



**TOWN OF LITTLETON  
SITE PLAN REVIEW CHECKLIST**

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

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

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

Proposed Title Site Redevelopment Plan in Littleton, MA, 97 & 99 Mill Road (Assessor's Map U35, Lots 31-A & 31-B) prepared for Littleton BESS LLC Reviewer \_\_\_\_\_

Applicant Littleton BESS LLC

Application Date May 14, 2025

Date of Formal Review by Planning Board \_\_\_\_\_

**Project Description:**

Construction of a new Battery Energy Storage System.

\_\_\_\_\_  
\_\_\_\_\_

**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
- ☒ 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: \_\_\_\_\_

Section 173-25: Use Regulations

Use for which application is made: Municipal utility (electricity)

☒ Use allowed **OR**

Special Permit Required (§173-7) because:

\_\_\_\_\_

\_\_\_\_\_

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

- ☒ Lot area adequate (see also Definitions)
- ☒ Lot frontage adequate
- ☒ 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 No parking necessary for this use.

§173-32 Parking Area Design No changes to existing condition.

- ☒ 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

☒ Outdoor sales display, commercial outdoor recreation screened

☒ 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

☒ Wetlands and flood plain regulations met, if applicable

173-78: Noise Regulations

☒ Applicant informed of existence of requirements