



**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: Hager Homestead

Location (Street Address): 336 & 338 King Street, Littleton

Assessor's Map/Parcel Number (s): U19-38-0, U19-38-1

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

* See attached Exhibit A for Aquifer and Water Resources Districts Special Permit Narrative.

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 | | |

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|--|----------|---|--|--|
| above maximum groundwater elevation | | | | |
| • Estimated sewage flow greater than 6 gallons/day per 1,000 s.f. of lot area | | X | | |
| • Estimated sewage flow greater than 15,000 gallons per day | | X | | |
| • Use retaining less than 30% of lot area in natural state | | X | | |
| • Underground storage of gasoline or chemicals | | | | X |
| • Storage of heating oil or petroleum in quantities greater than 500 gallons | | | | X |
| • Disposal of snow from outside the district | | | | X |
| • Storage of sludge and/or septage not stored in accordance with DEP 310 CMR 22.21(2)(b)(1) | | | | X |
| Impervious Surfaces | | | | |
| • Rendering impervious more than 20% but not less than 50% of any lot or parcel in Water Resource District | | | | X |
| • Rendering impervious more than 15% or 2500 square feet of any lot or parcel but less than 30% in Aquifer District | X | | | 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 A

Aquifer & Water Resources District Special Permit Narrative

Article XIV, Section 173-61 of the Town of Littleton Zoning Bylaw requires a Special Permit from the Planning Board for the following condition: *"Rendering impervious more than 15% or 2,500 square feet of any lot or parcel but less than 30%."* The proposed development currently has a total impervious area of 25,746± SF or 3.7% of the site. As proposed the development will have 49,092± SF or 7.4% of impervious area. The impervious area is well below the 15% , but the existing site and the proposed site are obviously over the 2,500 SF base requiring a Special Permit from the Littleton Planning Board.

Per the MA DEP Stormwater Management Handbook and the town of Littleton LID / BMP Manual the project will provide BMP's to treat the stormwater on site and help mitigate the peak flow runoff. The proposed stormwater management system meets/exceeds all requirements for peak runoff, groundwater recharge, water quality retention (first flush) and removal of total suspended solids (TSS) for redevelopment. Refer to the Stormwater Management Report submitted with the application for more information.

The proposed project has been designed to protect the resource areas, improve groundwater recharge, and meet all requirements of the Town of Littleton Zoning Bylaw. This includes all sections of the 173-61 for the Aquifer Protection District.