



## PLANNING BOARD

P.O. Box 1305  
Littleton, Massachusetts 01460

# FYI

Tuesday, March 17, 2009

### WATER RESOURCE DISTRICTS SPECIAL PERMIT DECISION ADDITIONAL COMMUTER PARKING

**Application:** Water Resource District Special Permits to allow construction of additional 98-space commuter parking area.

**Property Location:** 245 Foster Street  
Commuter Parking Lot  
Map R-11, Parcel 3

**Applicant/Owner:** Littleton Development Trust  
C/O The Nordblom Company  
31 Third Avenue  
Burlington, MA 01803

**Application Date:** October 6, 2008

**Dates of Legal Notice:** November 6 and 13, 2008

**Public Hearing Date:** November 20, and December 18, 2008; January 29, February 26, and March 5, 2009

**Members Present:** Janet LaVigne, Steve Wheaton, Gregg Champney, Mark Montanari, and Richard Crowley

**REFERENCE PLANS:** "Site Plan for Commuter Parking Lot Expansion Foster Street Littleton, Massachusetts" Prepared for Littleton Development Trust, 15 Third Avenue, Burlington, MA 01803 by Acton Survey & Engineering, Inc. Drawings with the following six sheets (as amended):

1. Site Plan for Commuter Parking Lot Expansion
2. Parking Lot Expansion Site Details – Sheet 1
3. Parking Lot Expansion Site Details – Sheet 2
4. Erosion and Sedimentation Control Plan – Sheet 1
5. Erosion and Sedimentation Control Plan – Sheet 2
6. Site Plan for Commuter Parking Lot Expansion

The Littleton Planning Board held a public hearing on the above dates to consider the application of Littleton Development Trust for Special Permits under the Aquifer and Water Resource District, Sections 173-61 through 173-64 of the Town of Littleton Code to modify the existing Water Resource District Special Permit to allow construction of an additional 100-space private parking area to the commuter parking.

The Public Hearing was closed on March 5, 2009.

Following the public hearing on this proposal, the Planning Board made the following **findings**:

**Modify Water Resource District Special Permit – 245 Foster Street  
Additional Commuter Parking**

1. The following design specifications for the commuter parking project are permitted:

Number of parking spaces on existing commuter parking area 100

Number of new parking spaces for commuter parking area 98

Grading resulting in creation of exterior grades less than 5 feet above minimum ground water elevation Permitted subject to conditions in Special Permit

Rendering more than 20% but less than 50% of any lot or parcel 28.5% allowed with conditions in Special Permit

2. At the boundaries of the premises, the groundwater quality resulting from on-site waste disposal, other on-site operations, natural recharge, and background water quality will not fall below the standards established by the Department of Environmental Protection (“DEP”) in Drinking Water Standards and Guidelines for Chemicals in Massachusetts Drinking Water, as most recently revised. Where DEP has not established a standard for a chemical but the U.S. Environmental Protection Agency or the Littleton Board of Health has established an enforceable standard, groundwater quality will not fall below that standard.
3. The proposed project makes provision for on-site recharge of stormwater runoff from impervious surfaces. The Board is satisfied with the design of the proposed stormwater management system as most recently revised.
4. The applicant is permitted to use non-sodium chloride-based deicing agents at the premises, provided that there will be no storage of ice control chemicals in quantities requiring state reporting at the premises.

Based on the above determinations, the Planning Board finds that the proposal is in harmony with the general purpose and intent of the Zoning By-Law and meets the general or specific requirements set forth therein.

At the Planning Board meeting of March 5, 2009, Mr. Crowley made a motion to approve the Water Resource District Special Permit, subject to the following Conditions

1. The validity of this permit is dependent on the Applicant recording this decision at the Middlesex Registry of Deeds. No building permit shall issue until the Applicant has filed with the Building Inspector and Planning Board a copy of this decision setting forth the recording information of the decision.
2. Semi-annual groundwater monitoring activities are required to help assess land use impacts on local groundwater resources. The owner is responsible for all associated costs incurred including costs for: the installation of new groundwater monitoring wells; maintenance and upkeep of existing groundwater monitoring wells; and sampling, analysis, and review performed by the Littleton Water Department. The frequency of monitoring and substances to be tested may be altered with the approval of the Water Quality Engineer of the Littleton Water Department.

**Modify Water Resource District Special Permit – 245 Foster Street  
Additional Commuter Parking**

3. No sodium deicing chemicals are to be used or stored on site.
4. This Special Permit is in addition to the Site Plan approved March 5, 2009.
5. The property owner shall clean catch basins and detention ponds annually.
6. Percent impervious cover for the property (new Lot CPL) shall not exceed 28.5 percent.
7. No parking of vehicles is allowed on any unpaved surface.
8. Groundwater quality shall not be degraded below drinking water standards at the property lines due to activity on this property.
9. All lighting is to conform to Littleton Bylaws.
10. All plantings and landscape maintenance shall be to the Planning Board satisfaction.
11. Snow storage areas to be designated with approval by the Planning Board.
12. This Special Permit will lapse 24 months following the grant thereof (except such time required to pursue or await the determination of an appeal referred to in M.G.L. c. 40A, Section 17) if a substantial use or construction has not sooner commenced, except for good cause. Commencement of construction or substantial site work in support of the construction approved hereby will constitute substantial use of this Special Permit.

This motion was seconded by Mr. Wheaton and the Board voted 5 to 0 in favor of this motion.

**The Water Resource District Special Permit is hereby GRANTED with the above conditions.**

Signed:

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

Date filed with Town Clerk: March 17, 2009

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

**Appeals, if any, shall be made pursuant to Section 17 of the Zoning Law, Massachusetts General Law, Chapter 40A, and shall be filed within 20 days after the filing of the decision with Town Clerk.**

**Modify Water Resource District Special Permit – 245 Foster Street  
Additional Commuter Parking**

Dated: \_\_\_\_\_

I hereby certify that 20 days have elapsed since March 17, 2009, the date this Decision was filed with the Town Clerk, and no notice of appeal has been filed during that period.

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