



# LITTLETON PLANNING BOARD

Littleton Town Offices  
37 Shattuck Street, Room 303  
Littleton, MA 01460

<input type="checkbox"/>	Filing Date:	_____
	Planning Board:	_____
	Town Clerk:	_____
<input type="checkbox"/>	Filing Fee:	_____
<input type="checkbox"/>	Abutters List Attached	

## SPECIAL PERMIT APPLICATION

Effective May 3, 2018

**RECEIVED**

**AUG 14 2018**

### PART I. BASIC APPLICATION

Littleton Planning Board

received  
8/14/18 JZ

3pm

#### Project Summary & Applicant Information

Project Name: 151 Taylor Street Distribution Center

Location (Street Address): 151 Taylor Street

Assessor's Map/Parcel (s): Map R10 Lot 14

Applicant: The Bulfinch Companies, Inc., c/o James Ward, Esq. Nutter, McClennen & Fish

Address: 155 Seaport Boulevard, Boston, MA 02210

Telephone: (617) 439-2818 Email: Jward@nutter.com

Property Owner: 151 Taylor DE, LLC, c/o The Bulfinch Companies, Inc. (Attn: Robert Schlager)

Address: 250 First Street, Suite 200, Needham, MA 02494

Telephone: (781) 707-4000 Email: ras@bulfinch.com

Registry: Middlesex

Book: 63631

Page: 553

#### Site Information

Total Area

(Acres): 28.76 (1,252,922 sf)

Lot Frontage (Lin. Ft): 198.38

Zoning District(s):

- Residence
- Village Common
- Business
- X Industrial-A
- Industrial-B

All or a portion of the Site is also located in one or more overlay districts:

- X Wetlands
- X Floodplains
- X Aquifer District
- Registered Marijuana Dispensary Overlay District
- X Water Resource District
- Littleton Village Overlay District West—Beaver Brook Area

**PART II. SPECIAL PERMIT REQUESTED**

- Accessory Business Uses at Active Farms (§173-57)
- Adult Uses (§173-140 - §173-142)
- X 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)
- X Major Commercial or Industrial Use (§173-86 - §173-88)
- Master Planned Development (§173-89)
- Mixed Use in Village Common Business District (§173-165 - §173-166)
- 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 (§ 173-85 – § 173-92) *Attach Form 1C.*

**PART III. APPLICANT AND OWNER CERTIFICATIONS**

The undersigned hereby certifies that he/she has 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.

151 TAYLOR DE, LLC

Signature: \_\_\_\_\_

Date: August 13, 2018

Print: Robbie A Schriager

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

**Applicant**

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print: \_\_\_\_\_

Applicant is: X Owner     Agent/Attorney     Purchaser

Reviewed  
Legal Dept.

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## SUBMISSION REQUIREMENTS

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- Special Permit Application Form: 7 print copies and one electronic copy.
- Site Plan; 2 full-sheet sets and 5 reduced copies (11" x 17"). Plans and drawings must be sealed by a registered professional engineer, registered architect, landscape architect, surveyor, or other design professional in their area of expertise.
  - Vicinity map showing all lots, streets, and driveways within 500 feet from the exterior boundary of the lot
  - Existing conditions plan, showing 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
  - Existing and proposed contours at 2' intervals
  - Construction limit line, showing all areas to remain undisturbed
  - Site layout plan for proposed use(s) of the property showing required setbacks and other information required for zoning compliance
  - Utilities plan, i.e., existing and proposed fire hydrants and sewer, water, gas, electric, and other utility lines and easements
  - Storm drainage provisions
  - Existing and proposed street rights-of-way and paved surfaces, including those abutting the site
  - Existing and proposed 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
  - 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
  - Exterior lighting plan
  - A block containing the following information:
    - Zoning district(s) in which the property lies;
    - Total area of the property to at least the nearest hundredths of a square foot;
    - Gross floor area of each building;
    - Proposed percentages of building coverage and impervious surface coverage;
    - Maximum height of all existing and proposed buildings and other structures in feet and stories;

- Number of parking spaces required and provided for each use, plus visitor spaces, and method of calculation;
- Number of handicap parking spaces required and provided;
- Proposed overall density for each lot (number of dwelling units per acre);
- Total trip generation of existing and proposed use(s);
- Minimum common and usable open space required and provided, in square feet.

Architectural Plans and Drawings

- 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.

Landscaping Plan

Master Signage Plan

Drainage Report and Calculations (3 copies)

Traffic Impact Assessment

3990006.1



**TOWN OF LITTLETON  
PLANNING BOARD SPECIAL PERMIT  
FORM 1A  
AQUIFER & WATER RESOURCES DISTRICTS**

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

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**PART IV. PROJECT SUMMARY**

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Project Name: 151 Taylor Street Distribution Center

Location (Street Address): 151 Taylor Street

Assessor's Map/Parcel Number (s): Map R10 Lot 14

  X   Parcel in Aquifer District or   X   Parcel in Water Resource District

**Submission Requirements.** Per § 173-62 (D) of the Littleton Zoning Bylaw, the following must be attached to this application for a special permit.

- X Attached checklist, completed
- X Complete list of potentially toxic or hazardous materials used or stored on the premises
- X Description of protective and preventive measures
- X Description of potentially toxic or hazardous wastes with storage and disposal method
- X Evidence of DEP approval of waste system
- X Evidence of qualified professional supervision of underground storage system design and installation
- X Analysis by qualified engineer

**Identify the uses proposed in this Special Permit application.**

Use	Proposed	Allowed in either Aquifer Protection or Water Resource District	Allowed only in Aquifer Protection District	Allowed only in Water Resource District
<b>Principal Use</b>				
• Self-Storage Facility	NA	X		
• Truck Terminal	NA			X
• Sanitary landfill, junkyard, salvage yard, other solid waste disposal	NA			X
• Motor vehicle service or washing station	NA			X
<b>Accessory Use</b>				
• 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	X	X		
• Parking area with 100 or more spaces capacity	X	X		
• 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	NA	X		
• On-site disposal of industrial waste	NA	X		
• Grading resulting in exterior grades less than five feet	NA	X		

Use	Proposed	Allowed in either Aquifer Protection or Water Resource District	Allowed only in Aquifer Protection District	Allowed only in Water Resource District
above maximum groundwater elevation				
<ul style="list-style-type: none"> <li>Estimated sewage flow greater than 6 gallons/day per 1,000 s.f. of lot area</li> </ul>	NA	X		
<ul style="list-style-type: none"> <li>Estimated sewage flow greater than 15,000 gallons per day</li> </ul>	NA	X		
<ul style="list-style-type: none"> <li>Use retaining less than 30% of lot area in natural state</li> </ul>	NA	X		
<ul style="list-style-type: none"> <li>Underground storage of gasoline or chemicals</li> </ul>	NA			X
<ul style="list-style-type: none"> <li>Storage of heating oil or petroleum in quantities greater than 500 gallons</li> </ul>	NA			X
<ul style="list-style-type: none"> <li>Disposal of snow from outside the district</li> </ul>	NA			X
<ul style="list-style-type: none"> <li>Storage of sludge and/or septage not stored in accordance with DEP 310 CMR 22.21(2)(b)(1)</li> </ul>	NA			X
<b>Impervious Surfaces</b>				
<ul style="list-style-type: none"> <li>Rendering impervious more than 20% but not less than 50% of any lot or parcel in Water Resource District</li> </ul>	X			X
<ul style="list-style-type: none"> <li>Rendering impervious more than 15% or 2500 square feet of any lot or parcel but less than 30% in Aquifer District</li> </ul>	X			X

**Application Review**  
**FOR PLANNING DEPARTMENT USE ONLY**

**§ 173-62(B) Special Permit Criteria**

- Groundwater quality performance rule met
- Location of water quality wells shown

**§ 173-63: Design and Operation Guidelines \***

- 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\*
- 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.”

3990005.1





**Littleton Planning Board  
SITE PLAN REVIEW CHECKLIST**

**Drawing #** \_\_\_\_\_  
**Drawing Date:** \_\_\_\_\_

Proposed Title 151 Taylor Street Distribution Center Reviewer \_\_\_\_\_

Applicant The Bulfinch Companies, Inc., c/o James Ward, Esq. Nutter, McClennen & Fish, 155 Seaport Boulevard, Boston, MA 02210

Application Date 8/16/18

Date of Formal Review by Planning Board \_\_\_\_\_

Project Description: The project comprises the demolition of the existing two- story office building at 151 Taylor Street and the

development of a new approximately 144,600 sf distribution center, equipped with 30 loading bays and parking for 134 vehicles.

The project also includes a new sanitary sewer system and upgrades to enhance stormwater management at the property.

**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) \_\_\_\_\_

\_\_\_\_\_ 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

\_\_\_\_\_ Seal of registered Architect, Landscape Architect, or Professional Engineer

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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

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USE AND INTENSITY REGULATION

§173-22: Establishment of districts

Parcel is located in zoning district type: \_\_\_\_\_

Section 173-25: Use Regulations

Use for which application is made: \_\_\_\_\_

\_\_\_\_\_ Use allowed **OR**

Special Permit Required (§173-7) because:

\_\_\_\_\_  
\_\_\_\_\_

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§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 \_\_\_\_\_

§173-32 Parking Area Design

\_\_\_\_\_ 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)

173-72: Wetlands and Flood Plain Regulations

\_\_\_\_\_ Wetlands and flood plain regulations met, if applicable

173-78: Noise Regulations

\_\_\_\_\_ Applicant informed of existence of requirements