



Town of Littleton
AQUIFER & WATER RESOURCE DISTRICT
CHECKLIST

Project King Street Commons Site Development

Applicant 550 King Street, LLC

Application Date 3/13/23

Date Public Hearing Opens 4/4/24

Project Description: The Applicant is proposing to construct a mixed-use development with hotel, residential, retail, office, and light manufacturing spaces with on-site stormwater treatment and municipal water and sewer utilities.

 PLANNING BOARD ACTION

 APPROVED

 APPROVED WITH CONDITIONS

 DISAPPROVED

By vote of the Littleton Planning Board

 Date: _____

Special Permit Decision Filed with Town Clerk _____

§ 173-61 Use Regulations

 ✓ Parcel in Aquifer District OR ✓ Parcel in Water Resource District

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PRINCIPAL USE:

A. In either Aquifer or Water Resource District:

Manufacture, use, transport, storage or disposal of toxic or hazardous materials as a principal activity NOT ALLOWED IN EITHER AQUIFER OR WATER RESOURCE DISTRICT

Vehicular retail sales as a principal use NOT ALLOWED IN EITHER AQUIFER OR WATER RESOURCE DISTRICT

Self-Storage Facility as a principal use

B. In Water Resource District ONLY (these principal uses are NOT ALLOWED in Aquifer District)

Truck terminal (4 or fewer trucks)

Sanitary landfill, junkyard, salvage yard, other solid waste disposal

Motor vehicle service or washing station

ACCESSORY USE OR ACTIVITY:

A. In either Aquifer or Water Resource Districts:

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

Storage of ice-control chemicals, commercial fertilizers or animal manure not stored in accordance with DEP 310 CMR 22.21 (2)(b)(2), (b)(3) and (b)(4). NOT ALLOWED IN EITHER AQUIFER OR WATER RESOURCE DISTRICT

Parking area with 100 or more spaces capacity

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

On-site disposal of industrial waste

Grading resulting in exterior grades less than five feet above maximum groundwater elevation

Estimated sewage flow greater than 6 gallons/day per 1,000 s.f. of lot area

Estimated sewage flow greater than 15,000 gallons per day

Use retaining less than 30% of lot area in natural state

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B. In Water Resource District Only (these accessory uses are NOT ALLOWED in the Aquifer District)

- Underground storage of gasoline or chemicals
- Storage of heating oil or petroleum in quantities greater than 500 gallons
- Disposal of snow from outside the district
- Storage of sludge and/or septage not stored in accordance with DEP 310 CMR 22.21(2)(b)(1)
- Waste generation in quantities greater than VSQGs limits
- On-site disposal of industrial waste, as defined in DEP 310 CMR 22.21 (2)(a)(6).

IMPERVIOUS COVER:

- Rendering impervious more than 20% but not less than 50% of any lot or parcel in Water Resource District
- Rendering impervious more than 15% or 2500 square feet of any lot or parcel but less than 30% in Aquifer District
 - ✓ King Street Common Zoning District Only - Rendering Impervious Area not to exceed 80% of Master Plan Area and Building Coverage not to exceed 50% of Master Plan Area
- § 173-62(B) Special Permit Criteria (in Narrative Format during Master Plan)
 - ✓ Groundwater quality performance rule met
 - ✓ Location of water quality wells shown
- § 173-62 (D) Special Permit Submittals (in Narrative Format during Master Plan)
 - ✓ Complete list of potentially toxic or hazardous materials used or stored
 - ✓ Description of protective and preventive measures
 - ✓ Description of potentially toxic or hazardous wastes with storage and disposal method
 - ✓ Evidence of DEP approval of waste system
 - ✓ Evidence of qualified professional supervision of underground storage system design and installation
 - ✓ Analysis by qualified engineer

§ 173-63: Design and Operation Guidelines* (in Narrative Format during Master Plan)

- ✓ 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*

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N/A 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.”