

ADULT USE MARIJUANA ESTABLISHMENT SPECIAL PERMIT RENEWAL - SITE PLAN REVIEW SANCTUARY MEDICINALS, INC.

Littleton Planning Board

DATE OF APPROVAL:	
DATE OF ENDORSEMENT:	

234 Taylor Street, Littleton, Massachusetts
Prepared for Sanctuary Medicinals, Inc.

APPLICANT:
SANCTUARY MEDICINALS, INC.
234 TAYLOR STREET
LITTLETON, MA 01460

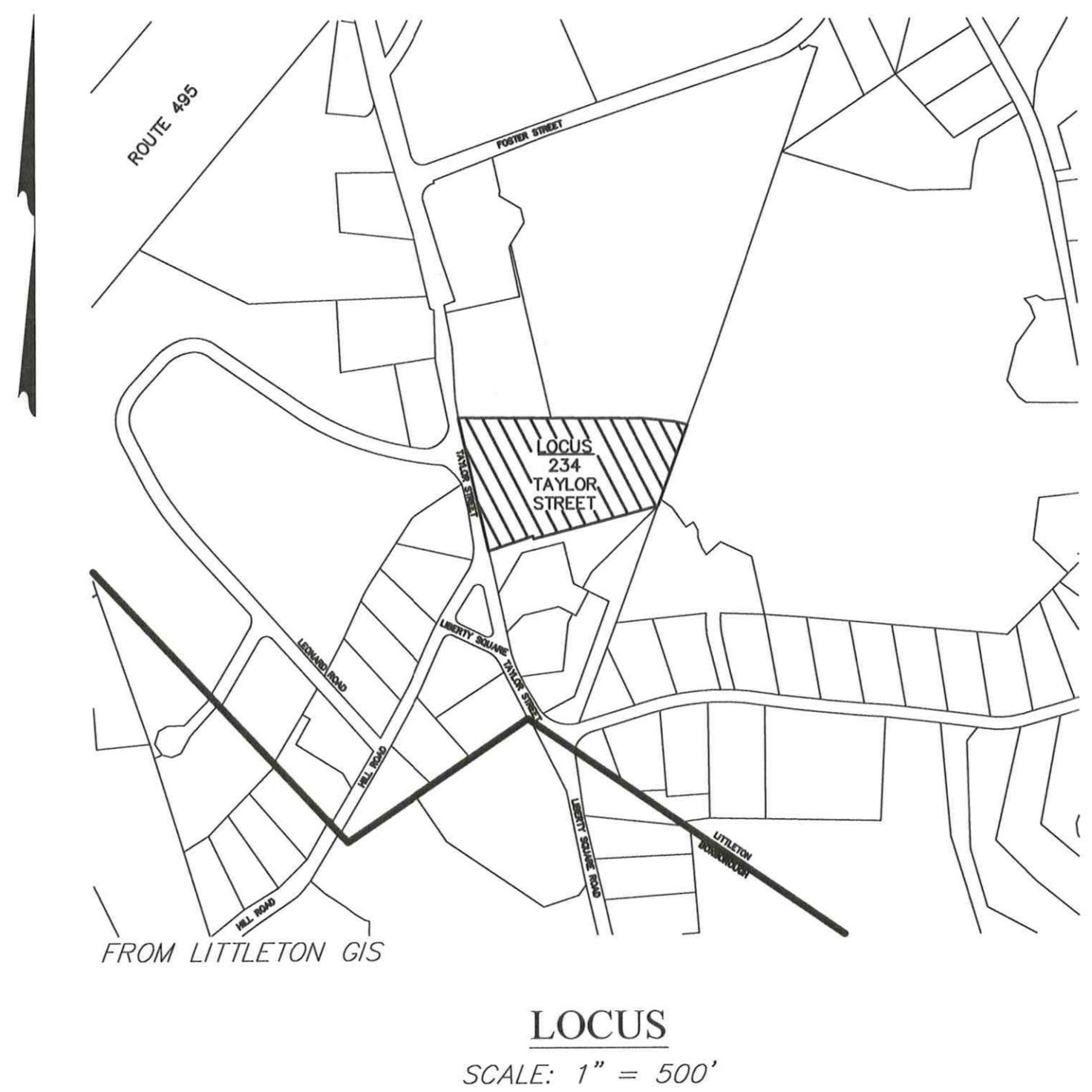
OWNER:
PREMIER HEALTHCARE GROUP, LLC
234 TAYLOR STREET
LITTLETON, MA 01460

PLANNER, LANDSCAPE ARCHITECT,
CIVIL ENGINEER & SURVEYOR:
Places Associates, Inc.
256 Great Road, Suite 4
Littleton, MA 01460

LITTLETON ASSESSORS DATA
Map: R9 Parcel: 34

REFERENCES
Middlesex District Registry of Deeds
Bk. 47439 Pg. 359
Plan 1219 of 1979

ZONING
I-A Industrial A



Zoning Conformance Chart
ZONE: I-A Industrial PROPOSED USE: Industrial
WR-Water Resource Protection District

CRITERIA	REQUIRED	PRE-EXISTING	AS-BUILT	PROPOSED
LOT AREA	--	6.34± AC	6.34± AC	6.34± AC
FRONTAGE	--	486.5±	486.5±	486.5±
MIN. FRONT SETBACK	80 FEET	147.7±	147.7±	147.7±
MIN. SIDE SETBACK	50 FEET	76.8±	76.8±	50.0±
MIN. REAR SETBACK	50 FEET	223.1±	223.1±	223.1±
MAX. BUILDING HT.	40 FEET	<40	<40	<40
COV. BY STRUCTURES	30% MAX	12.5%	12.5%	17.7%
COV. BY IMPERVIOUS	80% MAX	25.0%	27.0%	33.0%
PARKING SPACES	44	44	67	2

NOTES:
1. Water Resource Overlay District limits impervious cover to no more than 50%.
2. Parking Lease Agreement with Concord Associates Foster Street Trust for 30 additional spaces

PARKING
Existing spaces = 44 (2 handicapped spaces)
Proposed spaces = 67 (3 handicapped spaces)

EX BLDG=34362 S.F.
PROP=14,446
TOTAL PROPOSED=48,761 s.F.

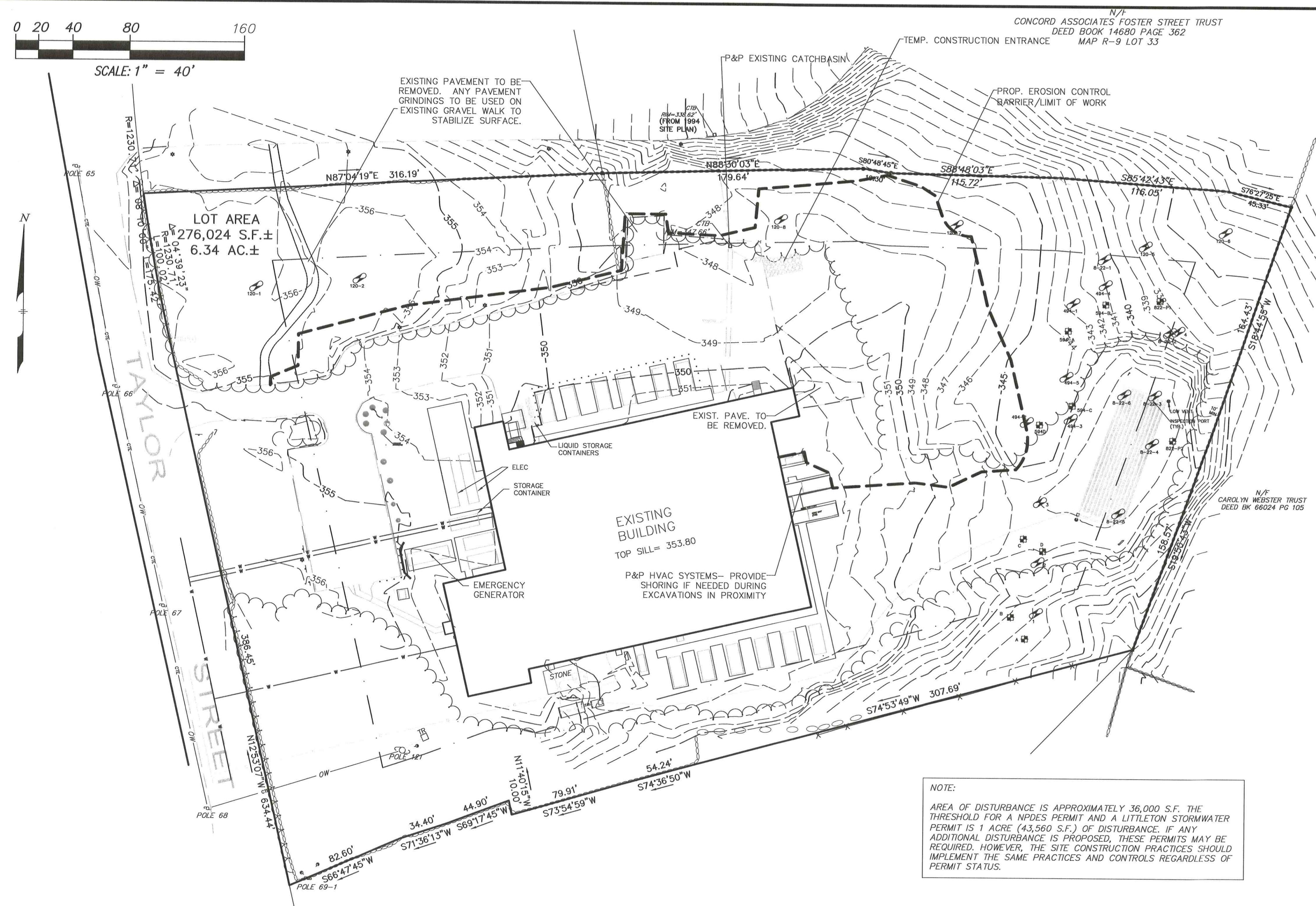
SHEET INDEX

SHEET C-1 Existing Conditions and Demolition Plan
SHEET C-2 Layout and Materials Plan
SHEET C-3 Proposed Building Expansion Site Plan

PERMIT SET
NOT FOR CONSTRUCTION

SANCTUARY
MEDICINALS, INC.
COVER

LOCATION: 234 TAYLOR STREET
TOWN: LITTLETON, MASSACHUSETTS
PREPARED FOR:
SANCTUARY MEDICINALS, INC.
SCALE: AS NOTED
DATE: JULY 2023
PLACES Associates, Inc.
Susan E. Carter CIVIL ENGINEER NO. 41270 PROFESSIONAL ENGINEER REGISTERED
17-18-23
Planning Landscape Architecture Civil Engineering Surveying
256 Great Road, Suite 4 Littleton, MA 01460 (978) 486-0334 www.placesassociates.com
PROJECT No.: 5554
PLAN No.: COVER



GENERAL

1. THIS PLAN IS PART OF A SET OF DOCUMENTS THAT ARE TO BE VIEWED AND REVIEWED IN THEIR ENTIRETY, SUCH DOCUMENTS INCLUDE THE CONSTRUCTION SPECIFICATIONS, CONSTRUCTION PLANS AND ANY PERMITS ISSUED BY THE TOWN OR OTHER REGULATORY AGENCIES.
2. THIS IS A PERFORMANCE SPECIFICATION WHICH THE CONTRACTOR SHALL APPLY APPROPRIATE MEANS AND METHODS TO ACHIEVE.
3. EROSION CONTROL MEASURES DESCRIBED HEREIN SHALL ALSO BE APPLICABLE TO INDIVIDUAL LOT DEVELOPMENT.

EROSION CONTROL MEASURES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION ARE CONTROLLED. THIS PLAN SHALL BE ADAPTED TO FIT THE CONTRACTOR'S EQUIPMENT, WEATHER CONDITIONS, AND ANY ORDERS OF CONDITIONS ISSUED BY THE TOWN OR ANY OTHER REGULATORY AGENCY.
2. THE MOST IMPORTANT ASPECTS OF CONTROLLING EROSION AND SEDIMENTATION ARE LIMITING THE EXTENT OF DISTURBANCE AND STABILIZING SURFACES AS SOON AS POSSIBLE. OF SECONDARY IMPORTANCE IN EROSION CONTROL IS THE LIMITING THE SIZE AND LENGTH OF THE TRIBUTARY DRAINAGE AREA WITHIN THE WORK SITE AND DRAINAGE STRUCTURES. THESE FUNDAMENTAL PRINCIPLES SHALL BE THE KEY FACTOR IN THE CONTRACTOR'S CONTROL OF EROSION ON THE SITE.
3. WHILE THE EXISTING SOIL CONDITIONS HAVE LIMITED POTENTIAL FOR RUNOFF, THE CONTRACTOR SHALL PLAN FOR ADVERSE CONDITIONS INCLUDING INTENSE RUNOFF OR RUNOFF ON PARTIALLY FROZEN GROUND.
4. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY DIVERSION SWALES AND SETTLING BASINS IN AREAS OF FUTURE CONSTRUCTION. NO CONSTRUCTION IS PERMITTED BEYOND THE LIMIT OF DISTURBANCE DUE TO EXISTING CONSERVATION RESTRICTIONS. THE LIMIT OF DISTURBANCE LINE SHALL BE THE EROSION CONTROL BARRIER.
5. ALL DISTURBED SURFACES SHALL BE STABILIZED A MINIMUM OF 14 DAYS AFTER CONSTRUCTION IN ANY PORTION OF THE SITE HAS CEASED OR IS TEMPORARILY HALTED UNLESS ADDITIONAL CONSTRUCTION IS INTENDED TO BE INITIATED WITHIN 21 DAYS.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL EROSION CONTROL DEVICES ON-SITE. ALL EROSION CONTROL DEVICES SHALL BE REGULARLY INSPECTED. ANY SEDIMENTS REMOVED FROM THE CONTROL DEVICES SHALL BE DISPOSED OF OUTSIDE OF THE 100' WETLANDS BUFFER ZONE.

7. AT NO TIME SHALL S
AREAS AND DRAINAG

SETTLING BASINS AND EROSION CONTROL BARRIERS SHALL BE DIRECTED THROUGH SETTLING BASINS AND EROSION CONTROL BARRIERS PRIOR TO ENTERING ANY SENSITIVE AREAS.

PRELIMINARY SITE WORK:

1. MATERIAL REMOVED SHOULD BE STOCKPILED, SEPARATING THE TOPSOIL FOR FUTURE USE ON THE SITE. EROSION CONTROLS SHALL BE UTILIZED ALONG THE DOWNSLOPE SIDE OF THE PILES IF THE PILES ARE TO REMAIN MORE THAN THREE WEEKS OR SUBJECT TO EROSION CONDITIONS SUCH AS INTENSE RAIN, WIND OR OTHER EXPOSURE.
2. STOCKPILES SHALL BE LOCATED AS SPECIFIED HEREIN AND AS REQUIRED. SHOULD ADDITIONAL AREAS BE NEEDED THEY SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE, IN AREAS OF MINIMAL IMPACT. IF A STOCKPILE IS LOCATED ON A SLOPE, THE RUNOFF SHALL BE DIRECTED AWAY FROM THE PILE.
3. IF INTENSE RAINFALL IS ANTICIPATED, THE INSTALLATION OF SUPPLEMENTAL STRAW BALE DIKES, SILT FENCES, OR ARMORED DIKES SHALL BE UTILIZED.

INSTALLATION OF UTILITIES

1. CARE SHALL BE TAKEN TO ASSURE THAT THE UTILITY TRENCHES DO NOT CHANNELIZE RUNOFF TOWARDS EXISTING STREETS OR OTHER OFF-SITE AREAS.
2. THE INSTALLATION OF SUBSURFACE UTILITIES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
3. TRENCH EXCAVATIONS SHALL BE LIMITED TO THE MINIMUM LENGTH REQUIRED FOR DAILY UTILITY INSTALLATION. ALL TRENCHES SHALL BE BACKFILLED AS SOON AS POSSIBLE.

LANDSCAPING:

4. LANDSCAPING SHALL OCCUR AS SOON AS POSSIBLE TO PROVIDE PERMANENT STABILIZATION OF DISTURBED SURFACES.
5. CONTRACTOR SHALL UTILIZE A VARIETY OF SLOPE STABILIZATION METHODS AND MATERIALS WHICH SHALL BE ADJUSTED TO THE SITE CONDITIONS. EROSION CONTROL BLANKETS OR MIRAFI MIRAMAT (OR SIMILAR PRODUCTS) SHALL BE AVAILABLE ON SITE, AND USED ON ANY SLOPES 3:1 OR STEEPER.
6. IF THE SEASON OR ADVERSE WEATHER CONDITIONS DO NOT ALLOW THE ESTABLISHMENT OF VEGETATION, TEMPORARY MULCHING WITH STRAW, TACKIFIED WOOD CHIPS OR OTHER METHODS SHALL BE PROVIDED.
7. A MINIMUM OF 6" TOPSOIL SHALL BE PLACED AND ITS SURFACE SMOOTHED TO THE SPECIFIED GRADES.
8. SEED APPLICATIONS SHALL BE IN ACCORDANCE WITH THE GRASS AND SLOPE COVER SPECIFICATIONS.

PRE-CONSTRUCTION:

1. AN EROSION CONTROL BARRIER SHALL BE INSTALLED AS DEPICTED ON THE SITE PLAN, BETWEEN THE AREAS TO BE DISTURBED AND WETLAND AREAS. THIS BARRIER SHALL REMAIN IN PLACE UNTIL ALL TRIBUTARY SURFACES HAVE BEEN FULLY STABILIZED. THE EROSION CONTROL BARRIERS AS SHOWN ON THE SITE PLAN ARE THE MINIMUM REQUIRED TO PROTECT THE ON & OFF SITE DRAINAGE SYSTEMS.
2. PHOTOGRAPHS AND/OR VIDEO IMAGES OF THE PRE-CONSTRUCTION CONDITION OF THE SITE AND SURROUNDING AREAS, ESPECIALLY THE ADJACENT STREETS SHALL BE TAKEN, DEVELOPED AND DATED. A COPY OF THESE MATERIALS SHALL BE SUBMITTED TO THE PERMIT GRANTING AUTHORITY AND OWNER FOR THEIR FILES. THESE PICTURES AND IMAGES SHALL REFERENCE EXISTING SITE CONDITIONS AND PERMANENT REFERENCE MARKS TO ENABLE RECOGNITION OF THE AREA BEING PHOTOGRAPHED, AND SHALL REPRESENT A COMPREHENSIVE VIEW OF THE SITE PRIOR TO DEVELOPMENT.
3. THE CONTRACTOR SHALL ESTABLISH A STAGING AREA ON A PORTION OF THE AREA TO BE DISTURBED FOR THE OVERNIGHT STORAGE OF EQUIPMENT AND STOCKPILING OF MATERIALS. THE STAGING AREA SHALL BE OUTSIDE OF THE 100' WETLANDS BUFFER ZONE.
4. IN THE STAGING AREA, THE CONTRACTOR SHALL HAVE A STOCKPILE OF MATERIALS REQUIRED TO CONTROL EROSION ON-SITE TO BE USED TO SUPPLEMENT OR REPAIR EROSION CONTROL DEVICES. THESE MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO: STRAWBALES, SILT FENCE AND CRUSHED STONE.
5. A TEMPORARY STONE CONSTRUCTION ENTRANCE IS REQUIRED TO PREVENT TRACKING OF SILT, MUD, ETC. ONTO EXISTING ROADS. THE STONE SHALL BE REPLACED REGULARLY AS WELL AS WHEN THE STONE IS SILT LADEN OR EQUIPMENT IS OBSERVED TO BE TRACKING SOIL ONTO THE ROADWAYS.
6. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL ON SITE AND SHALL UTILIZE EROSION CONTROL MEASURES WHERE NEEDED, REGARDLESS OF WHETHER THE MEASURES ARE SPECIFIED HEREIN, ON THE PLAN OR IN ANY ORDER OF CONDITIONS.

GENERAL CONSTRUCTION REQUIREMENTS:

IV. CONSTRUCTION REQUIREMENTS:

1. ANY REFUELING OF CONSTRUCTION VEHICLES AND EQUIPMENT SHALL TAKE PLACE OUTSIDE OF THE 100 FOOT BUFFER ZONE TO THE ENTRANCE TO THE DRAINAGE SYSTEM AND SHALL NOT BE CONDUCTED IN PROXIMITY TO SEDIMENTATION BASINS OR DIVERSION SWALES, AND BE PERFORMED OFF-SITE IF POSSIBLE.
2. NO ON-SITE DISPOSAL OF SOLID WASTE, INCLUDING BUILDING MATERIALS IS ALLOWED IN THE 100 FOOT BUFFER ZONE. THE BURIAL OF STUMPS, CONSTRUCTION DEBRIS OR OTHER MATERIALS SHALL NOT BE ALLOWED ANYWHERE ON-SITE.
3. NO MATERIALS SHALL BE DISPOSED OF INTO THE WETLANDS OR EXISTING OR PROPOSED DRAINAGE SYSTEMS. ALL CONTRACTORS INCLUDING: CONCRETE SUPPLIERS, PAINTERS AND PLASTERERS, SHALL BE INFORMED THAT THE CLEANING OF EQUIPMENT IS PROHIBITED IN AREAS WHERE THE WASH-WATER WILL DRAIN DIRECTLY TO THE SITE DRAINAGE SYSTEMS.
4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL WHICH SHALL INCLUDE STREET SWEEPING OF ALL PAVED SURFACES WITHIN THE SITE AND OFF-SITE AREAS THAT ARE IMPACTED BY SITE CONSTRUCTION ON A REGULAR BASIS, AS NEEDED.
5. ALL SUBCONTRACTORS SHALL BE NOTIFIED THAT CLEANING OF EQUIPMENT WITHIN THE 100' WETLAND BUFFER IS NOT PERMITTED. INCLUDING, BUT NOT LIMITED TO, CONCRETE TRUCKS, PAINTERS, PLASTERERS, ETC.

EXISTING CONDITIONS AND DEMOLITION PLAN

LOCATION: 234 TAYLOR STREET
CITY/TOWN: LITTLETON, MA

PREPARED FOR:

SANCTUARY MEDICINALS

SANCTUARY MEDICINALS

SCALE: 1"=40' DATA

DATE: JULY 2023

JACES Associates, Inc.



• Planning
• Landscape
Architecture
• Civil
Engineering
Services

256 Great Road, Suite 4
Littleton, MA 01460
(978) 486-0334
www.placesassociates.com

• Surveying

PLAT No.: 5243 PLAN No.: 5243 C-1

