

February 8, 2023

Littleton Planning Board
Littleton Town Hall
37 Shattuck Street
PO Box 1305
Littleton, MA 01460

SUBJECT: Planning Board Submittal
Energy North Group
254, 256 & 260 Ayer Road
Littleton Parcels U45 Lots 7, 7-B, 8-A & 11
Ayer Parcel 30-16

Dear Members of the Planning Board:

Greenman-Pedersen, Inc. (GPI), on behalf of our client, Energy North Group, hereby provides the following narrative as part of our Planning Board submittal package for the re-development of the above referenced parcels.

This project is located at the intersection of Ayer Road, Bruce Street and Willows Road within the Business District and Water Resource District. The re-development consists of five (5) parcels of land located at 254 – 260 Ayer Road (Route 2A) with four (4) parcels identified as the Town of Littleton Parcels U45-7-0, U45-7-B, U45-8-A, U45-11-0, and one (1) parcel identified as the Town of Ayer Parcel 30-160. Total development area located along the southern side of Ayer Road is approximately 2.79-acres and includes Parcels 7, 7-B & 8-A, while development located along the northern side of Ayer Road is approximately 0.52-acres and includes Parcels U45-11-0 & Parcel 30-16.

The existing development located along the southern side of Ayer Road consists of three (3) parcels. Parcel 7-0 is occupied by FBS Tire Recycling which includes a 1,974-sf, 1-story building, paved parking area and shared driveway accessed through Parcel 7-B. Parcel 7-B is occupied by a Gulf retail motor fuel outlet including a 1,983-sf convenience store building, retail fuel canopy with four (4) fuel islands (8 fueling positions), a separate diesel fueling island, paved parking lot and two full access curb cuts along Ayer Road. Parcel 8-A is primarily a vacant parcel consisting of wooded land and brush areas.

The existing development located along the northern side of Ayer Road consists of two parcels of land split between the Town of Littleton and the Town of Ayer and identified as Parcel U45-11-0 and Parcel 30-16, respectively. This tract of land is primarily paved and used as overflow truck parking for the southern development parcels with a large open driveway curb cut along Ayer Road.

Energy North Group proposes to raze the existing structures onsite to develop a new retail motor fuel outlet within the parcels along the south side of Ayer Road and improve the stormwater quality associated with the paved overflow parking located along the north side of Ayer Road. The proposed fuel outlet will include a new 6,000-sf convenience store which includes a coffee shop

& pizza shop, 41 parking spaces, a retail fuel dispensing area with 5 fuel islands (10 fueling positions), a commercial diesel fuel dispensing area with 3 fuel islands (2 fueling positions) overhead fueling canopies, new underground fuel storage tanks, new wall and freestanding signage, utility connections, landscaping, and stormwater improvements consistent with local and State requirements. Improvements along the northern parcels include a reduction in impervious area, added site amenities, including but limited to, landscaping and picnic tables and the design of above ground stormwater BMP's to improve water quality associated with this overflow parking area.

Local permitting associated with this project includes both Site Plan and Special Permit applications through the Planning Board for the work associated with a Major Commercial Use (greater than 1,000 VPD) and the retail motor fuel outlet located within the Water Resource District. Additionally, a Stormwater Permit Application is included in the submittal package.

We look to discussing the project in more detail at the upcoming Planning Board hearing. Please review the above information and should you have any questions, feel free to contact our office at your convenience.

Sincerely,



Chris Tymula, P.E.
Site Engineering Dept Head

cc: Mike Tierney, Energy North Group
Town of Ayer Planning Dept.

Energy North Littleton PB Narrative