



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

CONSOLIDATED DECISION REGARDING REQUEST TO WITHDRAW WITHOUT PREJUDICE 600 Great Road

July 14, 2025

Applications: Site Plan Review under Section 173-16 through 173-19 of the Littleton Town Code (Zoning Bylaw) and Aquifer District Special Permit under Section 173-61 through 173-67 of the Littleton Town Code

Description: The applicant proposes changes to the existing conditions including replacement of greenhouses, increase intensity of uses, and construction of an addition to the existing building to operate a farmstand.

Property Location: 600 Great Road
Map R-20 Parcel 4-E

Applicant: Matthew Kozazcki c/o Lisa Mead
30 Green Street
Newburyport, MA 01950

Owner: Gary Wilkins Family Irrevocable Trust
601 Main Street
Groton, MA 01450

Application Date: May 14, 2025

Dates of Legal Notice: May 22, 2025, and May 29, 2025

Public Hearing Dates: June 5, 2025, and July 10, 2025 (no testimony)

Members Present: Jeffrey Yates, Daryl Baker, Bartlett Harvey, Anna Hueston, and Mark Montanari

Withdrawal Without Prejudice – 600 Great Road

REFERENCE PLANS: “Building Addition in Littleton, MA at 600 Great Road” Application Plans” Prepared for Matthew Kozazcki, Prepared by Millennium Engineering, Inc., dated May 13, 2025.

PUBLIC HEARING: The Littleton Planning Board held a duly noticed public hearing on the above dates to consider the application of Matthew Kozazcki c/o Lisa Mead for a Site Plan Review under section 173-16 through 173-19 of the Littleton Code, and an Aquifer District Special Permit under Section 173-61 through 173-67 of the Littleton Town Code.

The Public Hearing opened on June 5, 2025 and discussion regarding the proposed redevelopment of the site was heard. The Public Hearing was continued to July 10, 2025.

The applicant’s representative provided a formal request to withdraw the applications without prejudice on July 8, 2025.

The Public Hearing was subsequently closed on July 10, 2025.

At the meeting held *July 10, 2025*, a motion was made by *Harvey* and seconded by *Montanari* to grant the applicant’s request to withdraw without prejudice the various applications for Site Plan Review and Aquifer District Special Permit as listed above.

RECORD OF VOTE

At the Planning Board meeting of *July 10, 2025*, the Planning Board members voted as follows to allow the request to withdraw the applications without prejudice.

Jeffrey Yates	AYE
Daryl Kent Baker	AYE
Bartlett Harvey	AYE
Anna Hueston	AYE
Mark Montanari	AYE

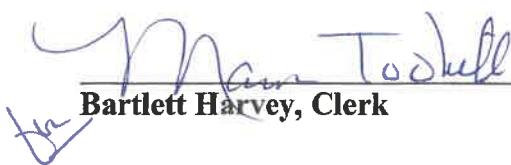
Withdrawal Without Prejudice – 600 Great Road

Appeals, if any, shall be made pursuant to Section 17 of Chapter 40A, Massachusetts G.L., and shall be filed within 20 days after the date this decision is filed with Town Clerk.

Signed:

Date Filed with Town Clerk:

July 14 2025


Bartlett Harvey, Clerk


Town Clerk

TOWN CLERK CERTIFICATION:

To Whom It May Concern:

I, Diane Crory, Clerk of the Town of Littleton hereby certify that twenty days have elapsed since the filing of this decision by the Planning Board to grant this Special Permit and that no appeal concerning said decision has been filed, or that any appeal that has been filed has been dismissed or denied.

Town Clerk Diane Crory
Littleton, Mass.

Date