

December 13, 2019

**Ms. Maren Toohill, AICP
Town Planner**

Town of Littleton
37 Shattuck Street, PO Box 1305
Littleton MA, 01460

**Reference: Proposed Warehouse Facility
151 Taylor Street, Littleton, Massachusetts
Site Plan Review**

Dear Ms. Toohill:

On behalf of NBPII Littleton LLC, Beals Associates, Inc. is pleased to submit plans and supporting documentation for a Site Plan Review of a proposed redevelopment of the property at 151 Taylor Street in Littleton, Massachusetts. The proposed project will consist of an industrial warehouse with a footprint of 143,640 square feet and potential mezzanine office space of 15,960 square foot for a total GFA of 159,600 square feet. Supporting this facility will be fourteen (14) truck docks and 200 passenger vehicle parking spaces.

The proposed site for this facility is a developed parcel of approximately 28.8 acres and is identified by the Town of Littleton Assessor's Office as Tax Map R10 Lot 14. The property is located within the Industrial A Zone and is also within the Aquifer and Water Resource Protection District. The site currently contains a two-story office building with a footprint of approximately 50,755 square feet. This building will be demolished to prepare the site for the new facility.

Access to the site will continue to utilize the existing private driveway off Taylor Street. The intersection of the private driveway and Taylor Street will be widened to provide improved access for large trucks. Vehicular parking will be located on three sides of the building and the truck docks will be located on the westerly side of the facility with adequate room to enter the site, maneuver and leave the site.

The subject property was recently reviewed for a 144,000+ warehouse facility that was proposed by the prior site owners. This facility was eventually approved by the Planning Board and the Conservation Commission. In preparing the plans and documentation for this new application, our office benefitted from the information that was available on the Town of Littleton website pertaining to the prior application.

Specific details regarding the Site Plan Review package, including plans, supplemental information, Traffic Impact Analyses and Stormwater Management Reports will be submitted under separate cover. We trust this letter will allow the applicant to secure placement on the next available Planning Board agenda to commence review of the overall project. In addition to Site Plan Review, the project will be seeking Planning Board approval of two Special Permits; a Major Industrial Use Special Permit as

well as an Aquifer and Water Resource District Special Permit. The project will also require an Order of Conditions from the Conservation Commission for minor impacts to the buffer zone of the Bordering Vegetated Wetland resource areas that exist on the property.

Our office looks forward to presenting this project with all of the supporting documentation to the Planning Board at the upcoming meetings. We anticipate submitting the supporting documentation in advance of the December 20, 2019. If you have any questions or comments on this matter, please do not hesitate to contact either myself (tmorey@bealsassociates.com) or Matt Costa (mcosta@bealsassociates.com) directly.

Sincerely,
Beals Associates, Inc.

A handwritten signature in blue ink, appearing to read 'Todd P. Morey', with a stylized flourish at the end.

Todd P. Morey, P.E.
Vice President

C: Brian Orr, NBPII
Owen Hall, NBPII
Daniel Holmes, Lerner & Holmes
C-1071 File