



**TOWN OF LITTLETON  
PLANNING BOARD  
FORM 1 APPLICATION  
ADOPTED FEB. 2, 2022**

Filing Date: \_\_\_\_\_  
Planning Board: \_\_\_\_\_  
Town Clerk: \_\_\_\_\_  
Filing Fee: \_\_\_\_\_  
 Abutters List Attached

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**PART I. BASIC APPLICATION**

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**Project Summary & Applicant Information**

Project Name: Site Re-Development Plans prepared for Energy North Group

Location (Street Address): 254, 256 & 260 Ayer Road

Assessor's Map/Parcel (s): Map U45, Lots 7, 7-B & 8-A, Map U45 Lot 11

Applicant: Energy North Group, Attention Mike Tierney

Address: 2 International Way, Lawrence, MA 01843

Telephone: (978) 640-1100 Email: MTierney@haffnersenergy.com

Property Owner: See attached Owner's Authorization Letters

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Registry: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

**Site Information**

Total Area (Acres): 2.79-Acres Lot Frontage (Lin. Ft): 468.75'

Zoning District(s):  Residence  King Street Common  
 Village Common  Industrial-A  
 Business  Industrial-B

All or a portion of the Site is also located in one or more overlay districts:  Wetlands  Water Resource District  
 Floodplains  Littleton Village Overlay District  
 Aquifer District  Adult Use Marijuana District  
 West—Beaver Brook Area

**PART II. SPECIAL PERMIT(S) REQUESTED** (check all that apply)

- Site Plan Review
- Accessory Business Uses at Active Farms (§173-57)
- Adult Uses (§173-140 - §173-142)
- Aquifer and Water Resource District (§173-61 - §173-64) *Attach Form 1A.*
- Commercial Solar Photovoltaic Installations (§173-180 - §173-184) *Attach Form 1D.*
- Conversion of Municipal Building (§173-69)
- Inclusionary Housing (§ 173-196 - § 173-205) *Attach Form 1F.*
- Littleton Village Overlay District West-Beaver Brook Area (§173-167 - §173-179)
- Major Commercial or Industrial Use (§173-86 - §173-88) **Greater than 1,000 VPD**
- Master Planned Development (§173-89)
- Mixed Use in Village Common FBC District (§173-166) *Attach form 1H.*
- Open Space Development (§173-93 - §173-118)
- Senior Residential Development (§173-145 - §173-152) *Attach Form 1E.*
- Shared Residential Driveways (§173-125 - §173-127)
- Vehicular Retail Sales (§173-26)
- Wireless Telecommunications Towers and Facilities (§173-128 - §173-133); *Attach Form 1B.*
- Registered Marijuana Dispensary (§ 173-85 – § 173-92) *Attach Form 1C.*
- Adult Use Marijuana Establishment (§ 173-194 – § 173-202) *Attach Form 1G.*
- Sidewalk Curb Cut (§173-224) *Attach Form 1H.*
- VC District + AWRD Lot Coverage (§173-224) *Attach Form 1H.*

**PART III. APPLICANT AND OWNER CERTIFICATIONS**

The undersigned hereby certifies that they have read and examined this Application, including all attachments hereto, and that the proposed project is accurately represented in the statements made in this Application. The undersigned also certifies that this application has been filed both with the Planning Board and Town Clerk, and that all submission requirements in the Planning Board's Rules and Regulations have been met.

**Property Owner**

I/we hereby acknowledge that the Applicant is authorized to act on my/our behalf and that any and all representations made by the Applicant will be binding on me/us as Owners of the property.

Signature: See attached Owner's Authorization Letters Date: \_\_\_\_\_

Print: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print: \_\_\_\_\_

**Applicant**

Signature: See attached Authorization Letter Date: \_\_\_\_\_

Print: \_\_\_\_\_

Signature:  Date: 2/8/23

Print: Chris Tymula, PE, GPI Site Engineering Dept Head

Applicant is:  Owner  Agent/Attorney  Purchaser

**PART IV. SUBMITTAL REQUIREMENTS**

**ALL APPLICATIONS**

<b>Required Materials</b>		<b>Notes</b>
<input checked="" type="checkbox"/>	Application Cover Page	2 prints 1 electronic
<input checked="" type="checkbox"/>	Plans sealed by a registered professional engineer, registered architect, landscape architect, surveyor, or other design professional in their area of expertise.	1 full size print 1 reduced print (11x17) 1 electronic

**SPECIAL PERMIT APPLICATIONS**

<b>Required Information &amp; Materials</b>		<b>Notes</b>
<input checked="" type="checkbox"/>	Forms & Checklists	See Application Cover Page for required forms & checklists based on specific special permits requested
<input checked="" type="checkbox"/>	Summary Table (Required/Existing/Proposed)	Zoning District Lot Area Gross Floor Area Lot Coverage Building Height Parking Spaces Density Trip Generation Open Space
<input checked="" type="checkbox"/>	Vicinity map	all lots, streets, and driveways within 500 feet from the exterior boundary of the lot
<input checked="" type="checkbox"/>	Existing conditions plan	existing uses; inventory of natural features; all watercourses, wetlands, bogs, swamps, marshes, and boundaries of public water supply watersheds and environmentally sensitive zones; floodways and floodplain boundaries; zoning districts
<input checked="" type="checkbox"/>	Existing & proposed topography	contours at 2' intervals
<input checked="" type="checkbox"/>	Construction area plan	showing all areas to remain undisturbed
<input checked="" type="checkbox"/>	Site layout plan	showing required setbacks and other information required for zoning compliance; Location, height, and materials of all retaining walls; Location of proposed outdoor bulk trash containers or dumpsters, and screening details; Location of proposed on-site sewage disposal systems and reserve areas, and design computations
<input checked="" type="checkbox"/>	Utility plan	existing and proposed fire hydrants and sewer, water, gas, electric, and other utility lines and easements

<input checked="" type="checkbox"/>	Storm drainage plan	
<input checked="" type="checkbox"/>	Parking, loading, & access plan	parking and loading spaces and areas, including stalls, aisles, driveways, turning radii, landscaped areas and islands, and their dimensions as required; All existing and proposed points of vehicular access to the site, and clear sight triangles for corner lots; and sight lines for proposed driveways
<input checked="" type="checkbox"/>	Exterior lighting plan	
<input checked="" type="checkbox"/>	Architectural plans	Elevations of all buildings and structures. Elevations shall be drawn to scale, showing the height, location, and extent of all material; Roof top plan showing all proposed mechanical equipment and screening
<input checked="" type="checkbox"/>	Landscape plan	
<input checked="" type="checkbox"/>	Sign plan	
<input checked="" type="checkbox"/>	Drainage report (with calculations)	
<input checked="" type="checkbox"/>	Traffic impact assessment	

**SITE PLAN REVIEW APPLICATIONS**

<b>Required Information &amp; Materials</b>		<b>Notes</b>
<input checked="" type="checkbox"/>	Site Plan Review Checklist	

**SITE PLAN REVIEW APPLICATIONS**

√/A (Village Common & King Street Common FBC Area)

<b>Required Information &amp; Materials</b>		<b>Notes</b>
<input type="checkbox"/>	Site Plan Review Checklist	
<input type="checkbox"/>	Form 1H	
<input type="checkbox"/>	VC & KSC FBC Area Checklist	

If you wish to review application requirements and/or materials with Planning Department Staff prior to submitting your application, please call or email us.

# **ENERGY**

North Group

February 8, 2023

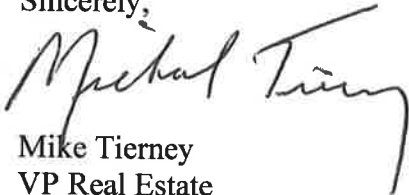
Re:  
254 - 260 Ayer Road Trust  
Littleton, MA 01460

Dear Sir/ Madam,

This letter authorizes Greenman-Pederson, Inc. to represent Energy North Group in all its entitlement and permitting efforts associated with 254-260 Ayer Road.

In the interim, should you have any questions or require anything forward please reach out as needed.

Sincerely,



Mike Tierney  
VP Real Estate  
C:508-561-4903



2 International Way, Lawrence, MA 01843  
T: 978-640-1100 • F: 978-640-1101  
EnergyToGo.com

**Haffner's**

COMMONWEALTH LEGAL ASSOCIATES PC  
PETER E. KNOX, ATTORNEY AT LAW  
280 Great Road  
Shirley, MA 01464

(978) 425-0340

Fax (978) 425-4072

Email: [attyknox@comcast.net](mailto:attyknox@comcast.net)

February 8, 2023

RE: Authorization

Dear Sir/Madam,

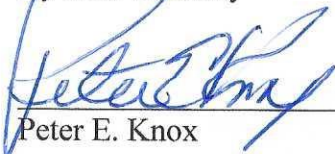
This letter authorizes ENI 256 Ayer Road LLC and its duly authorized agents to represent the below named Real Estate Trust in all its entitlement and permitting efforts associated with 254-260 Ayer Road, Littleton, Massachusetts.

The Real Estate Trust are as follows:

- 256 Ayer Road Trust, Paul Routhier Trustee
- Ayer House Trust, Paul Routhier Trustee
- JPR Trust, Paul Routhier Trustee

Sincerely,

256 Ayer Road Trust, Ayer House Trust, JPR Trust  
By their Attorney

  
Peter E. Knox