

**Decision
Stormwater Management Permit**

APPLICATIONS: **Stormwater Management Permit
64 Beaver Brook Road**

1. Stormwater Management Permit in accordance with the Code of the Town of Littleton, Chapter 38, Article II Stormwater Management and Erosion Control.

PROPERTY LOCATION: **64 Beaver Brook Road (Assessor Map & Parcel)**
Map R-19, Parcel 18

DESCRIPTION: Property is zoned Residential, contains approximately 10.12 acres, includes an existing single-family dwelling, paved driveway, on-site private sewage disposal system, and a private water supply well. Applicants are proposing the construction of a 16-foot-wide shared driveway to provide access to two new single-family dwellings. The shared driveway will require a wetland crossing and wetland replication area.

OWNER/APPLICANT: **Michael & Hannah Gruar**
64 Beaver Brook Road
Littleton, MA 01460

ENGINEER: **Dillis & Roy Civil Design Group, Inc.**
1 Main Street, Suite 1
Lunenburg, MA 01462

DATES OF LEGAL NOTICE: May 1, 2025, and May 8, 2025

DATES OF HEARING: May 15, 2025, June 5, 2025 (*No Testimony*), July 10, 2025, August 7, 2025 (*No Testimony*), September 4, 2025 (*No Testimony*), October 2, 2025 (*No Testimony*), and November 13, 2025

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

REFERENCE PLANS: Shared Residential Driveway Plan, Beaver Brook Road, Littleton, Massachusetts 01460, dated February 11, 2025, revised June 18, 2025, September 15, 2025, September 29, 2025, and October 31, 2025, last revised November 12, 2025, prepared by Dillis & Roy Civil Design Group, Inc., prepared for Michael & Hannah Gruar with the following sheet:

Sheet Number	Plan Sheet Index
1 of 4	Shared Residential Driveway Plan
2 of 4	Construction Details
3 of 4	Construction Details
4 of 4	Construction Details

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PUBLIC HEARING: The Littleton Planning Board held a duly advertised public hearing on the above dates to consider the application of Dillis & Roy Civil Design Group, Inc. for a Stormwater Management Permit in accordance with the Code of the Town of Littleton, Chapter 38, Article II Stormwater Management and Erosion Control. The Public Hearing was closed on November 13, 2025.

FINDINGS:

Number of lots: This development is approved with 2 new residential lots. This number is based on the Plans referenced above, consisting of 3 sheets.

VOTE

At the meeting held on November 13, 2025, a motion was made by *Montanari* and seconded by *Yates* to **approve the Stormwater Management Plan** application listed above in accordance with the Reference Plans and subject to the following **conditions**. The following conditions shall be binding upon the Applicant and its successors and assigns. Failure to adhere to these conditions shall render this Stormwater Permit null and void, without force and effect, and shall constitute grounds for the revocation of this permit, and of any building permit issued hereunder. The Town of Littleton may elect to enforce compliance with this Permit using any and all powers available to it under the law. Revocation of this permit would require notice to the applicant and a Public Hearing and other applicable requirements of the law.

General Conditions:

1. All utilities within the development of the 2 residential lots will be underground, unless the approved plans show otherwise. All electrical infrastructure shall be completed in accordance with LED specifications; all materials shall meet LED specifications. Transformers and other appurtenances shall not impede compliance with ADA and AAB requirements.
2. All water infrastructure shall be completed in accordance with Littleton Water Department Specifications; all materials shall meet Littleton Water Department Specifications.
3. Fertilizers other than “water-insoluble nitrate fertilizer” (also known as “slow-release fertilizer”) are prohibited for use in any lot, lawn or open space associated with this project.
4. The Applicant shall determine the final tree location after final grading.
5. The O & M Plan shall be signed.
6. The Applicant shall provide a copy of the legal instrument that establishes the terms of and legal responsibility for the operation and maintenance of stormwater BMPs. In the event that the stormwater BMPs will be operated and maintained by an entity or person other than the sole owner of the lot upon which the BMPs are placed, the applicant shall provide a plan and easement deed that provides a right of access for the entity or person to be able to perform said operation and maintenance functions.
7. Electronic copies of final plans must be provided prior to commencement of any site work and/or construction on site.
8. The applicant shall obtain the required coverage under the NPDES Construction General Permit issued by the EPA and prepare a Stormwater Pollution Plan (SWPPP). The SWPPP shall be

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prepared and stamped by a Massachusetts Professional Engineer and submitted to the Town prior to land disturbance of 1 acre or more prior to the conveyance of any lot and/or issuance of any building permit.

9. Approvals from Conservation Commission is required prior to issuance of any building permits which require work to be performed within the jurisdiction of the Conservation Commission; no input from the Zoning Board of Appeals is required.

10. All Peer Review comments from Green International last revised November 12, 2025, must be resolved to the Planning Board's reasonable satisfaction, prior to issuance of any building and/or occupancy permit.

Conditions applicable during construction:

11. All construction traffic shall be coordinated considering school bus stop areas and other locations where existing homes could be impacted by construction traffic.

12. Any blasting done on-site must be conducted with oversight from the Littleton Fire Department and only with non-perchlorate based materials.

13. No burying of wood waste from lot clearing operations is allowed without compliance with 310 CMR 16.000, Site Assignment Regulations.

14. All phases of construction shall be done to minimize noise, odor and dust that would be injurious of public health and/or cause a "condition of air pollution".

Vote:

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The Board members voted as follows:

Jeffrey Yates AYE

Daryl Baker AYE

Bartlett Harvey AYE

Anna Hueston AYE

Mark Montanari AYE

Signed:


Bartlett Harvey, Clerk, Littleton Planning Board

Date Filed with Town Clerk: November 18 2025


Town Clerk