

DATE

DRAFT Decision

APPLICATIONS:

**Adult Use Marijuana Establishments Special Permit
160 Ayer Road**

1. Adult Use Marijuana Establishments (Marijuana Testing Laboratory) Special Permit in accordance with MGL Chapter 40A and the Code of the Town of Littleton.

PROPERTY LOCATION:

160 Ayer Road, Unit 3 (Assessor Map & Parcel)
Map R-22, Parcel 1-1

DESCRIPTION:

Applicant is seeking to continue operation of the existing G7 Marijuana Testing Laboratory.

APPLICANT:

G7 Lab, LLC
160 Ayer Road, Unit 3
Littleton, MA 01460

OWNER:

MR3, LLC
15 Kimberly Dr., Unit 23
Merrimack, NH 03954

DATES OF LEGAL NOTICE:

October 30, 2025, and November 6, 2025

DATES OF HEARING:

November 13, 2025

MEMBERS PRESENT:

Jeffrey Yates, Daryl Baker, Bartlett Harvey, Anna Hueston, and Mark Montanari.

REFERENCE PLANS: Commercial Development, 160 Ayer Road, Littleton, MA, dated August 26, 2025, prepared by Goldsmith, Prest & Ringwall Inc.

PUBLIC HEARING: The Littleton Planning Board held a duly advertised public hearing on the above dates to consider the application of G7 Lab, LLC to continue their Adult Use Marijuana Establishments Special Permit in accordance with the Code of the Town of Littleton.

The Public Hearing was closed on [DATE].

DETERMINATIONS AND FINDINGS

Following the public hearing on this proposal, the Planning Board made the following determinations regarding the Adult Use Marijuana Establishment application:

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.

Certificate of Decision – 160 Ayer Road – G7 Lab

2. The applicant submitted the documentation required under the bylaw and the Adult Use Marijuana Checklist.
3. The Testing Laboratory meets the minimum distance requirement for this Adult Use within the Industrial B District.
4. The application is for the extension of the Special Permit for the operation of a Marijuana Testing Laboratory. This special permit does not authorize any retail sales from this site.
5. No other testing laboratory sites have been permitted in Town and there is an urgent need throughout the Commonwealth for testing laboratories to meet the demands of the marijuana industry.
6. The testing laboratory will remain entirely within the existing industrial condominium building.
7. No change is proposed to air handling and/or/odor control.
8. No change is proposed to the detailed site security plan previously approved by the Littleton Police Department.
9. There is sufficient parking onsite for this use.

VOTE

At the Board meeting of [Date Here], the Board voted X to Y to **approve/deny** the **Adult Use Marijuana Establishments Special Permit extension** in accordance with the Code of the Town of Littleton and all the above **conditions**.

The Board members voted as follows:

Jeffrey Yates AYE/NAY

Daryl Baker AYE/NAY

Bartlett Harvey AYE/NAY

Anna Hueston AYE/NAY

Mark Montanari AYE/NAY

Signed:

Bartlett Harvey, Clerk, Littleton Planning Board

Date Filed with Town Clerk: _____

Town Clerk