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October 14, 2025

Littleton Conservation Commission  
37 Shattuck Street  
Littleton, MA 01460

Attached please find a revised Notice of Intent plan for 19 Ipswich Drive. The plan has been revised per comments received from the Commission at the opening of the public hearing on October 7, 2025, as follows:

1. The two maple (2) trees adjacent to the small shed proposed to be removed have been designated to remain (formerly proposed to be removed).
2. Added proposed erosion control barrier around the down-gradient side of the proposed temporary soil stockpile area.
3. Designated a 'Construction Staging & Materials Storage Area' on the plan in the vicinity of the existing driveway access from Ipswich Drive.
4. Conducted the following analysis of existing and proposed impervious cover area in the 100-ft buffer zone to determine applicability of compliance with MA Stormwater Standards for the project per Wetland Protection Regulation 6.1.4.

#### **LITTLETON WETLAND BYLAW STORMWATER STANDARDS APPLICABILITY ANALYSIS PER WETLAND PROTECTION REGULATION 6.1.4**

First, calculate 5% of buffer zone area on the lot:

Lot Area = 22,000 sf

Lot Area Within Buffer Zone = 20,360 sf

**5% of Lot Area in Buffer Zone = 20,360 sf x 0.05 = 1,018 sf**

Therefore, the maximum increase in impervious cover for this project without MA Stormwater Standards applicability is **the lesser of 5% of lot area in the buffer zone** (1,018 sf) or 1,000, so, **1,000 sf**.

Next, calculate existing and proposed impervious cover within the buffer zone:

**Existing Impervious Cover in 100-ft Buffer Zone:**

Dwelling/deck/porch: 890 sf

Sheds: 230 sf

**Total Existing BZ impervious: 1,120 sf**

**Proposed Impervious Cover in 100-ft Buffer Zone:**

Dwelling: 1,202 sf

Patios/walks: 273 sf

Driveway: 400 sf

Shed to remain: 168 sf

**Total Proposed BZ impervious: 2,043 sf**

**NET IMPERVIOUS INCREASE IN BUFFER ZONE = 2,043 sf – 1,120 sf = 973 sf**  
**≤ 1,000 sf**

Since the net increase in impervious cover is less than 1,000 sf, compliance with the MA Stormwater Standards is not required per Littleton Wetland Protection Regulations Section 6.1.4.

We look forward to discussing these revisions to the 19 Ipswich Drive Notice of Intent application with the Commission in greater detail at the continuation of the public hearing scheduled for October 21, 2025.

Respectfully,

A handwritten signature in black ink, appearing to be 'S. Hayes', written in a cursive style.

FORESITE Engineering Associates, Inc.

By: Scott P. Hayes, PE  
Director of Engineering

cc: Crown Castle Development LLC  
DEP-CERO  
Attachment