



PLANNING BOARD

P.O. Box 1305
Littleton, Massachusetts 01460

APPLICATION:

SITE PLAN REIVEW

PROPERTY LOCATION:

155 Great Road; Danny Pickard Farm
Map U-5, Parcel4; Map U-13, Parcels 3, 4, and 7

DESCRIPTION:

Current agricultural Use including but not limited to: growing of hay for mulch and Erosion and Sedimentation Control devices; baling and storing of hay; logging on site; receiving logs from other sites; cutting and splitting logs for firewood; selling of firewood; farming equipment storage and maintenance; raising livestock; raising crops; selling said crops; and Expanded Agricultural uses: chipping of logs and bark, chipping of stumps, use of chipped material for Erosion and Sedimentation control; use of chipped material for mulch; use of chipped material for fuel.

OWNER/APPLICANT:

Dan Pickard
155 Great Road
Littleton, MA 01460

REPRESENTATIVE:

Bruce Ringwall, GPR
39 Main Street, Suite 301
Ayer, MA 01432

DATE OF MEETING:

April 22, 2010

MEMBERS PRESENT:

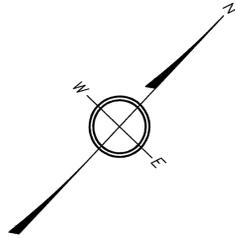
Mark Montanari, Janet LaVigne, Richard Crowley, Gregg Champney, and Steve Wheaton

REFERENCE PLANS: Agricultural Use Existing Conditions Site Plan, dated April 2010, (1 Sheet)

At the meeting held *April 22, 2010* a motion was made by Mr. Crowley and seconded by Mr. Wheaton to **APPROVE** the Site Plan as listed above. The Board voted 5 to 0 in favor of this motion.

Signed:

Richard Crowley, Clerk



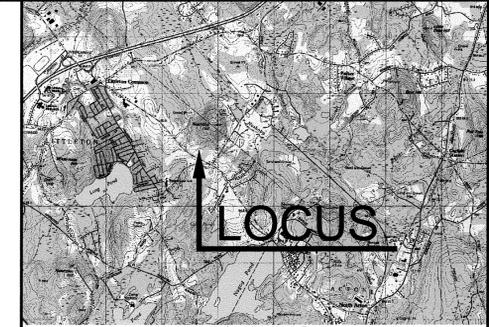
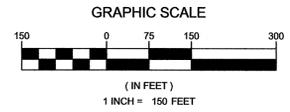
MAP U13, PARCEL 7
34.2± ACRES
DEED REFERENCE: BK 19394, PG 599

MAP U5, PARCEL 4
71.4± ACRES
DEED REFERENCE: BK 23171, PG 213

MAP U13, PARCEL 3
0.92± ACRES
DEED REFERENCE: BK 19394, PG 599

MAP U13, PARCEL 4
0.92± ACRES
DEED REFERENCE: BK 19394, PG 599

APPROXIMATE TOWN LINE: WESTFORD, MA
APPROXIMATE TOWN LINE: LITTLETON, MA



LOCUS MAP
1" = 4000'

EXISTING CONDITIONS NOTES:

1. A BOUNDARY SURVEY WAS NOT PERFORMED. LOT LINES SHOWN ARE APPROXIMATE ONLY AND GOLDSMITH, PREST & RINGWALL, INC MAKES NO CERTIFICATION THAT THE LOT LINES ARE SHOWN IN THE CORRECT LOCATIONS.
2. EXISTING CONDITIONS BASED UPON INFORMATION FROM LITTLETON ASSESSORS MAPS U4, U5 & U13 AND INFORMATION FROM AERIAL PHOTOGRAPHY.

SITE NOTES:

1. NO NEW UTILITIES, STRUCTURES OR MAJOR CHANGES IN TOPOGRAPHY ARE PROPOSED.

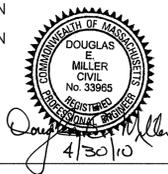
REGULATORY NOTES:

1. CONTRACTOR SHALL CONTACT DIG-SAFE FOR UNDERGROUND UTILITY MARKING AT 888.344.7233 AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL GIVE TWENTY-FOUR (24)-HOUR NOTICE TO PERTINENT TOWN DEPARTMENTS BEFORE COMMENCING ANY WORK IN THE FIELD.

DRAWING ISSUED FOR:

- CONCEPT CONSTRUCTION
 PERMIT CONSTRUCTION RECORD

THIS DRAWING MAY NOT SHOW CONSTRUCTION DETAILS AND SPECIFICATIONS FOR ALL PROPOSED IMPROVEMENTS, AND MAY NOT IDENTIFY ALL CONSTRUCTION WORK ITEMS/AREAS OF CONTRACTOR JURISDICTION.



NO.	DATE	BY	APP.	REVISION DESCRIPTION
1.	4/30/2010	MKB	BDR	PER PLANNING BOARD MEETING; APRIL 22, 2010

GPR Engineering Solutions for Land & Structures

GOLDSMITH, PREST & RINGWALL, INC.
39 MAIN STREET, SUITE 301, AYER, MA 01432
CIVIL & STRUCTURAL ENGINEERING • LAND SURVEYING & LAND PLANNING
VOICE: 978.772.1590 FAX: 978.772.1591
www.gpr-inc.com

AGRICULTURAL USE

EXISTING CONDITIONS SITE PLAN

GREAT ROAD LITTLETON, MA

PREPARED FOR:
DAN PICKARD
POWER ROAD
WESTFORD, MA

P:\10-101022\DWG\CONCEPT\ORTHOD BASE PLANNING 04-30-10 9:34:00 AM - LAYOUT 24X36 (2)

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PLANNING BOARD
P.O. BOX 1305
Littleton, Massachusetts 01460

SITE PLAN REVIEW CHECKLIST

Drawing # 101022

Drawing Date: April 2010

Proposed Title Existing Conditions Site Plan Reviewer _____

Applicant Dan Packard

Address 155 Great Road, Littleton, MA

Date plans received by Planning Board or its agent April 22, 2010

Date of notification by Building Commissioner that Planning Board
Action is required N/A

Date on which Building Commissioner may approve without written site plan approval
(Date of notification + 30 days): N/A

Date of formal review by Planning Board 4-22-10

PLANNING BOARD ACTION

APPROVED

APPROVED SUBJECT TO MODIFICATION

DISAPPROVED

By vote of the Littleton Planning Board

5-0 Date: 4/22/10

Date of notice to Building Commissioner 5/21/10

**DRAWING REQUIREMENT:
Section 173-17: Littleton Zoning Bylaw**

<u> X </u>	Boundary Lines
<u> X </u>	Adjacent streets and ways shown
<u> N/A </u>	Topography, existing and proposed
<u> X </u>	Structures, existing and proposed
<u> N/A </u>	Walkways
<u> X </u>	Principal drives
<u> X </u>	Service entries
<u> X </u>	Parking
<u> N/A </u>	Landscaping
<u> N/A </u>	Screening
<u> N/A </u>	Park or recreation areas
<u> NOTED </u>	Utilities:
<u> </u>	a. Water
<u> </u>	b. Electricity
<u> </u>	c. Gas
<u> </u>	d. Telephone
<u> X </u>	Sanitary sewerage
<u> N/A </u>	Storm drainage
<u> ✓ </u>	Seal of registered Architect, Landscape Architect, or Professional Engineer

**DESIGN REQUIREMENTS
Section 173-18**

<u> X </u>	Internal Circulation safe
<u> X </u>	Egress Safe
<u> X </u>	Access via minor streets minimized
<u> N/A </u>	Visibility of parking areas minimized
<u> N/A </u>	Lighting avoids glare
<u> N/A </u>	Major topo change, tree removal minimized
<u> X </u>	Adequate access to each structure for emergency equipment
<u> X </u>	Utilities adequate
<u> X </u>	Drainage adequate

USE AND INTENSITY REGULATION
Section 173-22: Establishment of districts

Parcel is located in zoning district type: Residential

Section 173-25: Use Regulations

Use for which application is made: Expansion of Agricultural Uses

X Use Allowed
Special Permit Required (Section 173-7)
because N/A

Section 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
N/A Building coverage conforming (see also Definitions)
X Building plus paving coverage conforming
N/A Floor area ratio conforming

GENERAL REGULATIONS - Section 173-32 & 173-33

N/A Parking and Load Requirements
N/A Location of parking conforming
N/A Number of spaces adequate or waived
N/A Computation _____

Section 173-32 Parking Area Design

N/A No parking within 10 feet of street line
N/A Parking paved, bumper guards conforming or waived
N/A No backing into public way (Section 173-32, C.1)

- N/A Egress spacing adequate (Section 173-32. C.1)
- N/A Screened from abutting residential uses, public ways (Section 173-32, C.3) for eight or more cars

Section 173-33: Loading Requirements

- N/A No need for trucks to back onto or off of a public way
- N/A No need for trucks to park on a public way while loading, unloading, or waiting to do so.

Section 173-34: Sign Regulations administered by Board of Selectmen, not included in Site Plan Review

Section 173-43: Landscaping and Screening

- N/A Outdoor sales display, commercial outdoor recreation screened
- N/A Industrial "A" buffer provided
- N/A Corner vision clear
- X Exterior lighting complies

SPECIAL REGULATIONS

Section 173-52: Motor Vehicle Services

- N/A Requirements met, if applicable

Section 173-53: Accessory Uses

- N/A Floor and Land area requirements met, if applicable

Section 173-61: Aquifer and Water Resource District

- N/A Aquifer District applicable
- N/A Water Resources District applicable
- Regulations met, if applicable (see separate checklist)

Section 173-72: Wetlands and Flood Plain Regulations

- X Wetlands and flood plain regulations met, if applicable

Section 173-78: Noise Regulations

- X Applicant informed of existence of requirements