



**James G. Ward**  
Direct Line: (617) 439-2818  
Fax: (617) 310-9818  
E-mail: [jward@nutter.com](mailto:jward@nutter.com)

October 2, 2018  
0104615-00003

Mark Montanari, Chair  
Littleton Planning Board  
Littleton Town Offices  
37 Shattuck Street, Room 303  
Littleton, MA 01460

Re: 151 Taylor Street, Littleton, MA  
Minor Amendment to Application for Major Industrial Use Special Permit,  
Aquifer and Water Resources District Special Permit and Site Plan Review

Dear Chair Montanari and Members of the Board:

As you are aware, 151 Taylor DE, LLC, c/o The Bulfinch Companies, Inc., 250 First Avenue, Suite 200, Needham, MA 02494 (the "Petitioner") is presently before the Town of Littleton Planning Board (the "Board") for approval of a Major Industrial Use Special Permit, an Aquifer and Water Resources District Special Permit and Site Plan Approval for the development of a distribution center (the "Project") at 151 Taylor Street (the "Property"). Since the submittal of the application in this matter, the Petitioner has been approached by United Parcel Service ("UPS"), requesting to use the Property for the temporary parking of trucks and trailers. The Petitioner has reviewed this request with the Building Commissioner, who determined that use of the Property exclusively for parking would not conflict with the permitted existing use of the Property (the Building Commissioner's determination is attached hereto). However, because the Project is presently before the Board, which if approved will change the permitted use of the Property, the Petitioner is submitting this amendment to its application to request that the Board include in any approval of the Project, a condition allowing the temporary parking use pending development of the Project.

The proposed temporary parking would entail the storage of trucks, trailers and equipment and/or the parking of passenger vehicles owned by employees, contractors, customers or agents of UPS on the Property. All trucks and trailers would be stored on the existing parking lot at the Property, and no goods or products would be stored or unloaded at the Property during the temporary period. The temporary parking would be for approximately five (5) months, beginning in November 2018 and ending in March 2019.

Because the parking use will be temporary, the Petitioner respectfully requests that the Board include a condition in any Special Permit to be issued by the Board that will allow for the temporary parking use of the Property as described in this amendment to the application prior to



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development and while the Petitioner completes construction plans and prepares for the issuance of a building permit.

We look forward to discussing the Project, the temporary parking use and any questions that you may have at the October 4, 2018 public hearing. Please do not hesitate to contact this office to discuss this filing.

Very truly yours,

A handwritten signature in black ink that reads "James G. Ward". The signature is written in a cursive style with a large initial "J" and "W".

James G. Ward

Enclosure

Cc: Robert Schlager, The Bulfinch Companies, Inc.  
Mark DiOrio, The Bulfinch Companies, Inc.  
Robert Gemma, MetroWest Engineering, Inc.  
Maren Toohill, Town of Littleton (email only)

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## Matthew Snell

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**From:** Roland Bernier <RBernier@littletonma.org>  
**Sent:** Monday, October 01, 2018 10:17 AM  
**To:** Matthew Snell  
**Subject:** [External] RE: 151 Taylor Street, Littleton - Zoning Enforcement Question

Hello Matt,

You have requested an opinion regarding the "...temporary parking (for approximately 5 months from November 2018 to March 2019) of trucks, trailers and equipment and/or the parking of passenger vehicles owned by employees, contractors, customers or agents on the property. All trucks and trailers would be stored on the existing parking lot at the property and we understand that no goods or products would be stored or unloaded at the property during this temporary period...".

The property is presently zoned IA and has an approved principal use of Research and Development –Light manufacturing. You are proposing to use the existing parking lot to store trucks and trailers and passenger vehicles only, absent of goods and product or any related transaction.

Truck Terminal by definition is a premise principally used for the parking, dispatching and maintenance of trucks or the loading or unloading of cargo into vehicles. Your proposal does not describe a truck terminal.

Provided that you use the premise exclusively for parking only, there appears no conflict with the permitted existing use of the property. It is understood that you are before the Planning board for a change of use of the property, and upon successful completion of the use change this office will reevaluate the parking situation.

Roland Bernier  
Building Commissioner  
Zoning Officer

**From:** Matthew Snell [mailto:MSnell@nutter.com]  
**Sent:** Thursday, September 27, 2018 3:28 PM  
**To:** Roland Bernier <RBernier@littletonma.org>  
**Cc:** Maren Toohill <MToohill@littletonma.org>; James Ward <JWard@nutter.com>  
**Subject:** 151 Taylor Street, Littleton - Zoning Enforcement Question

Mr. Bernier,

It was a pleasure to speak with you this afternoon. As I mentioned, our firm represents the owner of 151 Taylor Street in regard to the redevelopment of the property from its current office use to a distribution center, which is presently before the Planning Board for approval to allow the distribution center (the next hearing is October 4). As discussed, and as recommended by Maren Toohill, we would appreciate your opinion on whether the property, if approved for use as a distribution center by the Planning Board, could be conditioned to allow the temporary, accessory parking of trucks and trailers pending the construction of the distribution center.

Although the distribution center project is presently before the Planning Board for approval (Major Industrial Use Special Permit, Aquifer and Water Resources District Special Permit and Site Plan Approval), in the last week or so, the owner has been approached by UPS, requesting to use the property for the temporary parking (for approximately 5 months from November 2018 to March 2019) of trucks, trailers and equipment and/or the parking of passenger vehicles owned by employees, contractors, customers or agents on the property. All trucks and trailers would be stored on the existing parking lot at the property and we understand that no goods or products would be stored or unloaded at the property during this temporary period.

As the Littleton Zoning Bylaw defines the distribution center use to include “accessory truck terminal facilities”, which would include the parking of trucks and trailers, we would propose to amend the application presently before the Planning Board to request a condition in any Special Permit to be issued by the Planning Board to allow for the temporary use of the property for accessory truck and trailer parking prior to the redevelopment of the property as a distribution center. This would allow the property to be used for this temporary use prior to the completion of construction plans and issuance of a building permit.

We appreciate your assistance with this matter. Please do not hesitate to contact Jim Ward (617-439-2818) or me to discuss or if we can provide any additional information.

Regards,  
Matt



**Matthew Snell**

Nutter McClennen & Fish LLP  
155 Seaport Blvd / Boston, MA 02210  
Direct / 617-439-2617  
[MSnell@nutter.com](mailto:MSnell@nutter.com)  
[nutter.com](http://nutter.com)

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