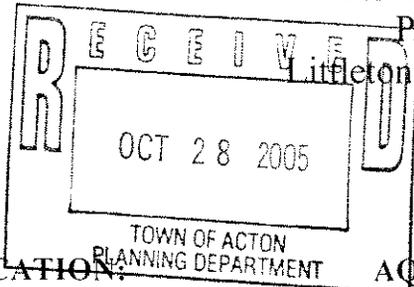


FYI



**PLANNING BOARD**

P.O. BOX 1305  
Littleton, Massachusetts 01460



Wednesday, October 26, 2005

**APPLICATION:**

TOWN OF ACTON  
PLANNING DEPARTMENT

**AQUIFER PROTECTION DISTRICT  
SPECIAL PERMIT**

**PROPERTY LOCATION:**

679 Great Road  
Map R-24, Parcel 13-2

**DESCRIPTION:**

Construct 1,012 square foot building, and associated site improvements with the following use within the Aquifer District:

Rendering impervious more than 20 percent of the lot area.

**OWNER/APPLICANT:**

Richard Dinapoli  
677 Great Road  
Littleton, MA 01460

**ENGINEER:**

David E. Ross Associates  
PO Box 368  
Ayer, MA 01432

**DATES OF LEGAL NOTICES:**

July 21 and 28, 2005

**DATES OF HEARING:**

August 11 and 31, September 7, October 6, and 13, 2005

**MEMBERS PRESENT:**

Mark Montanari, Steven J. Wheaton, Gregg Champney,  
Janet LaVigne, and Richard J. Dennis, Jr.

**REFERENCE PLANS:** "Site Plan in, Littleton, MA Prepared for Richard Dinapoli" dated July 2005, Revised 08/29/05 (1 Sheet).

Following proper notice, the Littleton Planning Board held a public hearing on the above dates to consider the application of Richard Dinapoli for Special Permits under the Aquifer and Water Resource District. Section 173-61 through 173-64 of the Town of Littleton Code for the project as listed above.

The Public Hearing was closed on October 13, 2005. The Board made the following specific findings regarding the proposed use at the site:

1. At the boundaries of the site, the groundwater quality will not fall below drinking water standards;
2. Egress is adequate to accommodate police and fire protection;
3. Roads, water, and drainage will adequately serve the site.

## Aquifer District Special Permits – Advantage Automobile – 679 Great Road

4. Visual compatibility is improved by the landscaping proposed on the site;
5. The current threat to the environment is reduced due to drainage proposed;
6. No significant nuisance, hazard or congestion will be created; and
7. There will be no substantial harm to the neighborhood or derogation from the intent of the Zoning Bylaws.

At the meeting held *October 13, 2005* a motion was made by Mr. Wheaton and seconded by Mr. Dennis to **grant** the Special Permit as listed above with the following **conditions**:

1. This Special Permit is granted only to Mr. Rich Dinapoli of Advantage Automobile Investments as an auto sales facility. Any change of proprietorship or use shall constitute a change of use as outlined in Section 173-62 C of the Littleton Bylaws;
2. Semi-annual groundwater monitoring activities shall be required to help assess land use impacts on local groundwater resources. The owner shall be responsible for all associated costs incurred including: the installation of new groundwater monitoring wells (to be located with the approval of the Littleton Water Department); maintenance and upkeep of existing groundwater wells; and sampling, analysis, and review performed by the Littleton Water Department. The sampling, location, testing frequency, and analytical requirements shall be drafted and modified by the Littleton Water Department and approved by the Littleton Planning Board contingent upon existing and future environmental site conditions;
3. No parking of vehicles is allowed on any unpaved surface;
4. No use or storage of sodium de-icing chemicals shall be allowed on the site;
5. Groundwater quality shall not be degraded below drinking water standards at the property lines due to activity on this property;
6. Access and walkways around the building shall be maintained at all times and under all conditions;
7. The Fire Department must be notified of hazardous, combustible or flammable materials on site in the amount of 5 gallons or more;
8. No toxic or hazardous materials in excess of 5 gallons or 25 pounds dry weight shall be stored on site;
9. Up to 1,012 sf office use is allowed;
10. The site is approved for 21 parking spaces (6 for customers plus 15 for display of vehicles);
11. All lighting is to conform to Littleton bylaws;
12. This permit is in addition to the site plan approved October 13, 2005; and
13. This Special Permit shall not become effective until it is recorded at the Registry of Deeds.

The Board voted 4 to 0 to **grant** the Special Permit with the above conditions.

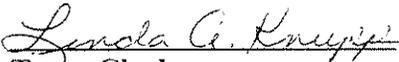
Appeals, if any, shall be made pursuant to Section 17 of Chapter 40A, Massachusetts G.L., and shall be filed within 20 days after the date this decision is filed with Town Clerk.

Aquifer District Special Permits – Advantage Automobile – 679 Great Road

Signed:

  
\_\_\_\_\_  
Gregg S. Champney, Clerk

Date Filed with Town Clerk: Oct 26, 2025

  
\_\_\_\_\_  
Town Clerk

cc: Applicant, Building Inspector, Water Department, and Fire Department

TOWN CLERK CERTIFICATION:

To Whom It May Concern:

I, Linda A. Knupp, 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 Linda A. Knupp  
Littleton, Mass.

\_\_\_\_\_  
Date