

ZONING MATRIX (INDUSTRIAL B/AQUIFER & WATER RESOURCE DISTRICT)			
DIMENSIONAL REGULATION	REQUIRED	EXISTING	PROPOSED
LOT AREA (1)	3 ACRES MIN.	4.725± ACRES	NO CHANGE
STREET SETBACK (2)	30 FT MIN.	N/A	266 FT
SIDE SETBACK (2)	20 FT MIN.	N/A	25 FT
REAR SETBACK (2)	20 FT MIN.	N/A	37 FT
BUILDING HEIGHT	40 FT MAX.	N/A	N/A
LOT COVERAGE (BUILDINGS)	35% MAX.	8.3%	8.2%
LOT COVERAGE (BUILDINGS & PAVEMENT)	80% MAX.	10.1%	10.4%

NOTES:
(1) USE IS PART OF A COMMERCIAL SOLAR PHOTOVOLTAIC INSTALLATION AND PER LITTLETON ZONING BYLAW ARTICLE XXV §173-183, A MINIMUM LOT AREA OF 3 ACRES IS REQUIRED.
(2) SETBACKS ARE MEASURED TO THE SECURITY FENCE, PER LITTLETON ZONING BYLAW ARTICLE XXV §173-183 "ALL SECURITY FENCES SURROUNDING THE INSTALLATIONS SHALL BE SET BACK FROM THE PROPERTY LINE IN A DISTANCE EQUAL TO THE SETBACK REQUIREMENT APPLICABLE TO BUILDINGS WITHIN THE ZONING DISTRICT IN WHICH THE INSTALLATION IS REQUIRED."

PERVIOUS & IMPERVIOUS AREAS (97 & 99 MILL ROAD)				
TYPE	EXISTING (SF)	PROPOSED (SF)	CHANGE (SF)	IMPERVIOUS CHANGE (SF)
BUILDING/ROOF (TO GRAVEL)	17,124	16,405	-719	-719
PAVEMENT/CONCRETE	3,473	5,045	+1,572	+1,572
WATER (BEAVER BROOK)	13,456	13,456	0	0
IMPERVIOUS COMPACTED ASPHALT MILLING	2,873	0	-2,873	-2,873
IMPERVIOUS STOCKPILING (TO BE PERVIOUS GRAVEL*)	7,264	2,348	-4,916	-4,630*
GRAVEL WITH IMPERVIOUS LINER WITHIN ENCLOSURE (NEW)	0	2,750	+2,750	+2,750
TOTAL IMPERVIOUS	44,190	40,290*	-	-3,900
TOTAL PERVIOUS AREA	161,714	165,614	-	+3,900
TOTAL AREA	205,904	205,904	-	0

*286 SF OF EXISTING IMPERVIOUS STOCKPILES TO BE WITHIN PROPOSED IMPERVIOUS AREA

ONSITE RIVERFRONT AREA CALCULATIONS			
	EXISTING DEGRADED AREA	PROPOSED DEGRADED AREA	NET CHANGE
0'-100' BUFFER	36,483 SF	35,845 SF	-638 SF
100'-200' BUFFER	58,228 SF	58,228 SF	0
TOTAL	94,711 SF	94,073 SF	-638 SF±

NOTE: 3,314 SF OFFSITE ENCROACHMENT TO BE RESTORED

RIVERFRONT AREA NOTE:

BASED ON A REVIEW OF SATELLITE IMAGERY FROM MARCH 1995, THE PROPOSED WORK AREA IS PREVIOUSLY DEGRADED AS A RESULT IMPERVIOUS SURFACES AND AN ABSENCE OF TOPSOIL. PER 310 CMR 10.58(5), PREVIOUSLY DEGRADED OR DEVELOPED AREAS MAY BE REDEVELOPED, INCLUDING REUSED.

THE PROPOSED DEVELOPMENT WILL IMPROVE EXISTING CONDITIONS BY REMOVING IMPERVIOUS COMPACTED GRAVEL SURFACES AND RESTORING VEGETATION, STORMWATER MANAGEMENT WILL BE PROVIDED ACCORDING TO THE MASSDEP STANDARDS, WORK IS NOT LOCATED CLOSER THAN EXISTING CONDITIONS, AND THE AREA OF PROPOSED WORK DOES NOT EXCEED THE AMOUNT OF DEGRADED AREA. ALL PROPOSED WORK IS WITHIN A PREVIOUSLY DEGRADED AREA AND NO ALTERATION IS PROPOSED.

STORMWATER MANAGEMENT NOTE:

THE PROJECT WILL REDUCE IMPERVIOUS AREA AND THEREFORE QUALIFIES AS A REDEVELOPMENT PROJECT UNDER THE MASSDEP STORMWATER MANAGEMENT STANDARDS. PER THE STANDARDS "A REDEVELOPMENT PROJECT IS REQUIRED TO MEET THE FOLLOWING STORMWATER MANAGEMENT STANDARDS ONLY TO THE MAXIMUM EXTENT PRACTICABLE: STANDARD 2, STANDARD 3, AND THE PRETREATMENT AND STRUCTURAL BEST MANAGEMENT PRACTICE REQUIREMENTS OF STANDARDS 4, 5, AND 6. EXISTING STORMWATER DISCHARGES SHALL COMPLY WITH STANDARD 1 ONLY TO THE MAXIMUM EXTENT PRACTICABLE".

GENERAL NOTE:

THESE PLANS ARE PREPARED FOR OUR CLIENTS USE ONLY FOR THE SPECIFIC PURPOSE OF LAND USE PLANNING ONLY AND ARE NOT TO BE USED OR RELIED UPON AS A PERMIT OR CONSTRUCTION DOCUMENT WITHOUT THE WRITTEN CONSENT OF THE MORIN-CAMERON GROUP, INC.

ABBREVIATIONS:

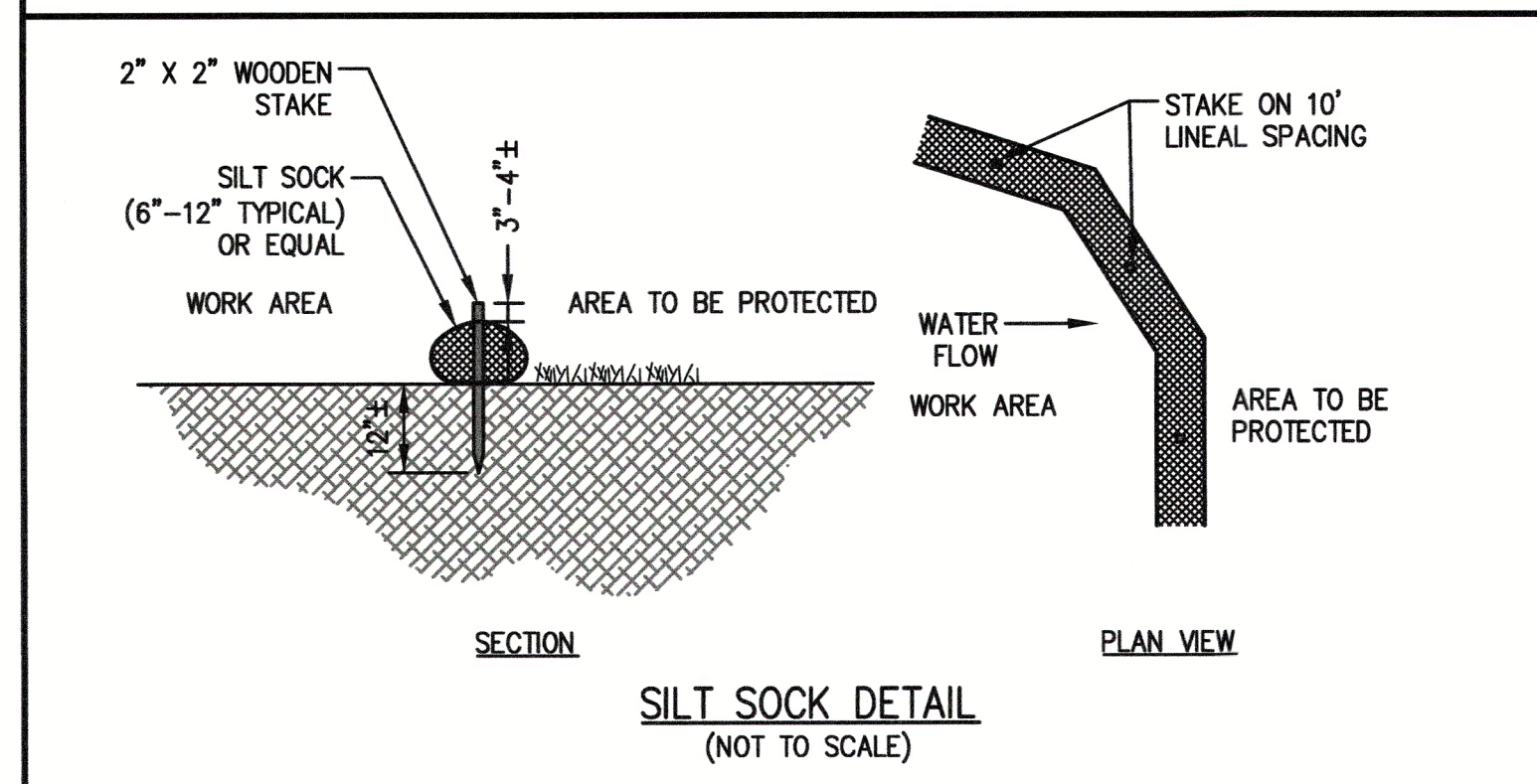
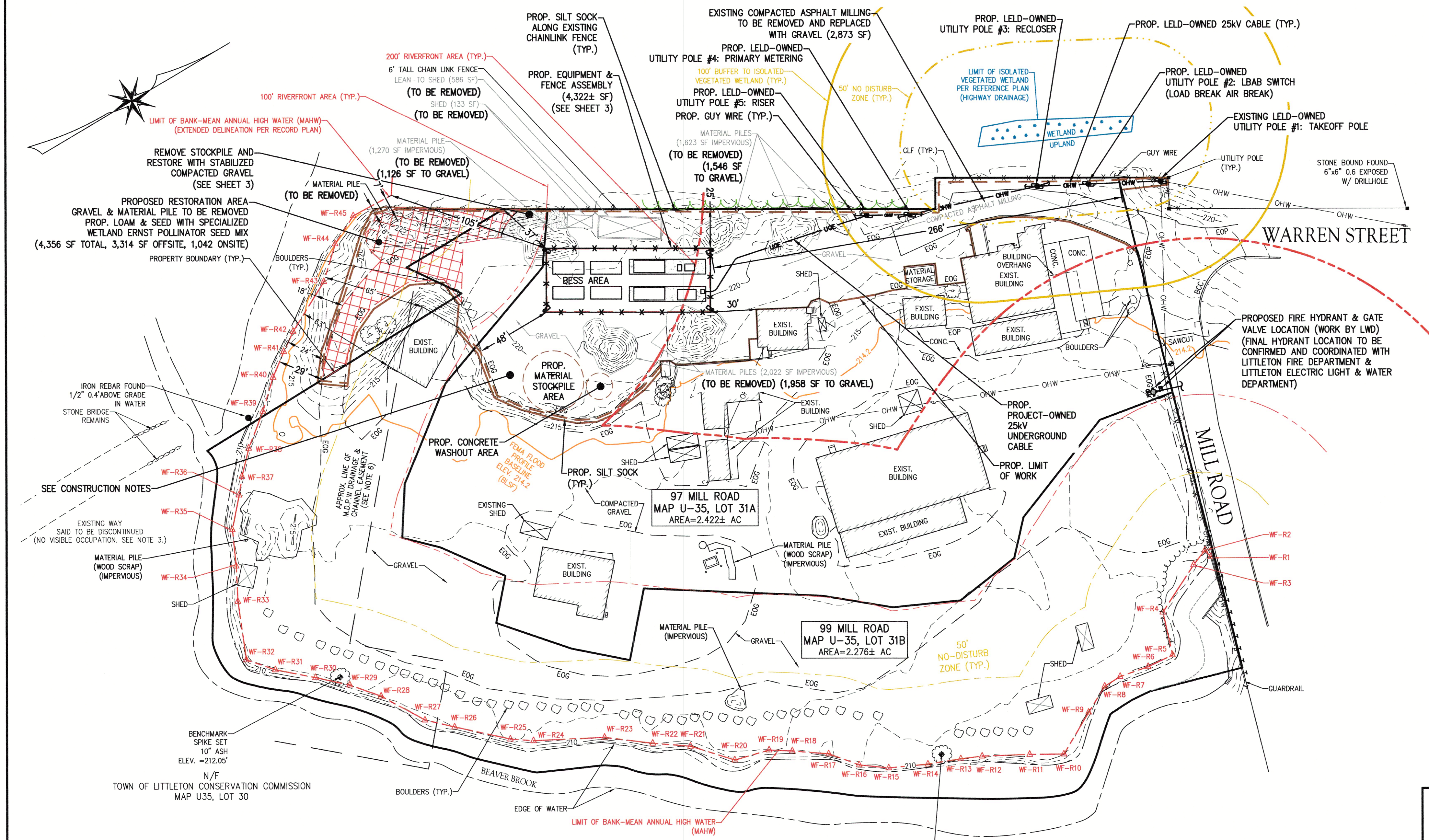
AC	ACRES
APPROX	APPROXIMATE
BCC	BITUMINOUS CONCRETE CURB
BESS	BATTERY ENERGY STORAGE SYSTEM
BLSF	BORDERING LAND SUBJECT TO FLOODING
BWV	BORDERING DEGRADED WETLAND
CLF	CHAIN LINK FENCE
CONC	CONCRETE
ELEV	ELEVATION
EOG	EDGE OF GRAVEL
EOP	EDGE OF PAVEMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FG	FINISHED GRADE
LELD	LITTLETON ENERGY LIGHT DEPARTMENT
MASSDEP	MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION
OHV	OVERHEAD WIRE
TYP	TYPICAL
UGE	UNDERGROUND ELECTRIC
WF	WETLAND FLAG

LEGEND

	EXISTING	PROPOSED
CONTOURS		
MAJOR	- 220 -	- 220 -
MINOR	- 219 -	- 219 -
50' NO DISTURB ZONE (ISOLATED WETLAND)		
50' NO DISTURB ZONE (BANK)		
100' BUFFER ZONE (ISOLATED WETLAND)		
100' BUFFER ZONE (BANK)		
200' RIVERFRONT AREA		
LIMIT OF BANK-MEAN ANNUAL HIGH WATER		
EDGE OF WATER		
FEMA FLOOD ELEVATION (BLSF)		
LIMIT OF ISOLATED WETLAND		
OVERHEAD WIRES	OHV	OHV
DRAIN PIPE		
UNDERGROUND ELECTRIC		UGE
CHAIN LINK FENCE		
GUARDRAIL		
TREELINE		
BENCHMARK		
LIGHT POLE		
TEST PIT		
TREE		
UTILITY POLE		
WETLAND FLAG		
FIRE HYDRANT		

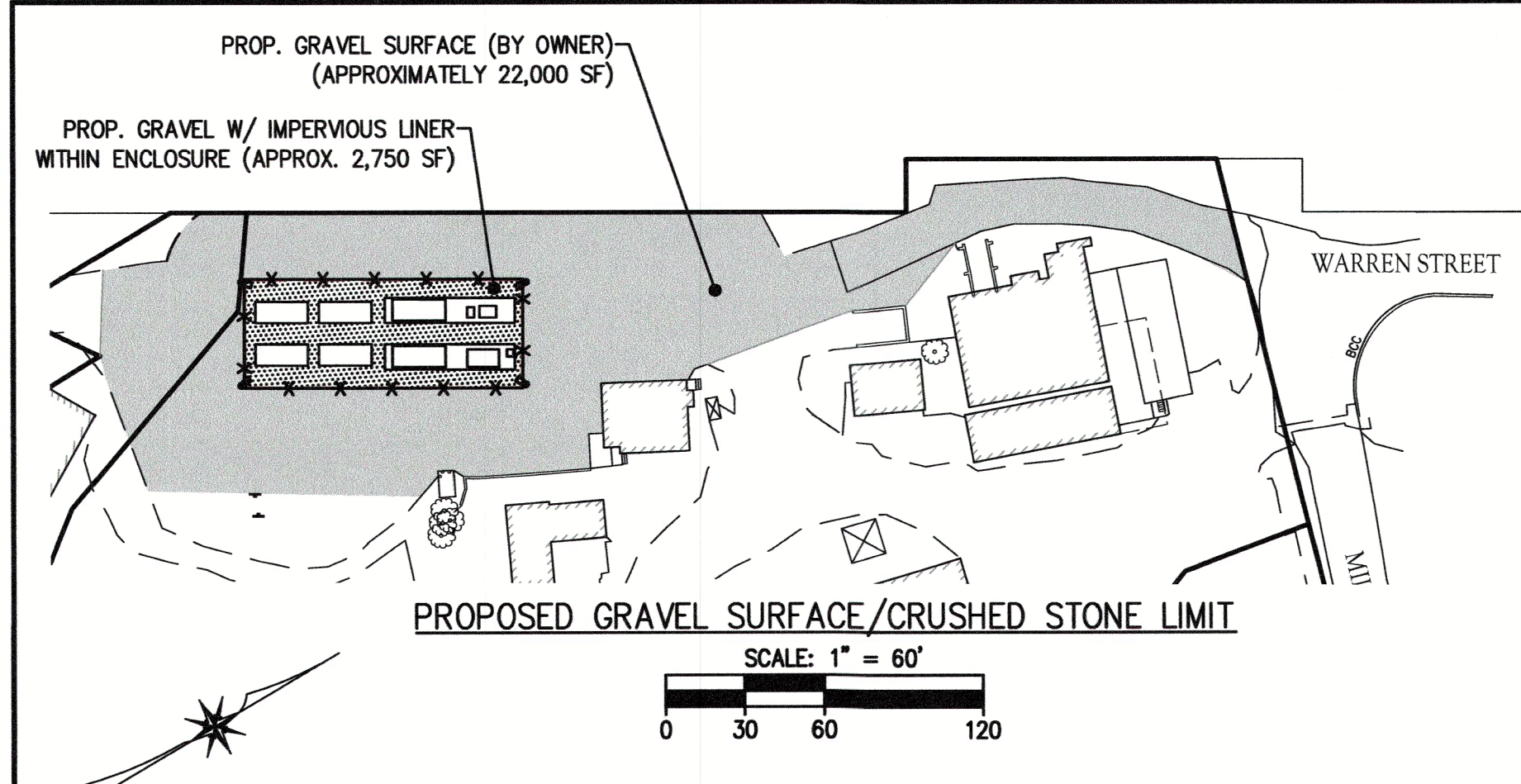
RIVERFRONT CALCULATIONS:

RIVERFRONT AREA ON PROPERTY= 171,287 SF ± (10% = 7,129 SF)
PREVIOUSLY DEGRADED RIVERFRONT= 94,711 SF±
PROPOSED ALTERATION IN RIVERFRONT (0'-100' RFA)= 3,391 SF±
PROPOSED ALTERATION IN RIVERFRONT (100'-200' RFA)= 13,718 SF±
PROPOSED ALTERATION IN RIVERFRONT (TOTAL)= 17,110 SF± (9.9%)
DEGRADED RIVERFRONT RESTORED (REMOVAL OF GRAVEL ACCESS ROAD) = 2,673 SF±
DEGRADED RIVERFRONT PROPOSED = 0 SF±



CONSTRUCTION NOTES:

- OWNER TO FINISH AREAS OUTSIDE FENCE ENCLOSURE & RESTORATION AREAS WITH SUITABLE COMPACTED GRAVEL OR CRUSHED STONE.
- ALL UNSUITABLE SOIL FOUND DURING CONSTRUCTION OF THE PROPOSED EQUIPMENT AREA/CONCRETE PADS SHALL BE REPLACED WITH SUITABLE/STABLE SOIL. CONTRACTOR TO VERIFY WITH CIVIL ENGINEER SOIL IS SUITABLE FOR CONCRETE PADS AND/OR FOUNDATIONS.



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SURVEY BY: BP, BS, & SR
DRAFTED BY: JMB/DTS
CHECKED BY: SPC
APPROVED BY: SPC
SCALE: AS NOTED
DATE: APRIL 29, 2025

REVISIONS		DATE
NO.	DESCRIPTION	
1	APPLICANT NAME CHANGE CONSERVATION COMMENTS AND PROPOSED FIRE HYDRANT	6/18/25
2	WATER SUPPLY NOTE	7/11/25
3	EXISTING CONDITIONS SURFACE CLARIFICATION AND REVISED PERVIOUS AND IMPERVIOUS AREA TABLE	7/22/25
4	PROPOSED ENCLOSURE CONTAINMENT SYSTEM WITH IMPERVIOUS LINER	10/6/25
5	REVISED FIRE HYDRANT LOCATION	10/21/25

SITE REDEVELOPMENT PLAN
IN
LITTLETON, MASSACHUSETTS
97 & 99 MILL ROAD
(ASSESSOR'S MAP U35, LOTS 31A & 31B)
PREPARED FOR:
LITTLETON BESS LLC

OVERALL SITE PLAN & DETAILS
SHEET NO. **2 OF 3**