



**TOWN OF LITTLETON  
SITE PLAN REVIEW CHECKLIST**

Littleton Town Offices  
37 Shattuck Street  
Room 303  
Littleton, MA 01460  
(978) 540-2425

Drawing # \_\_\_\_\_  
Drawing Date \_\_\_\_\_

Site Re-Development Plans

Proposed Title Prepared for Energy North Group Reviewer \_\_\_\_\_

Applicant Energy North Group, Attention Mike Tierney

Application Date 2/8/23

Date of Formal Review by Planning Board 3/2 or 3/9, 4/6 & 5/4/23

Project Description: Re-development of the properties into a new Retail Motor Fueling

Facility, including new retail gas & commercial diesel canopy structures, paved parking lot, new utility connections, stormwater improvements and landscaping upgrades.

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
- Screening
- 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
- N/A 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: Business District

Section 173-25: Use Regulations

Use for which application is made: Retail sales, services use

           Use allowed **OR**

Special Permit Required (§173-7) because:

Retail motor fuel outlet proposed within the Water Resource District

Major Commercial Use with greater than 1,000 VPD

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

  X   Lot area adequate (see also Definitions)

  X   Lot frontage adequate

  N/A   Reduced lot frontage approved, if applicable

  X   Front yard adequate (see also Definitions)

  N/A   Smaller setback approved, if applicable

  X   Side, rear yards adequate (see also Definitions)

  X   Building height conforming (see also Definitions)

  N/A   Greater building height approved, if applicable

  X   Building coverage conforming (see also Definitions)

  X   Building plus paving coverage conforming

  X   Floor area ratio conforming

GENERAL REGULATIONS §173-32 & 173-33

  X   Parking and Loading Requirements

  X   Location of parking conforming

  X   Number of spaces adequate or waived

  X   Computation See Site Plan Sheet for Calculations

§173-32 Parking Area Design

  X   No parking within 10 feet of street line

  X   Parking paved, bumper guards conforming or waived

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

  X   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

Corner vision clear

Exterior lighting complies

SPECIAL REGULATIONS

§ 173-52: Motor Vehicle Services

Requirements met, if applicable

§ 173-53: Accessory Uses

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

Applicant informed of existence of requirements