

**600 Great Road,  
Littleton**

*Request for*  
**Site Plan Review and  
Aquifer Overlay District Special Permit**

**June 5, 2025**



**G R A F** ARCHITECTS



Mead, Talerman & Costa, LLC  
Attorneys at Law

# **600 Great Road**

## **Overview**

- Residence District and the Aquifer Overlay District
- Existing greenhouses, retail building, hot dog stand and food truck

























































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& Shoe

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EGG  
\$7.50

SHRIMP  
\$10.00





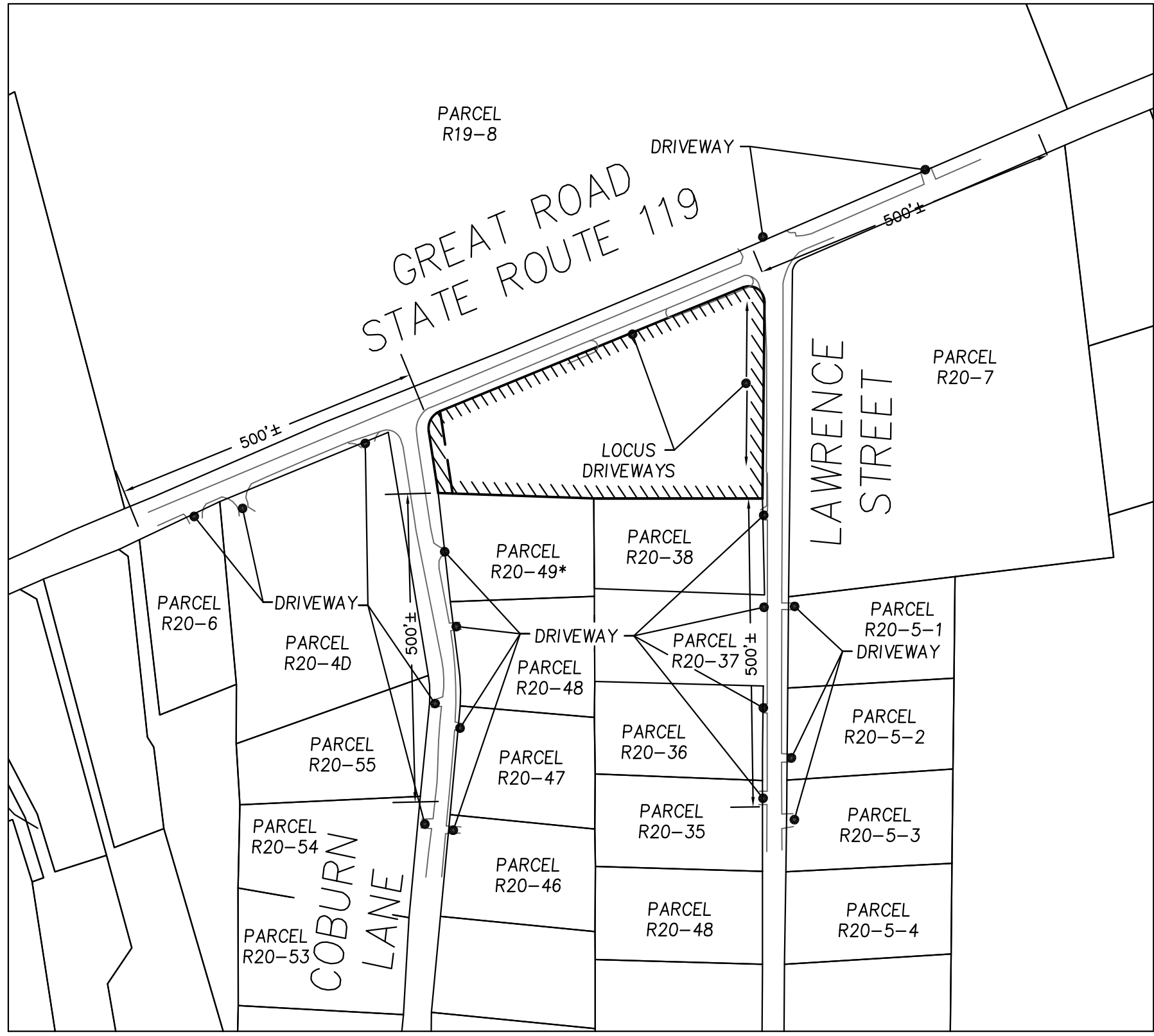


# **600 Great Road**

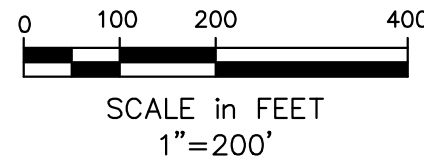
## **Proposal**

- Agricultural Use
- Replace greenhouses
- Construct addition
- Plant and grow produce and crops on the land and in the greenhouses
- Sell produce and crops, various meats raised on the Applicant's farms, and baked goods
- Requires
  - Site Plan Review
  - Aquifer Overlay District Special Permit





DRIVEWAY LOCATION SKETCH



LOCUS TITLE INFORMATION

600 GREAT ROAD

OWNER: GARY WILKINS FAMILY IRREVOCABLE TRUST

DEED REFERENCE: BOOK 65818 PAGE 217

ASSESSORS: MAP R20 LOT 4E

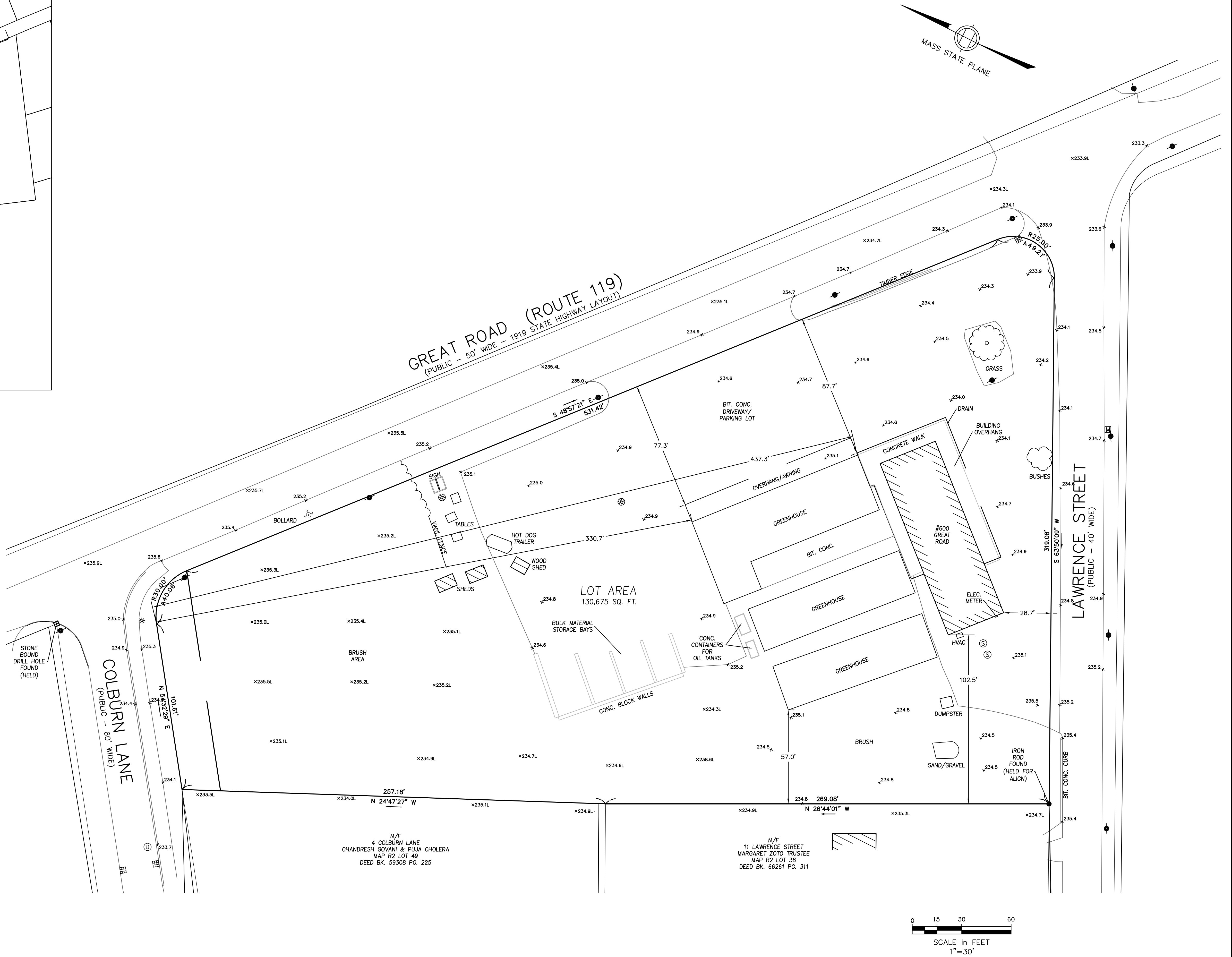
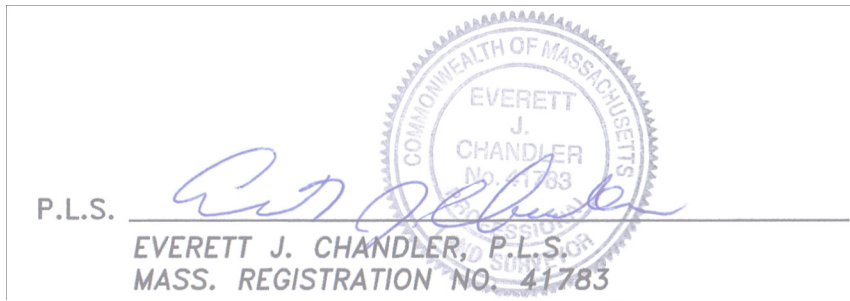
NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE LOT AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON NOVEMBER 27TH & DECEMBER 2ND, 2024. DRIVEWAYS OFFSITE ARE GRAPHICALLY COMPILED FROM GOOGLE EARTH.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE TOWN OF LITTLETON ASSESSOR'S OFFICES.

ELEVATIONS SHOWN HEREON ARE NAVD88 AS ESTABLISHED BY RTK GPS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.



Copyright 2025 Winter GEC, LLC

Winter GEC, LLC

44 MERRIMAC STREET  
NEWBURYPORT, MA 01950  
978-270-8626

SCALE:  
HORIZ: 1" = 30'  
VERT: N.A.

| NO. | DATE | BY | REVISIONS |
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FIELD: JK  
CALCS: CO/EC  
CHECKED: EJC  
APPROVED: EJC

LIMITED EXISTING  
CONDITIONS PLAN

600 GREAT ROAD

PLAN OF LAND IN  
LITTLETON, MASSACHUSETTS  
SURVEYED FOR  
MATTHEW KOZAZCKI

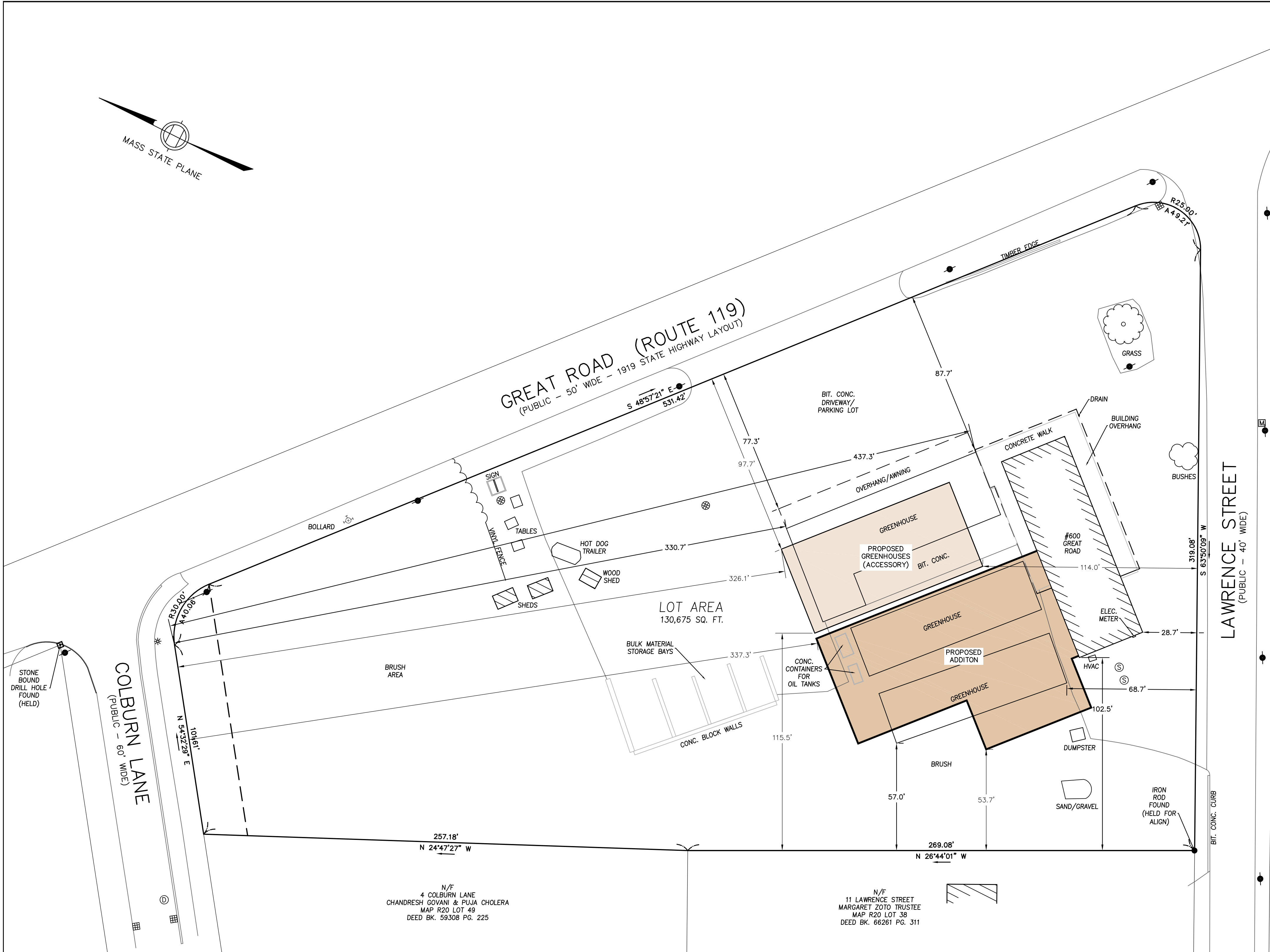
PROJECT NO.  
2024-600GREAT

DATE: MAY 7, 2025

SHEET NO.

1 OF 1





LOT COVERAGE TABLE

| Existing            | Existing | Proposed |
|---------------------|----------|----------|
| Building            | 6201     | 15266    |
| Greenhouses / Sheds | 9932     | 4855     |
| Driveway/Parking    | 52468    | 51796    |
| Total               | 68601    | 71917    |

ZONING

RESIDENTIAL (R)

|                         | REQUIRED           |           | EXISTING            |            | PROPOSED            |            |
|-------------------------|--------------------|-----------|---------------------|------------|---------------------|------------|
| MINIMUM LOT AREA        | 40,000 SQUARE FEET |           | 130,675 SQUARE FEET |            | 130,675 SQUARE FEET |            |
| MINIMUM LOT FRONTAGE    | 150 FEET           |           | 1,041.38 FEET       |            | 1,041.38 FEET       |            |
|                         | PRINCIPAL          | ACCESSORY | PRINCIPAL           | ACCESSORY  | PRINCIPAL           | ACCESSORY  |
| FRONT SETBACK           | 30 FEET            | 30 FEET   | 87.7 FEET           | 77.3 FEET  | 87.7 FEET           | 97.7 FEET  |
| SECONDARY FRONT (R)     | 30 FEET            | 30 FEET   | 28.7 FEET           | 68.7 FEET  | 28.7 FEET           | 114.0 FEET |
| TERTIARY FRONT (L)      | 30 FEET            | 30 FEET   | 437.3 FEET          | 330.7 FEET | 337.3 FEET          | 326.1 FEET |
| REAR SETBACK            | 15 FEET            | 10 FEET   | 102.5 FEET          | 57.0 FEET  | 53.7 FEET           | 115.5 FEET |
| MAXIMUM LOT COVERAGE(%) | 60.0%              |           | 52.5%               |            | 55.0%               |            |
| MAXIMUM HEIGHT          | 32 FEET            |           | 16.3' FEET          |            | 29.5 FEET           |            |

ON-LINE ZONING ORDINANCES  
TOWN OF LITTLETON WEBSITE  
<https://ma-littleton.civicplus.com/487/Town-Code>  
PLANNING DEPARTMENT - TOWN PLANNER PHONE 978-540-2425

INFORMATION REGARDING ZONING, INCLUDING PARKING ABOVE, SHOWN HEREON  
IS NOT INTENDED TO BE A DEFINITIVE ZONING OPINION AND IS FOR  
INFORMATIONAL PURPOSES ONLY. ALL INFORMATION SHOULD BE VERIFIED BY  
LEGAL COUNSEL PRIOR TO RELIANCE UPON THE SAME.

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS ON THE LOT. EXISTING  
FEATURES ARE THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON NOVEMBER 27TH & DECEMBER  
2ND, 2024.

PROPOSED IMPROVEMENTS ARE AS PROVIDED BY THE PROJECT ARCHITECT.

OWNERSHIP INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE TOWN OF LITTLETON  
ASSESSOR'S OFFICES.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND  
PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S.   
EVERETT J. CHANDLER, P.L.S.  
MASS. REGISTRATION NO. 41763

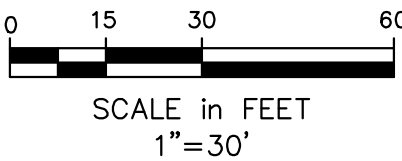
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DEED REFERENCE: BOOK 65818 PAGE 217

ASSESSORS: MAP R20 LOT 4E



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44 MERRIMAC STREET  
NEWBURYPORT, MA 01950  
978-270-8626

SCALE:

HORIZ: 1"= 10'

VERT: N.A.

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| NO. | DATE | BY | REVISIONS |  |

FIELD: JK  
CALCS: CO/EC  
CHECKED: EJC  
APPROVED: EJC

ZONING PLAN

600 GREAT ROAD

PLAN OF LAND IN  
LITTLETON, MASSACHUSETTS

SURVEYED FOR  
MATTHEW KOZAZCKI

PROJECT NO.  
2024-600GREAT

DATE: DEC. 10, 2024

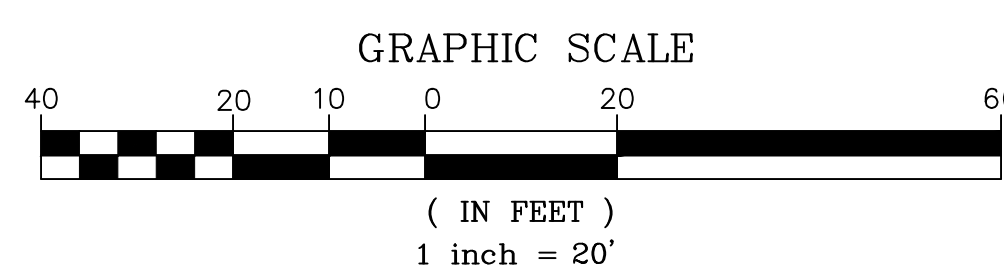
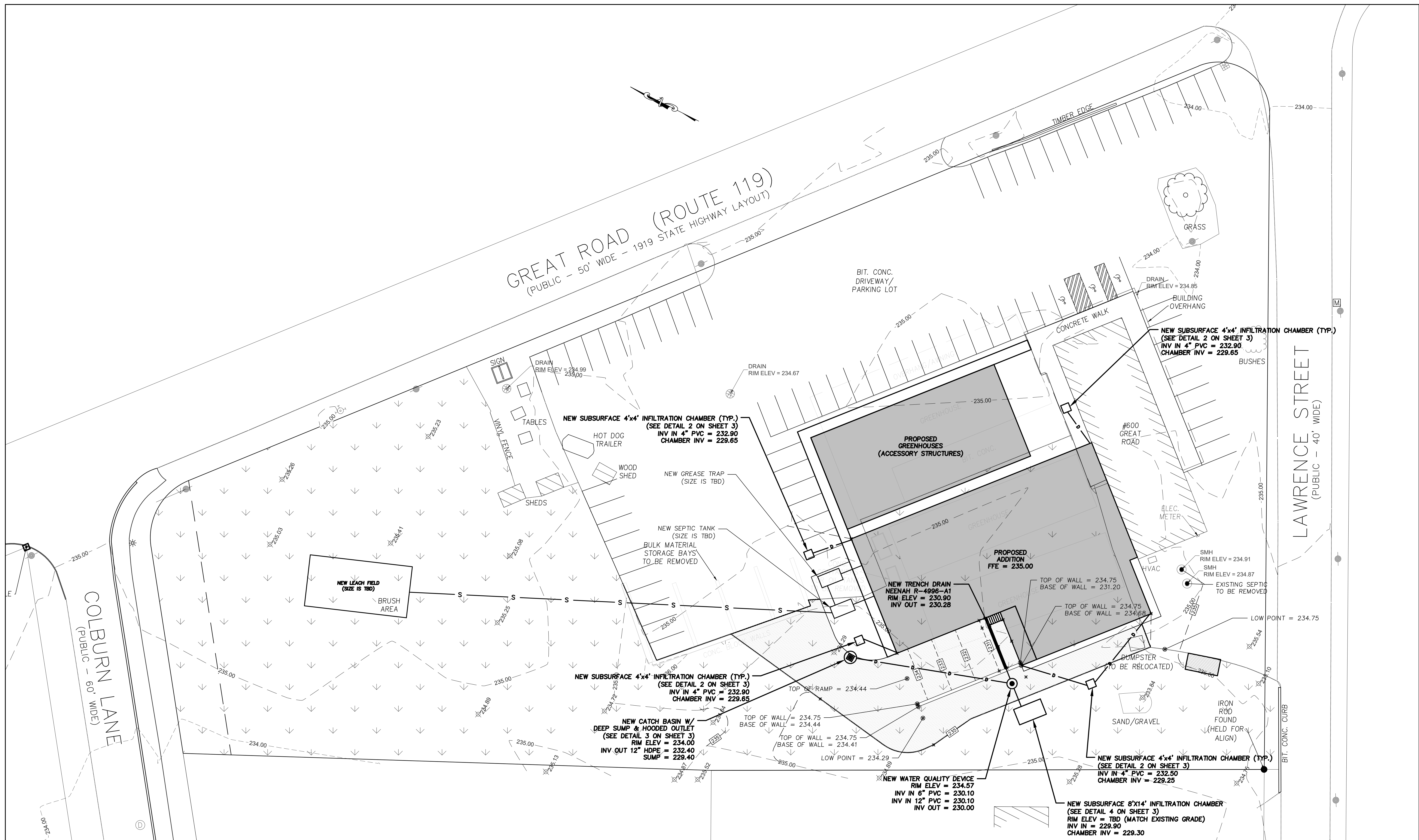
SHEET NO.

1 OF 1



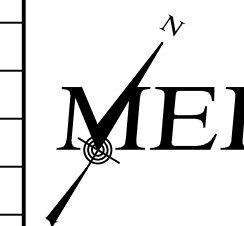






PREPARED FOR

**MATTHEW KOZAZCKI**  
108 HIGH ROAD  
NEWBURY, MA

[illegible]

**MILLENNIUM ENGINEERING, INC.**  
ENGINEERING AND LAND SURVEYING  
62 ELM ST. SALISBURY, MA 01952 (978) 463-8980  
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'

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|-------|---------|

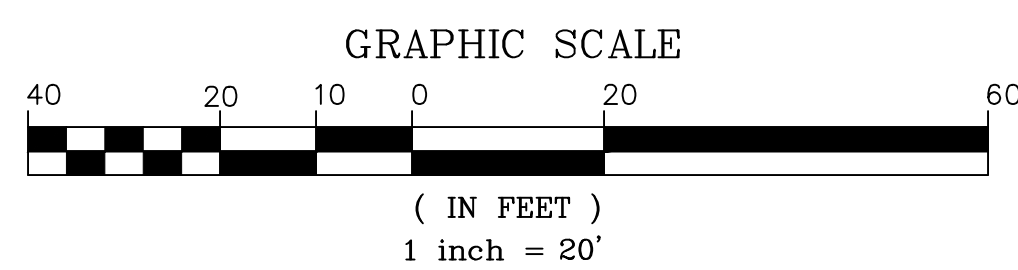
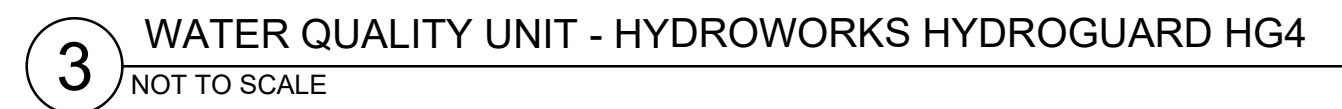
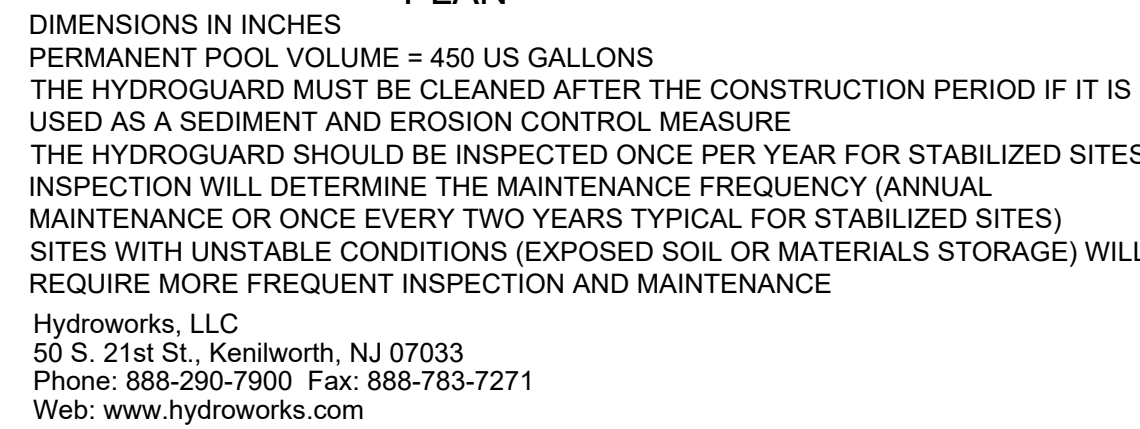
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BUILDING ADDITION  
IN  
LITTLETON, MA  
AT  
600 GREAT ROAD

## GRADING & DRAINAGE PLAN

SHEET: 2 OF 3





PREPARED FOR  
**MATTHEW KOZAZCKI**  
108 HIGH ROAD  
NEWBURY, MA

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| NO. | DATE | DESCRIPTION | BY |



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62 ELM ST. SALISBURY, MA 01952 (978) 463-8980  
13 HAMPTON RD. EXETER, NH 03833 (603) 778-0528

SCALE: 1"=20'

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|------------------|
| CALC. BY: A.P.M. |
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BUILDING ADDITION  
IN  
LITTLETON, MA  
AT  
600 GREAT ROAD

## DETAILS

SHEET: 3 OF 3



project:

# TENDER CROPS FARM

600 Great Road  
Littleton, MA

architect:

**GRAF**  
**ARCHITECTS**  
2 Liberty Street  
Newburyport, MA  
01950  
T. 978 499 9442  
[www.grafarch.com](http://www.grafarch.com)

issued:

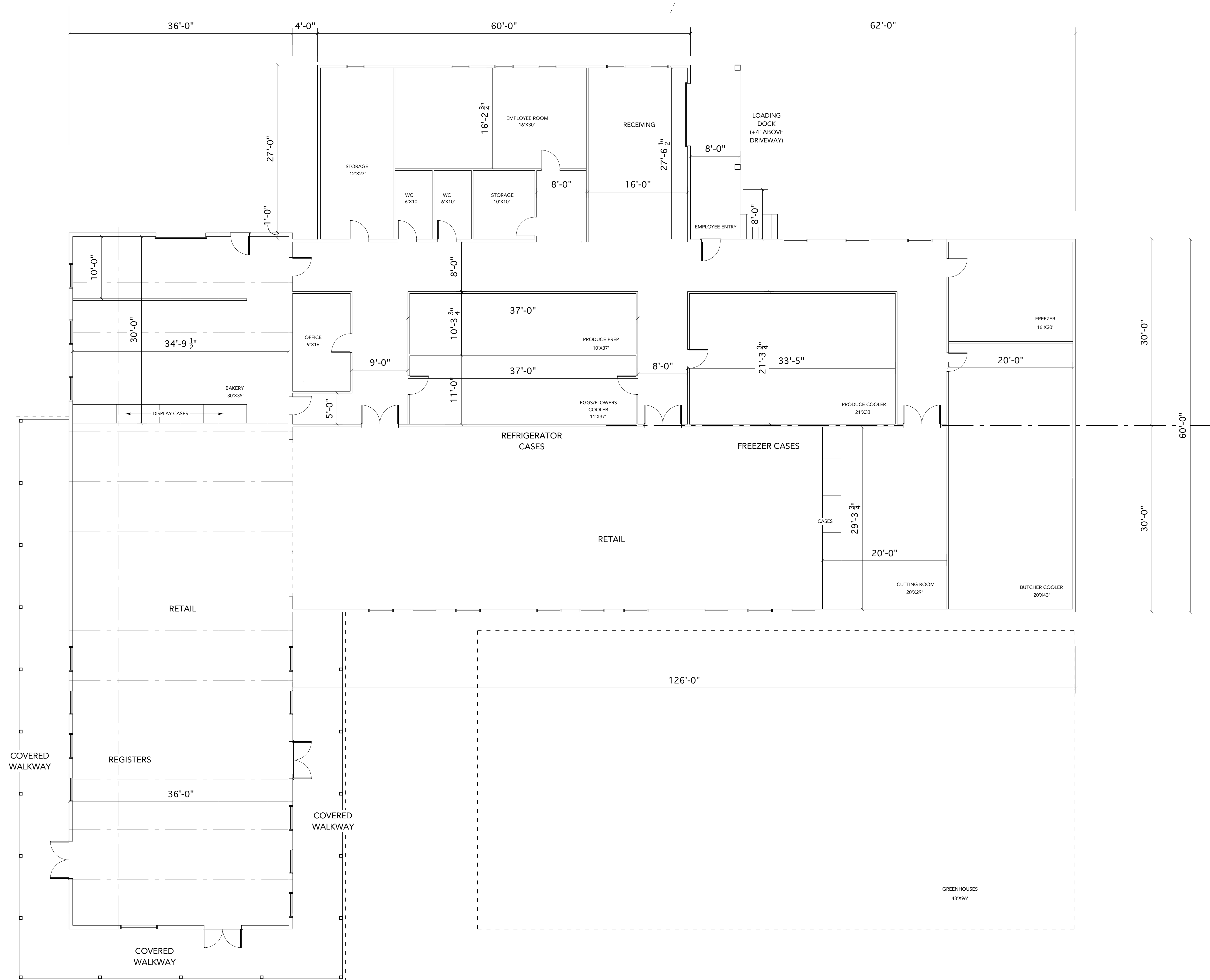
title:

## PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

9 december 2024

A01



1 First Floor Plan  
SCALE: 1/8" = 1'-0"



project:

# TENDERCROP FARM

600 Great Road  
Littleton, MA

architect:

GRAF  
ARCHITECTS  
2 Liberty Street  
Newburyport, MA  
01950  
T. 978.499.9442  
www.grafarch.com

issued:

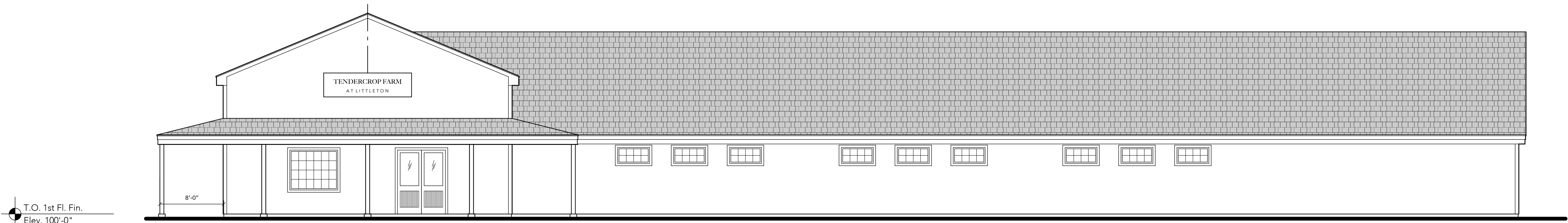
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PROPOSED  
EXTERIOR  
ELEVATIONS

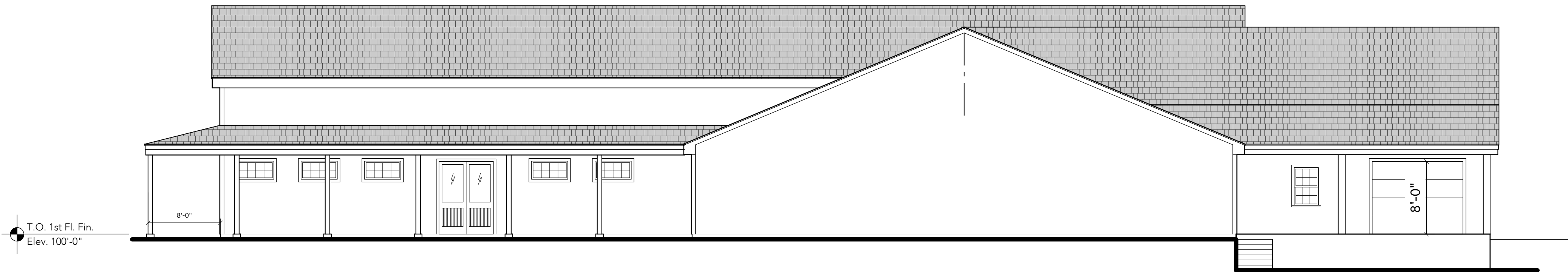
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9 december 2024

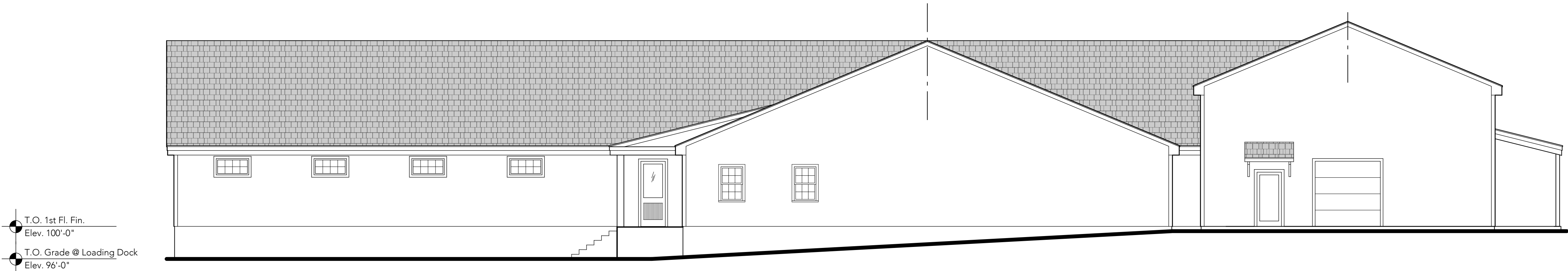
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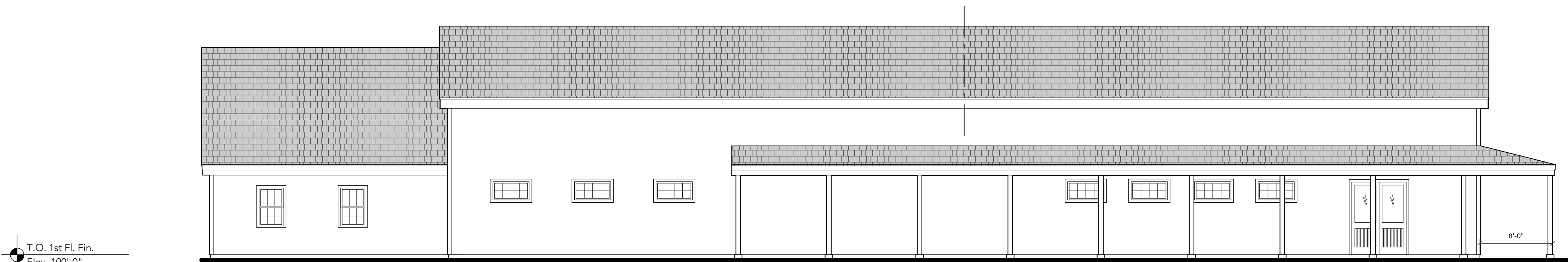
1 Exterior Elevation - FRONT  
SCALE: 1/8" = 1'-0"



2 Exterior Elevation - SIDE  
SCALE: 1/8" = 1'-0"



3 Exterior Elevation - REAR  
SCALE: 1/8" = 1'-0"



4 Exterior Elevation - SIDE  
SCALE: 1/8" = 1'-0"



# **600 Great Road**

## **Site Plan Review**

### **§ 173-18**

- A. Internal circulation and egress are such that traffic safety is protected, and access via minor streets servicing single-family homes is minimized
  - Proposal improves layout
- B. Visibility of parking areas from public ways and residences is minimized, and lighting of these areas avoids glare on adjoining properties
  - Additions kept away from Great Rd. and Lawrence St. and the parking is kept from the adjacent residential lots.
- C. Major topographic changes or removal of existing trees is minimized
  - Minimal vegetation disturbance, except disturbance to plant crops
  - Any topographical changes improve the site
  - Row of Arborvitae along the Western property line



# **600 Great Road**

## **Site Plan Review**

### **§ 173-18**

- D. Adequate access to each structure for fire and service equipment is provided
  - Proposal improves layout and access is provided around the buildings
- E. Utilities and drainage in the vicinity either are or will be made adequate, based on the functional standards of the Planning Board's Subdivision Regulations
  - Submitted a drainage site plan
  - Runoff treated and infiltration
  - Band around new pavement
  - Permeable pavers



# **600 Great Road**

## **Site Plan Review**

### **§ 173-18**

- F. Methods of stormwater control and treatment as outlined in the Town of Littleton Low Impact Design/Best Management Practices Manual (latest edition) are utilized to the maximum extent practicable
- Collection, treatment and infiltration of new paved areas
  - Removal of a portion of existing pavement and replaced with permeable pavers,
  - Directing a portion of the clean roof runoff to infiltration chambers.
  - Drainage improvements will enhance groundwater recharge for this property



## **600 Great Road** **Parking**

- Given the Agricultural use, the Board may only apply reasonable regulations to the number of spaces required
- Currently, there are no parking spaces demarcated on the site, and the Applicant proposes 71 spaces
- The Applicant proposes to stripe parking spaces, and improve the layout and flow of cars on the existing pavement on the Property



**600 Great Road**  
**Aquifer Overlay**  
**District Special Permit**  
**§ 173-61 and 62**

1. ...list of all chemicals, pesticides, fuels and other potentially toxic or hazardous materials to be used or stored on the premises...
  - Not applicable
2. A description of potentially toxic or hazardous wastes to be generated, indicating storage and disposal method.
  - Not applicable, other than potentially heating oil if necessary
3. Evidence of approval by the Massachusetts Department of Environmental Quality Engineering (DEQE) of any industrial waste treatment or disposal system and of any wastewater treatment system over a capacity of 15,000 gallons per day
  - Not applicable
4. ...underground storage of toxic or hazardous materials
  - Not applicable
5. ... Analysis by a qualified engineer...
  - Plans prepared and stamped by a qualified engineer



# **600 Great Road**

## **General Criteria**

### **§ 173-7(D)**

- Special permits shall only be granted if... no significant nuisance, hazard or congestion will be created and that there will be no substantial harm to the neighborhood or derogation from the intent of this chapter.
  - No significant nuisance, hazard or congestion will be created by the proposal.
  - The proposal improves the site from both layout and stormwater perspectives.
  - Satisfies the purpose of the Zoning Bylaw
- Revitalizes an agricultural use and the production and sale of the Farm Products complies with the intent of Chapter 40A of the General Laws, specifically section 3 which encourages agricultural uses.



# **600 Great Road** **Request**

- Respectfully request:
  - Site Plan Review approval
  - Special Permit for the Aquifer Overlay District