW pursuant to MGL Chapter 40A and the Code of the Town of Littleton Zoning. Special Permit Applications for Adult Use Marijuana Establishment (Marijuana Testing Laboratory) and Aquifer and Water Resource District Use, along with Site Plan Review

PROPERTY LOCATION: Approximately 83,969.90 +/- sq. ft. of land (1.93 acres) with existing six unit commercial/industrial condominium single story structure at 160 Ayer Road, Assessors' Map R-9, Parcel 34.

DESCRIPTION: Marijuana Testing Laboratory

APPLICANT: G7 Labs, LLC
160 Ayer Road, Unit 3
Littleton, MA, 01460

OWNER: Athena Assets, LLC
160 Ayer Road, Unit 2
Littleton, MA, 01460

ENGINEER: GPR Engineering
39 Main Street, Suite 301
Ayer, MA 01432

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DATES OF LEGAL NOTICE: Posted with Town Clerk on July 17, 2020
Published July 17, and 24, 2020

DATES OF HEARINGS: August 6, 2020 and September 10, 2020

MEMBERS PRESENT: Mark Montanari, Anna Hueston, Gerald Portante, Jeffrey Yates

REFERENCE PLAN: Commercial Development Parking Plan "Site Plan" 160 Ayer Road, Littleton, MA 01460 dated July 2020, last revised 8/31/20 (1 sheet)

PUBLIC HEARING: The Littleton Planning Board held a duly noticed public hearing on August 6, 2020, which was continued to September 10, 2020, to consider an application for two Special Permits and Site Plan Review pursuant to MGL Chapter 40A and the Code of the Town of Littleton Zoning. Representatives present responded to questions posed by members of the Planning

Shankar Gautam
71 Montvale Ave Apt 6
Stonham, MA 01980

Board and Town Staff. There was no opposition expressed by abutters or other participants of the public.

BACKGROUND:

G7 Labs, LLC (Applicant) will be leasing unit 3 of the condominium complex to operate a Marijuana Testing Laboratory with all operations to be conducted within the interior of unit 3. Applicant will have five employees and has rights to entirety of parking area given recent condominium master plan revisions opening entire lot to all six units. Minor interior fit-out in front of unit to separate testing area from reception/entry area. Hours of operation for staff to conduct testing may be 24-hours per day, with deliveries of marijuana samples to the testing laboratory restricted to the hours from 6:00 AM to 8:00 PM. Applicant has received its provisional license from the Cannabis Control Commission ("CCC") on August 6th. All waste product from the testing operation to be stored/secured inside the unit with pick-up by licensed waste-hauler as necessary. No exterior improvements other than small sign to identify location and installation of security cameras in front/rear as required by Littleton Police and CCC. Lighting to be shielded to illuminate the front and rear of facility for safety/security purposes.

Special Permit for Adult Use Marijuana Establishment (Article XXVIII) for Testing Laboratory

The Applicant submitted to the Planning Board the materials listed below (collectively, the "Plans"), which, together with the testimony provided at the referenced public hearings, provide the information required by the applicable Sections 173-194 and 173-202 of the zoning bylaw, and are the basis of the Board's determinations and decision:

1. Cover letter from Mensing Group
2. Special Permit Applications and Checklists
 - a. Basic Special Permit Application Form
 - b. Adult Use Marijuana Establishments Application Form and Checklist
 - c. Aquifer & Water Resources Districts Application Form and Checklist
 - d. Site Plan Checklist
3. Adult Use Marijuana Application Checklist included:
 - a. Design of interior ("floor plan") approved by Building Department.
 - b. Number of employees, parking required, parking allowed and calculation of any increase in trip counts to site for the delivery of samples between hours of 9AM to 5PM. The Applicant later modified its requested hours of operation.
 - c. Name and Addresses of each owner of the Testing Laboratory (G7 Labs, LLC)
 - d. Copies of Articles of Organization, Certificate of Legal Existence from the Commonwealth and the most recent annual report
 - e. Copies of all licenses and permits issued to G7 Labs by the Commonwealth or its agencies, with provisional license issued on August 6th, 2020
 - f. Evidence of site control and right to use the site as a testing laboratory
 - g. Description of Quality Control for Testing
 - h. Description of requirements for storage and transportation of marijuana
 - i. Lab Quality Assurance Manual
 - j. Description of requirements for prevention of diversion of marijuana products
 - k. Description of Personnel Policies and Background Checks.
 - l. Description of Diversity Plan.
 - m. Description of Inventory Procedures.
 - n. Description of Requirements for storage/maintenance of chemicals utilized at testing laboratory
 - o. MSDS Data Sheets for chemicals and gases necessary for the testing operation

4. Project Narrative prepared by Mensing Group
5. Site Development Plans: GPR SITE PLAN, Single Sheet, Issued 7/14/2020, Last Revised 8/31/2020
6. Board of Selectmen Host Community Agreement dated February 10, 2020.
7. Joint letter from Police Dept. and Fire Dept. dated 8/13/20 to Planning Board indicating approval of plans of operation
8. Building Elevations
9. Traffic Impact letter
10. Review Letter from Building Commissioner dated 8/28/2020
11. Hours of Operation Letter from Select Board dated 9/10/2020

DETERMINATIONS and FINDINGS:

Following the public hearing on this proposal, the Planning Board made the following determinations:

1. The proposed Testing Laboratory is located within the Industrial B Zoning District, within which Adult Use Marijuana Uses are allowed by special permit by the Planning Board.
2. The applicant met with the Planning Board at the July 9, 2020, meeting to provide an overview of its application and operations and upcoming application, as encouraged by the bylaw.
3. The applicant conducted tours of its proposed facility with the Building Commissioner.
4. The applicant submitted the documentation required under the bylaw and the Adult Use Marijuana Checklist. These documents are identified above.
5. The Testing Laboratory meets the minimum distance requirement for this adult use within the Industrial B District.
6. The application is for the operation of a Marijuana Testing Laboratory. This special permit does not authorize any retail sales from this site.
7. No other testing laboratory sites have been permitted in Town and there is an urgent need throughout the Commonwealth for testing laboratories to be increased to meet the demands and growth of the marijuana industry.
8. The testing laboratory will be entirely within the existing building.
9. The applicant has provided testimony about the filtration and sanitization of air within the building to prevent any odors from being emitted from the building.
10. The testing laboratory is located within an existing industrial condominium building. The application provides documentation to show waste from testing operations will be stored/secured within the building unit # 3 and a licensed waste removal company shall pick up waste as necessary.
11. The applicant has provided a detailed site security plan directly to the Littleton Police Department which has been approved by the Department.
12. The use of the existing site will require minor modifications to the interior of the premises with minor fit-out of the front of the unit to separate testing operations from the entry/reception area.
13. Modifications to the site require Site Plan review and a Water Resource District Special Permit identified below.
14. All necessary Permits from any other Littleton Dept. shall be obtained along with a final license from the CCC prior to commencement of the use.
15. The Testing Laboratory will have approximately 5 employees.
16. Pursuant to Section 173-32 of the Zoning Bylaw, this use requires one (1) parking space for every 1.25 employees. Based on the applicant's representation that it will have approximately 5 employees working at this site, the applicant is required to provide four (4) parking spaces to support this use. The site is a multi-unit condominium and the owner

does not assign specific parking spaces to its tenants. Nonetheless, there are 66 parking spaces at the property, and at the condominium's current occupancy (including G7 Labs) the various uses in the building collectively require 33 parking spaces under the Zoning Bylaw. In addition, the Planning Board finds that there is ample parking available at this site based on current occupancy and mix of uses. The Planning Board finds that the site currently allows the applicant to provide the required four (4) parking spaces required by its anticipated staffing level of up to five (5) employees.

Conditions:

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 Commissioner and Planning Board a copy of this decision setting forth the recording information of the decision.
2. Hours of operation involving the presence on site of any owners, employees, agents, and staff may be 24 hours per day, and deliveries of samples limited to hours from 6AM to 8PM. Nothing contained herein shall prohibit G7 Labs from running equipment when the lab is not staffed, provided that such equipment can be safely left running unattended.
3. All incidents shall be reported to the Building Commissioner and Planning Board as required by 935 CMR 500.110(9) within 24 hours of their occurrence. Such reports may be redacted as necessary to comply with any applicable state or federal laws or regulations.
4. Any cease and desist order, quarantine order, suspension order, limiting order, notice of hearing or final action by the CCC, the Department of Public Health, the Division of Administrative Law Appeals, or any Littleton Dept. with applicable jurisdiction regarding the testing laboratory shall be reported to the Building Commissioner and the SPGA within 48 hours of the applicant's receipt.
5. This special permit shall expire at the date that is five (5) years from the date of issuance but may be renewed with approval of the Planning Board if applicant requests such a renewal at least 120 days prior to expiration. Upon either the loss or non-renewal of the Applicant's final license issued by the CCC or if the Host Community Agreement with the Select Board is terminated or not renewed by the Select Board on or before its expiration date, then this special permit shall also expire.
6. This Special permit shall be limited to G7 Labs, LLC and shall expire on the date that G7 Labs, LLC ceases operation of the testing laboratory.
7. G7 Labs shall allow inspections required under the Adult Use Marijuana Bylaw and CCC regulations at 935 CMR 500.
8. G7 Labs shall notify the Building Commissioner and the SPGA in writing within 48 hours of the cessation of operation of the testing laboratory or the expiration or termination of the permit holder's final license issued by the CCC.
9. This special permit authorizes the operation of a marijuana testing laboratory only.
10. Special permits shall lapse upon the expiration or termination of an applicant's license from the CCC.

11. The Applicant shall comply with all terms of the Host Community Agreement between G7 Labs, LLC and the Town of Littleton Select Board.
12. The Applicant shall submit a copy of the license from the Cannabis Control Commission with the SPGA and the Building Commissioner prior to the issuance of a building permit, certificate of occupancy, or commencement of use, whichever occurs first.
13. Copies of all reports submitted to any state agency, including, but not limited to, the reports required by 935 CMR 500.105(10)(d) describing the establishment's liability insurance coverage and the annual security system audits required by 935 CMR 500.110(8) shall be submitted to the SPGA within five business days of submission to the State. Such reports may be redacted as necessary to comply with any applicable state or federal laws or regulations.
14. The Applicant shall provide documentation to the SPGA that each Marijuana Establishment Agent has completed training regarding the proper handling of marijuana prior to performing job functions. Such documentation must be provided to the Board within five business days of the completion of such training. Annually, the establishment shall provide documentation to the SPGA and the Board of Selectmen that all Marijuana Establishment Agents have received at least eight hours of on-going training.
15. The holder of a special permit shall annually file an affidavit with the Building Commissioner demonstrating that it is in good standing with respect to its license from the Cannabis Control Commission and any other applicable State licenses. This affidavit shall be filed on or before the annual anniversary of the issuance of this special permit.
16. The Applicant shall construct a wall separating the front reception/entry area from the laboratory testing area and add a door secured and locked at all times, all in compliance with the State Building Code.

WATER RESOURCE DISTRICT SPECIAL PERMIT

160 Ayer Road, Unit 3

The Applicant submitted to the Planning Board the materials listed below (collectively, the “Plans”), which, together with the testimony provided at the referenced public hearings, provide the information required by regulations for uses within the Aquifer and Water Resources District and are the basis of the Board’s determinations and decision:

1. Special permit application with attached checklist.
2. Confirmation that proposed uses checked.
3. MSDS data sheets on the chemicals utilized in the testing process and other descriptions of operations, chemicals and general operation of a testing laboratory as described in the special permit application and above decision.
4. Chemical list with quantity of storage.
5. Floor layout showing adequate separation or appropriate sealing of testing laboratory activity from other areas of the unit.

DETERMINATIONS and FINDINGS:

Following the public hearing on this proposal, the Planning Board made the following determinations regarding the proposed use at the site:

1. All activities and operations will occur only within the interior of unit 3.
2. Egress is adequate to accommodate police and fire protection;
3. Roads, water, and drainage are not impacted or adversely affected.
4. Visual compatibility is unchanged.
5. No current or expected threat to the environment given all activity within interior of building and waste removal to be stored and secured inside and removed as necessary.
6. No significant nuisance, hazard or congestion will be created;
7. There will be no substantial harm to the neighborhood or derogation from the intent of the Zoning Bylaws.

Conditions Relative to the Aquifer & Water Resource District Special Permit:

1. If determined necessary by the Littleton Water Department, semi-annual groundwater monitoring activities shall be required to help assess land use impacts on local groundwater resources. The property 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;
2. No parking of vehicles is allowed on any unpaved surface;
3. No use or storage of sodium de-icing chemicals shall be allowed on the site;
4. Groundwater quality shall not be degraded below drinking water standards at the property lines due to activity conducted on this property;

SITE PLAN REVIEW

160 Ayer Road

REFERENCE PLAN: Commercial Development Parking Plan "Site Plan" 160 Ayer Road, Littleton, MA 01460 dated July 2020, last revised 8/31/20 (1 sheet)

DETERMINATIONS and FINDINGS:

The Planning Board made the following determinations regarding the proposed use at the site:

1. Internal circulation and egress are such that traffic safety is protected and site is located in an Industrial B zone on Ayer Road, with adequate parking and no impact to any increase in vehicle trips.
2. Visibility of parking areas from public ways and adjoining properties is minimized, and lighting of the parking areas is existing and unchanged; necessary lighting for front/rear of facility to be minimized but meet requirements of police dept. and CCC.
3. Parking spaces for the entire condominium complex are satisfactory and are in "common-use" for all six units.
4. Adequate access to each structure for fire and service equipment is provided;
5. Utilities and drainage in the vicinity are unchanged.

DECISIONS:

At the meeting held September 10, 2020, the Planning Board voted 4 to 0 to approve the following:

- 1) Special Permit for Adult Use Marijuana Establishment (Article XXVIII) for Testing Laboratory with the above conditions;
- 2) Special Permit for use within Aquifer & Water Resource Protection District with the above conditions; and
- 3) Approval of Site Plan dated 8/31/2020 in accordance with the REFERENCE PLAN.

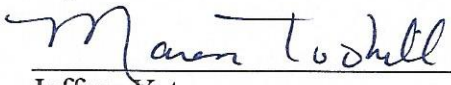
The foregoing motions were made by Mr. Montanari, seconded by Mr. Portante, and approved.

The Board members voted as follows:

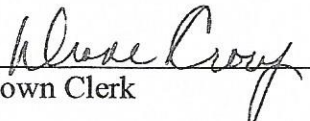
Mark Montanari	AYE
Anna Hueston	AYE
Gerald Portante	AYE
Jeffrey Yates	AYE
Delisa Laterzo	RECUSED

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:


Jeffrey Yates
Planning Board Clerk

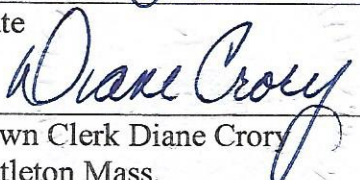
Date Filed with Town Clerk: 10/19/2020


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 for 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.

October 21 2020
Date

Town Clerk Diane Crory
Littleton Mass.



TOWN OF LITTLETON
BOARD OF ASSESSORS

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

Date: August 20, 2025

Re: **Certified List of Abutters for Planning Board (300 feet - public hearings, special permits)**

Applicant: Susan Durant Name of Firm: Goldsmith, Prest & Ringwall, Inc.
Mailing Address 39 Main St, Suite 301 Ayer, MA 01432

Subject Parcel Location: 160 Ayer Rd. Unit 3

Subject Owner: MRM Industries

Subject Parcel ID: R22 1-1 3

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. **"Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town.**

§ 173-189. "No RMD shall be located within 1,500 feet of any lot containing a school; licensed child care facility; public park, playground, athletic field or other public recreational land or facility; any use or facility where persons under the age of 18 commonly congregate to participate in scheduled or structured activities; religious facility; drug or alcohol rehabilitation facility; correctional facility, half-way house or similar facility; or any other RMD. For purposes of this section, distances shall be measured from the nearest property line containing one of the listed uses to the nearest point of the building in which the RMD is located."

The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the **names and addresses of parties in interest and such certification shall be conclusive for all purposes.** The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11

Number of Abutter(s) 17 including the subject parcels + 1 Applicant Requesting Abutter's List.

Certified by:


Katherine Miller, Chief Assessor



300 feet Abutters List Report

Littleton, MA
August 19, 2025

Subject Properties:

Parcel Number: R22-1-1
CAMA Number: R22-1-1-1
Property Address: 160 AYER RD

Mailing Address: MR3 LLC
15 KIMBERLY DR. UNIT 23
MERRIMACK, NH 03054

Parcel Number: R22-1-1
CAMA Number: R22-1-1-2
Property Address: 160 AYER RD

Mailing Address: MR3 LLC
15 KIMBERLY DR. UNIT 23
MERRIMACK, NH 03054

Parcel Number: R22-1-1
CAMA Number: R22-1-1-3
Property Address: 160 AYER RD

Mailing Address: MR3 LLC
15 KIMBERLY DR. UNIT 23
MERRIMACK, NH 03054

Parcel Number: R22-1-1
CAMA Number: R22-1-1-4
Property Address: 160 AYER RD

Mailing Address: MR3 LLC
15 KIMBERLY DR. UNIT 23
MERRIMACK, NH 03054

Parcel Number: R22-1-1
CAMA Number: R22-1-1-5
Property Address: 160 AYER RD

Mailing Address: J&V KOUYOUMJIAN PARTNERS
160 AYER RD UNIT 5
LITTLETON, MA 01460

Parcel Number: R22-1-1
CAMA Number: R22-1-1-6
Property Address: 160 AYER RD

Mailing Address: J&V KOUYOUMJIAN PARTNERS
160 AYER RD UNIT 5
LITTLETON, MA 01460

Abutters:

Parcel Number: R15-22-0
CAMA Number: R15-22-0
Property Address: 150 AYER RD

Mailing Address: CANTINO JOYCE M TRUSTEE OF
STAFRAJOY REALTY TRUST
150 AYER RD
LITTLETON, MA 01460

Parcel Number: R22-1-2
CAMA Number: R22-1-2
Property Address: 162 AYER RD

Mailing Address: TING-CROMAN LLC
128 DAKIN ROAD
SUDBURY, MA 01776-1104

Parcel Number: R22-1-3
CAMA Number: R22-1-3
Property Address: 164 AYER RD

Mailing Address: NINO REALTY LLC c/o ROMA TILE CO.
INC
400 ARSENAL ST
WATERTOWN, MA 02472

Parcel Number: R22-13-0
CAMA Number: R22-13-0
Property Address: 149 AYER RD

Mailing Address: AGGREGATE INDUSTRIES MIDDLESEX
-ATTN: RE TAX DEPT
6211 ANN ARBOR RD
DUNDEE, MI 48131



www.cai-tech.com

8/19/2025

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300 feet Abutters List Report

Littleton, MA
August 19, 2025

Parcel Number: R22-1-6
CAMA Number: R22-1-6
Property Address: 168 AYER RD

Mailing Address: 168 AYER ROAD LLC
585 MASSACHUSETTS AVENUE
ACTON, MA 01720

Parcel Number: R22-1-7
CAMA Number: R22-1-7
Property Address: 170 AYER RD

Mailing Address: FAVACHO & FERNANDES PROPERTIES
170 AYER RD
LITTLETON, MA 01460

Parcel Number: R22-2-0
CAMA Number: R22-2-0
Property Address: 178 AYER RD

Mailing Address: MCNIFF JAMES & SHERYL TRUSTEES
KING TUCK TRUST
PO BOX 924
LITTLETON, MA 01460



www.cai-tech.com

8/19/2025

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