



GREEN INTERNATIONAL AFFILIATES, INC.

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March 30, 2023

Ms. Maren Toohill, AICP
Town Planner
Town of Littleton Planning Board
37 Shattuck Street, Room 303
Littleton, MA 01460

Subject: Site Plan/Special Permit Peer Review Application for 254-260 Ayer Road Littleton Planning Department

Dear Ms. Toohill:

Pursuant to our agreement with the Town of Littleton, Green International Affiliates, Inc. (Green) is submitting the attached comments from our Site Plan/Special Permit Review Application Package for the proposed site improvements at 254-260 Ayer Road.

This peer review investigates the application package for compliance with the Code of the Town of Littleton, Massachusetts, Chapter 38, Article II - Stormwater Management and Erosion Control Bylaw and Chapter 173 - Zoning Bylaw. This review included an examination of the following documents:

- Document titled “Executive Summary”, prepared by Greenman-Pedersen, Inc., dated February 6, 2023 and containing three (3) sheets;
- Document titled “Planning Board Submittal”, prepared by Greenman-Pedersen, Inc., dated February 8, 2023 and containing three (2) sheets;
- Document titled “Special Permit Criteria Narrative”, prepared by Greenman-Pedersen, Inc., dated February 8, 2023 and containing thirty five (35) sheets;
- Document titled “Planning Board Application”, prepared by Greenman-Pedersen, Inc., dated February 8, 2023 and containing six (6) sheets;
- Document titled “Site Plan Review Checklist”, prepared by Greenman-Pedersen, Inc., dated February 8, 2023 and containing four (4) sheets;
- Document titled “Aquifer & Water Resource Districts”, prepared by Greenman-Pedersen, Inc., and containing four (4) sheets;
- Document titled “Aquifer & Water Resource District Checklist”, prepared by Greenman-Pedersen, Inc. (GPI), and containing four (4) sheets;
- Document titled “Stormwater Permit Application”, prepared by Greenman-Pedersen, Inc., and containing four (4) sheets;
- Plans titled “Proposed Retail Motor Fuel Outlet”, Greenman-Pedersen, Inc., dated February 8, 2023 and containing twenty four (24) sheets;
- Document titled “Traffic Impact and Access Study”, prepared by Greenman-Pedersen, Inc., dated February 6, 2023 and containing one hundred sixty six (166) sheets;
- Document titled “Stormwater Management Report” prepared by Greenman-Pedersen, Inc., dated February 8, 2023 and containing one hundred eighty nine (189) sheets.

Please note that this peer review is not a complete review of the project design and does not relieve the Applicant and Engineer of meeting all requirements of local, state and federal regulations. Please feel free to contact me if you have any questions regarding our review.

Ms. Maren Toohill, AICP

March 30, 2023

Sincerely,

Green International Affiliates, Inc.



James Thorne, P.E.
Project Manager

tb/jt

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