



LITTLETON PLANNING BOARD

Littleton Town Offices
37 Shattuck Street, Room 303
Littleton, MA 01460

Filing Date: _____
 Planning Board: _____
 Town Clerk: _____
 Filing Fee: _____
 Abutters List Attached

SPECIAL PERMIT APPLICATION

Updated Oct 15, 2018

PART I. BASIC APPLICATION

Project Summary & Applicant Information

Project Name: 550 KING STREET

Location (Street Address): 650 KING STREET

Assessor's Map/Parcel (s): MAP U-8, PARCEL 10

Applicant: 550 KING STREET LLC

Address: 290 MERRIMACK ST, LAWRENCE MA 01843

Telephone: (978)490-0905 Email: gdarcy@lupolico.com

Property Owner: LSREF 4 TURTLE (KING STREET), LLC

Address: 2711 N. HASKELL AVENUE, SUITE 1700, DALLAS, TX 7521

Telephone: (214) 764-8400 Email: eearnhart@hudson-advisors.com

Registry: MIDDLESEX NORTH
REGISTRY OF DEEDS

Middlesex South Registry of Deeds
Site Information

Plan Book: 221 Page: 46

Plan No. 538 of 2006

Total Area
(Acres):

41.3 ACRES

Lot Frontage (Lin. Ft): 1400 LF

Zoning District(s):	<input type="checkbox"/> Residence <input checked="" type="checkbox"/> Village Common <input checked="" type="checkbox"/> Business	<input checked="" type="checkbox"/> Industrial-A <input checked="" type="checkbox"/> Industrial-B
All or a portion of the Site is also located in one or more overlay districts:	<input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplains <input checked="" type="checkbox"/> Aquifer District <input type="checkbox"/> Registered Marijuana Dispensary Overlay District	<input type="checkbox"/> Water Resource District <input type="checkbox"/> Littleton Village Overlay District West—Beaver Brook Area

PART II. SPECIAL PERMIT REQUESTED

Accessory Business Uses at Active Farms (§173-57)

Adult Uses (§173-140 - §173-142)

Aquifer and Water Resource District (§173-61 - §173-64); *Attach Form 1A.*

Commercial Solar Photovoltaic Installations (§173-180 - §173-184); *Attach Form 1D.*

Conversion of Municipal Building (§173-69)

Inclusionary Housing (§ 173-196 - § 173-205); *Attach Form 1F.*

Littleton Village Overlay District West-Beaver Brook Area (§173-167 - §173-179)

Major Commercial or Industrial Use (§173-86 - §173-88)

Master Planned Development (§173-89)

Mixed Use in Village Common Business District (§173-165 - §173-166)

Open Space Development (§173-93 - §173-118)

Senior Residential Development (§173-145 - §173-152); *Attach Form 1E.*

Shared Residential Driveways (§173-125 - §173-127)

Vehicular Retail Sales (§173-26)

Wireless Telecommunications Towers and Facilities (§173-128 - §173-133); *Attach Form 1B.*

Registered Marijuana Dispensary (§ 173-85 – § 173-92) *Attach Form 1C.*

Adult Use Marijuana Establishment (§ 173-194 – § 173-202) *Attach Form 1G*

PART III. APPLICANT AND OWNER CERTIFICATIONS

The undersigned hereby certifies that he/she has read and examined this Application, including all attachments hereto, and that the proposed project is accurately represented in the statements made in this Application. The undersigned also certifies that this application has been filed both with the Planning Board and Town Clerk, and that all submission requirements in the Planning Board's Rules and Regulations have been met.

Property Owner

I/we hereby acknowledge that the Applicant is authorized to act on my/our behalf and that any and all representations made by the Applicant will be binding on me/us as Owners of the property.

LSREF4 TURTLE (KING STREET), LLC

Signature: By:  Date: August 24, 2021

Print: Laura P. Sims, President

Signature: _____ Date: _____

Print: _____

Applicant 550 KING STREET LLC BY

Signature:  Date: 8/24/21

Print: SAULVATORE LUPOLI

Signature: _____

Date: _____

Print: _____

Applicant is: Owner Agent/Attorney Purchaser

SUBMISSION REQUIREMENTS

- Special Permit Application Form: 7 print copies and one electronic copy.
- Site Plan; 2 full-sheet sets and 5 reduced copies (11" x 17"). Plans and drawings must be sealed by a registered professional engineer, registered architect, landscape architect, surveyor, or other design professional in their area of expertise.
 - Vicinity map showing all lots, streets, and driveways within 500 feet from the exterior boundary of the lot
 - Existing conditions plan, showing existing uses; inventory of natural features; all watercourses, wetlands, bogs, swamps, marshes, and boundaries of public water supply watersheds and environmentally sensitive zones; floodways and floodplain boundaries; zoning districts
 - Existing and proposed contours at 2' intervals
 - Construction limit line, showing all areas to remain undisturbed
 - Site layout plan for proposed use(s) of the property showing required setbacks and other information required for zoning compliance
 - Utilities plan, i.e., existing and proposed fire hydrants and sewer, water, gas, electric, and other utility lines and easements
 - Storm drainage provisions
 - Existing and proposed street rights-of-way and paved surfaces, including those abutting the site
 - Existing and proposed parking and loading spaces and areas, including stalls, aisles, driveways, turning radii, landscaped areas and islands, and their dimensions as required
 - All existing and proposed points of vehicular access to the site, and clear sight triangles for corner lots; and sight lines for proposed driveways
 - Location, height, and materials of all retaining walls.
 - Location of proposed outdoor bulk trash containers or dumpsters, and screening details
 - Location of proposed on-site sewage disposal systems and reserve areas, and design computations
 - Exterior lighting plan
 - A block containing the following information:
 - Zoning district(s) in which the property lies;
 - Total area of the property to at least the nearest hundredths of a square foot;
 - Gross floor area of each building;
 - Proposed percentages of building coverage and impervious surface coverage;
 - Maximum height of all existing and proposed buildings and other structures in feet and stories;
 - Number of parking spaces required and provided for each use, plus visitor spaces, and method of calculation;

- Number of handicap parking spaces required and provided;
- Proposed overall density for each lot (number of dwelling units per acre);
- Total trip generation of existing and proposed use(s);
- Minimum common and usable open space required and provided, in square feet.

Architectural Plans and Drawings

- Elevations of all buildings and structures. Elevations shall be drawn to scale, showing the height, location, and extent of all material.
- Roof top plan showing all proposed mechanical equipment and screening.

Landscaping Plan

Master Signage Plan

Drainage Report and Calculations (3 copies)

Traffic Impact Assessment