

Site Plan Application

under M.G.L. Ch. 40A, and Code of the Town of Littleton

For

100 Taylor Street

Littleton, MA 01460

January 30, 2025

Applicant/Owner:

K.S. Carroll
193 Foster Street
Littleton, MA 01460

Stamski And McNary, Inc.
Engineering - Planning - Surveying
1000 Main Street; Acton, MA 01720 (978) 263-8585
www.stamskiandmcnary.com

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Site Plan by Stamski & McNary, Inc.

Letter to the Planning Board

STAMSKI AND MCNARY, INC.

1000 Main Street
Acton, Massachusetts 01720
(978) 263-8585, FAX (978) 263-9883

PRINCIPALS

JOSEPH MARCH, P.E., P.L.S.
GEORGE DIMAKARAKOS, P.E.

ASSOCIATE

JONATHAN BOLLEN, P.L.S.

Planning Board
Town of Littleton
37 Shattuck Street
Littleton, MA 01460

Re: 100 Taylor Street Map U40, Parcel 3-0

Dear Planning Board,

This Site Plan is being filed on behalf of the applicant, K.S. Carroll, for the above referenced property. The property is currently owned by the applicant whose mailing address is located at 193 Foster Street, Littleton, MA 01460.

The property is located within the Industrial B (I-B) District, the Aquifer District, and the Water Resource District. There is no proposed change in the current uses on the site. The applicant proposes an addition to the existing 1-story building onto an existing impervious surface. All existing landscape and hardscape features will remain unchanged. The existing 1-story concrete building and shed are both nonconforming structures.

Should you have any questions please feel free to contact us.

Respectfully,
Stamski and McNary, Inc.

Robert Melvin

Robert Melvin, E.I.T.

George Dimakaros

George Dimakarakos, P.E.

Site Plan Application Form



**TOWN OF LITTLETON
PLANNING BOARD
FORM 1 APPLICATION
ADOPTED NOVEMBER 14, 2024**

Littleton Town Offices
37 Shattuck Street
Littleton, MA 01460
(978) 540-2425

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

PART I. BASIC APPLICATION

Project Summary & Applicant Information

Project Name: _____

Location (Street Address): _____

Assessor's Map/Parcel (s): _____

Applicant: _____

Address: _____

Telephone: _____ Email: _____

Property Owner: _____

Address: _____

Telephone: _____ Email: _____

Registry: _____ Book: _____ Page: _____

Site Information

Total Area
(Acres): _____ Lot Frontage (Lin. Ft): _____

Zoning District(s):	<input type="checkbox"/> Residence	<input type="checkbox"/> King Street Common
	<input type="checkbox"/> Village Common	<input type="checkbox"/> Industrial-A
	<input type="checkbox"/> Business	<input type="checkbox"/> Industrial-B
	<input type="checkbox"/> LSMFD	

All or a portion of the Site is also located in one or more overlay districts:	<input type="checkbox"/> Wetlands	<input type="checkbox"/> Water Resource District
	<input type="checkbox"/> Floodplains	<input type="checkbox"/> Littleton Village Overlay District
	<input type="checkbox"/> Aquifer District	<input type="checkbox"/> West—Beaver Brook Area
	<input type="checkbox"/> Adult Use Marijuana District	

PART II. SPECIAL PERMIT(S) REQUESTED (check all that apply)

Site Plan Review
 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 FBC District (§173-166) *Attach form 1H.*
 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 (§ 173-186 – § 173-193) *Attach Form 1C.*
 Adult Use Marijuana Establishment (§ 173-194 – § 173-203) *Attach Form 1G.*
 Sidewalk Curb Cut (§173-224) *Attach Form 1H.*
 VC District + AWRD Lot Coverage (§173-215 – §173-225) *Attach Form 1H.*
 Firearms Business (§173-235 – §173-246) *Attach Form 1J.*

PART III. APPLICANT AND OWNER CERTIFICATIONS

The undersigned hereby certifies that they have 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.

Signature: 

Date: 1/27/25

Print: Keith Carroll

Signature: _____

Date: _____

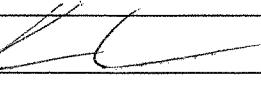
Print: _____

Applicant

Signature: 

Date: 1/27/25

Print: Keith Carroll

Signature: 

Date: _____

Print: _____

Applicant is: Owner Agent/Attorney Purchaser

PART IV. SUBMITTAL REQUIREMENTS

ALL APPLICATIONS

Required Materials		Notes
<input type="checkbox"/>	Application Cover Page	2 prints 1 electronic
<input type="checkbox"/>	Plans sealed by a registered professional engineer, registered architect, landscape architect, surveyor, or other design professional in their area of expertise.	1 full size print 1 reduced print (11x17) 1 electronic

SPECIAL PERMIT APPLICATIONS

Required Information & Materials		Notes
<input type="checkbox"/>	Forms & Checklists	See Application Cover Page for required forms & checklists based on specific special permits requested
<input type="checkbox"/>	Summary Table (Required/Existing/Proposed)	Zoning District Lot Area Gross Floor Area Lot Coverage Building Height Parking Spaces Density Trip Generation Open Space
<input type="checkbox"/>	Vicinity map	all lots, streets, and driveways within 500 feet from the exterior boundary of the lot
<input type="checkbox"/>	Existing conditions plan	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
<input type="checkbox"/>	Existing & proposed topography	contours at 2' intervals
<input type="checkbox"/>	Construction area plan	showing all areas to remain undisturbed
<input type="checkbox"/>	Site layout plan	showing required setbacks and other information required for zoning compliance; 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
<input type="checkbox"/>	Utility plan	existing and proposed fire hydrants and sewer, water, gas, electric, and other utility lines and easements

<input type="checkbox"/>	Storm drainage plan	
<input type="checkbox"/>	Parking, loading, & access plan	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
<input type="checkbox"/>	Exterior lighting plan	
<input type="checkbox"/>	Architectural plans	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
<input type="checkbox"/>	Landscape plan	
<input type="checkbox"/>	Sign plan	
<input type="checkbox"/>	Drainage report (with calculations)	
<input type="checkbox"/>	Traffic impact assessment	

SITE PLAN REVIEW APPLICATIONS

Required Information & Materials	Notes
<input type="checkbox"/> Site Plan Review Checklist	

SITE PLAN REVIEW APPLICATIONS (Village Common & King Street Common FBC Area)

Required Information & Materials	Notes
<input type="checkbox"/> Site Plan Review Checklist	
<input type="checkbox"/> Form 1H	
<input type="checkbox"/> VC & KSC FBC Area Checklist	

If you wish to review application requirements and/or materials with Planning Department Staff prior to submitting your application, please call or email us.

Site Plan Review Checklist



**TOWN OF LITTLETON
SITE PLAN REVIEW CHECKLIST**

Littleton Town Offices
37 Shattuck Street
Room 303
Littleton, MA 01460
(978) 540-2425

Drawing # 7695
Drawing Date _____

Site Plan
Proposed Title _____ Reviewer _____

Applicant K.S. Carroll

Application Date _____

Date of Formal Review by Planning Board _____

Project Description: The purpose of this project is to construct an addition to the existing 1-story building on existing impervious surface.

PLANNING BOARD ACTION

- APPROVED
- APPROVED SUBJECT TO MODIFICATION
- DISAPPROVED

By vote of the Littleton Planning Board

_____ Date: _____

Date of Notice to Building Commissioner _____

POLICY ON TRAFFIC & PEDESTRIAN MITIGATION

Calculated Fee (\$100 per parking space) \$1,500

- Fee Paid
- Fee Waived

DRAWING REQUIREMENT: §173-17: Littleton Zoning Bylaw

- Boundary Lines
- Adjacent streets and ways shown
- Topography, existing and proposed
- Structures, existing and proposed
- Walkways
- Principal drives
- Service entries
- Parking
- Landscaping
- Screening
- Park or recreation areas

Utilities:

- a. Water
- b. Electricity
- c. Gas
- d. Telephone
- Sanitary sewerage
- Storm drainage

Water, sewer, and gas not shown. No changes proposed to any utility.

No change in impervious coverage proposed, so no drainage has been proposed.

Seal of registered Architect, Landscape Architect, or Professional Engineer

DESIGN REQUIREMENTS §173-18

- Internal Circulation safe
- Egress safe
- Access via minor streets minimized
- Visibility of parking areas minimized
- Lighting avoids glare
- Major topography change, tree removal minimized
- Adequate access to each structure for emergency equipment
- Utilities adequate
- Drainage adequate

++++++

USE AND INTENSITY REGULATION

§173-22: Establishment of districts

Parcel is located in zoning district type: I-B

Section 173-25: Use Regulations

Use for which application is made: _____

Use allowed **OR**

Special Permit Required (§173-7) because:

++++++

§173-27 & 173-31: Intensity of Use Regulation & Schedule

- Lot area adequate (see also Definitions)
- Lot frontage adequate
- Reduced lot frontage approved, if applicable
- Front yard adequate (see also Definitions)
- Smaller setback approved, if applicable
- Side, rear yards adequate (see also Definitions)
- Building height conforming (see also Definitions)
- Greater building height approved, if applicable
- Building coverage conforming (see also Definitions)
- Building plus paving coverage conforming
- Floor area ratio conforming

GENERAL REGULATIONS §173-32 & 173-33

- Parking and Loading Requirements
- Location of parking conforming
- Number of spaces adequate or waived

Computation N/A

§173-32 Parking Area Design N/A, no parking area proposed

- No parking within 10 feet of street line
- Parking paved, bumper guards conforming or waived
- No backing into public way (§173-32, C.1)
- Egress spacing adequate (§173-32 C. C1)

Screened from abutting residential uses, public ways (§173-32, C.3) for 8 or more cars

§ 173-33: Loading Requirements

- No need for trucks to back onto or off a public way
- No need for trucks to park on a public way while loading, unloading, or waiting to do so

§ 173-34: Sign Regulation administered by Board of Selectmen, not included in Site Plan Review.

§ 173-43: Landscaping and Screening

- Outdoor sales display, commercial outdoor recreation screened
- Industrial "A" buffer provided
- Corner vision clear
- Exterior lighting complies

SPECIAL REGULATIONS

§ 173-52: Motor Vehicle Services

- Requirements met, if applicable

§ 173-53: Accessory Uses

- Floor and Land area requirements met, if applicable

173-61: Aquifer and Water Resource District

- Aquifer District applicable
- Water Resource District applicable
- Regulations met, if applicable (See separate checklist)

Project does not
require a Special
Permit under 173-61

173-72: Wetlands and Flood Plain Regulations

- Wetlands and flood plain regulations met, if applicable

All proposed work is located
outside of 100' buffer zone to
Bordering Vegetated Wetlands

173-78: Noise Regulations

- Applicant informed of existence of requirements

Property Record Cards

Unofficial Property Record Card - Littleton, MA

General Property Data

Parcel ID **U40 3 0**
 Prior Parcel ID **-**
 Property Owner **DGC REALTY TRUST**
CARROLL KEITH - TRUSTEE
 Mailing Address **193 FOSTER STREET**

City **LITTLETON**
 Mailing State **MA** Zip **01460**
 ParcelZoning **IB**

Account Number
 Property Location **100 TAYLOR ST**
 Property Use **FACTORY**
 Most Recent Sale Date **5/6/2019**
 Legal Reference **270367-1543-113**
 Grantor **BYRNE THOMAS J,**
 Sale Price **750,000**
 Land Area **4.000 acres**

Current Property Assessment

Card 1 Value	Building Value 188,200	Xtra Features Value 900	Land Value 477,600	Total Value 666,700
Total Parcel Value	Building Value 303,800	Xtra Features Value 900	Land Value 477,600	Total Value 782,300

Building Description

Building Style **INDUST-LT**
 # of Living Units **1**
 Year Built **1900**
 Building Grade **FAIR (+)**
 Building Condition **Average**
 Finished Area (SF) **3608**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **BRICK/STONE**
 Frame Type **WOOD**
 Roof Structure **GABLE**
 Roof Cover **ASPHALT**
 Siding **CLAPBOARD**
 Interior Walls **DRYWALL**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

Flooring Type **HARDWOOD**
 Basement Floor **N/A**
 Heating Type **UNIT HTRS**
 Heating Fuel **OIL**
 Air Conditioning **0%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

Narrative Description of Property

This property contains 4.000 acres of land mainly classified as FACTORY with a(n) INDUST-LT style building, built about 1900 , having CLAPBOARD exterior and ASPHALT roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Unofficial Property Record Card - Littleton, MA

General Property Data

Parcel ID	U40 3 0	Account Number	
Prior Parcel ID	-		
Property Owner	DGC REALTY TRUST CARROLL KEITH - TRUSTEE	Property Location	100 TAYLOR ST
Mailing Address	193 FOSTER STREET	Property Use	FACTORY
City	LITTLETON	Most Recent Sale Date	5/6/2019
Mailing State	MA	Legal Reference	270367-1543-113
ParcelZoning	IB	Grantor	BYRNE THOMAS J,
		Sale Price	750,000
		Land Area	0.000 acres

Current Property Assessment

Card 2 Value	Building Value	71,900	Xtra Features Value	0	Land Value	0	Total Value	71,900
Total Parcel Value	Building Value	303,800	Xtra Features Value	900	Land Value	477,600	Total Value	782,300

Building Description

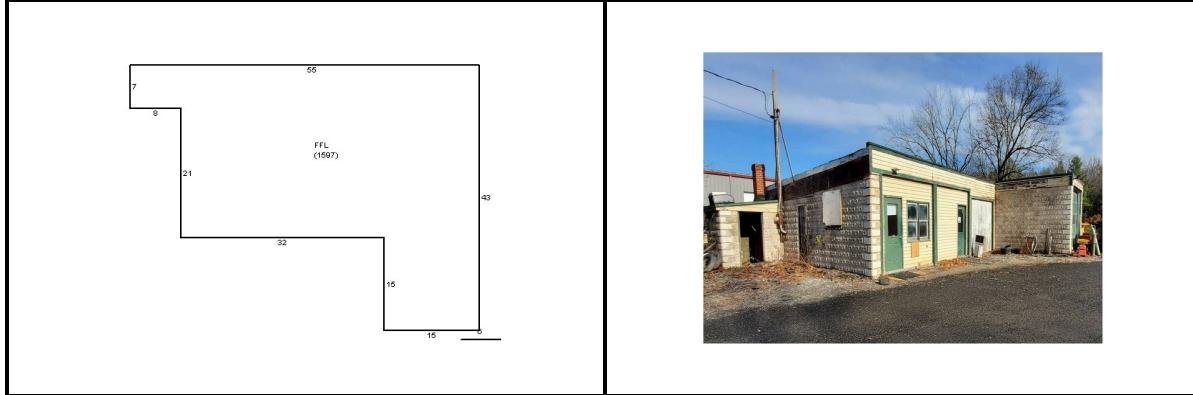
Building Style	REPAIR GAR	Foundation Type	CONCRETE	Flooring Type	CONCRETE
# of Living Units	1	Frame Type	WOOD	Basement Floor	N/A
Year Built	1950	Roof Structure	FLAT	Heating Type	STEAM
Building Grade	AVG. (-)	Roof Cover	TAR+GRAVEL	Heating Fuel	OIL
Building Condition	Average	Siding	CONC BLOCK	Air Conditioning	0%
Finished Area (SF)	1597	Interior Walls	MINIMUM	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	0	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as FACTORY with a(n) REPAIR GAR style building, built about 1950, having CONC BLOCK exterior and TAR+GRAVEL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



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Unofficial Property Record Card - Littleton, MA

General Property Data

Parcel ID **U40 3 0**
 Prior Parcel ID **-**
 Property Owner **DGC REALTY TRUST**
CARROLL KEITH - TRUSTEE
 Mailing Address **193 FOSTER STREET**

City **LITTLETON**
 Mailing State **MA** Zip **01460**
 ParcelZoning **IB**

Account Number
 Property Location **100 TAYLOR ST**
 Property Use **FACTORY**
 Most Recent Sale Date **5/6/2019**
 Legal Reference **270367-1543-113**
 Grantor **BYRNE THOMAS J,**
 Sale Price **750,000**
 Land Area **0.000 acres**

Current Property Assessment

Card 3 Value	Building Value 43,700	Xtra Features Value 0	Land Value 0	Total Value 43,700
Total Parcel Value	Building Value 303,800	Xtra Features Value 900	Land Value 477,600	Total Value 782,300

Building Description

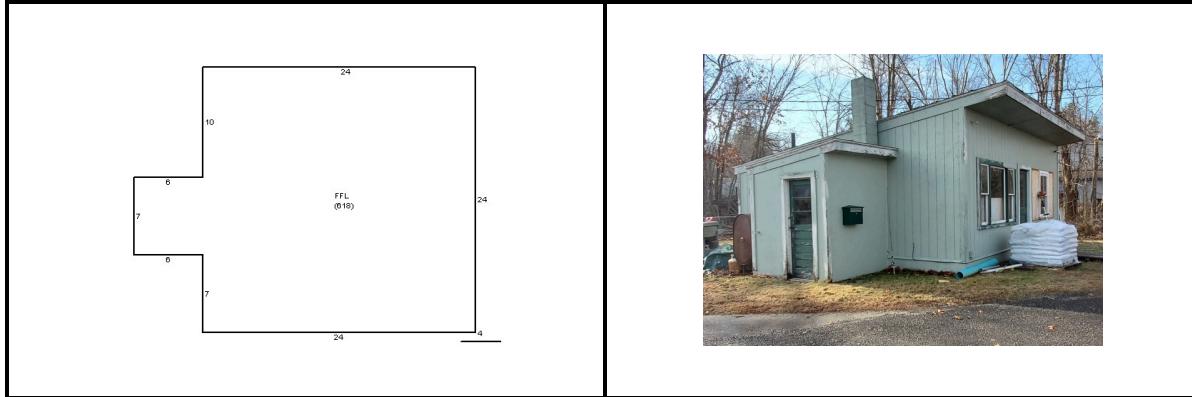
Building Style OFFICE	Foundation Type CONCRETE	Flooring Type ASPHL TILE
# of Living Units 1	Frame Type WOOD	Basement Floor N/A
Year Built 1900	Roof Structure SHED	Heating Type FORCED H/W
Building Grade FAIR (+)	Roof Cover ASPHALT	Heating Fuel OIL
Building Condition Good	Siding WOOD	Air Conditioning 0%
Finished Area (SF) 618	Interior Walls DRYWALL	# of Bsmt Garages 0
Number Rooms 0	# of Bedrooms 0	# of Full Baths 1
# of 3/4 Baths 0	# of 1/2 Baths 0	# of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as FACTORY with a(n) OFFICE style building, built about 1900, having WOOD exterior and ASPHALT roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 1 bath(s), 0 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Site Plan by Stamski & McNary, Inc.