

September , 2022

**APPLICATION:** **AQUIFER AND WATER RESOURCE PROTECTION DISTRICT SPECIAL PERMIT**

**PROPERTY LOCATION:** **205-215 Taylor Street**  
Map R-10-10 and R-10-11

**DESCRIPTION:** **Special Permit to allow a landscape/contractor's yard with storage and sales of products used for snow and ice control and management, with approval of site plan reflecting existing conditions, proposed containment and storage safeguards.** No new impervious areas are proposed under this application.

**APPLICANT/OWNER:** **Crandall & Company, Inc.**  
**d/b/a JC Grounds Management**  
20 Garden Street  
Danvers, MA 01923

**REPRESENTATIVE:** Attorney Sherrill R. Gould  
311 Great Road  
Littleton, MA 01460

**DATES OF LEGAL NOTICES:** **August 1, and 8, 2022**

**DATE OF HEARING:** **August 15, and September 19, 2022**

**MEMBERS PRESENT:** Mark Montanari, Jeffrey Yates, Bartlett Harvey, Anna Hueston, and Delisa Laterzo

**REFERENCE PLAN:** Industrial Development Special Permit Site Plan Job #6069, Dated September, 2022, Prepared for JC Grounds Management by GPR Engineering Solutions, Goldsmith, Prest & Ringwall, Inc., 39 Main Street, Ayer, MA.

Following proper notice, the Littleton Planning Board held a public hearing on the above date to consider the application of Crandall & Company, Inc. for a Special Permit under the Aquifer and Water Resource District, Section 173-61 through 173-64 of the Town of Littleton Code for the project as listed above.

The Public Hearing was closed on September 19, 2022.

## Water Resource District Special Permit – 265 Foster Street LLC

The Board made the following specific findings regarding the current use at the site:

1. At the boundaries of the site, the groundwater quality will not fall below drinking water standards due to activities onsite;
2. Egress is adequate to accommodate police and fire protection;
3. Roads, water, and drainage adequately serve the site;
4. Visual compatibility is unchanged;
5. No significant nuisance, hazard or congestion exists; and
6. There will be no substantial harm to the neighborhood or derogation from the intent of the Zoning Bylaws by current activities at this site.

At the meeting held September 19, 2022, a motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to **grant** the Special Permits as listed above with the following **conditions**:

1. Semi-annual groundwater monitoring activities shall be required to help assess land use impacts on local groundwater resources, if recommended by the Littleton Water Department. If monitoring is required, the 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 gasoline or diesel vehicles or equipment is allowed on any unpaved surface;
3. Storage of ice-control chemicals in accordance with DEP 310 CMR 22.21 (2) (b) (2), (b) (3) AND (b) (4).
4. Groundwater quality shall not be degraded below drinking water standards at the property lines due to activity on this property;
5. Access around the building shall be maintained at all times and under all conditions;
6. A maximum \_\_\_\_\_ percent impervious is allowed under this Special Permit;
7. All lighting is to conform to Littleton bylaws;
8. Walkways around the building shall remain clear and open at all times and under all conditions; and
9. This Special Permit shall not become effective until it is recorded at the Registry of Deeds.

The Board voted AYE (Montanari, Yates, Harvey, Heuston and Laterzo) to **grant** the Special Permit with the above conditions.

**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:**

**Date Filed with Town Clerk:** \_\_\_\_\_

**Water Resource District Special Permit – 265 Foster Street LLC**

\_\_\_\_\_  
**Bartlett Harvey, Clerk**

\_\_\_\_\_  
**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 to grant 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.

\_\_\_\_\_  
Town Clerk Diane Crory  
Littleton, Mass.

\_\_\_\_\_  
Date