



**Littleton Planning Board
SITE PLAN REVIEW CHECKLIST**

Drawing # _____
Drawing Date: _____

Proposed Title G7 Lab, LLC Reviewer _____

Applicant G7 Lab, LLC

Application Date July 10, 2020

Date of Formal Review by Planning Board _____

Project Description: Permitting of an Adult Use Marijuana Establishment (Marijuana Testing Laboratory)
within an existing facility at 160 Ayer Road, Littleton.

PLANNING BOARD ACTION

_____ APPROVED

_____ APPROVED SUBJECT TO MODIFICATION

_____ DISAPPROVED

By vote of the Littleton Planning Board

_____ Date: _____

Date of Notice to Building Commissioner _____

POLICY ON TRAFFIC & PEDESTRIAN MITIGATION

Calculated Fee (\$100 per parking space) _____

_____ Fee Paid

_____ Fee Waived

DRAWING REQUIREMENT: §173-17: Littleton Zoning Bylaw

- ☒ Boundary Lines
- ☒ Adjacent streets and ways shown
- ☒ Topography, existing and ~~proposed~~
- ☒ Structures, existing and ~~proposed~~
- ☒ Walkways
- ☒ Principal drives
- ☒ Service entries
- ☒ Parking
- ☒ Landscaping Existing
- ☒ Screening
- ☐ N/A Park or recreation areas
- ☒ Utilities:
 - ☒ a. Water
 - ☒ b. Electricity
 - ☒ c. Gas
 - ☒ d. Telephone
- ☒ Sanitary sewerage
- ☒ Storm drainage
- ☒ Seal of registered Architect, Landscape Architect, or Professional Engineer

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DESIGN REQUIREMENTS §173-18

- ☒ Internal Circulation safe
- ☒ Egress safe
- ☒ Access via minor streets minimized
- ☒ Visibility of parking areas minimized
- ☒ Lighting avoids glare
- ☒ Major topography change, tree removal minimized
- ☒ Adequate access to each structure for emergency equipment
- ☒ Utilities adequate
- ☒ Drainage adequate

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USE AND INTENSITY REGULATION

§173-22: Establishment of districts

Parcel is located in zoning district type: Industrial B

Section 173-25: Use Regulations

Use for which application is made: Article XXVIII. Adult Use Marijuana Establishments

 Use allowed **OR**

Special Permit Required (§173-7) because:

As required per Article XXVIII

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§173-27 & 173-31: Intensity of Use Regulation & Schedule

✓ Lot area adequate (see also Definitions)

✓ Lot frontage adequate

N/A Reduced lot frontage approved, if applicable

✓ Front yard adequate (see also Definitions)

 Smaller setback approved, if applicable

✓ Side, rear yards adequate (see also Definitions)

✓ Building height conforming (see also Definitions)

 Greater building height approved, if applicable

✓ Building coverage conforming (see also Definitions)

✓ Building plus paving coverage conforming

 Floor area ratio conforming

GENERAL REGULATIONS §173-32 & 173-33

✓ Parking and Loading Requirements

✓ Location of parking conforming

✓ Number of spaces adequate or waived

✓ Computation See chart on Site Plan

§173-32 Parking Area Design

✓ No parking within 10 feet of street line

✓ Parking paved, bumper guards conforming or waived

✓ No backing into public way (§173-32, C.1)

✓ Egress spacing adequate (§173-32 C. C1)

☒ Screened from abutting residential uses, public ways (§173-32, C.3) for 8 or more cars

§ 173-33: Loading Requirements

☒ No need for trucks to back onto or off a public way

☒ No need for trucks to park on a public way while loading, unloading, or waiting to do so

§ 173-34: Sign Regulation administered by Board of Selectmen, not included in Site Plan Review.

§ 173-43: Landscaping and Screening

N/A Outdoor sales display, commercial outdoor recreation screened

N/A Industrial “A” buffer provided

N/A Corner vision clear

☒ Exterior lighting complies

SPECIAL REGULATIONS

§ 173-52: Motor Vehicle Services

N/A Requirements met, if applicable

§ 173-53: Accessory Uses

N/A Floor and Land area requirements met, if applicable

173-61: Aquifer and Water Resource District

 Aquifer District applicable

☒ Water Resource District applicable

☒ Regulations met, if applicable (See separate checklist)

173-72: Wetlands and Flood Plain Regulations

N/A Wetlands and flood plain regulations met, if applicable

173-78: Noise Regulations

N/A Applicant informed of existence of requirements