



Town of Littleton

Board of Health

37 SHATTUCK STREET, ROOM B-100
POST OFFICE BOX 1305
LITTLETON, MASSACHUSETTS 01460
(978) 540-2430

To: Maren Toohill | Town Planner

Cooper Mathews | Assistant Town Planner

From: Francis Dagle | Public Health Director

RE: 550 King St/King St Common - Phase 1 Commercial/Mixed-Use Application

The Board of Health has completed a preliminary review of the Planning Board application and posted documents for the five proposed commercial/mixed-use buildings along King Street.

At the time of the project's Definitive Subdivision approval, the Board of Health reviewed and issued conditions which remain applicable to all phases of development, including Phase 1:

1. The site will be provided potable water from the municipal water system.
2. The site will require connection to the municipal sewer system currently being installed
3. The storm water will be addressed during the development process and all detention/retention structures should be designed to minimize standing water.
4. A traffic study will be conducted and reviewed by the Planning Board prior to the issuance of building permit.
5. The current wastewater system components (for the onsite treatment plant which serve the old IBM building and the septic system which serve the old Yangtze restaurant) will need to be decommissioned in accordance with the Groundwater Discharge regulations and/or Title 5, depending on the type of system; the applicant shall submit a report to Board on how the systems were decommissioned.
6. Any blasting materials used shall not be perchlorate-based.
7. 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."

With respect to Phase 1 construction, the Board of Health reiterates Condition #7 and anticipates the submittal of a formal construction dust and nuisance mitigation plan prior to the start of this construction phase. This plan should include:

- Active dust suppression measures including watering, soil stabilization, prompt covering or removal of exposed stockpiles, and control of materials being loaded or transported.
- Measures to prevent track-out onto King Street and adjacent roadways, including wheel washing or street sweeping protocols.
- Compliance with all local noise bylaws, including construction-hour limitations and equipment operation standards.
- Odor control strategies and general housekeeping requirements to prevent debris migration.

- A public complaint response protocol, including an identified project contact person to address concerns promptly during construction activity.

Additional items that will require further Board of Health review as Phase 1 advances include:

- Wastewater flow calculations and sewer capacity confirmation by building use consistent with applicable regulatory standards.
- Solid waste and recycling management planning, including dumpster locations, enclosure construction, hauling frequency, and pest prevention.
- Rodent monitoring and control measures during site disturbance and building construction.
- Submission of applicable plan reviews for phase 1 anticipated establishments, such as food, pool, and body art, for any tenants.
- Final drainage review to ensure no post-construction creation of standing water or vector habitat.
- Pre-occupancy inspections, as required, prior to the issuance of Certificates of Occupancy.

At this conceptual review stage, the Board of Health has no objection to the Planning Board's continued consideration of Phase 1, provided that the above conditions and regulatory requirements are satisfied through subsequent submittals, permits, and inspections.