

September 13, 2022

VIA HAND DELIVERY

Chairman Mark Montanari
Planning Board
Town of Littleton
Littleton Town Offices
37 Shattuck Street
Littleton, Massachusetts 01460

Littleton Planning Board

SEP 13 2022

Received
MToshell

Re: **Stormwater Permit Application/Northern Bank & Trust Company
265, 277, 287 and 289 Great Road and 25 Robinson Road, Littleton
("Premises")**

Dear Mr. Chairman and Members of the Planning Board:

Please note that this office and the undersigned represent Northern Bank & Trust Company ("Applicant") and the associated Premises property owners (See Form 1/Attachment "A" Property Owner Listing) regarding the enclosed Stormwater Permit application for the redevelopment for the Premises. The Premises is situated within the Village Common (VC) Zoning District.

Project Overview

Concurrently with this submission, the Applicant has filed a Site Plan application with the Planning Board to permit the demolition of the existing structures on the Premises and the construction of a five (5) building, mixed-use commercial project in accordance with the provisions of the Village Common Zoning District Bylaw ("Project"). The Project site improvements and associated development activities will result in the disturbance of an acre or more of land and, therefore, triggers the requirements under the provisions of Chapter 38 Stormwater of the Town's General Bylaws. As detailed on the enclosed materials, the Project site improvements have been designed in accordance with the applicable provisions.

Enclosed for your consideration please find the following materials:

1. Stormwater Permit Application Form and filing fee (\$500 check made payable to the Town of Littleton),
2. Stormwater Management Study prepared by Oak Consulting Group dated August 2022.
3. Certified Abutters Lists.

Mark Montanari
September 13, 2022
Page 2

4. Project Site Plan set prepared by Oak Consulting Group, LLC.

We look forward to presenting this matter to the Board during the upcoming October 6, 2022 public hearing.

In the interim if you require any additional information, please do not hesitate to contact me.

Very truly yours,



Mark T. Vaughan

MTV:mmc
Enclosures

Cc: Sean Mahoney, Northern Bank & Trust Company (w/enclosures)
Sean Malone, Oak Consulting Group (w/enclosures)
Daniel Barton, Maugel Architects (w/enclosures)

3355939.1

STORMWATER PERMIT APPLICATION FORM



Recd 9-13-22 MAT

TOWN OF LITTLETON
STORMWATER PERMIT APPLICATION
Form SW

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

Received
9/14/2022
June Cray

Please file 3 copies of this application form, application fee, and required application materials with Planning Board, in accordance with the requirements of chapter 38.

1. Property Information

Street Address 265, 277, 287, 289 Great Road and 25 Robinson Road
U07 25 0; U07 24 0; U07 23 0; U07 22 0; U07 20 0
Assessor's Map _____ Parcel _____

Deed Reference (Registry Book and Page or Land Court Certificate of Title No.):

See Attachment "A"

2. Project Title or Brief Description: Northern Bank - Great Road Development

Demolition of all existing structures and construction of a five-building master planned layout in accordance with the requirements of the Village Center District.

3. Property Owners: List all property owners and their mailing addresses; for any owner that is an entity (e.g. LLC or corporation), provide the name and title of the individual authorized to sign for the entity.

See Attachment "A"

4. Applicant Information (Individual or Entity to Whom Permit Will Be Issued)

Name: _____

Company (if applicable): Northern Bank and Trust Company

Mailing Address: c/o Mark T. Vaughan, Esquire, Riemer & Braunstein LLP 700 District Ave, 11th Floor, Burlington, MA 01803

Tel: 617-880-3457 Fax: _____ E-Mail: mvaughan@riemerlaw.com

5. Applicant's Authorized Representative to Planning Board (if any):

Name: Sean Malone, P.E., Vice President

Company (if applicable): Oak Consulting Group, LLC

Mailing Address: Newburyport, MA 01950

****Communications from the Planning Department will be sent to the e-mail addresses provided for the Applicant and the Applicant's Authorized Representative.****

6. Other Planning Board Permits or Approvals Required for This Project:

Site Plan and Stormwater Permit

7. Applicant's Certification:

I hereby certify that the information contained in this application (including all required documents submitted herewith) is correct to the best of my knowledge. If I have identified an Authorized Representative above, I authorize that person to serve as my representative to the Planning Board.

Signature of Applicant:



Date:

9-13-22

Printed Name: Mark T. Vaughan, Esquire on behalf of the Applicant

8. Property Owner's Authorization:

* See Map and Parcel Information below

I am the owner of the parcel identified as Littleton Assessor's Map _____, Parcel _____, or the authorized signatory for the entity that is the owner of that parcel. I hereby attest that I have knowledge of, and give my consent to, this application. I authorize the Littleton Planning Board and its authorized agents to enter the aforementioned parcel to verify the information contained in this application and associated documents and, if a permit is granted, to inspect for compliance with permit conditions.

*U07 25 0; U07 24 0; U07 23 0; U07 22 0; U07 20 0

Signature of Owner:



Date:

9-13-22

Printed Name: Mark T. Vaughan, Esquire, on behalf of the Property Owners

Signature of Owner:

Date:

Printed Name:

9. Checklist of Materials to Be Submitted with Application:

- Erosion and Sediment Control Plan
- Stormwater Management Plan
- Operation and Maintenance Plan
- Certified List of Abutters
- Permit Application Fee

Attachment "A"

- 265 Great Road - Owner: Northern Bank & Trust Company. Book 21510 Page 452
- 277 Great Road - Owner: 289 Great Road Realty Trust. Book 64652 Page 343
- 287 Great Road - Owner: NBTC Great Road, LLC. Book 70232 Page 62
- 289 Great Road - Owner: 289 Great Road Realty Trust. Book 63344 Page 416
- 25 Robinson Road - Owner: NBTC Great Road, LLC. Book 70571-437

FILING FEE

STORMWATER MANAGEMENT STUDY



September 9, 2022

Project 18017

Maren Toohill, AICP, Town Planner
Town of Littleton
37 Shattuck Street
Littleton, Massachusetts 01460

RE: Northern Bank Town Common
Stormwater Permit

Dear Maren:

We have prepared this letter as a supplement to the Stormwater Management Study prepared for the above referenced project and dated August 2022. The purpose of this letter is to document the project's compliance with the phosphorus removal requirement in updated Stormwater Management and Erosion Control Regulations (Regulations).

The project is a redevelopment project and falls under Section 4.1.3.6 of the regulations which, in addition to the 80% TSS removal, requires 50% of the annual load of Total Phosphorus. Section 4.1.3.6.2 indicates that this standard is met by retaining (infiltrating) a volume equal to or greater than 0.8 inches times the total post-construction impervious surface area on a redeveloped site. The required volume was calculated as follows:

$(27,853 \text{ sf (Total Roof Area)} + 75,750 \text{ sf (Total pavement and walks)}) \times (0.8 \text{ inches/12 inches per foot})$
Total volume required = 6,906.87 cubic feet.

The project proposes two subsurface infiltration systems with a total storage volume of 12,498 cubic feet, exceeding the required amount to meet the standard.

As shown above and in the Stormwater Management Study, the project's stormwater management system is compliant with the regulations. Please feel free to contact me at if you have any questions or require additional information.

Sincerely,

OAK CONSULTING GROUP, LLC

Sean P. Malone, P.E.
Vice President

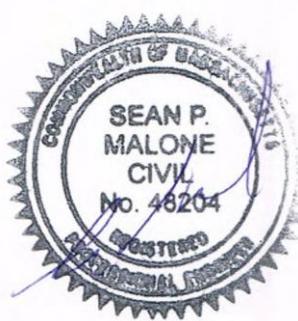
SPM:

**STORMWATER MANAGEMENT STUDY
FOR
NORTHERN BANK TOWN COMMON**

Littleton, Massachusetts

Prepared for:

Northern Bank
275 Mishawum Road
Woburn, Massachusetts 01801



Prepared by:

Oak Consulting Group
P.O. Box 1123
Newburyport, Massachusetts 01950
(978) 312.3120

Project 18017
August 2022

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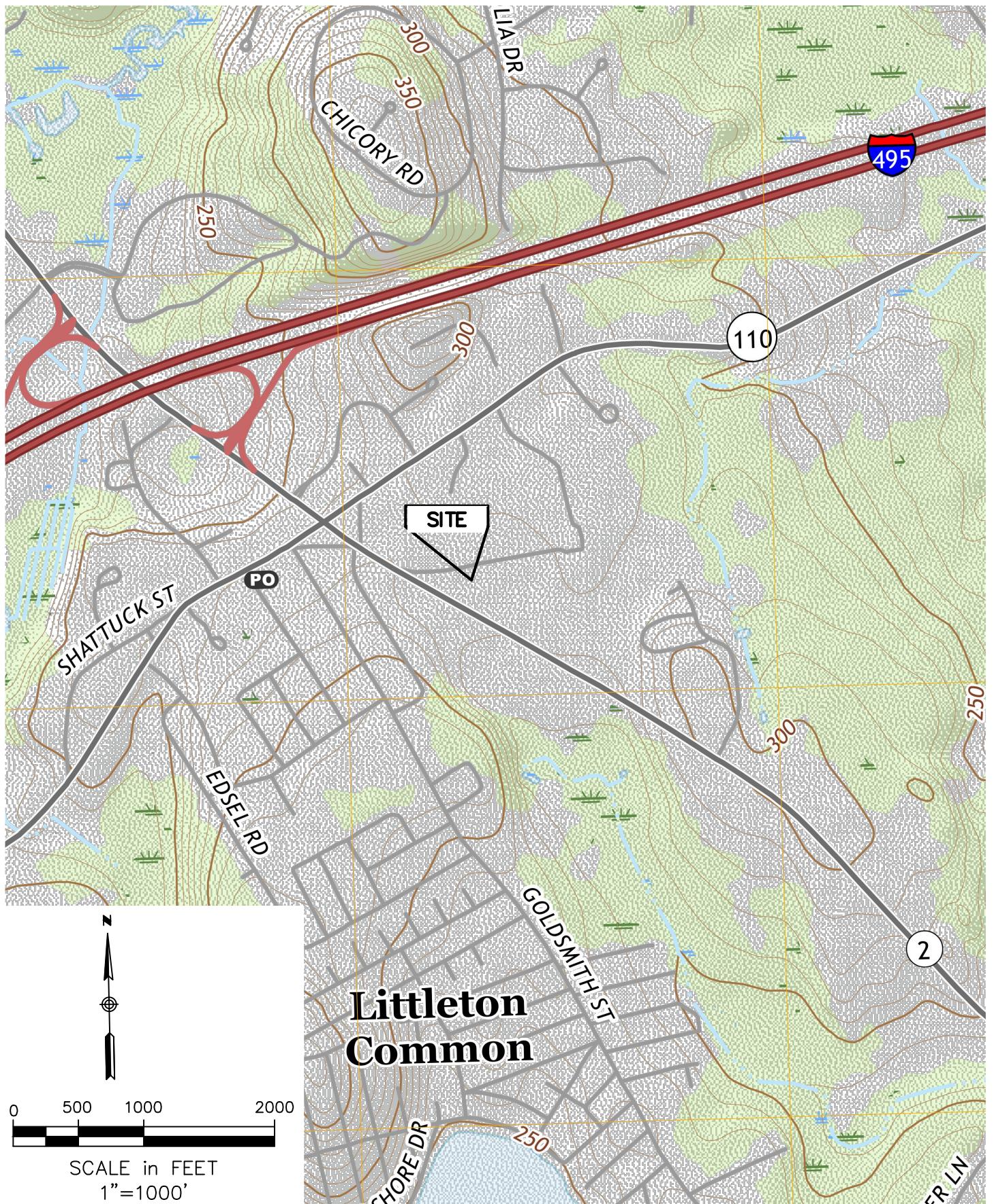
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FIGURES

DR-001: Pre-Development Watershed Plan (Appendix A)
DR-002: Post-Development Watershed Plan (Appendix B)

APPENDICES:

Appendix A: Pre-Development Watershed Plan and Drainage Calculations
Appendix B: Post-Development Watershed Plans and Drainage Calculations
Appendix C: Stormwater Checklist and Treatment Calculations
Appendix D: Soils Information
Appendix E: Operation and Maintenance Plan
Appendix F: ILSF Stormwater Calculations



Northern Bank
289 Great Road
Littleton, Massachusetts

OCG

Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph.978.312.3120

SITE LOCATION USGS MAP
2018 Westford Quadrangle
7.5 Minute Series

DRAWN BY:
SPM
PROJECT
18017

CHECKED BY:
SPM
DATE:
08/26/2022

FIGURE NO.
1

1.0 INTRODUCTION

Oak Consulting Group has prepared the following Stormwater Management Study for the proposed redevelopment of the property at 265, 277, 287, and 289 Great Road and 25 Robinson Road in Watertown, Massachusetts. The objective of this study was to engineer a drainage design using Best Management Practices (BMPs) that meet the Stormwater Management Standards set forth in the Massachusetts Department of Environmental Protection's (MA DEP's) Stormwater Policy, the Town of Littleton Stormwater Bylaw and standard engineering practice.

The project consists of redeveloping the project site with a commercial development to be known as Northern Bank Town Common.

The total area of disturbance is approximately 4.0 acres.

1.1 Existing Conditions

The Project Area is located on +/-4.75 acres, and is bounded by Great Road to the south and west, Robinson Road to the north, residential property to the northeast and commercial development to the southeast. The site is within the Village Common Zoning district.

The site is substantially developed with a Northern Bank branch, two commercial buildings, a residential building and a gas station as well as paved parking and loading areas, driveways, and lawn and landscape areas. There is also a wooded area with a non-jurisdictional wetland along the western boundary.

The site is characterized by four subcatchment areas. These areas are shown on the enclosed Pre-development Subcatchment Plan.

Subcatchment 1 consists of runoff from the central portion of the site. This subcatchment was divided into two smaller subcatchments to account for the runoff which flows into two small ponding areas. Runoff Subcatchment 1B flows to the low spot then overflows into Subcatchment 1A. This Subcatchment then flows to the rear of the site where it is retained in a larger ponding area. Once a depth of approximately 1.5 feet is reached, this ponding area outlets by the low point in the Northern Bank driveway where the overflow sheets to the Great Road drainage system.

Other than a deep sump catch basin in the Northern Bank parking area, there is no stormwater treatment for any paved or gravel parking and drives prior to stormwater being discharged to the low area in the rear of the site.

Subcatchment 2 consists of runoff from the southern portion of the site. This subcatchment was divided into two smaller subcatchments to account for the runoff which sheet into Great Road (Subcatchment 2A) and runoff which is piped directly into the Great Road drainage system (Subcatchment 2B).

There is no stormwater treatment for any paved or gravel parking and drives prior to stormwater being discharged to the Great Road drainage system.

Subcatchment 3 consists of a small catchment area in the northern portion of the site flowing to Robinson Road.

There is no stormwater treatment for any paved parking and drives prior to stormwater being discharged to the Robinson Road drainage system.

Subcatchment 4 consists of an offsite catchment area east of the site. This area is developed with a single-family home and drains to the ponding area described in Subcatchment 1A, thus combining with stormwater generated by the site.

There is no stormwater treatment for any paved parking and drives prior to stormwater being discharged to low area at the rear of the project site.

1.2 Site Geology and Hydrogeology

The NRCS has documented the site as having Woodbridge fine sandy loam with a Hydrologic Soil Group (HSG) C/D. In May 2022, six (6) test pits were conducted across the site. These test pits revealed the subsoils to be generally loamy and silty with shallow groundwater. Soils below the water table in the eastern portion of the site were coarse sands. The HSG C rating was used for site based on these results. Copies of the NCFS soils map and HSG map and test pit logs are enclosed in Appendix E.

The subsoils were classified as silt loam with a Rawl's infiltration rate of 0.27 inches/hour.

1.3 Proposed Condition

The project proposes to redevelop the site with a new commercial development consistent with the intents of the Village Common form-based code. The site will be redeveloped with a new bank branch and 4 commercial buildings as well as parking and loading areas needed to support the project. Hardscape outdoor gathering areas will be constructed with pervious pavers and all disturbed areas will be landscaped or created into lawn area.

The proposed drainage system has been designed to treat and detain stormwater so that the rate of discharge from the site is less than the existing condition at the same points of discharge to mimic the existing condition. The system has also been designed so as to not increase the ponding elevation of the low area to the east of the site.

Stormwater quality will be improved with the introduction of new pervious pavers as well as a closed drain system with new deep sump catchbasins, stormwater treatment units, subsurface infiltration areas and a subsurface detention area.

1.4 Methodology

Drainage conditions of the project area were analyzed in both the pre-development and post-development condition using the computer program HydroCAD. This program utilized the SCS TR-20 drainage model to generate estimated peak rates of runoff for the Subcatchment areas modeled. Rainfall Data for the 2-, 10-, and 25-year storm events was obtained from the NOAA Atlas 14, volume 10, version 2. The time of concentration was calculated using the SCS lag method.

Soils in the area of the proposed infiltration areas was found to be silty loams. The Rawl's Table for these soils indicates an infiltration rate of 0.27 in/hr which was used in the analysis.

2.0 STORMWATER MANAGEMENT STANDARDS

The plans included with this drainage study present the existing and proposed storm drain systems and erosion control measures proposed for the project. The stormwater BMPs were designed to meet and exceed the performance standards described in the MADEP Stormwater Handbook. The measures taken to address each of the standards are presented below.

2.1 No New Untreated Discharges (Standard 1)

The proposed project will not result in new untreated discharges. Runoff from new impervious areas will be captured, treated to remove total suspended solids (TSS). Treated runoff will be discharged at a rate not to exceed and at approximately the same location as the Pre-development condition.

2.2 Peak Rate Attenuation (Standard 2)

The Post-development rate of runoff from the site will be less than the Pre-development Conditions for all design storms. HydroCAD stormwater calculations are provided in Appendices A and B and are summarized in the table below. The existing and proposed drainage conditions were evaluated at the same points of discharge.

Table 1.2.1 - Rate of Discharge from Site

	Peak Rate of Runoff for 2-Year Storm Event (3.18") Pre/Post	Peak Rate of Runoff for 10-Year Storm Event (4.91") Pre/Post	Peak Rate of Runoff for 25-Year Storm Event (5.99") Pre/Post	Peak Rate of Runoff for 100-Year Storm Event (7.66") Pre/Post
Great Road	0.18/ 0.09 cfs	0.31/ 0.22 cfs	0.40/ 0.30 cfs	0.54/ 0.44 cfs
Robinson Road	2.52/ 1.99 cfs	4.32/ 3.12 cfs	5.47/ 3.84 cfs	8.27/ 4.94 cfs
Total Site	2.67/ 2.05 cfs	4.57/ 3.25 cfs	5.79/ 4.02 cfs	8.37/ 5.20 cfs
Total Site Change	-0.62 cfs (-23%)	-1.32 cfs (-29%)	-1.77 cfs (-31%)	-3.17 cfs (-38%)

As shown above, the rate of runoff from the site in the post-development condition will be less than pre-development conditions for all design storm events.

2.3 Groundwater Recharge (Standard 3)

The Massachusetts Department of Environmental Protection Stormwater performance standards require an approximate restoration of groundwater recharge in post-development conditions. Soil data was obtained from the NRC Web Soil Survey.

Below is a calculation of the required recharge volume for the new site impervious area.

Volume required in HSG C Soils
38,705 sf x (0.25 in) / (12 in/ft) = 806.35 cubic feet

Total recharge volume required = 806.35 cubic feet

The project will use two subsurface infiltration systems consisting of HDPE perforated pipe embedded in crushed stone. These basins were sized to capture and hold a stormwater volume greater than the required recharge volume. The total recharge volume for the systems was calculated to 12,498 cf.

2.4 Water Quality (Standard 4)

Runoff generated by the site will be treated to reduce total annual load of Total Suspended Solids (TSS). BMP's used include, new pervious pavers, deep sump catchbasins, stormwater treatment units, and Stormwater Infiltration. Treatment train calculations can be found in Appendix C.

2.5 Land Use with Higher Potential Pollutant Loads (LUHPPLs) (Standard 5)

The proposed project consists of a shopping center with more than 1,000 vehicle trips per day and this use is associated with higher potential pollutant loads. The stormwater system has been designed to pretreat stormwater from all parking and loading areas to at least 44% TSS removal prior to discharging to an infiltration area and provide treatment for all parking lot runoff.

2.6 Critical Areas (Standard 6)

The site does not contain critical environmental resource areas.

2.7 Redevelopments and Other Projects Subject to the Standards Only to the Maximum Extent Practicable (Standard 7)

The project area is developed with both commercial and residential development and nearly the entire project area has been previously disturbed. All new developed area is treated to full compliance with the stormwater rules with the exception of Subcatchment 2A. This subcatchment is along the perimeter of the project abutting the state Right-of-way which sheet flows to the street.

In the Pre-development condition, this subcatchment includes roof area, gravel and paved driveways, gravel and paved parking areas and some pervious area. In the Post-development condition, this subcatchment includes only roof area, sidewalks and some pervious area and the total impervious area is reduced. The Post-development condition will result in a significant improvement in stormwater quality.

2.8 Construction-Period Pollution Prevention and Erosion and Sedimentation Control (Standard 8)

Below is a summary of the erosion and sediment control procedures. Additional detail can be found on Sheet C-005, Erosion Control Notes, and details provided on the project plans.

Land-disturbing activities proposed under this project will include the items listed in, and be sequenced according to, the following preliminary construction schedule:

1. Installation of temporary erosion controls (construction entrances, sedimentation barriers, and catchbasin inlet protection).

2. Clearing and grubbing. Stockpile or remove topsoil. Demolish existing structures and infrastructure.
3. Excavation, rough grading of site.
4. Construction of building pads, parking areas, and drainage and utilities.
5. Install landscaping and final stabilization.
6. Removal of temporary erosion controls and any trapped sediment.

Erosion/sediment controls will be in place throughout the site during all phases of construction. All existing catchbasins in the project area will have a silt basket installed under the grate. The Contractor shall be responsible for checking all of the erosion/sediment control measures periodically and after every storm. The Contractor shall repair, replace, and maintain all erosion/sediment control measures throughout construction until all disturbed areas have been stabilized. Efforts will be made to establish vegetative cover over all disturbed areas as soon as possible after the work in that area is complete. All disturbed areas will be treated with a 4-inch depth of loam and seed or mulch and landscaping.

The occurrence of an extended shutdown during the construction phase of this project is not anticipated and is unlikely. Should unexpected events dictate, measures will be taken to stabilize the disturbed areas of the site as a last construction activity before the start of an extended shutdown. These measures will include careful planning of the immediate construction schedule so that further land disturbance is kept to a minimum and the re-stabilization of existing disturbed areas is maximized prior to the extended shutdown. Other measures will include the reinforcement and repair of all erosion/sediment controls in place at the time of the extended shutdown.

2.9 Operation and Maintenance Plan (Standard 9)

See Appendix C.

2.10 Prohibition of Illicit Discharges

Illicit discharges are prohibited. An Illicit Discharge Statement will be provided prior to the start of construction.

3.0 ISOLATED LAND SUBJECT TO FLOODING

The rear portion of the site contains a low area with no specific drain outlet. This area is bound by the commercial and residential development on the existing site as well as a residence to the east and has been documented by the abutting resident as an area that frequently floods both on their land as well as the project site.

This area was reviewed by Goddard Consulting in June of 2022. A portion of the area was flagged as an isolated non-jurisdictional wetland. With the documented flooding noted by the abutter, this area was reviewed to see if it met the criteria of 310 CMR 10.57(2)(b) and would be defined as Isolated Land Subject to Flooding (ILSF). The result of that analysis showed the area retained a volume

of 12,876 cf for the 1-year storm event (2.62 inches). This volume exceeds the threshold of 0.25 acre/feet (10,890 cf) defining an ILSF and therefore the area is regulated as an ILSF.

The project proposes work within the ILSF area as well as areas on the site flowing to it. The project will result in filling portions of the ILSF but also some redeveloped areas currently flowing to it, will be rerouted to new subsurface infiltration and detention areas. Below is a summary of the ILSF Performance Standards defined by 310 CMR 10.57(4)(b) and explanation on how the project meets the standard.

A proposed project in Isolated Land Subject to Flooding shall not result in the following:

1. *“Flood damage due to filling which causes lateral displacement of water that would otherwise be confined within said area.”*

The proposed project will decrease the area contributing runoff to the ILSF as well as provide an outlet in the form of a catchbasin. The catchbasin rim will be at the same elevation as the existing outlet from the ILSF. Below is a summary of the highwater elevation of the ILSF area before and after construction for the rainfall amounts defined in C10 CMR 10.57(4)(b) and 10.57(2)(b).

Table 3.1 – ILSF Elevations	1-Year Storm Peak Elevation (ft)	7" Storm Peak Elevation (ft)
Pre-development	277.06	277.66
Post-development	276.44	277.52

As shown above the Post-development peak elevation will be less than Pre-development peak elevation and therefore the lateral extent of the flooding will not be increased particularly as it relates to the abutting property to the east.

The above stormwater calculations for Peak Rate Attenuation (Standard 2) show that the peak rates from the site do not increase for all storms demonstrating that lateral extent of flooding is also not diverted off-site by the site's stormwater systems.

2. *An adverse effect on public and private water supply or ground water supply, where said area is underlain by pervious material.*

Test pits conducted in proximity to the ILSF area suggest at least portions of it are underlain by a sandy loam over a coarse sand and gravel layer within the water table. The project has been designed to provide a static storage volume on-site to match or exceed the pre-development storage volume of the ILSF. This is accomplished with the remaining open ILSF basin as well as new subsurface infiltration areas.

Table 3.2 – ILSF Volumes	1-Year Storm Volume (cf)	7" Storm Volume (cf)
Pre-development ILSF Basin	12,086	31,681
Post-development ILSF Basin	4,940	22,109
Post-development Basin 1B	5,415	6,668
Post-development Basin 1C	2,621	5,660

As shown above the total static storage for recharge in the Post-development condition will be 12,976 cf for the 1-year Storm and 34,437 cf for the 7" Storm. After subtracting the required

806.35 cf of recharge required by the redevelopment, the ILSF storage is still exceeds the existing condition. The elimination of untreated stormwater discharges to the ILSF while also adding the additional recharge will also protect natural groundwater supply in the area.

3. *An adverse effect on the capacity of said area to prevent pollution of the groundwater, where the area is underlain by pervious material which in turn is covered by a mat of organic peat and muck.*

All redeveloped areas are directed away from the ILSF area in the Post-development condition. The areas receive treatment in excess of the minimum requirements of the MADEP Stormwater Standards. With less stormwater being routed to the ILSF area and new treatment for other areas previously draining to it, there is no adverse effect of the ILSF areas capacity for pollution prevention.

4. *An impairment of its capacity to provide wildlife habitat where said area is a vernal pool habitat, as determined by procedures contained within 310 CMR 10.60.*

No certified or potential vernal pools were identified in the ILSF area.

APPENDIX A

Pre-Development Drainage Calculations

Northern Bank Town Common
Littleton, Massachusetts

CERTIFIED ABUTTERS LISTS



TOWN OF LITTLETON
BOARD OF ASSESSORS
P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410 FAX: (978) 952-2321

Date: 8/2/2022

Re: Certified List of Abutters for Planning Board (300 feet - public hearings, special permits)

Applicant: Jaclyn Fraser
Name of Firm: Riemer & Braunstein LLP
Mailing Address: 700 District Ave, 11th Floor, Burlington, MA 01803

Subject Parcel Location: 265 Great Rd
Subject Owner: Northern Bank Trust Company
Subject Parcel ID: U07-25-0

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. **"Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town.** The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the **names and addresses of parties in interest and such certification shall be conclusive for all purposes.** The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

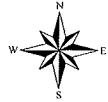
Number of Abutter(s) 26 including the subject parcel(s).

Certified by:

Christine Kumar
Christine Kumar, Assistant Assessor

NOTE: This **abutters list** will be **valid** for three (3) months from the date of signature. Please be aware that per **Massachusetts General Law (G. L. c 66, § 10)** this office has up to 10 calendar days to fulfill this request.

22 ROBINSON RD	U07 17 0	255 GREAT RD	U07 26 0	27 ROBINSON RD	U07 43 0
	LUC: 101		LUC: 340		LUC: 101
YATES JEFFREY D		255 GREAT ROAD REALTY LLC		CASALE 2016 TRUST	
YATES LAURA A		3 ROSEWOOD LANE		CASALE WILLIAM & SANDRA - TRS	
22 ROBINSON RD		NATICK, MA 01760		27 ROBINSON RD	
LITTLETON, MA 01460				LITTLETON, MA 01460	
26 ROBINSON RD	U07 18 0	245 GREAT RD	U07 27 0	29 ROBINSON RD	U07 44 0
	LUC: 101		LUC: 332		LUC: 101
FLANAGAN MICHAEL S		BANKS EARL F		CARSON EVAN	
FLANAGAN LAODICE A		BANKS ELLEN M		CARSON KATHERINE A	
26 ROBINSON ROAD		64 NEW ESTATE RD		29 ROBINSON RD	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
28 ROBINSON RD	U07 19 1	235 GREAT RD	U07 28 0	31 ROBINSON RD	U07 45 0
	LUC: 101		LUC: 331		LUC: 101
CARTER RICHARD A		PILGRIM REAL ESTATE MANAGEMENT		JOHNSON ERIC C	
CARTER JENNIFER E		LIMITED PARTNERSHIP		JOHNSON MARTHA G	
28 ROBINSON RD		221 GREAT RD		31 ROBINSON RD	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
30 ROBINSON RD	U07 19 2	224 GREAT RD	U07 29 0	33 ROBINSON RD	U07 46 0
	LUC: 101		LUC: 323		LUC: 101
SWARTZ STEPHEN M		JAYSHIVA REALTY LLC		BECKLER MARK	
SWARTZ SONDRAG		268 MAIN ST		BECKLER LAURA A CATALDO	
P.O. BOX 1372		ACTON, MA 01720		33 ROBINSON ROAD	
LITTLETON, MA 01460				LITTLETON, MA 01460	
32 ROBINSON RD	U07 19 3	244 GREAT RD	U07 30 0	24 ADAMS ST	U10 8 0
	LUC: 101		LUC: 325		LUC: 104
SYKES SEAN		MCNIFF JAMES AND SHERYL TRS OF		LOTHROP-LOMBARDO MATTHEW G	
SYKES EMILY J BUSA		KING TUCK TRUST		24 ADAMS ST	
32 ROBINSON RD		PO BOX 924		LITTLETON, MA 01460	
LITTLETON, MA 01460		LITTLETON, MA 01460			
25 ROBINSON RD	U07 20 0	256 GREAT RD	U07 32 0		
	LUC: 101		LUC: 325		
NBTC GREAT ROAD LLC		COLONIAL COURT LIMITED PARTNSP			
275 MISHAWUM ROAD		P.O. BOX 2350			
WOBURN, MA 01801		ACTON, MA 01720			
289 GREAT RD	U07 22 0	268 GREAT RD	U07 33 0		
	LUC: 325		LUC: 341		
289 GREAT ROAD REALTY TRUST		CHL REALTY TRUST			
KENNEY FRANCIS TRUSTEE		HAJJAR CHARLES & ANNE TAMER TR			
275 MISHAWUM ROAD 4TH FL		30 ADAMS ST			
WOBURN, MA 01801		MILTON, MA 02186			
287 GREAT RD	U07 23 0	272 GREAT RD	U07 34 0		
	LUC: 325		LUC: 341		
NBTC GREAT ROAD LLC		SHAMES REATLY TR/CITIZENS BANK			
275 MISHAWUM ROAD		SHAMES ALBERT - TRUSTEE			
WOBURN, MA 01801		C/O RYAN PO BOX 460049			
		HOUSTON, TX 77056			
277 GREAT RD	U07 24 0	278 GREAT RD	U07 35 0		
	LUC: 334		LUC: 104		
289 GREAT ROAD REALTY TRUST		WONG WAI MING			
KENNEY FRANCIS TRUSTEE		LEE WAI LIN			
275 MISHAWUM ROAD 4TH FL		133 FOSTER ST			
WOBURN, MA 01801		LITTLETON, MA 01460			
265 GREAT RD	U07 25 0	288 GREAT RD	U07 36 0		
	LUC: 341		LUC: 341		
NORTHERN BANK TRUST COMPANY		FLEET NATIONAL/BANK OF AMERICA			
275 MISHAWUM RD		CORP R.E.ASSMENT NC1-001-03-81			
ATTN: AP		101 N. TRYON ST			
WOBURN, MA 01801		CHARLOTTE, NC 28255			



May 12, 2022

Littleton, MA

1 inch = 277 Feet

0 277 554 831





TOWN OF LITTLETON
BOARD OF ASSESSORS
P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410 FAX: (978) 952-2321

Date: 8/2/2022

Re: **Certified List of Abutters for Planning Board (300 feet - public hearings, special permits)**

Applicant:	<u>Jaclyn Fraser</u>
Name of Firm:	<u>Riemer & Braunstein LLP</u>
Mailing Address:	<u>700 District Ave, 11th Floor, Burlington, MA 01803</u>
Subject Parcel Location:	<u>287 Great Rd</u>
Subject Owner:	<u>NBTC Great Road LLC</u>
Subject Parcel ID:	<u>U07-23-0</u>

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. **"Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town.** The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the **names and addresses of parties in interest and such certification shall be conclusive for all purposes.** The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s) 30 including the subject parcel(s).

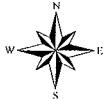
Certified by:

Christine Kumar

Christine Kumar, Assistant Assessor

NOTE: This **abutters list will be valid for three (3) months from the date of signature. Please be aware that per Massachusetts General Law (G. L. c 66, § 10) this office has up to 10 calendar days to fulfill this request.**

4 ROBINSON RD	U07 14 0	287 GREAT RD	U07 23 0	298 GREAT RD	U07 38 0
	LUC: 031				LUC: 329
GIANINO STEPHEN F & ANDREA TRS		NBTC GREAT ROAD LLC		MONTE CRISTO HOLDINGS LLC	
FOUR ROBINSON ROAD REALTY TR		275 MISHAWUM ROAD		298 GREAT RD STE 1	
P.O. BOX 1064		WOBURN, MA 01801		LITTLETON, MA 01460	
LITTLETON, MA 01460					
12 ROBINSON RD	U07 15 0	277 GREAT RD	U07 24 0	308 GREAT RD	U07 39 0
	LUC: 931		LUC: 334		LUC: 341
LITTLETON TOWN OF		289 GREAT ROAD REALTY TRUST		MIDDLESEX SAVINGS BANK	
P O BOX 1305		KENNEY FRANCIS TRUSTEE		C/O ACCOUNTING DEPT	
LITTLETON, MA 01460		275 MISHAWUM ROAD 4TH FL		36 SUMMER ST	
		WOBURN, MA 01801		NATICK, MA 01760	
18 ROBINSON RD	U07 16 0	265 GREAT RD	U07 25 0	27 ROBINSON RD	U07 43 0
	LUC: 101		LUC: 341		LUC: 101
MURPHY PATRICK P		NORTHERN BANK TRUST COMPANY		CASALE 2016 TRUST	
VALENTE JILLIAN C		275 MISHAWUM RD		CASALE WILLIAM & SANDRA - TRS	
18 ROBINSON RD		ATTN: AP		27 ROBINSON RD	
LITTLETON, MA 01460		WOBURN, MA 01801		LITTLETON, MA 01460	
22 ROBINSON RD	U07 17 0	255 GREAT RD	U07 26 0	29 ROBINSON RD	U07 44 0
	LUC: 101		LUC: 340		LUC: 101
YATES JEFFREY D		255 GREAT ROAD REALTY LLC		CARSON EVAN	
YATES LAURA A		3 ROSEWOOD LANE		CARSON KATHERINE A	
22 ROBINSON RD		NATICK, MA 01760		29 ROBINSON RD	
LITTLETON, MA 01460				LITTLETON, MA 01460	
26 ROBINSON RD	U07 18 0	256 GREAT RD	U07 32 0	14 ADAMS ST	U10 4 0
	LUC: 101		LUC: 325		LUC: 101
FLANAGAN MICHAEL S		COLONIAL COURT LIMITED PARTNSP		NADEAU ANDREW E	
FLANAGAN LAODICE A		P.O. BOX 2350		14 ADAMS ST	
26 ROBINSON ROAD		ACTON, MA 01720		LITTLETON, MA 01460	
LITTLETON, MA 01460					
28 ROBINSON RD	U07 19 1	268 GREAT RD	U07 33 0	18 ADAMS ST	U10 5 A
	LUC: 101		LUC: 341		LUC: 132
CARTER RICHARD A		CHL REALTY TRUST		MONTE CRISTO HOLDINGS LLC	
CARTER JENNIFER E		HAJJAR CHARLES & ANNE TAMER TR		298 GREAT RD STE 1	
28 ROBINSON RD		30 ADAMS ST		LITTLETON, MA 01460	
LITTLETON, MA 01460		MILTON, MA 02186			
30 ROBINSON RD	U07 19 2	272 GREAT RD	U07 34 0	22 ADAMS ST	U10 7 0
	LUC: 101		LUC: 341		LUC: 101
SWARTZ STEPHEN M		SHAMES REATLY TR/CITIZENS BANK		LANDFORS ALLISON T	
SWARTZ SONDRAG G		SHAMES ALBERT - TRUSTEE		22 ADAMS STREET	
P.O. BOX 1372		C/O RYAN PO BOX 460049		LITTLETON, MA 01460	
LITTLETON, MA 01460		HOUSTON, TX 77056			
32 ROBINSON RD	U07 19 3	278 GREAT RD	U07 35 0	24 ADAMS ST	U10 8 0
	LUC: 101		LUC: 104		LUC: 104
SYKES SEAN		WONG WAI MING		LOMBARDO MARK R	
SYKES EMILY J BUSA		LEE WAI LIN		LOTHROP-LOMBARDO MATTHEW G	
32 ROBINSON RD		133 FOSTER ST		24 ADAMS ST	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
25 ROBINSON RD	U07 20 0	288 GREAT RD	U07 36 0	28 ADAMS ST	U10 9 0
	LUC: 101		LUC: 341		LUC: 101
NBTC GREAT ROAD LLC		FLEET NATIONAL/BANK OF AMERICA		HEBERT LAWRENCE P	
275 MISHAWUM ROAD		CORP R.E.ASSMENT NC1-001-03-81		28 ADAMS ST	
WOBURN, MA 01801		101 N. TRYON ST		LITTLETON, MA 01460	
		CHARLOTTE, NC 28255			
289 GREAT RD	U07 22 0	294 GREAT RD	U07 37 0		
	LUC: 325		LUC: 031		
289 GREAT ROAD REALTY TRUST		MONTE CRISTO HOLDINGS LLC			
KENNEY FRANCIS TRUSTEE		298 GREAT RD STE 1			
275 MISHAWUM ROAD 4TH FL		LITTLETON, MA 01460			
WOBURN, MA 01801					



May 12, 2022

Littleton, MA

1 inch = 277 Feet





**TOWN OF LITTLETON
BOARD OF ASSESSORS**
P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410 FAX: (978) 952-2321

Date: 8/2/2022

Re: Certified List of Abutters for Planning Board (300 feet - public hearings, special permits)

Applicant: Jaclyn Fraser
Name of Firm: Riemer & Braunstein LLP
Mailing Address: 700 District Ave, 11th Floor, Burlington, MA 01803

Subject Parcel Location: 25 Robinson Rd
Subject Owner: NBTC Great Road LLC
Subject Parcel ID: U07-20-0

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. **"Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town.** The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the **names and addresses of parties in interest and such certification shall be conclusive for all purposes.** The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s) 24 including the subject parcel(s).

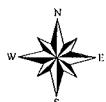
Certified by:

Christine Kumar

Christine Kumar, Assistant Assessor

NOTE: This **abutters list** will be **valid** for three (3) months from the date of signature. Please be aware that per **Massachusetts General Law (G. L. c 66, § 10)** this office has up to 10 calendar days to fulfill this request.

4 ROBINSON RD	U07 14 0	287 GREAT RD	U07 23 0	27 ROBINSON RD	U07 43 0
GIANINO STEPHEN F & ANDREA TRS	LUC: 031	NBTC GREAT ROAD LLC	LUC: 325	CASALE 2016 TRUST	LUC: 101
FOUR ROBINSON ROAD REALTY TR		275 MISHAWUM ROAD		CASALE WILLIAM & SANDRA - TRS	
P.O. BOX 1064		WOBURN, MA 01801		27 ROBINSON RD	
LITTLETON, MA 01460				LITTLETON, MA 01460	
12 ROBINSON RD	U07 15 0	277 GREAT RD	U07 24 0	29 ROBINSON RD	U07 44 0
LITTLETON TOWN OF	LUC: 931	289 GREAT ROAD REALTY TRUST	LUC: 334	CARSON EVAN	LUC: 101
P O BOX 1305		KENNEY FRANCIS TRUSTEE		CARSON KATHERINE A	
LITTLETON, MA 01460		275 MISHAWUM ROAD 4TH FL		29 ROBINSON RD	
		WOBURN, MA 01801		LITTLETON, MA 01460	
18 ROBINSON RD	U07 16 0	265 GREAT RD	U07 25 0	1 VILLAGE LN	U07 6 2
MURPHY PATRICK P	LUC: 101	NORTHERN BANK TRUST COMPANY	LUC: 341	ZHANG FRANK	LUC: 101
VALENTE JILLIAN C		275 MISHAWUM RD		ZENG PING	
18 ROBINSON RD		ATTN: AP		1 VILLAGE LANE	
LITTLETON, MA 01460		WOBURN, MA 01801		LITTLETON, MA 01460	
22 ROBINSON RD	U07 17 0	255 GREAT RD	U07 26 0		
YATES JEFFREY D	LUC: 101	255 GREAT ROAD REALTY LLC	LUC: 340		
YATES LAURA A		3 ROSEWOOD LANE			
22 ROBINSON RD		NATICK, MA 01760			
LITTLETON, MA 01460					
26 ROBINSON RD	U07 18 0	268 GREAT RD	U07 33 0		
FLANAGAN MICHAEL S	LUC: 101	CHL REALTY TRUST	LUC: 341		
FLANAGAN LAODICE A		HAJAR CHARLES & ANNE TAMER TR			
26 ROBINSON ROAD		30 ADAMS ST			
LITTLETON, MA 01460		MILTON, MA 02186			
28 ROBINSON RD	U07 19 1	272 GREAT RD	U07 34 0		
CARTER RICHARD A	LUC: 101	SHAMES REATLY TR/CITIZENS BANK	LUC: 341		
CARTER JENNIFER E		SHAMES ALBERT - TRUSTEE			
28 ROBINSON RD		C/O RYAN PO BOX 460049			
LITTLETON, MA 01460		HOUSTON, TX 77056			
30 ROBINSON RD	U07 19 2	278 GREAT RD	U07 35 0		
SWARTZ STEPHEN M	LUC: 101	WONG WAI MING	LUC: 104		
SWARTZ SONDRAG		LEE WAI LIN			
P.O. BOX 1372		133 FOSTER ST			
LITTLETON, MA 01460		LITTLETON, MA 01460			
32 ROBINSON RD	U07 19 3	288 GREAT RD	U07 36 0		
SYKES SEAN	LUC: 101	FLEET NATIONAL/BANK OF AMERICA	LUC: 341		
SYKES EMILY J BUSA		CORP R.E.ASSMENT NC1-001-03-81			
32 ROBINSON RD		101 N. TRYON ST			
LITTLETON, MA 01460		CHARLOTTE, NC 28255			
25 ROBINSON RD	U07 20 0	294 GREAT RD	U07 37 0		
NBTC GREAT ROAD LLC	LUC: 101	MONTE CRISTO HOLDINGS LLC	LUC: 031		
275 MISHAWUM ROAD		298 GREAT RD STE 1			
WOBURN, MA 01801		LITTLETON, MA 01460			
289 GREAT RD	U07 22 0	298 GREAT RD	U07 38 0		
289 GREAT ROAD REALTY TRUST	LUC: 325	MONTE CRISTO HOLDINGS LLC	LUC: 329		
KENNEY FRANCIS TRUSTEE		298 GREAT RD STE 1			
275 MISHAWUM ROAD 4TH FL		LITTLETON, MA 01460			
WOBURN, MA 01801					



May 12, 2022

Littleton, MA

1 inch = 277 Feet





TOWN OF LITTLETON
BOARD OF ASSESSORS
P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410 FAX: (978) 952-2321

Date: 8/2/2022

Re: Certified List of Abutters for Planning Board (300 feet - public hearings, special permits)

Applicant:	<u>Jaclyn Fraser</u>
Name of Firm:	<u>Riemer & Braunstein LLP</u>
Mailing Address:	<u>700 District Ave, 11th Floor, Burlington, MA 01803</u>
Subject Parcel Location:	<u>277 Great Rd</u>
Subject Owner:	<u>289 Great Road Realty Trust, Kenney Francis Trustee</u>
Subject Parcel ID:	<u>U07-24-0</u>

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. **"Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town.** The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes. The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s) 24 including the subject parcel(s).

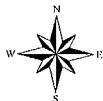
Certified by:

Christine Kumar

Christine Kumar, Assistant Assessor

NOTE: This **abutters** list will be **valid** for three (3) months from the date of signature. Please be aware that per Massachusetts General Law (G. L. c 66, § 10) this office has up to 10 calendar days to fulfill this request.

12 ROBINSON RD	U07 15 0	255 GREAT RD	U07 26 0	22 ADAMS ST	U10 7 0
LITTLETON TOWN OF P O BOX 1305 LITTLETON, MA 01460	LUC: 931	255 GREAT ROAD REALTY LLC 3 ROSEWOOD LANE NATICK, MA 01760	LUC: 340	LANDFORS ALLISON T 22 ADAMS STREET LITTLETON, MA 01460	LUC: 101
18 ROBINSON RD	U07 16 0	256 GREAT RD	U07 32 0	24 ADAMS ST	U10 8 0
MURPHY PATRICK P VALENTE JILLIAN C 18 ROBINSON RD LITTLETON, MA 01460	LUC: 101	COLONIAL COURT LIMITED PARTNSP P.O. BOX 2350 ACTON, MA 01720	LUC: 325	LOMBARDO MARK R LOTHROP-LOMBARDO MATTHEW G 24 ADAMS ST LITTLETON, MA 01460	LUC: 104
22 ROBINSON RD	U07 17 0	268 GREAT RD	U07 33 0	28 ADAMS ST	U10 9 0
YATES JEFFREY D YATES LAURA A 22 ROBINSON RD LITTLETON, MA 01460	LUC: 101	CHL REALTY TRUST HAJJAR CHARLES & ANNE TAMER TR 30 ADAMS ST MILTON, MA 02186	LUC: 341	HEBERT LAWRENCE P 28 ADAMS ST LITTLETON, MA 01460	LUC: 101
26 ROBINSON RD	U07 18 0	272 GREAT RD	U07 34 0		
FLANAGAN MICHAEL S FLANAGAN LAODICE A 26 ROBINSON ROAD LITTLETON, MA 01460	LUC: 101	SHAMES REATLY TR/CITIZENS BANK SHAMES ALBERT - TRUSTEE C/O RYAN PO BOX 460049 HOUSTON, TX 77056	LUC: 341		
28 ROBINSON RD	U07 19 1	278 GREAT RD	U07 35 0		
CARTER RICHARD A CARTER JENNIFER E 28 ROBINSON RD LITTLETON, MA 01460	LUC: 101	WONG WAI MING LEE WAI LIN 133 FOSTER ST LITTLETON, MA 01460	LUC: 104		
25 ROBINSON RD	U07 20 0	288 GREAT RD	U07 36 0		
NBTC GREAT ROAD LLC 275 MISHAWUM ROAD WOBURN, MA 01801	LUC: 101	FLEET NATIONAL/BANK OF AMERICA CORP R.E.ASSMENT NC1-001-03-81 101 N. TRYON ST CHARLOTTE, NC 28255	LUC: 341		
289 GREAT RD	U07 22 0	294 GREAT RD	U07 37 0		
289 GREAT ROAD REALTY TRUST KENNEY FRANCIS TRUSTEE 275 MISHAWUM ROAD 4TH FL WOBURN, MA 01801	LUC: 325	MONTE CRISTO HOLDINGS LLC 298 GREAT RD STE 1 LITTLETON, MA 01460	LUC: 031		
287 GREAT RD	U07 23 0	27 ROBINSON RD	U07 43 0		
NBTC GREAT ROAD LLC 275 MISHAWUM ROAD WOBURN, MA 01801	LUC: 325	CASALE 2016 TRUST CASALE WILLIAM & SANDRA - TRS 27 ROBINSON RD LITTLETON, MA 01460	LUC: 101		
277 GREAT RD	U07 24 0	30 ADAMS ST	U10 10 0		
289 GREAT ROAD REALTY TRUST KENNEY FRANCIS TRUSTEE 275 MISHAWUM ROAD 4TH FL WOBURN, MA 01801	LUC: 334	NARGI FRANCES 30 ADAMS ST LITTLETON, MA 01460	LUC: 101		
265 GREAT RD	U07 25 0	18 ADAMS ST	U10 5 A		
NORTHERN BANK TRUST COMPANY 275 MISHAWUM RD ATTN: AP WOBURN, MA 01801	LUC: 341	MONTE CRISTO HOLDINGS LLC 298 GREAT RD STE 1 LITTLETON, MA 01460	LUC: 132		



May 12, 2022

Littleton, MA

1 inch = 277 Feet

0 277 554 831





**TOWN OF LITTLETON
BOARD OF ASSESSORS**
P.O. BOX 1305
LITTLETON, MA 01460
(978) 540-2410 FAX: (978) 952-2321

Date: 8/2/2022

Re: Certified List of Abutters for Planning Board (300 feet - public hearings, special permits)

Applicant: Jaclyn Fraser
Name of Firm: Riener & Braunstein LLP
Mailing Address: 700 District Ave, 11th Floor, Burlington, MA 01803

Subject Parcel Location: 289 Great Rd
Subject Owner: 289 Great Road Realty Trust, Kenney Francis Trustee
Subject Parcel ID: U07-22-0

M.G.L. Chapter 40A, Section 11. "In all cases where notice of a public hearing is required notice shall be given by publication in a newspaper of general circulation in the city or town once in each of two successive weeks, the first publication to be not less than fourteen days before the day of the hearing and by posting such notice in a conspicuous place in the city or town hall for a period of not less than fourteen days before the day of such hearing. In all cases where notice to individuals or specific boards or other agencies is required, notice shall be sent by mail, postage prepaid. **"Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town.** The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the **names and addresses of parties in interest and such certification shall be conclusive for all purposes.** The permit granting authority or special permit granting authority may accept a waiver of notice from or an affidavit of actual notice to any party in interest or, in his stead, any successor owner of record who may not have received a notice by mail, and may order special notice to any such person, giving not less than five nor more than ten additional days to reply."

I hereby certify the attached list of abutter(s) as stated in the M.G.L. Chapter 40A, Section 11.

Number of Abutter(s) 35 including the subject parcel(s).

Certified by:

Christine Kumar

Christine Kumar, Assistant Assessor

NOTE: This **abutters list** will be valid for three (3) months from the date of signature. Please be aware that per Massachusetts General Law (G. L. c 66, § 10) this office has up to 10 calendar days to fulfill this request.

319 GREAT RD	U07 12 0	22 ROBINSON RD	U07 17 0	278 GREAT RD	U07 35 0
MARY REALTY TRUST	LUC: 013	YATES JEFFREY D	LUC: 101	WONG WAI MING	LUC: 104
HOLLINGER/COWLEY HOLLINGER TRS		YATES LAURA A		LEE WAI LIN	
319 GREAT RD		22 ROBINSON RD		133 FOSTER ST	
LITTLETON, MA 01460		LITTLETON, MA 01460		LITTLETON, MA 01460	
311 GREAT RD 1	U07 13 1	26 ROBINSON RD	U07 18 0	288 GREAT RD	U07 36 0
GOULD SHERRY TRUSTEE OF	LUC: 344	FLANAGAN MICHAEL S	LUC: 101	FLEET NATIONAL/BANK OF AMERICA	LUC: 341
SHERRY REALTY TRUST		FLANAGAN LAODICE A		CORP R.E.ASSMENT NC1-001-03-81	
PO BOX 1212		26 ROBINSON ROAD		101 N. TRYON ST	
LITTLETON, MA 01460		LITTLETON, MA 01460		CHARLOTTE, NC 28255	
311 GREAT RD 2	U07 13 2	28 ROBINSON RD	U07 19 1	294 GREAT RD	U07 37 0
GOULD SHERRY TRUSTEE OF	LUC: 344	CARTER RICHARD A	LUC: 101	MONTE CRISTO HOLDINGS LLC	LUC: 031
SHERRY REALTY TRUST		CARTER JENNIFER E		298 GREAT RD STE 1	
PO BOX 1212		28 ROBINSON RD		LITTLETON, MA 01460	
LITTLETON, MA 01460		LITTLETON, MA 01460			
311 GREAT RD 3	U07 13 3	25 ROBINSON RD	U07 20 0	298 GREAT RD	U07 38 0
GOULD SHERRY TRUSTEE OF	LUC: 344	NBTC GREAT ROAD LLC	LUC: 101	MONTE CRISTO HOLDINGS LLC	LUC: 329
SHERRY REALTY TRUST		275 MISHAWUM ROAD		298 GREAT RD STE 1	
PO BOX 1212		WOBURN, MA 01801		LITTLETON, MA 01460	
LITTLETON, MA 01460					
311 GREAT RD 4	U07 13 4	289 GREAT RD	U07 22 0	308 GREAT RD	U07 39 0
BLW REALTY LLC	LUC: 344	289 GREAT ROAD REALTY TRUST	LUC: 325	MIDDLESEX SAVINGS BANK	LUC: 341
PO BOX 1551		KENNEY FRANCIS TRUSTEE		C/O ACCOUNTING DEPT	
LITTLETON, MA 01460		275 MISHAWUM ROAD 4TH FL		36 SUMMER ST	
		WOBURN, MA 01801		NATICK, MA 01760	
311 GREAT RD 5	U07 13 5	287 GREAT RD	U07 23 0	312 GREAT RD	U07 40 0
GOULD SHERRY TRUSTEE OF	LUC: 344	NBTC GREAT ROAD LLC	LUC: 325	GOULD SHERRILL R TRUSTEE OF	LUC: 325
SHERRY REALTY TRUST		275 MISHAWUM ROAD		HOME REALTY TRUST	
PO BOX 1212		WOBURN, MA 01801		P O BOX 1212	
LITTLETON, MA 01460				LITTLETON, MA 01460	
311 GREAT RD 6	U07 13 6	277 GREAT RD	U07 24 0	27 ROBINSON RD	U07 43 0
BLW REALTY LLC	LUC: 344	289 GREAT ROAD REALTY TRUST	LUC: 334	CASALE 2016 TRUST	LUC: 101
PO BOX 1551		KENNEY FRANCIS TRUSTEE		CASALE WILLIAM & SANDRA - TRS	
LITTLETON, MA 01460		275 MISHAWUM ROAD 4TH FL		27 ROBINSON RD	
		WOBURN, MA 01801		LITTLETON, MA 01460	
4 ROBINSON RD	U07 14 0	265 GREAT RD	U07 25 0	1 VILLAGE LN	U07 6 2
GIANINO STEPHEN F & ANDREA TRS	LUC: 031	NORTHERN BANK TRUST COMPANY	LUC: 341	ZHANG FRANK	LUC: 101
FOUR ROBINSON ROAD REALTY TR		275 MISHAWUM RD		ZENG PING	
P.O. BOX 1064		ATTN: AP		1 VILLAGE LANE	
LITTLETON, MA 01460		WOBURN, MA 01801		LITTLETON, MA 01460	
12 ROBINSON RD	U07 15 0	268 GREAT RD	U07 33 0	10 ADAMS ST	U10 3 0
LITTLETON TOWN OF	LUC: 931	CHL REALTY TRUST	LUC: 341	VIOLETTE BRIAN	LUC: 101
P O BOX 1305		HAJJAR CHARLES & ANNE TAMER TR		DASCOLI LIANNE T	
LITTLETON, MA 01460		30 ADAMS ST		10 ADAMS ST	
		MILTON, MA 02186		LITTLETON, MA 01460	
18 ROBINSON RD	U07 16 0	272 GREAT RD	U07 34 0	14 ADAMS ST	U10 4 0
MURPHY PATRICK P	LUC: 101	SHAMES REATLY TR/CITIZENS BANK	LUC: 341	NADEAU ANDREW E	LUC: 101
VALENTE JILLIAN C		SHAMES ALBERT - TRUSTEE		14 ADAMS ST	
18 ROBINSON RD		C/O RYAN PO BOX 460049		LITTLETON, MA 01460	
LITTLETON, MA 01460		HOUSTON, TX 77056			

18 ADAMS ST U10 5 A

LUC: 132

MONTE CRISTO HOLDINGS LLC
298 GREAT RD STE 1
LITTLETON, MA 01460

22 ADAMS ST U10 7 0

LUC: 101

LANDFORS ALLISON T
22 ADAMS STREET
LITTLETON, MA 01460

24 ADAMS ST U10 8 0

LUC: 104

LOMBARDO MARK R
LOTHROP-LOMBARDO MATTHEW G
24 ADAMS ST
LITTLETON, MA 01460

28 ADAMS ST U10 9 0

LUC: 101

HEBERT LAWRENCE P
28 ADAMS ST
LITTLETON, MA 01460



May 12, 2022

Littleton, MA

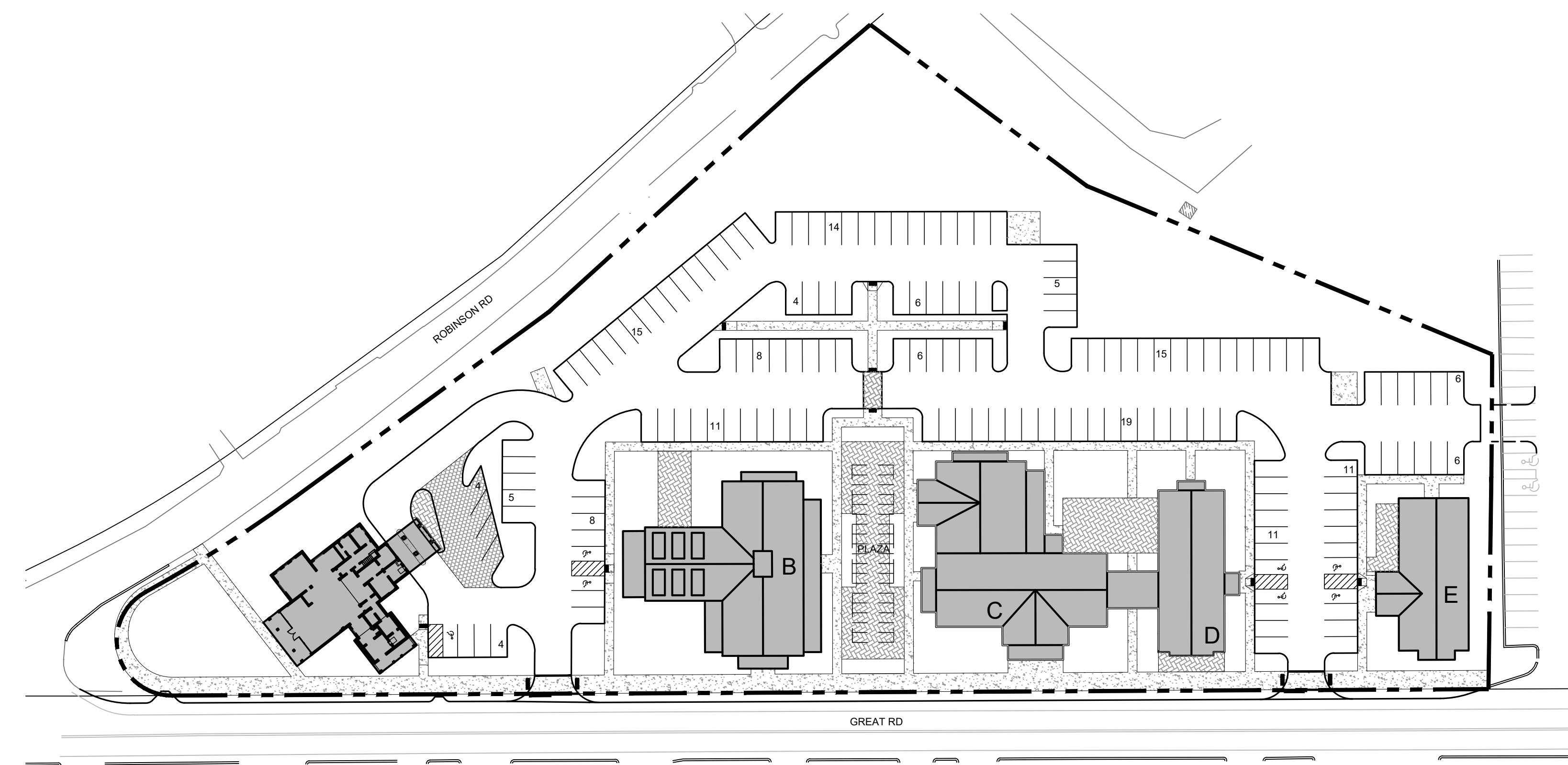
1 inch = 277 Feet



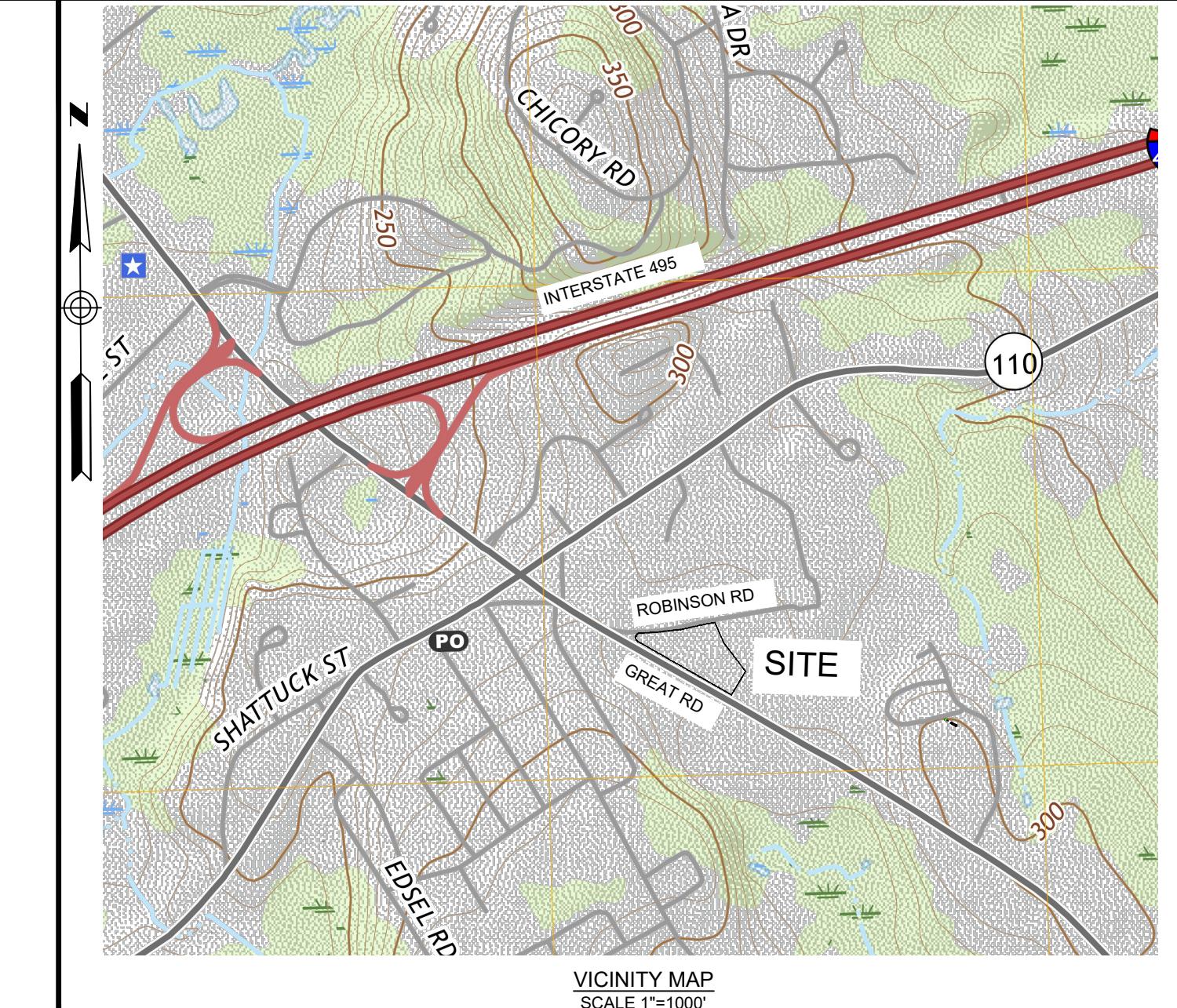
PROJECT SITE PLAN SET

Northern Bank Town Common

Great Road in Littleton, Massachusetts



PREPARED FOR
Northern Bank and Trust Company
275 Mishawum Road
Woburn, Massachusetts 01801



VICINITY MAP
SCALE 1:1000

SHEET INDEX

SHEET NO.	DESCRIPTION
T-100	TITLE SHEET
C-100	EXISTING CONDITIONS PLAN
C-200	SITE LAYOUT PLAN
C-300	GRADING, DRAINAGE AND EROSION CONTROL PLAN
C-400	SITE UTILITIES PLAN
C-500	EROSION CONTROL NOTES
C-501	SITE DETAILS PLAN
C-502	SITE DETAILS PLAN
C-503	SITE DETAILS PLAN
C-504	SITE DETAILS PLAN

Landscape Plans by Allen & Major Associates, Inc

L-101	OVERALL LANDSCAPE PLAN
L-102	LANDSCAPE PLAN
L-103	LANDSCAPE PLAN
L-501	LANDSCAPE DETAILS
L-502	LANDSCAPE NOTES
L-503	LANDSCAPE NOTES

Site:
**NORTHERN BANK
TOWN COMMON**
265-289 GREAT ROAD
LITTLETON, MASSACHUSETTS
Prepared for:
**NORTHERN BANK AND
TRUST COMPANY**
275 MISHAWUM ROAD
WOBURN, MASSACHUSETTS



OCG

Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.312.3120

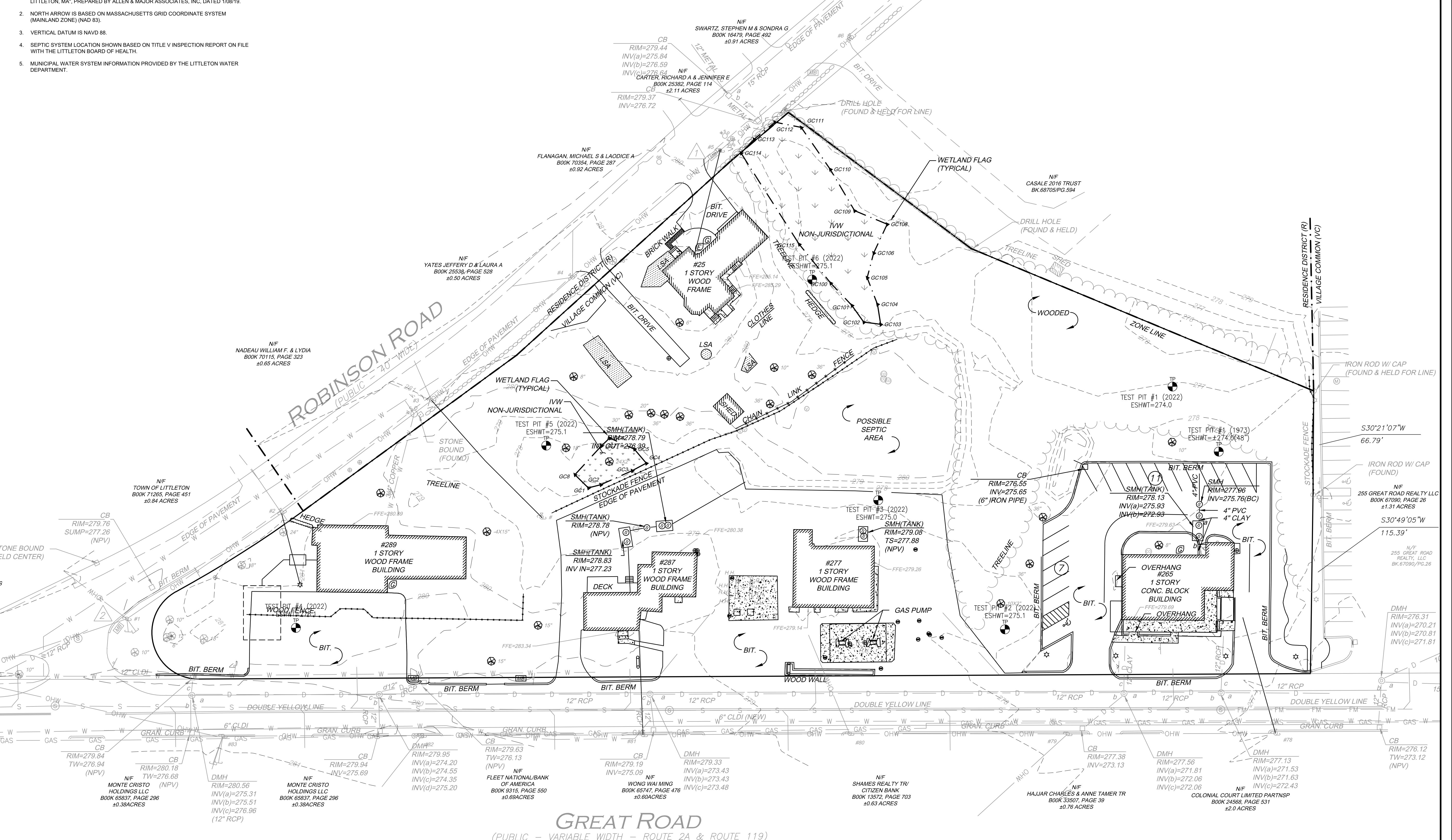
TITLE SHEET

No.	Revision/Issue	Date
Design by:	SPM	Checked by:
Drawn by:	SPM	Approved by:
Project:	18017	Date:
		September 7, 2022
Sheet:		

T-100

EXISTING CONDITIONS NOTES:

1. EXISTING CONDITIONS, BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HERON FROM "EXISTING CONDITIONS, 25 ROBINSON ROAD, 265, 277, 287 & 289 GREAT ROAD, LITTLETON, MA", PREPARED BY ALLEN & MAJOR ASSOCIATES, INC, DATED 1/08/19.
2. NORTH ARROW IS BASED ON MASSACHUSETTS GRID COORDINATE SYSTEM (MAINLAND ZONE) (NAD 83).
3. VERTICAL DATUM IS NAVD 88.
4. SEPTIC SYSTEM LOCATION SHOWN BASED ON TITLE V INSPECTION REPORT ON FILE WITH THE LITTLETON BOARD OF HEALTH.
5. MUNICIPAL WATER SYSTEM INFORMATION PROVIDED BY THE LITTLETON WATER DEPARTMENT.



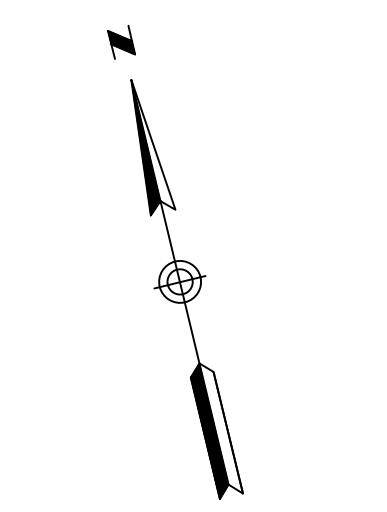
Site: **NORTHERN BANK
TOWN COMMON**

265-289 GREAT ROAD
LETON, MASSACHUSETTS

Prepared for:

NORTHERN BANK AND TRUST COMPANY

<u>LEGEND</u>	
	PROPERTY LINE
	WATER PIPE
	DRAIN PIPE
	GAS PIPE
	SEWER PIPE
	OVERHEAD ELECTRIC
	CONTOUR
	FENCE
	CONTOUR
	SIGN
	DRAIN STRUCTURE
	UTILITY POLE
	SEWER MANHOLE
	TREE



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EXISTING CONDITIONS PLAN

No.	Revision/Issue	Date
Design by:	Checked by:	
SPM	SPM	
Drawn by:	Approved by:	
SPM	SPM	
Project:	Date:	
18017	September 7, 2022	

C-100

ZONING COMPLIANCE CHECKLIST:

PROPERTY ID:	MAP 7: LOTS 20, 22, 23, 24, 25
ZONE:	VC - VILLAGE COMMON
USE:	COMMERCIAL
FRONT SETBACK (MINIMUM)	10 FEET
FRONT SETBACK (MAXIMUM)	20 FEET
SIDE SETBACK (MINIMUM)	10 FEET
SIDE SETBACK (ABUT RES.)	10 FEET
REAR SETBACK (MINIMUM)	10 FEET
REAR SETBACK (ABUT RES.)	10 FEET
BUILDING HEIGHT	2.5 STORIES
MAX BLDG + PAVE COVER	80%
FAÇADE BUILD OUT (MIN)	60%
PARKING SETBACK	20 FEET
REQUIRED	PROPOSED

PARKING CALCULATION:

USE	MINIMUM REQUIRE RATE
RETAIL	1 PER 250 SF LEASABLE AREA
RESTAURANT	1 PER 250 SF LEASABLE AREA
OFFICE	1 PER 333 SF LEASABLE AREA
	GFA
RETAIL	3,336 SF
BUILDING B	6,574 SF
BUILDING C (FIRST FLOOR)	7,400 SF
BUILDING D (FIRST FLOOR)	3,000 SF
TOTAL RETAIL SPACE =	20,310 SF @ 1 SPACE/250 SF = 82 SPACES REQUIRED
RESTAURANT (BUILDING E)	3,500 SF @ 1 SPACE/250 SF = 14 SPACES REQUIRED
OFFICE	
NORTHERN BANK BRANCH	670 SF
BUILDING B (SECOND FLOOR)	3,000 SF
BUILDING C (SECOND FLOOR)	7,400 SF
BUILDING D (SECOND FLOOR)	3,000 SF
TOTAL OFFICE SPACE =	14,070 SF @ 1 SPACE/333 SF = 43 SPACES REQUIRED
ADA SPACES REQUIRED (151-200 TOTAL SPACES)	= 6
ADA SPACES PROVIDED	= 7

OFFICE	139
TOTAL SPACES REQUIRED =	139
TOTAL SPACES PROVIDED =	158

ADA SPACES REQUIRED (151-200 TOTAL SPACES)	= 6
ADA SPACES PROVIDED	= 7

RESTAURANT (BUILDING E)	14 SPACES REQUIRED
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OFFICE	43
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TOTAL SPACES REQUIRED =	139
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TOTAL SPACES PROVIDED =	158
-------------------------	-----

ADA SPACES REQUIRED (151-200 TOTAL SPACES)	= 6
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ADA SPACES PROVIDED	= 7
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RESTAURANT (BUILDING E)	14 SPACES REQUIRED
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OFFICE	43
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TOTAL SPACES REQUIRED =	139
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TOTAL SPACES PROVIDED =	158
-------------------------	-----

ADA SPACES REQUIRED (151-200 TOTAL SPACES)	= 6
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ADA SPACES PROVIDED	= 7
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GRADING AND DRAINAGE NOTES:

1. FOR ALL DISTURBED AREAS NOT OTHERWISE TREATED INSTALL 4" MIN SCREENED LOAM AND HYDROSEED.
2. ALL STORM DRAIN PIPE SHALL BE HIGH DENSITY POLYETHYLENE UNLESS OTHERWISE NOTED (HANCOR "HQ", ADS "N-12", OR APPROVED EQUAL).
3. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE TOWN AND STATE CODES.
4. ADJUST ALL MANHOLES, CATCHBASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.
5. CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE AND EXIT RAMPS AND LOADING AREAS ADJACENT TO THE BUILDING.
6. ALL CATCHBASINS AND DRAIN LINES SHALL BE THOROUGHLY CLEANED OF ALL SEDIMENT AND DEBRIS AFTER THE UPSTREAM AREA IS STABILIZED.
7. COORDINATE ALL GRADING AROUND BUILDING AND BUILDING DOOR ELEVATIONS WITH ARCHITECTURAL PLANS.
8. THE PROPOSED CATCHBASINS AND STORMWATER TREATMENT UNITS MUST BE CLEANED OF ANY SEDIMENT AND/OR DEBRIS AFTER ALL UPSTREAM AREAS HAVE BEEN STABILIZED.

COMPACTION REQUIREMENTS

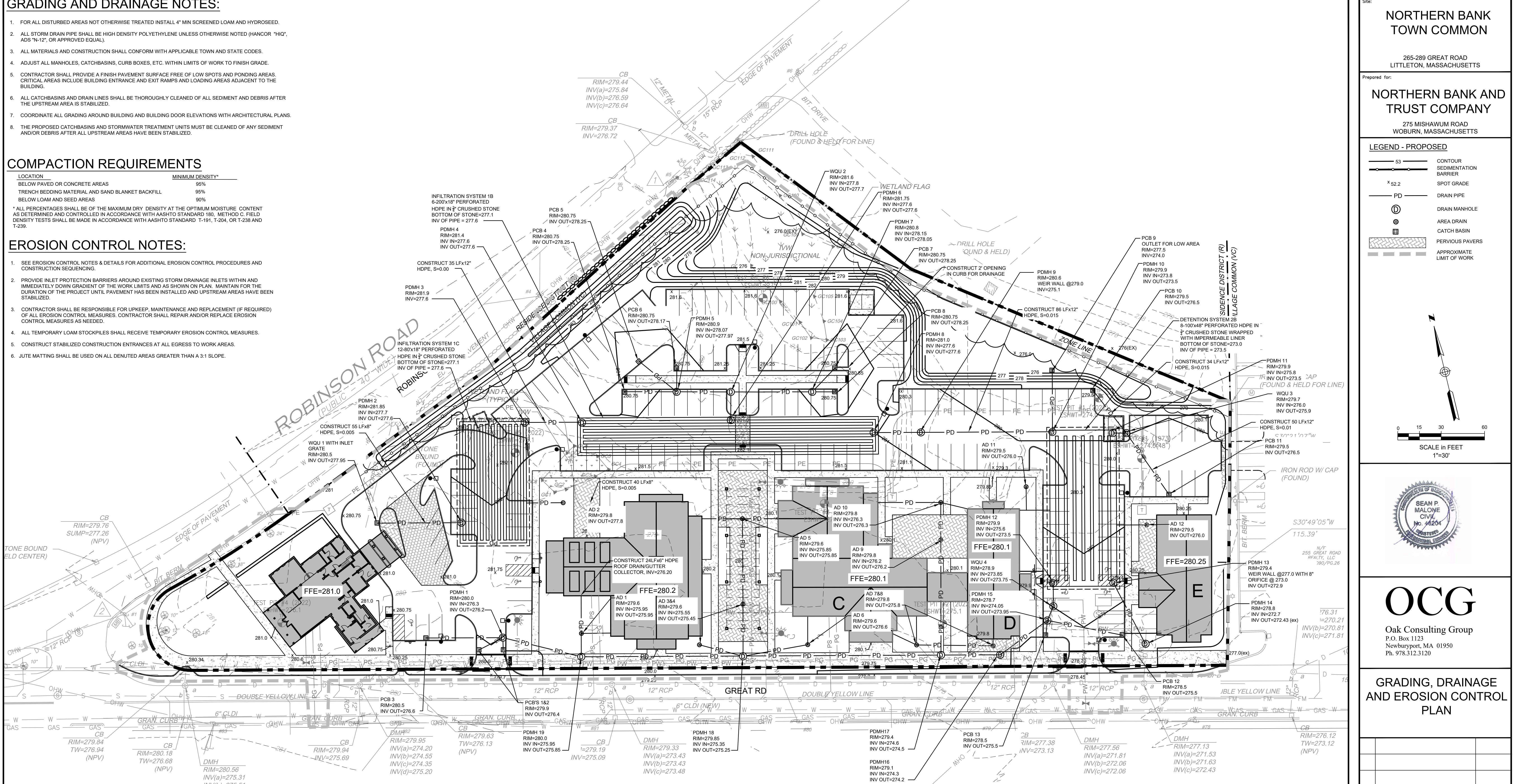
LOCATION	MINIMUM DENSITY*
BELOW PAVED OR CONCRETE AREAS	95%
TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL	95%
BELOW LOAM AND SEED AREAS	90%

* ALL PERCENTAGES SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH AASHTO STANDARD T-180, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH AASHTO STANDARD T-191, T-204, OR T-238 AND T-239.

EROSION CONTROL NOTES:

1. SEE EROSION CONTROL NOTES & DETAILS FOR ADDITIONAL EROSION CONTROL PROCEDURES AND CONSTRUCTION SEQUENCING.
2. PROVIDE INLET PROTECTION BARRIERS AROUND EXISTING STORM DRAINAGE INLETS WITHIN AND IMMEDIATELY DOWN GRADIENT OF THE WORK LIMITS AND AS SHOWN ON PLAN. MAINTAIN FOR THE DURATION OF THE PROJECT UNTIL PAVEMENT HAS BEEN INSTALLED AND UPSTREAM AREAS HAVE BEEN STABILIZED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR UPKEEP, MAINTENANCE AND REPLACEMENT (IF REQUIRED) OF ALL EROSION CONTROL MEASURES. CONTRACTOR SHALL REPAIR AND/OR REPLACE EROSION CONTROL MEASURES AS NEEDED.
4. ALL TEMPORARY LOAM STOCKPILES SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES.
5. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES AT ALL EGRESS TO WORK AREAS.
6. JUTE MATTING SHALL BE USED ON ALL DENUDED AREAS GREATER THAN A 3:1 SLOPE.

ROBINSON ROAD



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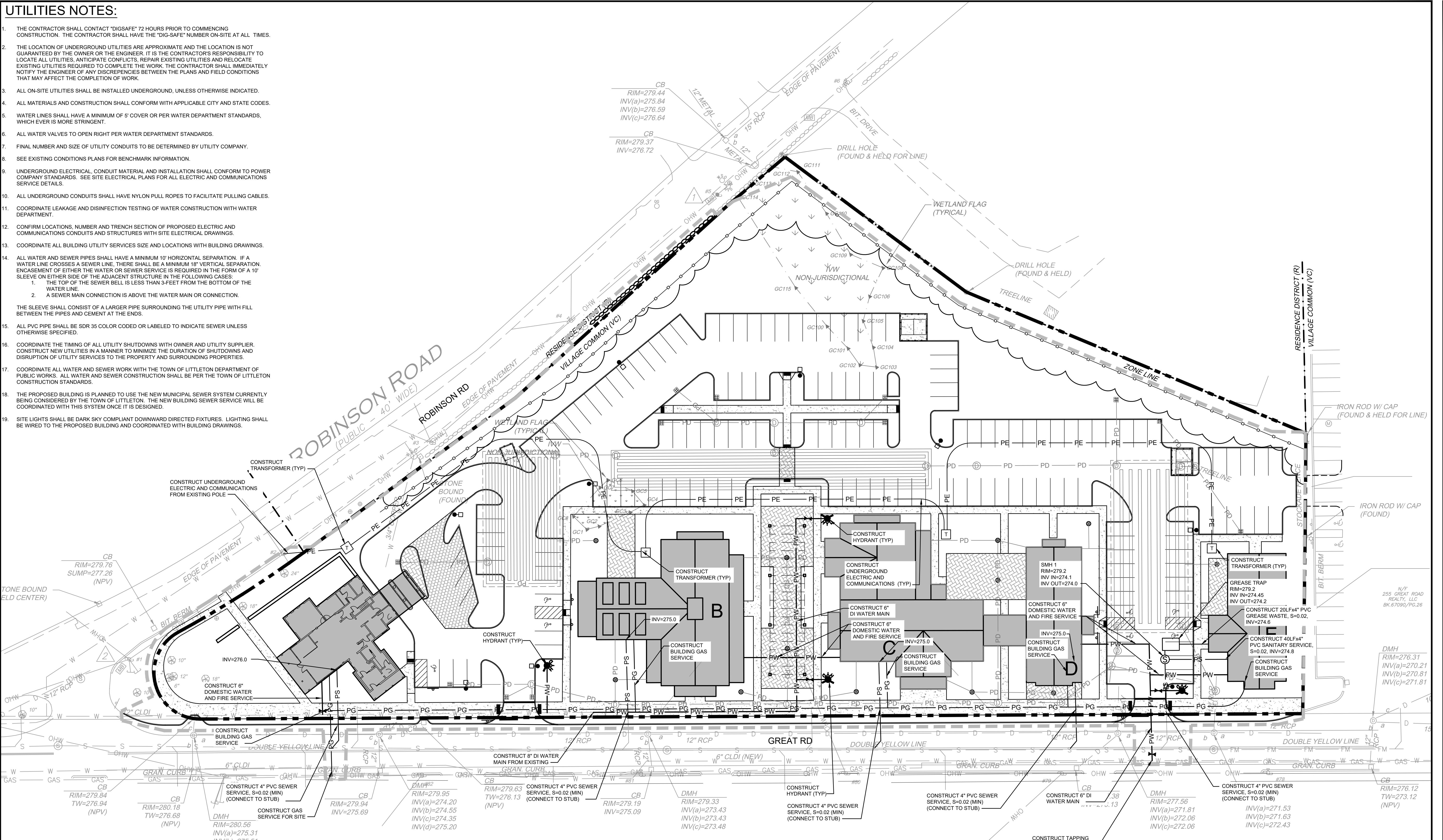
GRADING, DRAINAGE AND EROSION CONTROL PLAN

No.	Revision/Issue	Date
Design by:	Checked by:	SPM
Drown by:	Approved by:	SPM
Project:	Date:	18017 September 7, 2022

Sheet: C-300

UTILITIES NOTES:

1. THE CONTRACTOR SHALL CONTACT "DIGSAFE" 72 HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL HAVE THE "DIG-SAFE" NUMBER ON-SITE AT ALL TIMES.
2. THE LOCATION OF UNDERGROUND UTILITIES ARE APPROPRIATE AND THE LOCATION IS NOT GUARANTEED BY THE OWNER OR THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES, ANTICIPATE CONFLICTS, REPAIR EXISTING UTILITIES AND RELOCATE EXISTING UTILITIES REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS THAT MAY AFFECT THE COMPLETION OF WORK.
3. ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND, UNLESS OTHERWISE INDICATED.
4. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM WITH APPLICABLE CITY AND STATE CODES.
5. WATER LINES SHALL HAVE A MINIMUM OF 5' COVER OR PER WATER DEPARTMENT STANDARDS, WHICH EVER IS MORE STRINGENT.
6. ALL WATER VALVES TO OPEN RIGHT PER WATER DEPARTMENT STANDARDS.
7. FINAL NUMBER AND SIZE OF UTILITY CONDUITS TO BE DETERMINED BY UTILITY COMPANY.
8. SEE EXISTING CONDITIONS PLANS FOR BENCHMARK INFORMATION.
9. UNDERGROUND ELECTRICAL CONDUIT MATERIAL AND INSTALLATION SHALL CONFORM TO POWER COMPANY STANDARDS. SEE SITE ELECTRICAL PLANS FOR ALL ELECTRIC AND COMMUNICATIONS SERVICE DETAILS.
10. ALL UNDERGROUND CONDUITS SHALL HAVE NYLON PULL ROPES TO FACILITATE PULLING CABLES.
11. COORDINATE LEAKAGE AND DISINFECTION TESTING OF WATER CONSTRUCTION WITH WATER DEPARTMENT.
12. CONFIRM LOCATIONS, NUMBER AND TRENCH SECTION OF PROPOSED ELECTRIC AND COMMUNICATIONS CONDUITS AND STRUCTURES WITH SITE ELECTRICAL DRAWINGS.
13. COORDINATE ALL BUILDING UTILITY SERVICES SIZE AND LOCATIONS WITH BUILDING DRAWINGS.
14. ALL WATER AND SEWER PIPES SHALL HAVE A MINIMUM 10' HORIZONTAL SEPARATION. IF A WATER LINE CROSSES A SEWER LINE, THERE SHALL BE A MINIMUM 18" VERTICAL SEPARATION. ENCLASMENT OF EITHER THE WATER OR SEWER SERVICE IS REQUIRED IN THE FORM OF A 10' SLEEVE ON EITHER SIDE OF THE ADJACENT STRUCTURE IN THE FOLLOWING CASES:
 1. THE TOP OF THE SEWER BELL IS LESS THAN 3 FEET FROM THE BOTTOM OF THE WATER LINE.
 2. A SEWER MAIN CONNECTION IS ABOVE THE WATER MAIN OR CONNECTION.
 THE SLEEVE SHALL CONSIST OF A LARGER PIPE SURROUNDING THE UTILITY PIPE WITH FILL BETWEEN THE PIPES AND CEMENT AT THE ENDS.
15. ALL PVC PIPE SHALL BE SDR 35 COLOR CODED OR LABELED TO INDICATE SEWER UNLESS OTHERWISE SPECIFIED.
16. COORDINATE THE TIMING OF ALL UTILITY SHUTDOWNS WITH OWNER AND UTILITY SUPPLIER. CONSTRUCT NEW UTILITIES IN A MANNER TO MINIMIZE THE DURATION OF SHUTDOWNS AND DISRUPTION OF UTILITY SERVICES TO THE PROPERTY AND SURROUNDING PROPERTIES.
17. COORDINATE ALL WATER AND SEWER WORK WITH THE TOWN OF LITTLETON DEPARTMENT OF PUBLIC WORKS. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE TOWN OF LITTLETON CONSTRUCTION STANDARDS.
18. THE PROPOSED BUILDING IS PLANNED TO USE THE NEW MUNICIPAL SEWER SYSTEM CURRENTLY BEING CONSIDERED BY THE TOWN OF LITTLETON. THE NEW BUILDING SEWER SERVICE WILL BE COORDINATED WITH THIS SYSTEM ONCE IT IS DESIGNED.
19. SITE LIGHTS SHALL BE DARK SKY COMPLIANT DOWNWARD DIRECTED FIXTURES. LIGHTING SHALL BE WIRED TO THE PROPOSED BUILDING AND COORDINATED WITH BUILDING DRAWINGS.



GREAT ROAD

(PUBLIC - VARIABLE WIDTH - ROUTE 2A & ROUTE 119)

Site:
NORTHERN BANK
TOWN COMMON

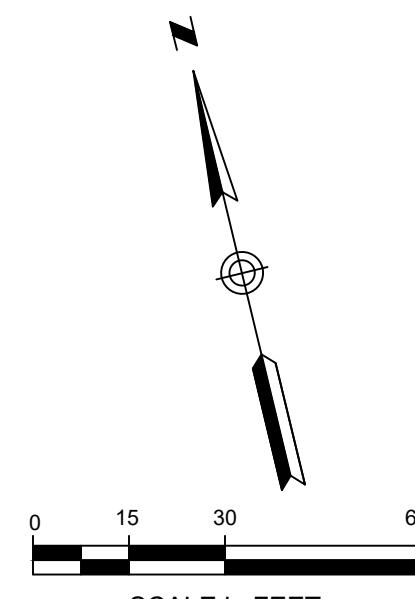
265-289 GREAT ROAD
LITTLETON, MASSACHUSETTS

Prepared for:
NORTHERN BANK AND
TRUST COMPANY
275 MISHAWUM ROAD
WOBBURN, MASSACHUSETTS

LEGEND-PROPOSED

PS	SEWER LINE
PW	WATER PIPE
PG	GAS PIPE
PE	UNDERGROUND ELECTRIC & TEL/DATA WATER SHUTOFF
(S)	SEWER MANHOLE
(H)	HYDRANT
—	APPROXIMATE LIMIT OF WORK

—



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SITE UTILITIES PLAN

No. Revision/Issue Date

Design by: SPM Checked by: SPM

Drawn by: SPM Approved by: SPM

Project: 18017 Date: September 7, 2022

Sheet: C-400

265-289 GREAT ROAD
LITTLETON, MASSACHUSETTS

PROJECT NAME AND LOCATION

NORTHERN BANK
GREAT ROAD
LITTLETON, MA
LAT: 42°32'43"N
LON: 71°28'11"W

DESCRIPTION

THE PROJECT CONSISTS OF CONSTRUCTING A NEW STAND ALONE BANK AND MIXED USE COMMERCIAL DEVELOPMENT WITH SUPPORTING INFRASTRUCTURE ON PREVIOUSLY DEVELOPED LAND.

SOIL CHARACTERISTICS

EXISTING SITE SOILS ARE GENERALLY COMPRISED PREVIOUSLY DISTURBED URBAN LAND

DISTURBED AREA

THE TOTAL AREA TO BE DISTURBED IS APPROXIMATELY 5.0 ACRES.

SEQUENCE OF MAJOR ACTIVITIES

1. INSTALL EROSION CONTROLS, CLEAR AND GRUB SITE.
2. STRIP AND STOCKPILE SOILS.
3. ROUGH GRADE SITE/CONSTRUCT BUILDING PAD.
4. CONSTRUCT UTILITIES AND DRAINAGE.
5. CONSTRUCT PAVEMENT AND FINAL STABILIZATION OF THE SITE.
6. CONSTRUCT LANDSCAPING AND SIGNAGE.
7. REMOVE EROSION CONTROLS.

EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES

STABILIZATION: AN AREA SHALL BE CONSIDERED STABILIZED WHEN ONCE ONE OF THE FOLLOWING HAS OCCURRED:

1. A MINIMUM OF 85% VEGETATIVE GROWTH HAS BEEN ESTABLISHED;
2. A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
3. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

STABILIZATION SHALL BE INITIATED ON ALL LOAM STOCKPILES AND DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR MORE THAN THIRTY (30) CALENDAR DAYS BY THE FOURTEENTH (14TH) DAY AFTER CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED IN THAT AREA. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 60 DAYS OF INITIAL DISTURBANCE. ALL CUT AND FILL SLOPES AND ROADWAYS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING GRADE. STABILIZATION MEASURES TO BE USED INCLUDE:

1. TEMPORARY SEEDING;
2. MULCHING;
3. STONE RIP-RAP; OR
4. JUTE MATTING.

DURING CONSTRUCTION, RUNOFF WILL BE DIVERTED AROUND THE SITE WITH EARTH DIKES, PIPING OR STABILIZED CHANNELS WHERE POSSIBLE. SHEET RUNOFF FROM THE SITE WILL BE FILTERED THROUGH HAY BALE BARRIERS AND/OR SILT FENCES. ALL STORM DRAIN INLETS SHALL BE PROVIDED WITH BARRIER FILTERS.

OFF-SITE VEHICLE TRACKING

STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL EGRESSES TO THE ACTIVE WORK AREAS ON THE SITE AND MAINTAINED FOR THE DURATION OF CONSTRUCTION.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES THE EROSION AND SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO COMMENCING ANY CLEARING OR GRADING OF THE SITE. STRUCTURAL CONTROLS SHALL BE INSTALLED CONCURRENTLY WITH THE APPLICABLE ACTIVITY. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN THIRTY (30) DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN FOURTEEN (14) DAYS OF THE LAST DISTURBANCE. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, SILT FENCES AND HAY BALE BARRIERS AND ANY EARTH/DIRES WILL BE REMOVED ONCE PERMANENT MEASURES ARE ESTABLISHED.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES OF EROSION AND SEDIMENT CONTROLS

A. GENERAL – THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

INSPECTION

1. ALL CONTROL MEASURES WILL BE INSPECTED DAILY;
2. A MAINTENANCE INSPECTION REPORT WILL BE MADE WEEKLY; AND
3. THE CONTRACTOR'S SITE SUPERINTENDENT WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.

MAINTENANCE

1. STABILIZATION OF ALL SWALES, DITCHES IS REQUIRED PRIOR TO DIRECTING FLOW TO THEM.
2. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.
3. BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE OR HAY BALE BARRIERS WHEN IT HAS REACHED ONE THIRD THE HEIGHT OF THE FENCE OR BALE.
4. ALL DIVERSION DIKES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
5. TEMPORARY SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND UNHEALTHY GROWTH.

B. SEDIMENTATION BARRIERS

1. PRODUCTS

SEDIMENTATION BARRIERS SHALL BE AS SPECIFIED ON THESE DRAWINGS AND PROJECT SPECIFICATIONS.

2. INSTALLATION

SEDIMENTATION BARRIERS SHALL BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS AND RECOMMENDATIONS. SEDIMENTATION BARRIERS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS AND IN ALL OTHER LOCATIONS REQUIRED TO PREVENT THE MIGRATION OF SEDIMENT FROM THE ACTIVE CONSTRUCTION SITE.

3. SEQUENCE OF INSTALLATION

SEDIMENT BARRIERS SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE OF THE CONTRIBUTING DRAINAGE AREA ABOVE THEM.

4. MAINTENANCE

SEDIMENTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

SHOULD THE FABRIC ON A SEDIMENTATION BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY 1/3 THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENTATION BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

C. MULCHING

1. TIMING

IN ORDER FOR THE MULCH TO BE EFFECTIVE IT MUST BE IN PLACE PRIOR TO MAJOR STORM EVENTS. THERE ARE TWO TYPES OF STANDARDS WHICH SHALL BE USED:

APPLY MULCH PRIOR TO ANY STORM EVENT

THIS STANDARD IS APPLICABLE WHEN WORKING WITHIN 100 FEET OF WETLANDS. IT WILL BE NECESSARY TO CLOSELY MONITOR WEATHER PREDICTIONS, USUALLY BY CONTACTING THE NATIONAL WEATHER SERVICE TO HAVE ADEQUATE WARNING OF SIGNIFICANT STORMS.

REQUIRED MULCHING WITHIN A SPECIFIED TIME PERIOD

THE TIME PERIOD CAN RANGE FROM 14 TO 21 DAYS OF INACTIVITY ON AN AREA, THE LENGTH OF TIME VARYING WITH SITE CONDITIONS. PROFESSIONAL JUDGMENT SHALL BE USED TO EVALUATE THE INTERACTION OF SITE CONDITIONS (SOIL ERODIBILITY, SEASON OF YEAR, EXTENT OF DISTURBANCE, PROXIMITY TO SENSITIVE RESOURCES, ETC.) AND THE POTENTIAL IMPACT OF EROSION ON ADJACENT AREAS TO CHOOSE AN APPROPRIATE TIME RESTRICTION.

2. GUIDELINES FOR WINTER MULCH APPLICATION

WHEN MULCH IS APPLIED TO PROVIDE PROTECTION OVER THE WINTER (PAST THE GROWING SEASON) IT SHALL BE AT A RATE OF 6,000 POUNDS OF HAY OR STRAW PER ACRE. A TACKIFIER MAY BE ADDED TO THE MULCH.

3. MAINTENANCE

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAIN STORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE APPLIED.

A. VEGETATIVE PRACTICES

FOR PERMANENT MEASURES AND PLANTINGS FROM EARLY SPRING TO SEPTEMBER 30:

AFTER ROUGH GRADING OF THE SUBGRADE HAS BEEN COMPLETED AND APPROVED, THE SUBGRADE SURFACE SHALL BE SCARIFIED TO A DEPTH OF FOUR INCHES. THEN FURNISH AND INSTALL A LAYER OF LOAM PROVIDING A ROLLED FOUR INCH THICKNESS. ANY DEPRESSIONS WHICH MAY OCCUR DURING ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM, REGRADED AND REROLLED UNTIL THE SURFACE IS TRUE TO THE FINISHED LINES AND GRADES. ALL LOAM NECESSARY TO COMPLETE THE WORK UNDER THIS SECTION SHALL BE SUPPLIED BY THE SITE SUBCONTRACTOR.

ALL LARGE STIFF CLODS, LUMPS, BRUSH, ROOTS, DEBRIS, GLASS, STUMPS, LITTER AND OTHER FOREIGN MATERIAL AS WELL AS STONES OVER ONE INCH IN DIAMETER SHALL BE REMOVED FROM THE LOAM AND DISPOSED OF OFF SITE, AND THE LOAM SHALL BE RAKED SMOOTH AND EVEN.

THE LOAM SHALL BE PREPARED TO RECEIVE SEED BY REMOVING STONES, FOREIGN OBJECTS AND GRADE TO ELIMINATE WATER POCKETS AND IRREGULARITIES PRIOR TO PLACING SEED. FINISH GRADING SHALL RESULT IN STRAIGHT UNIFORM GRADES AND SMOOTH, EVEN SURFACES WITHOUT IRREGULARITIES TO LOW POINTS.

SHAPE THE AREAS TO THE LINES AND GRADES REQUIRED. THE SITE SUBCONTRACTOR'S ATTENTION IS DIRECTED TO THE SCHEDULING OF LOAMING AND SEEDED OF GRADED AREAS TO PERMIT SUFFICIENT TIME FOR THE STABILIZATION OF THESE AREAS. IT SHALL BE THE SITE SUBCONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE AREAS DURING THE CONSTRUCTION PERIOD AND REGRADE, LOAM AND RESEED ANY DAMAGED AREAS.

ALL AREAS DISTURBED BY CONSTRUCTION WITHIN THE PROPERTY LINES AND NOT COVERED BY STRUCTURES, PAVEMENT, OR MULCH SHALL BE LOAMED AND SEEDED.

LIMESTONE SHALL BE THOROUGHLY INCORPORATED INTO THE LOAM LAYER AT A RATE OF 2 TONS PER ACRE IN ORDER TO PROVIDE A PH VALUE OF 5.5 TO 6.5.

IF REQUIRED, FERTILIZER SHALL BE SPREAD ON THE TOP LAYER OF LOAM AND WORKED INTO THE SURFACE. FERTILIZER APPLICATION RATE SHALL BE 500 POUNDS PER ACRE OF 10-20-20 FERTILIZER. USE OF FERTILIZER SHOULD BE AVOIDED IN INFILTRATION AREAS.

SOIL CONDITIONERS AND FERTILIZER SHALL BE APPLIED AT THE RECOMMENDED RATES AND SHALL BE THOROUGHLY WORKED INTO THE LOAM. LOAM SHALL BE RAKED UNTIL THE SURFACE IS FINELY PULVERIZED, SMOOTH AND EVEN, AND THEN COMPACTION TO AN EVEN SURFACE CONFORMING TO THE REQUIRED LINES AND GRADES WITH APPROVED ROLLERS WEIGHING BETWEEN 4 1/2 POUNDS AND 5 1/2 POUNDS PER INCH OF WIDTH.

SEED SHALL BE SOWN AT THE RATE SHOWN BELOW. SOWING SHALL BE DONE ON A CALM, DRY DAY, PREFERABLY BY MACHINE, BUT IF BY HAND, ONLY BY EXPERIENCED WORKMEN. IMMEDIATELY BEFORE SEEDED, THE SOIL SHALL BE LIGHTLY RAKED. ONE HALF THE SEED SHALL BE SOWN IN ONE DIRECTION AND THE OTHER HALF AT RIGHT ANGLES TO THE ORIGINAL DIRECTION. IT SHALL BE LIGHTLY RAKED INTO THE SOIL TO A DEPTH NOT OVER 1/4 INCH AND ROLLED WITH A HAND ROLLER WEIGHING NOT OVER 100 POUNDS PER LINEAR FOOT OF WIDTH.

HAY MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDED AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH THAT BLOWS OR WASHES AWAY SHALL BE REPLACED IMMEDIATELY AND ANCHORED USING APPROPRIATE TECHNIQUES FROM THE EROSION AND SEDIMENT CONTROL HANDBOOK.

THE SURFACE SHALL BE WATERED AND KEPT MOIST WITH A FINE SPRAY AS REQUIRED, WITHOUT WASHING AWAY THE SOIL, UNTIL THE GRASS IS WELL ESTABLISHED. ANY AREAS WHICH ARE NOT SATISFACTORILY COVERED WITH GRASS SHALL BE RESEEDED, AND ALL NOXIOUS WEEDS REMOVED.

THE SITE SUBCONTRACTOR SHALL PROTECT AND MAINTAIN THE SEEDED AREAS UNTIL ACCEPTED, INCLUDING CUTTING, AS SPECIFIED HEREIN AFTER UNDER MAINTENANCE AND PROTECTION.

UNLESS OTHERWISE APPROVED, SEEDED SHALL BE DONE DURING THE APPROXIMATE PERIODS OF EARLY SPRING TO SEPTEMBER 30, WHEN SOIL CONDITIONS AND WEATHER ARE SUITABLE FOR SUCH

WORK. A GRASS SEED MIXTURE CONTAINING THE FOLLOWING SEED REQUIREMENTS SHALL BE:

GENERAL COVER	POUNDS/ACRE	MIN. GERMINATION	MIN. PURITY
CREEPING RED FESCUE	50	85%	96%
KENTUCKY BLUE GRASS	50	85%	97%
	100		
SLOPE SEED (USED ON SLOPES GREATER THAN OR EQUAL TO 3:1)			
CREEPING RED FESCUE	20	85%	96%
TALL FESCUE	20	85%	97%
RED TOP	2	80%	95%
	42		

IN NO CASE SHALL THE WEED CONTENT EXCEED 1 PERCENT BY WEIGHT. ALL SEED SHALL COMPLY WITH STATE AND FEDERAL LAW.

FOR TEMPORARY PLANTINGS AFTER SEPTEMBER TO EARLY SPRING AND FOR TEMPORARY PROTECTION OF DISTURBED AREAS:

- FOLLOW ABOVE SLOPE, LOAM DEPTH AND GRADING REQUIREMENTS.
- FERTILIZER SHALL BE SPREAD AND WORKED INTO THE SURFACE AT A RATE OF 300 POUNDS PER ACRE.
- MULCHING AND SEEDED SHALL BE APPLIED AT THE FOLLOWING RATES:

WINTER RYE (FALL SEEDED)	2.5 LBS/1,000 SF
OATS (SPRING SEEDED)	2 LBS/1,000 SF
MULCH	1.5 TONS/ACRE

STABILIZED CONSTRUCTION ENTRANCE

A. SPECIFICATIONS

1. AGGREGATE SIZE: USE TWO (2) INCHES STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT
2. AGGREGATE THICKNESS: NOT LESS THAN SIX (6) INCHES.
3. WIDTH: TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH OF THE POINTS WHERE INGRESS OR EGRESS OCCURS.
4. LENGTH: AS REQUIRED BUT NOT LESS THAN 50 FEET.

B. MAINTENANCE

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

WASTE DISPOSAL

A. WASTE MATERIALS

ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN SECURELY LIDDED RECEPTACLES. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN A DUMPSTER. NO CONSTRUCTION WASTE MATERIALS WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL BY THE SUPERINTENDENT.

B. HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES BY THE SUPERINTENDENT.

C. SANITARY WASTE

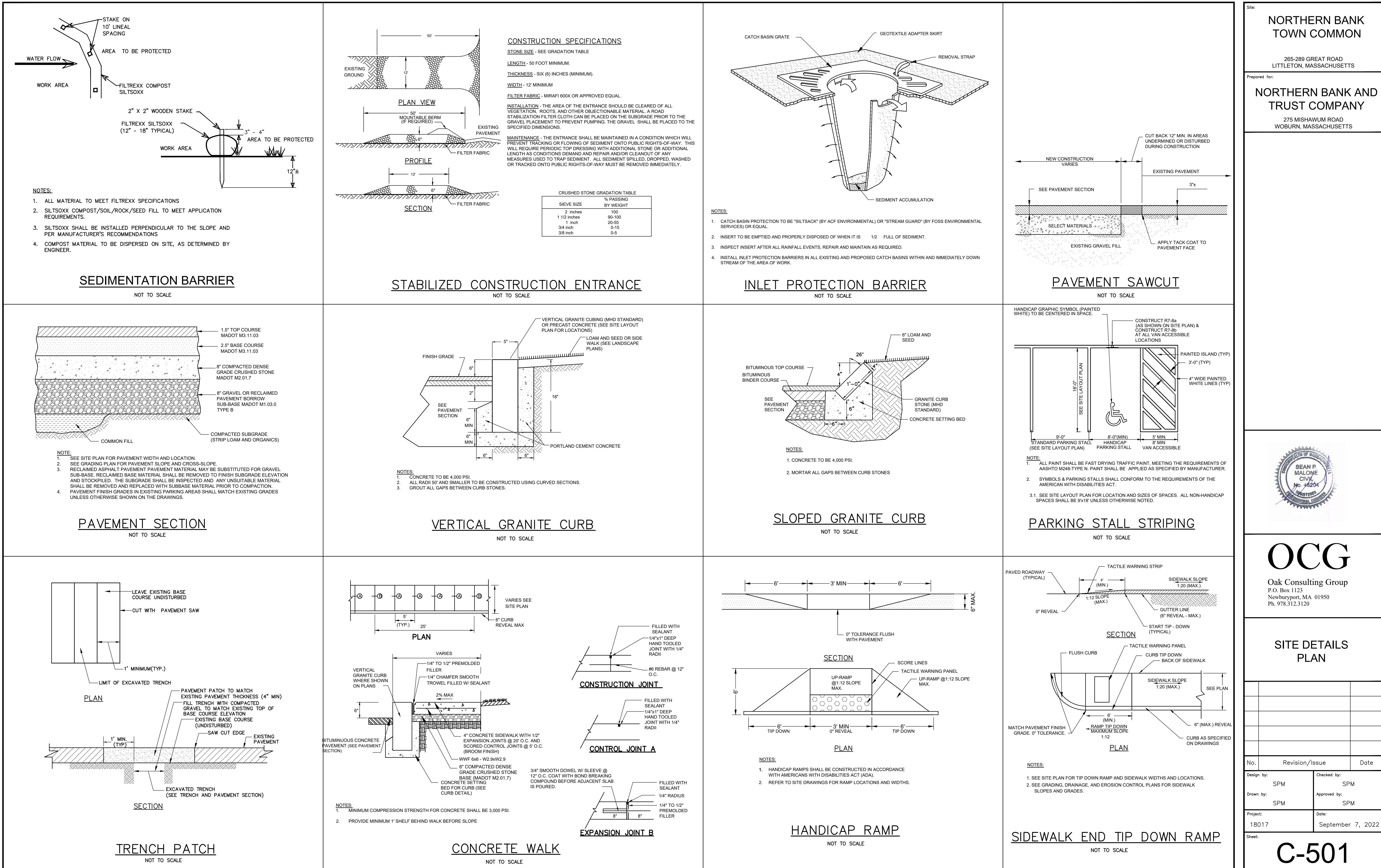
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF ONCE PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

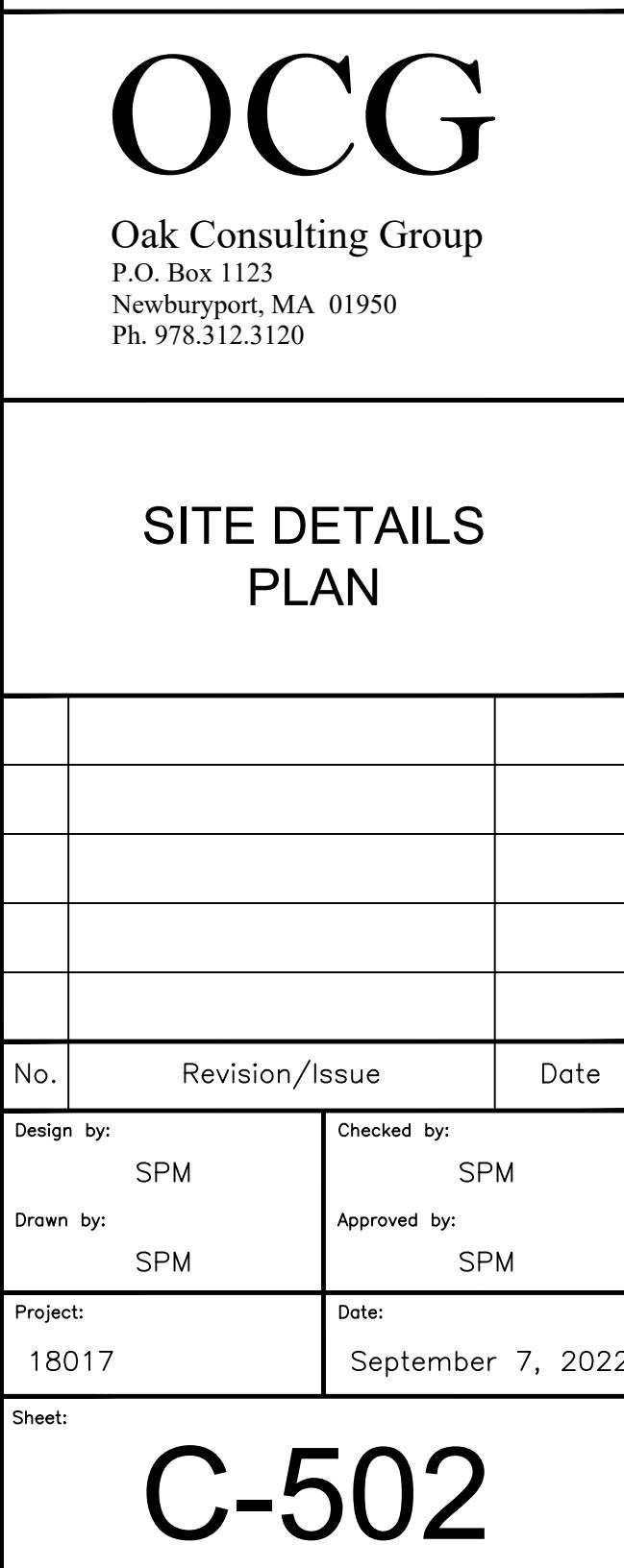
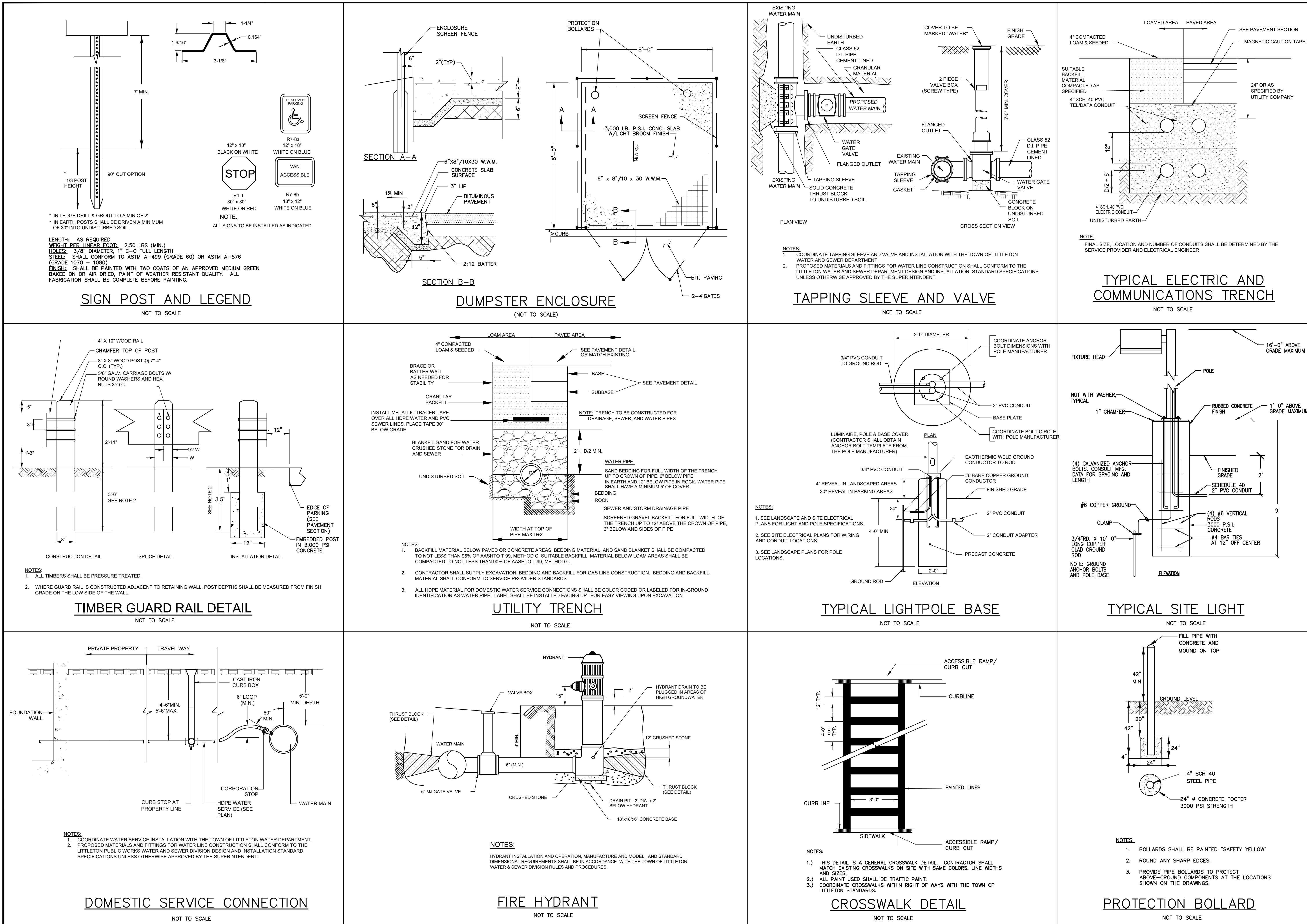
ADDITIONAL NOTES FOR WINTER CONSTRUCTION

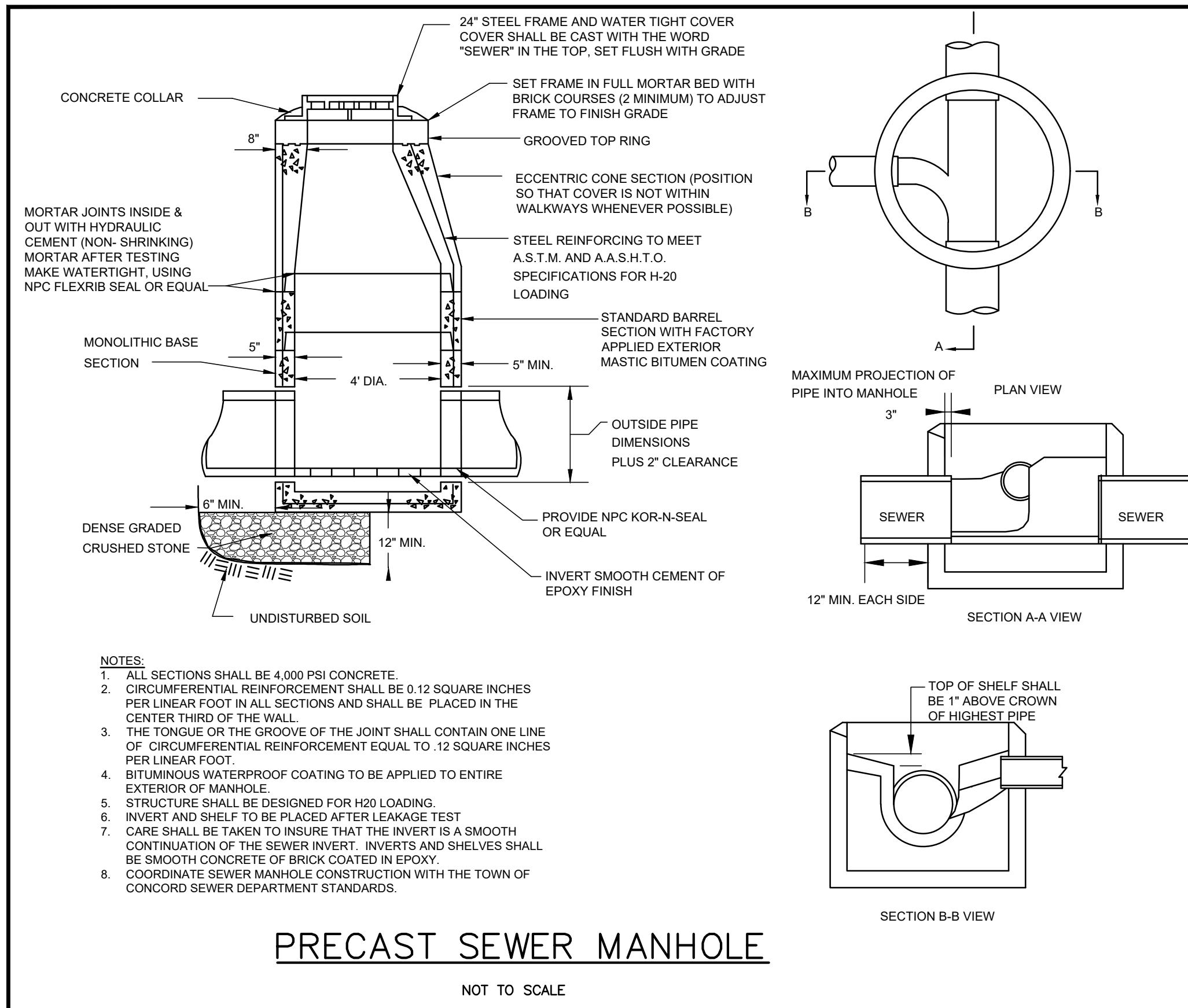
- A. ALL PROPOSED POST-DEVELOPMENT LANDSCAPED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED BY SEEDED AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 4:1 AND SEEDED AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE PLACEMENT OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR FROZEN GROUND.
- B. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY NOVEMBER 15TH, OR WHICH ARE DISTURBED AFTER NOVEMBER 15TH, SHALL BE STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- C. AFTER NOVEMBER 15TH, ALL TRAVEL SURFACES SHALL BE PROTECTED WITH A MINIMUM OF 3-INCHES OF CRUSHED GRAVEL OR IF CONSTRUCTION IS TO CONTINUE THROUGH THE WINTER SEASON BE CLEARED OF ANY ACCUMULATED SNOWFALL AFTER EACH STORM EVENT

DUST CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE CONSTRUCTION PERIOD. DUST CONTROL METHODS SHALL INCLUDE, BUT NOT LIMITED TO SPRINKLING WATER ON EXPOSED AREAS, COVERING LOADED DUMP TRUCKS LEAVING THE SITE, AND TEMPORARY MULCHING. DUST CONTROL MEASURES SHALL BE UTILIZED SO AS TO PREVENT THE MIGRATION OF DUST FROM

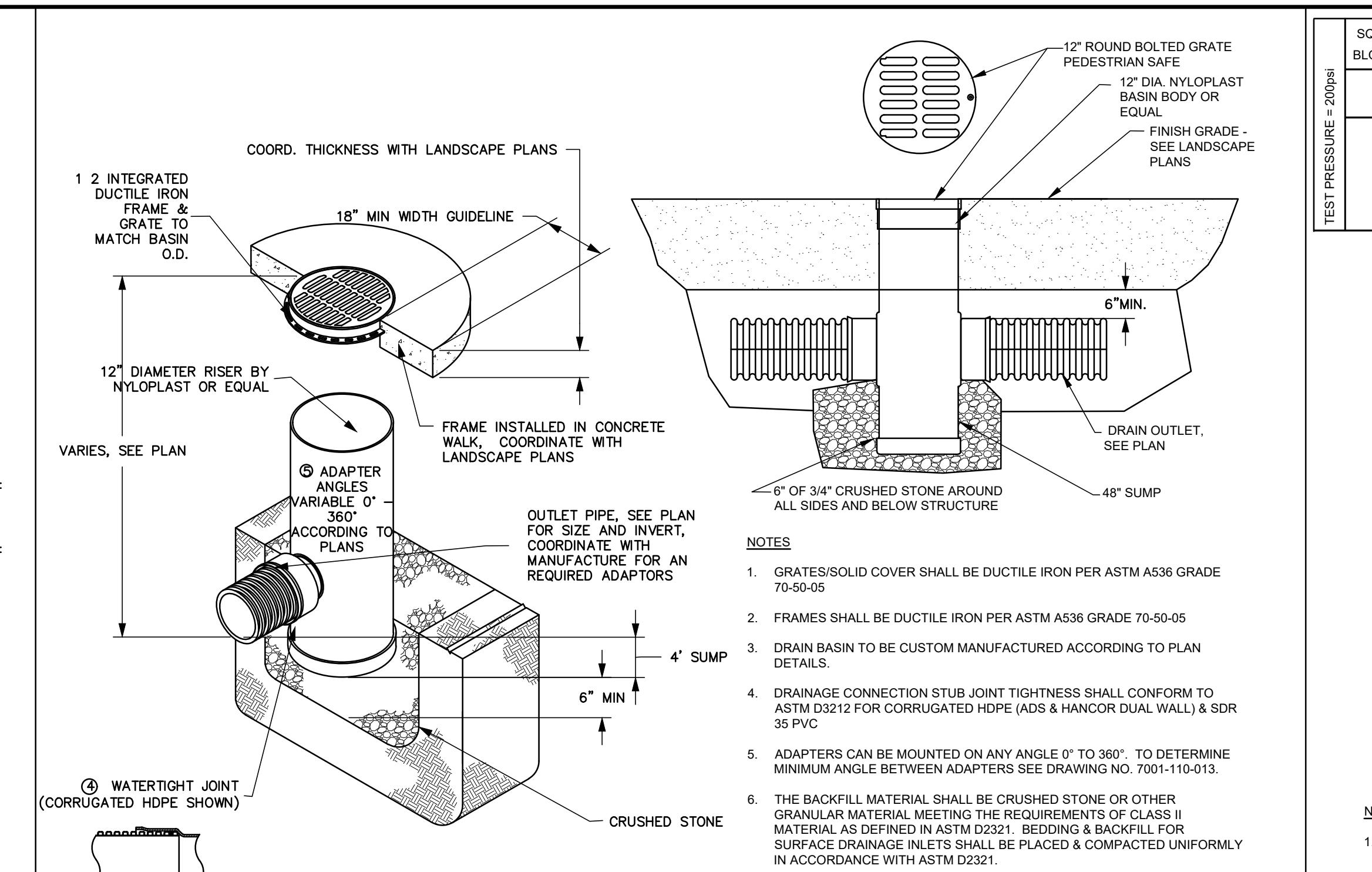






PRECAST SEWER MANHOLE

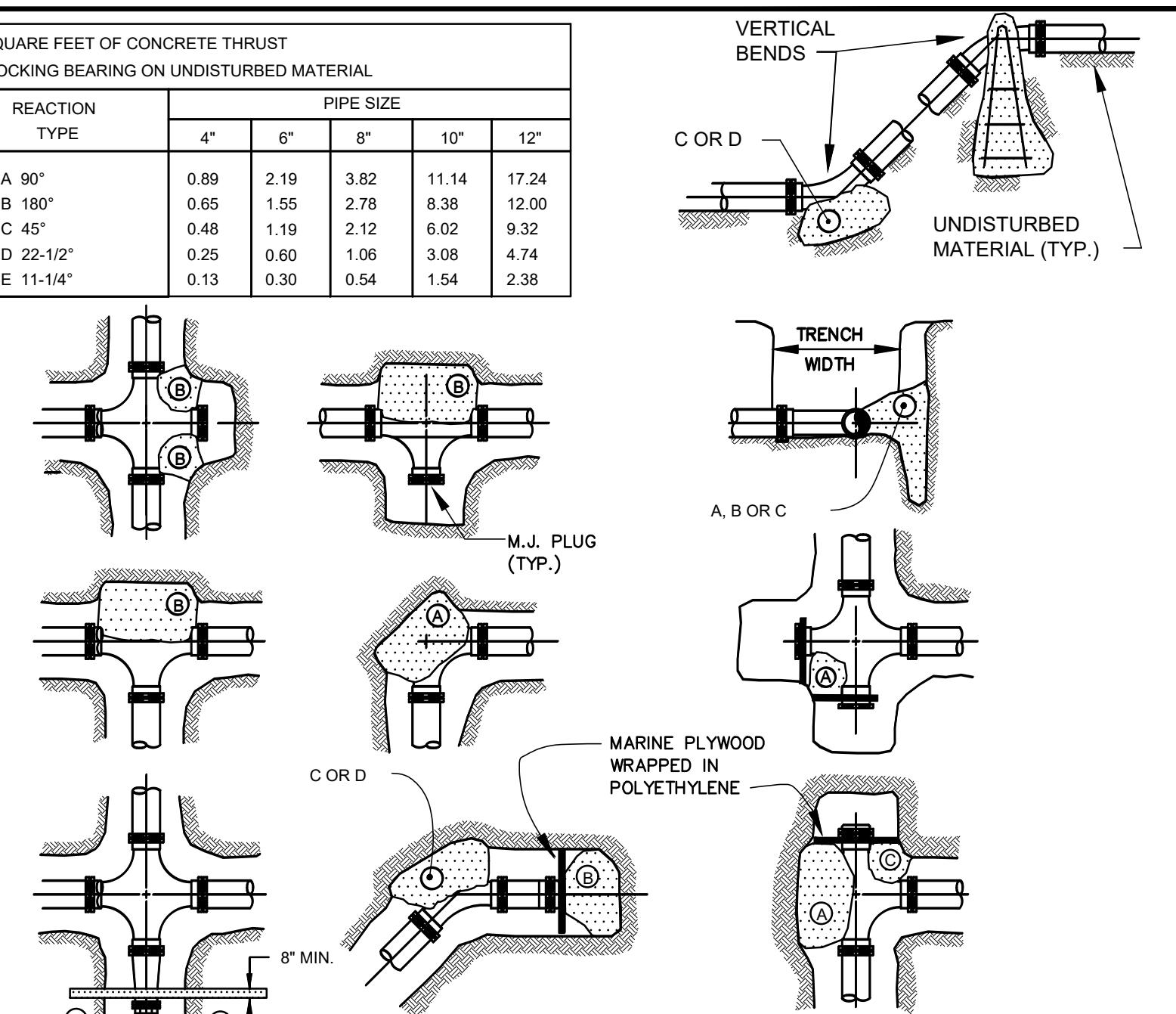
NOT TO SCALE



AREA DRAIN

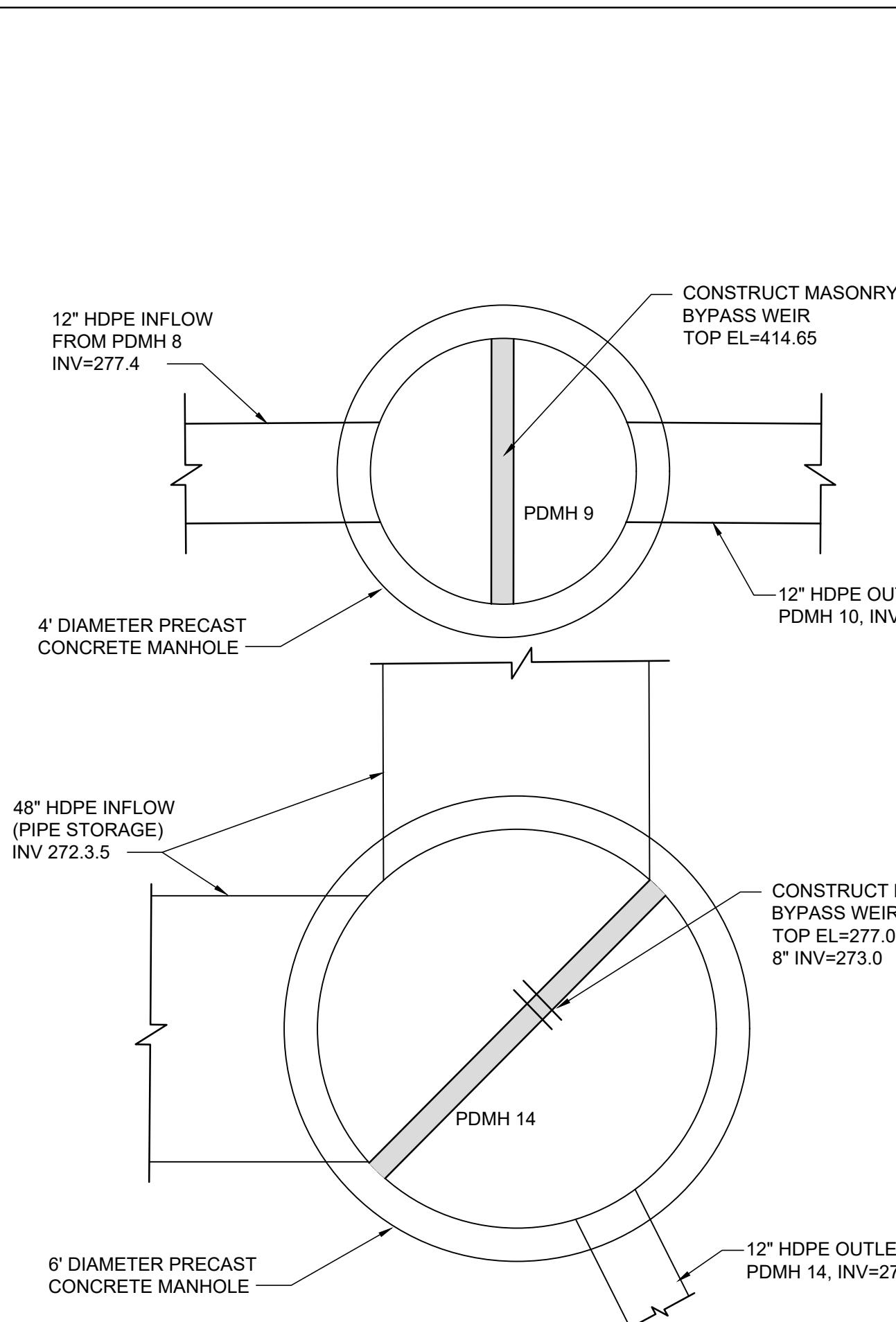
NOT TO SCALE

TEST PRESSURE = 200psi		SQUARE FEET OF CONCRETE THRUST BLOCKING BEARING ON UNDISTURBED MATERIAL				
REACTION TYPE	PIPE SIZE					
		4"	6"	8"	10"	12"
A 90°	0.89	2.19	3.82	11.14	17.24	
B 180°	0.65	1.55	2.78	8.38	12.00	
C 45°	0.48	1.19	2.12	6.02	9.32	
D 22-1/2°	0.25	0.60	1.06	3.08	4.74	
E 11-1/4°	0.13	0.30	0.54	1.54	2.38	



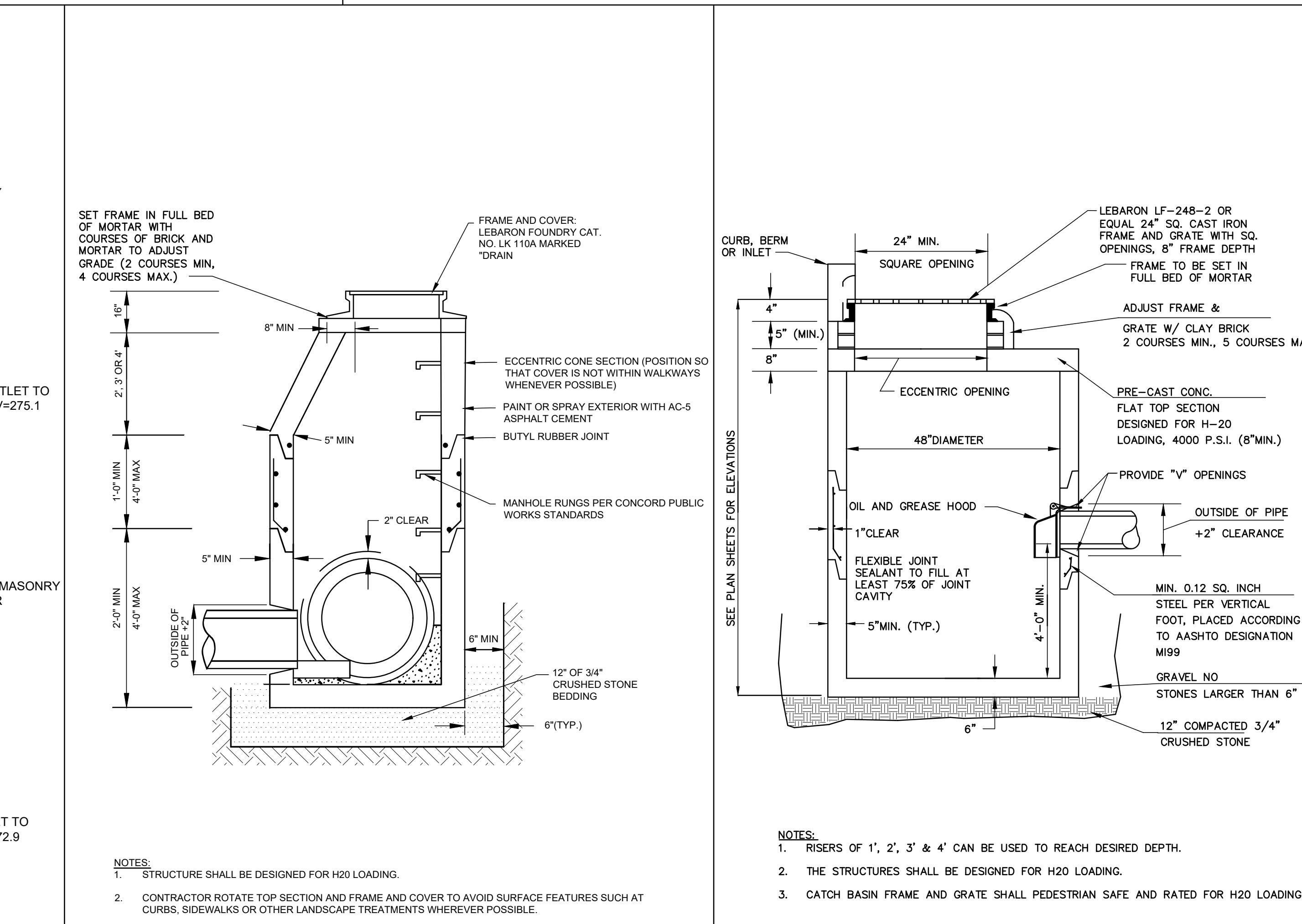
THRUST BLOCKS

NOT TO SCALE



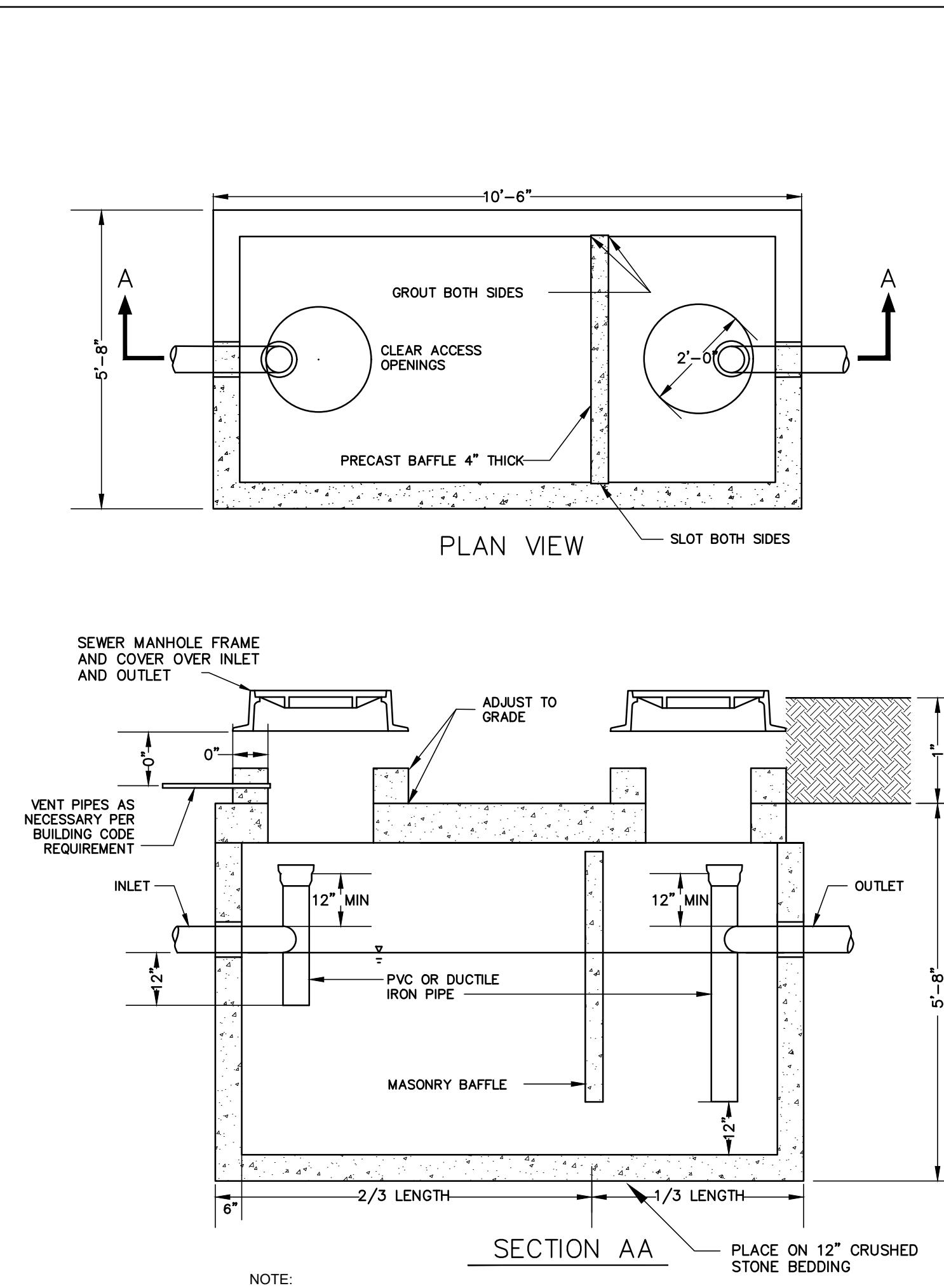
DRAIN MANHOLE

NOT TO SCALE



CATCHBASIN

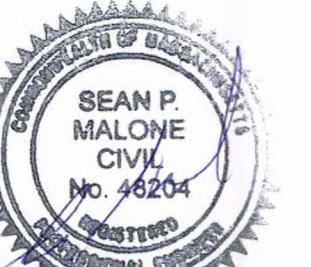
NOT TO SCALE



GREASE TRAP

NOT TO SCALE

Site:	NORTHERN BANK TOWN COMMON	
265-289 GREAT ROAD, LITTLETON, MASSACHUSETTS		
Prepared for:	NORTHERN BANK AND TRUST COMPANY	
275 MISHAWUM ROAD, WOBURN, MASSACHUSETTS		



OCG

Oak Consulting Group
P.O. Box 1123
Newburyport, MA 01950
Ph. 978.312.3120

SITE DETAILS PLAN

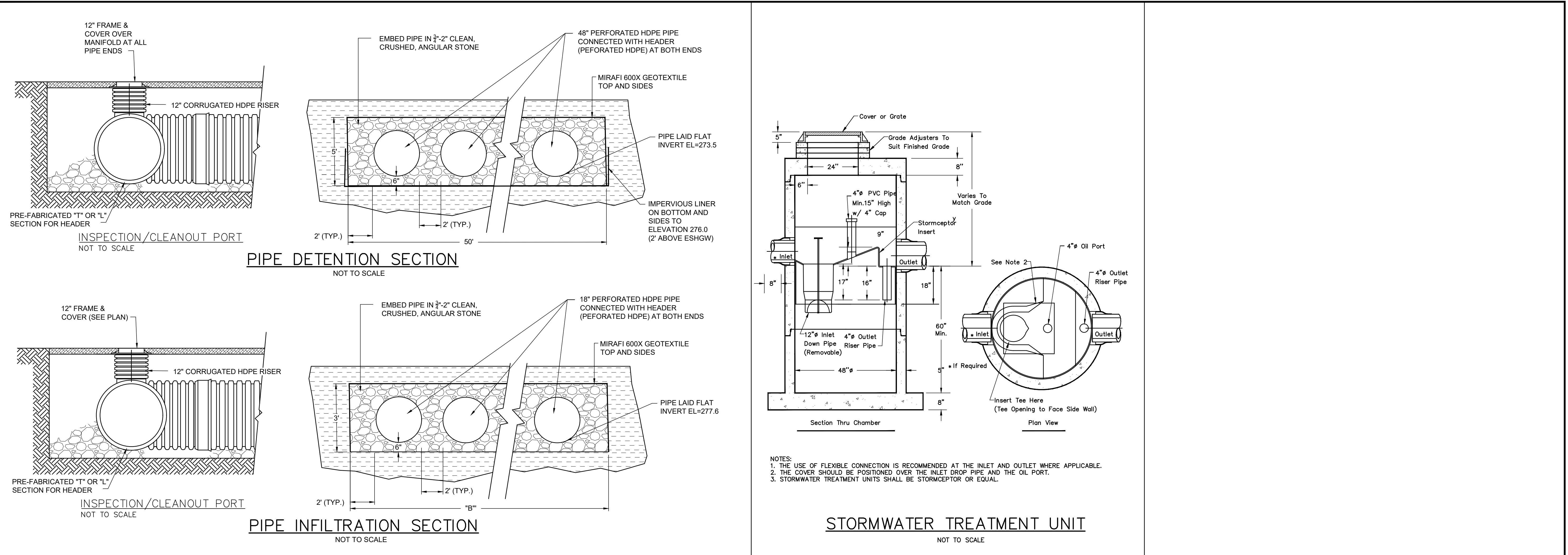
SPECIAL MANHOLE DETAILS

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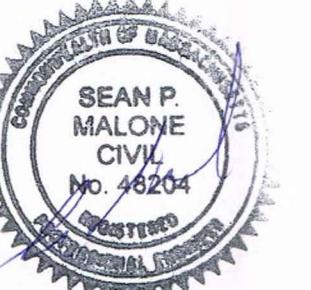
No.	Revision/Issue	Date	
Design by:	SPM	Checked by:	SPM
Drawn by:	SPM	Approved by:	SPM
Project:	18017	Date:	September 7, 2022
Sheet:			

Design by: SPM
Drawn by: SPM
Project: 18017
Sheet: C-503

Checked by: SPM
Approved by: SPM
Date: September 7, 2022



Site:
NORTHERN BANK TOWN COMMON
265-289 GREAT ROAD
LITTLETON, MASSACHUSETTS
Prepared for:
NORTHERN BANK AND TRUST COMPANY
275 MISHAWUM ROAD
WOBURN, MASSACHUSETTS



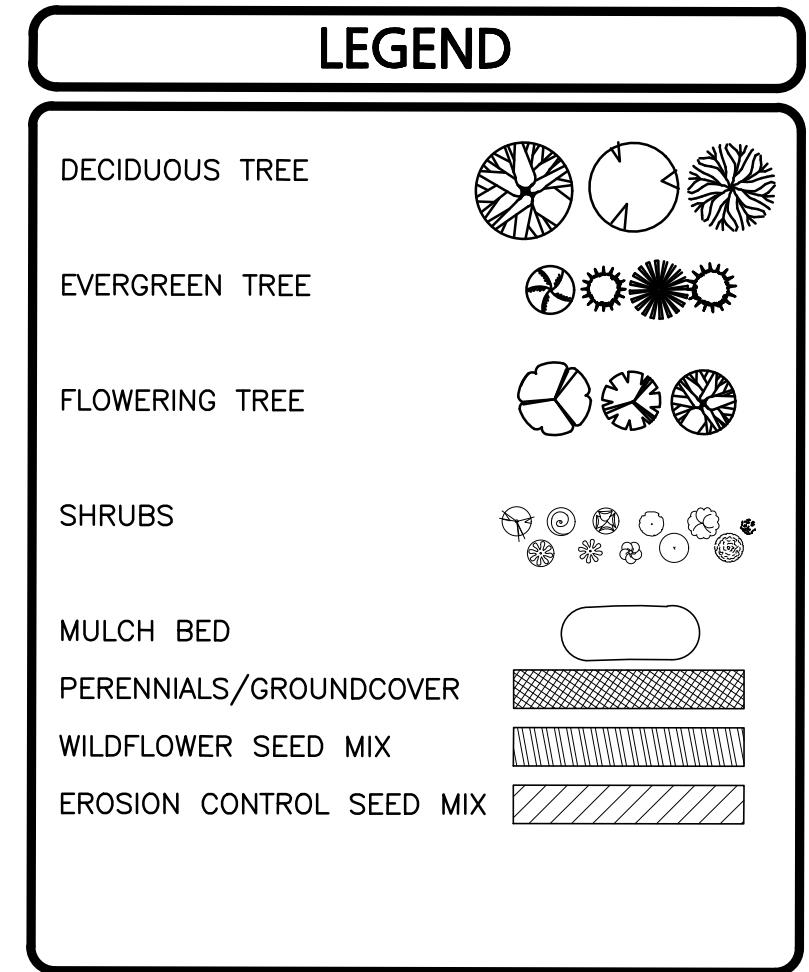
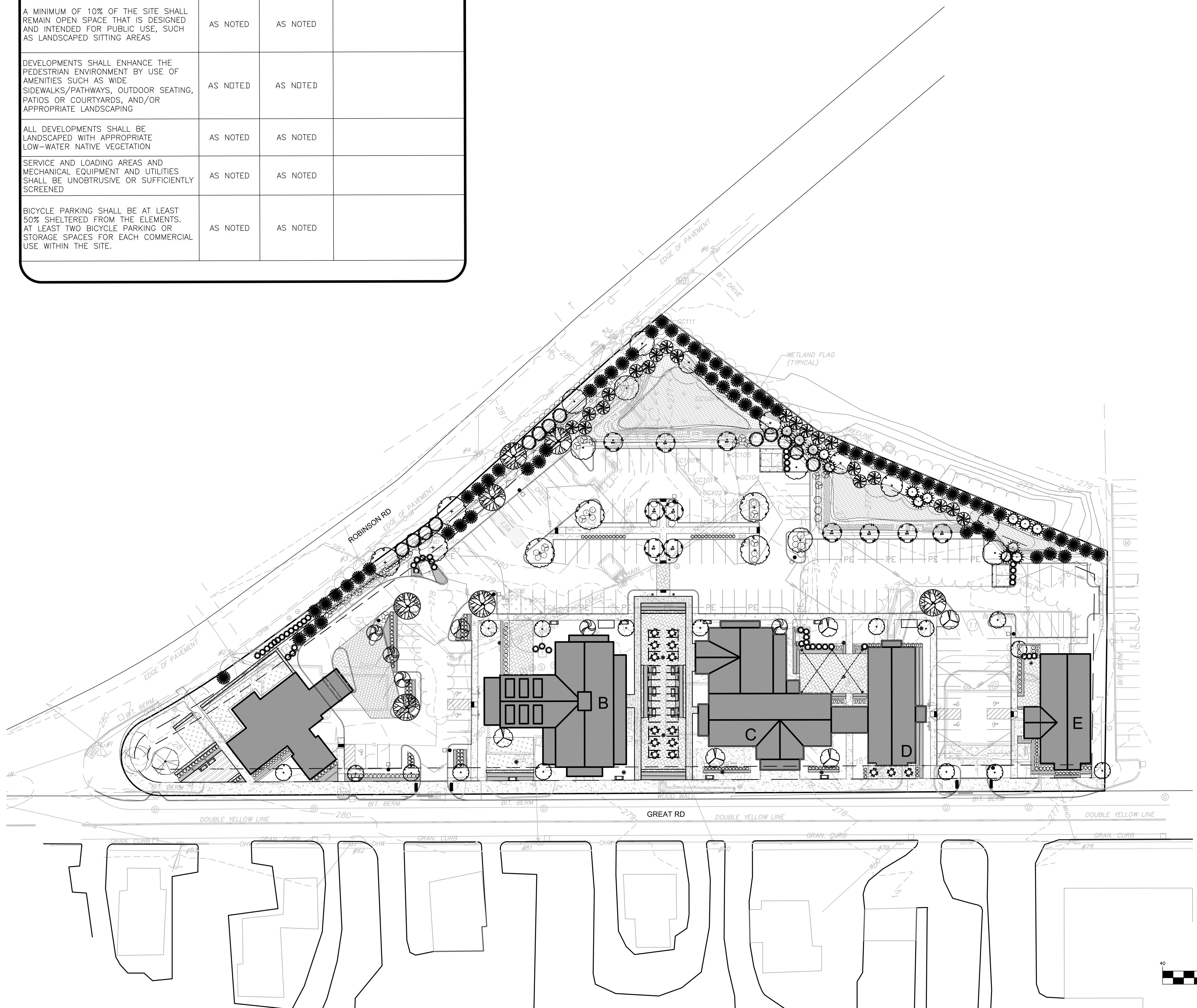
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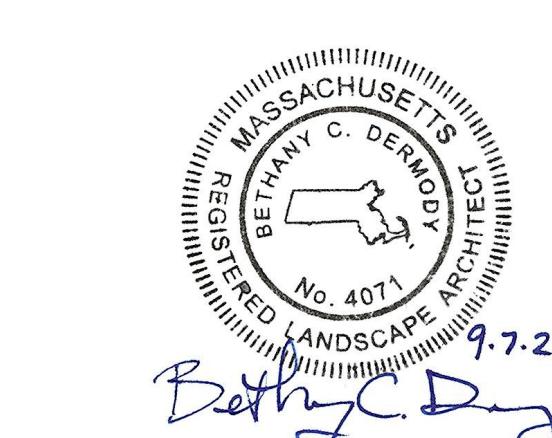
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SPM	SPM	
Drawn by:	Approved by:	
SPM	SPM	
Project:	Date:	
18017	September 7, 2022	
Sheet:		
C-504		

LITTLETON VILLAGE OVERLAY DISTRICT DESIGN STANDARDS			
LANDSCAPING AND PUBLIC REALM	REQUIRED	PROVIDE	NOTES
A MINIMUM OF 10% OF THE SITE SHALL REMAIN OPEN SPACE THAT IS DESIGNED AND INTENDED FOR PUBLIC USE, SUCH AS LANDSCAPED SITTING AREAS	AS NOTED	AS NOTED	
DEVELOPMENTS SHALL ENHANCE THE PEDESTRIAN ENVIRONMENT BY USE OF AMENITIES SUCH AS WIDE SIDEWALKS/PATHWAYS, OUTDOOR SEATING, PATIOS OR COURTYARDS, AND/OR APPROPRIATE LANDSCAPING	AS NOTED	AS NOTED	
ALL DEVELOPMENTS SHALL BE LANDSCAPED WITH APPROPRIATE LOW-WATER NATIVE VEGETATION	AS NOTED	AS NOTED	
SERVICE AND LOADING AREAS AND MECHANICAL EQUIPMENT AND UTILITIES SHALL BE UNOBTRUSIVE OR SUFFICIENTLY SCREENED	AS NOTED	AS NOTED	
BICYCLE PARKING SHALL BE AT LEAST 50% SHELTERED FROM THE ELEMENTS. AT LEAST TWO BICYCLE PARKING OR STORAGE SPACES FOR EACH COMMERCIAL USE WITHIN THE SITE.	AS NOTED	AS NOTED	



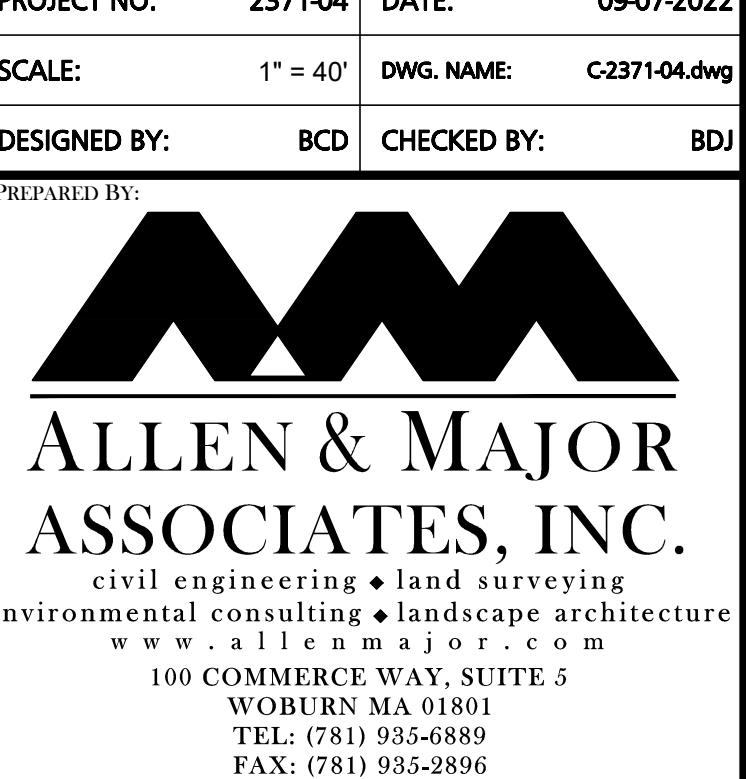
NOTES:

- EXISTING CONDITIONS SHOWN HEREON ARE TAKEN FROM A PLAN ENTITLED "EXISTING CONDITIONS, 25 ROBINSON ROAD, 265, 277, 287 & 289 GREAT ROAD", DATED JANUARY 8, 2019, PREPARED BY ALLEN & MAJOR ASSOCIATES, INC.
- THE PURPOSE OF THIS DRAWING IS TO SHOW THE OVERALL LANDSCAPE FEATURES FOR A COMMERCIAL DEVELOPMENT. SEE SHEETS L-102 AND L-103 FOR DETAILED LANDSCAPE PLANS AND SHEETS L-501 AND L-502 FOR LANDSCAPE DETAILS.
- THE CONTRACTOR SHALL CONTACT DIGSAFE AT 811 PRIOR TO ANY EXCAVATION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ANY STRUCTURAL RETAINING WALLS (WALLS WITH AN EXPOSED FACE OF GREATER THAN 4'). DESIGN SHALL BE BY A REGISTERED STRUCTURAL ENGINEER AND SHALL BE STAMPED ACCORDINGLY.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ITS INTENDED USE IS TO PROVIDE INFORMATION, ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED, WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.



REGISTERED LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

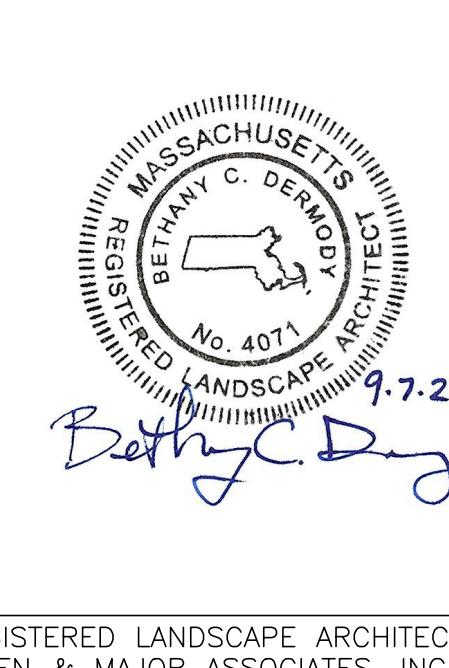
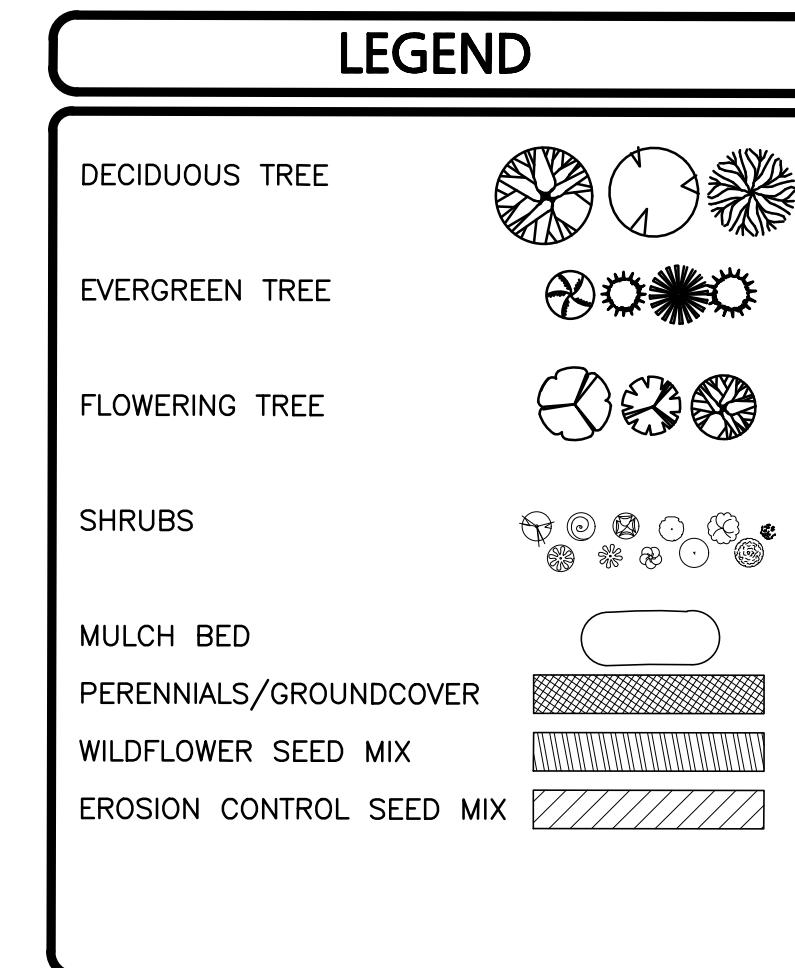
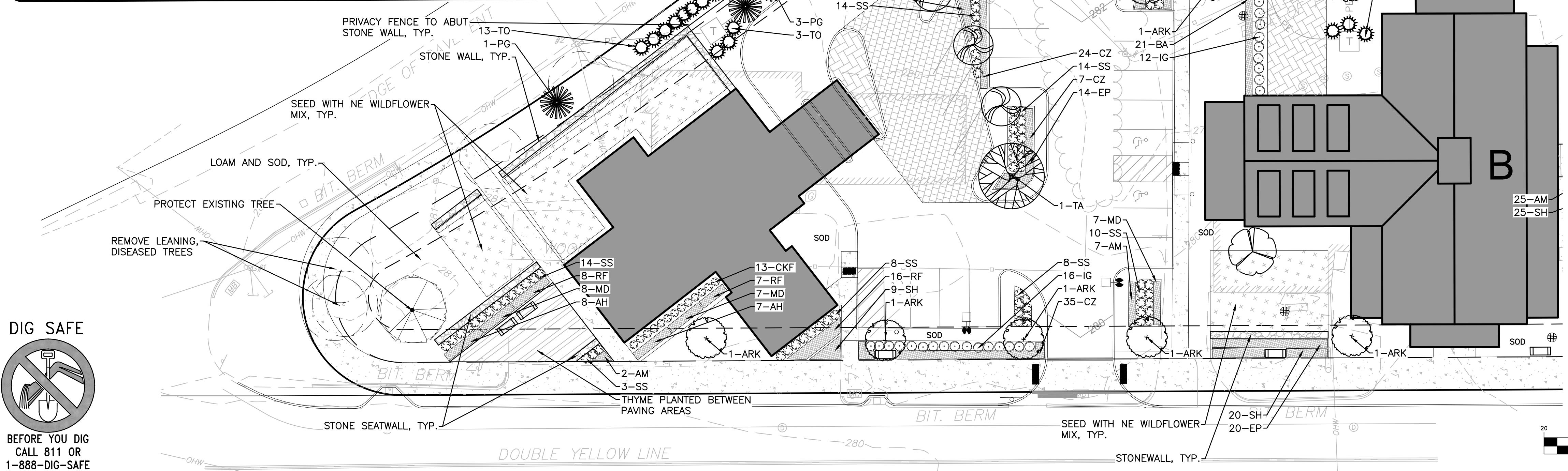
REV	DATE	DESCRIPTION
APPLICANT/OWNER:		
		NBTC GREAT ROAD, LLC 275 MISHAWUM ROAD, 4TH FLOOR WOBURN, MA 01801
PROJECT:		
		25 ROBINSON ROAD, 265, 277, 287 & 289 GREAT ROAD LITTLETON, MA 01460
PROJECT NO.	2371-04	DATE: 09-07-2022
SCALE:	1" = 40'	DWG. NAME: C2371-04.dwg
DESIGNED BY:	BCD	CHECKED BY: BDJ



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DRAWING TITLE: OVERALL LANDSCAPE PLAN SHEET NO. L-101

PLANTING PALETTE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
DECIDUOUS SHADE TREES						
AG	5	AMELANCHIER 'GLENFORM'	RAINBOW PILLAR SERVICEBERRY	2.5-3" CAL.	AS SHOWN	B&B
AR	7	ACER RUBRUM 'AUTUMN RADIANCE'	AUTUMN RADIANCE RED MAPLE	3-3.5" CAL.	AS SHOWN	B&B
ARK	16	ACER RUBRUM 'KARPICK'	KARPICK RED MAPLE	3-3.5" CAL.	AS SHOWN	B&B
BN	11	BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVERBIRCH	12-14' HT.	AS SHOWN	B&B
CC	6	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	2.5-3" CAL.	AS SHOWN	B&B
QP	7	QUERCUS PALUSTRIS	PIN OAK	3-3.5" CAL.	AS SHOWN	B&B
TA	7	TISSA AMERICANA 'REDMOND'	REDMOND LINDEN	3-3.5" CAL.	AS SHOWN	B&B
EVERGREEN TREES						
AB	29	ABIES BALSAMEA	BALSAM FIR	7'-8' HT.	AS SHOWN	B&B
CT	14	CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	6'-7' HT.	AS SHOWN	B&B
JV	13	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6'-7' HT.	AS SHOWN	B&B
PG	40	PIECA GLAUCA	WHITE SPRUCE	7'-8' HT.	AS SHOWN	POT
PS	21	PINUS STROBOS	WHITE PINE	7'-8' HT.	AS SHOWN	POT
TO	48	THUJA OCCIDENTALIS 'WINTERGREEN'	WINTERGREEN ARBORVITAE	7'-8' HT.	AS SHOWN	POT
SHRUBS/ GRASSES						
CKF	80	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	#3	AS SHOWN	POT
HPV	4	HYDRANGEA PETEOLARIS	CLIMBING HYDRANGEA VINE	#5 STAKED	AS SHOWN	POT
HY	29	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	#5	AS SHOWN	POT
IG	61	ILEX GLABRA COMPACTA	COMPACT INKBERRY	2'-2.5' HT.	AS SHOWN	POT
IV	14	ILEX VERTICILLATA 'SPARKLEBERRY'	SPARKLEBERRY WINTERBERRY	2'-2.5' HT.	AS SHOWN	B&B - 1 MALE POLLINATOR FOR EACH 7 PLANTS
MP	12	MYRICA PENNSYLVANICA	BAYBERRY	2'-2.5' HT.	AS SHOWN	B&B
SS	92	SCHIZACHYRUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM GRASS	#3	AS SHOWN	B&B
VP	19	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	4-5' HT.	AS SHOWN	B&B
PERENNIALS						
AM	96	ALLIUM 'MILLENIUM'	MILLENIUM ONION	#2	24" O.C.	STAGGERED
AH	47	AMSONIA HUBrichtii	THREADLEAF BLUESTAR	#2	24" O.C.	STAGGERED
BA	33	BAPTISIA 'PURPLE SMOKE'	PURPLE SMOKE WILD INDIGO	#2	24" O.C.	STAGGERED
CP	27	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	#2	24" O.C.	STAGGERED
CZ	101	COREOPSIS 'ZAGREB'	ZAGREB COREOPSIS	#2	24" O.C.	STAGGERED
EP	74	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#2	24" O.C.	STAGGERED
MD	64	MONARDA D. 'JACOB CLINE'	JACOB CLINE BEE BALM	#2	24" O.C.	STAGGERED
PA	28	POLYSTICHUM ACROSTYCHOIDES	CHRISTMAS FERN	#2	24" O.C.	STAGGERED
RF	112	RUDBECKIA FULGIDA 'GOLDSTORM'	BLACK EYED SUSAN	#2	24" O.C.	STAGGERED
SH	119	SPOROBOLUS HETEROLEPIS	PRairie DROPSEED GRASS	#3	AS SHOWN	B&B
TC	25	TIARELLA C. 'ELIZABETH OLIVER'	ELIZABETH OLIVER FOAMFLOWER	#2	24" O.C.	STAGGERED



REGISTERED LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
		APPLICANT/OWNER: NBTC GREAT ROAD, LLC 275 MISHAWUM ROAD, 4TH FLOOR WOBURN, MA 01801
		PROJECT: 25 ROBINSON ROAD, 265, 277, 287 & 289 GREAT ROAD LITTLETON, MA 01460

PROJECT NO.	2371-04	DATE:	09-07-2022
SCALE:	1" = 20'	DWG. NAME:	C2371-04.dwg
DESIGNED BY:	BCD	CHECKED BY:	BDJ

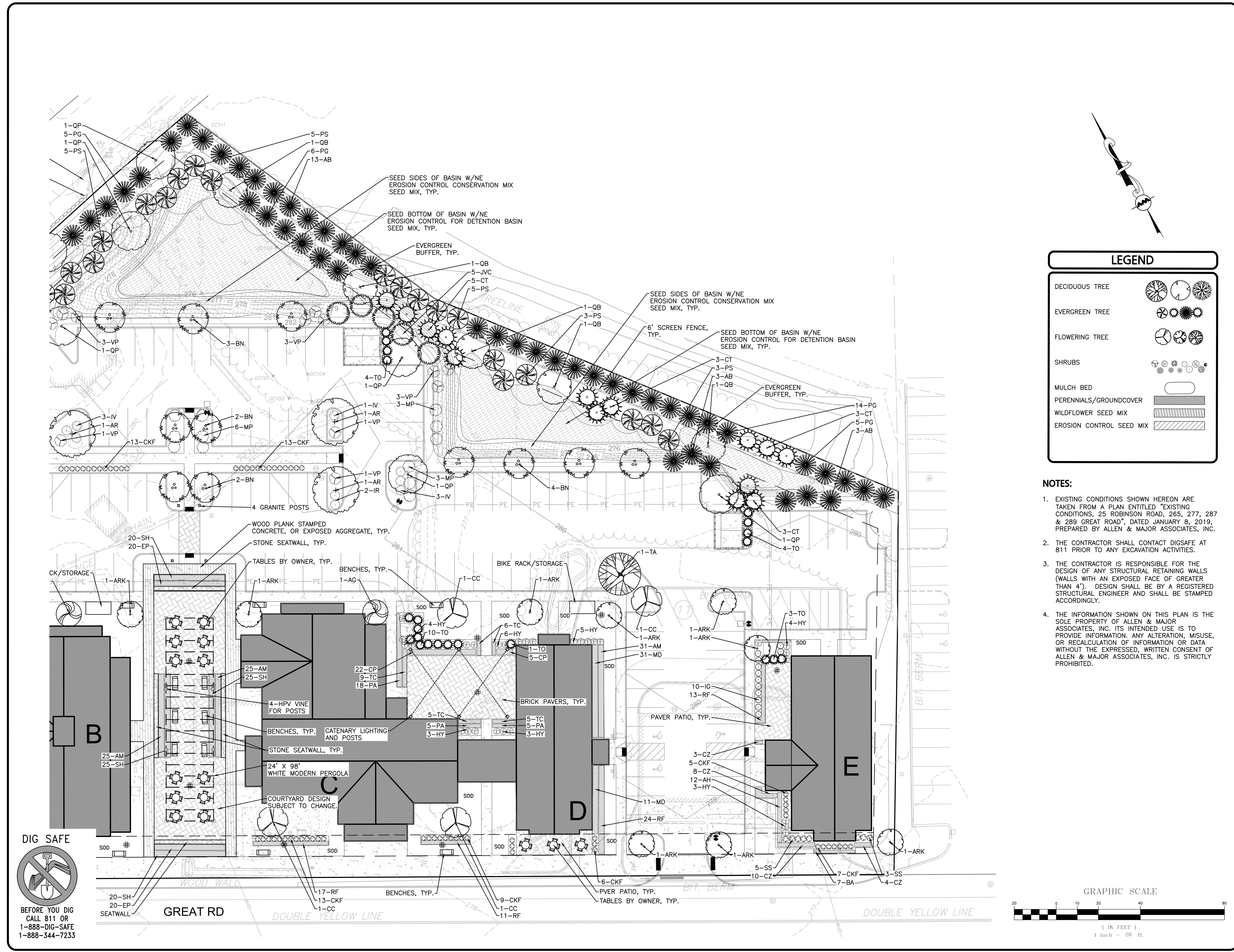


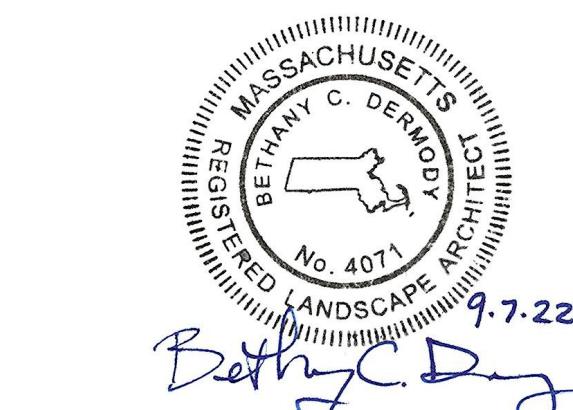
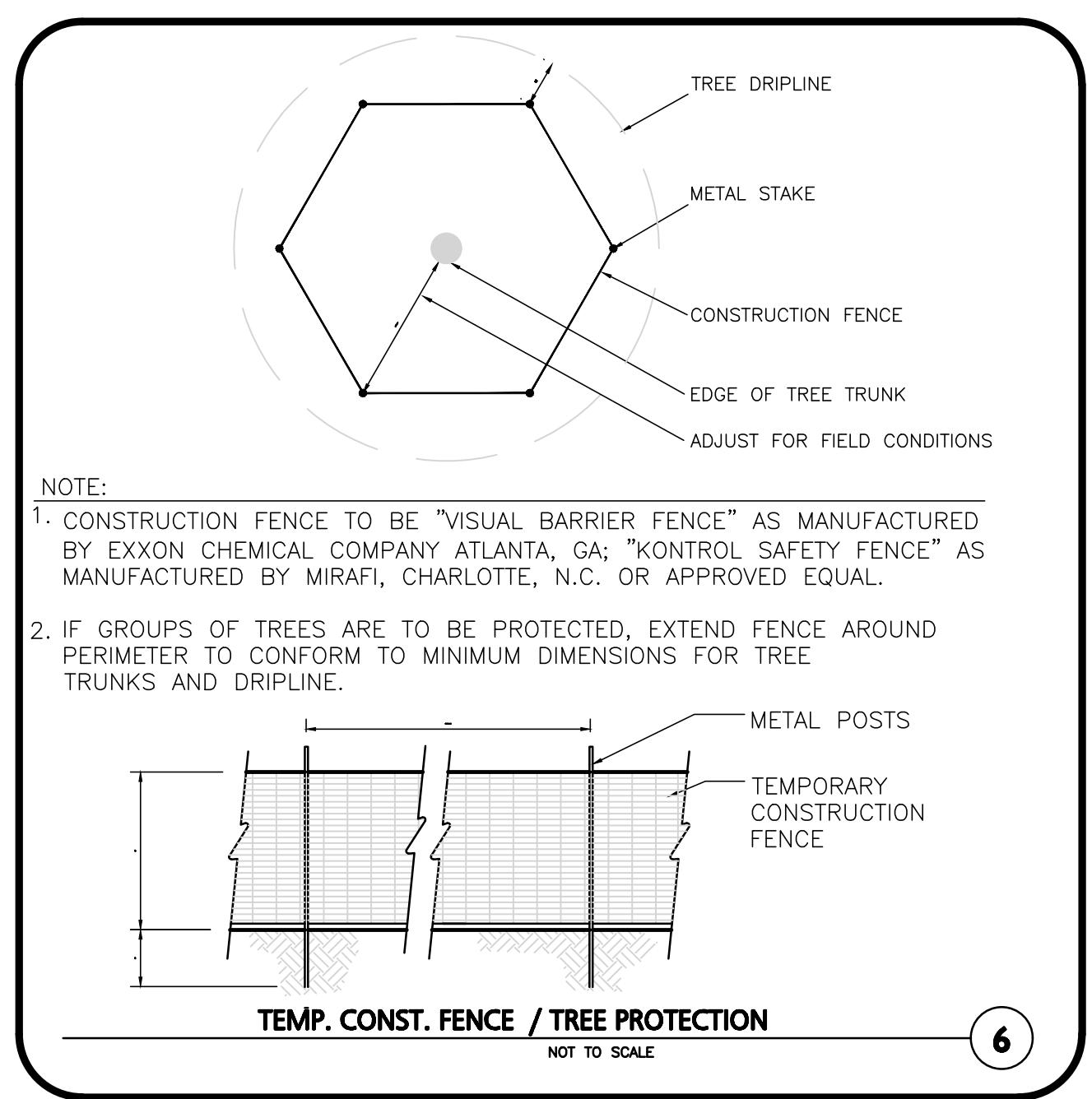
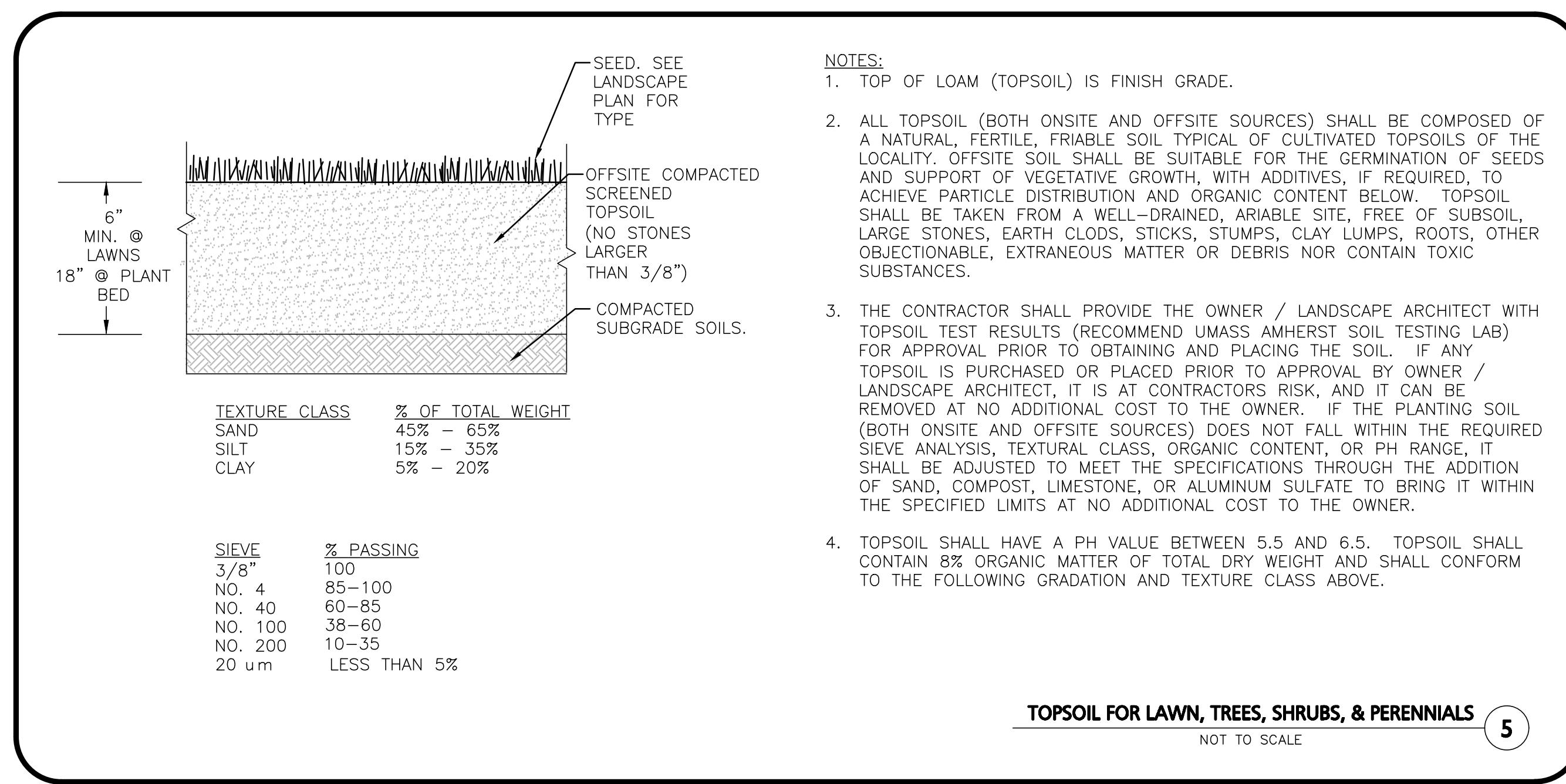
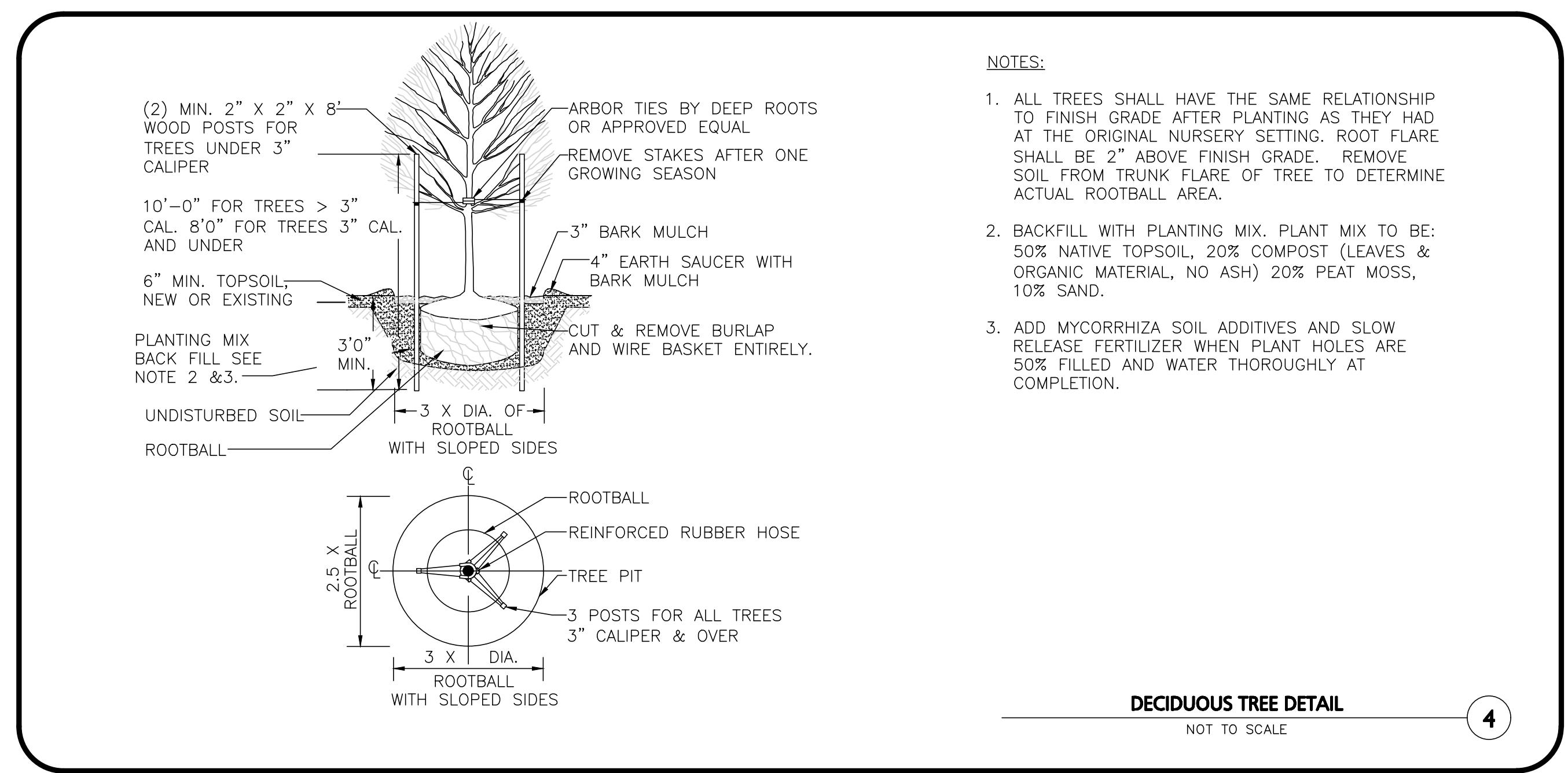
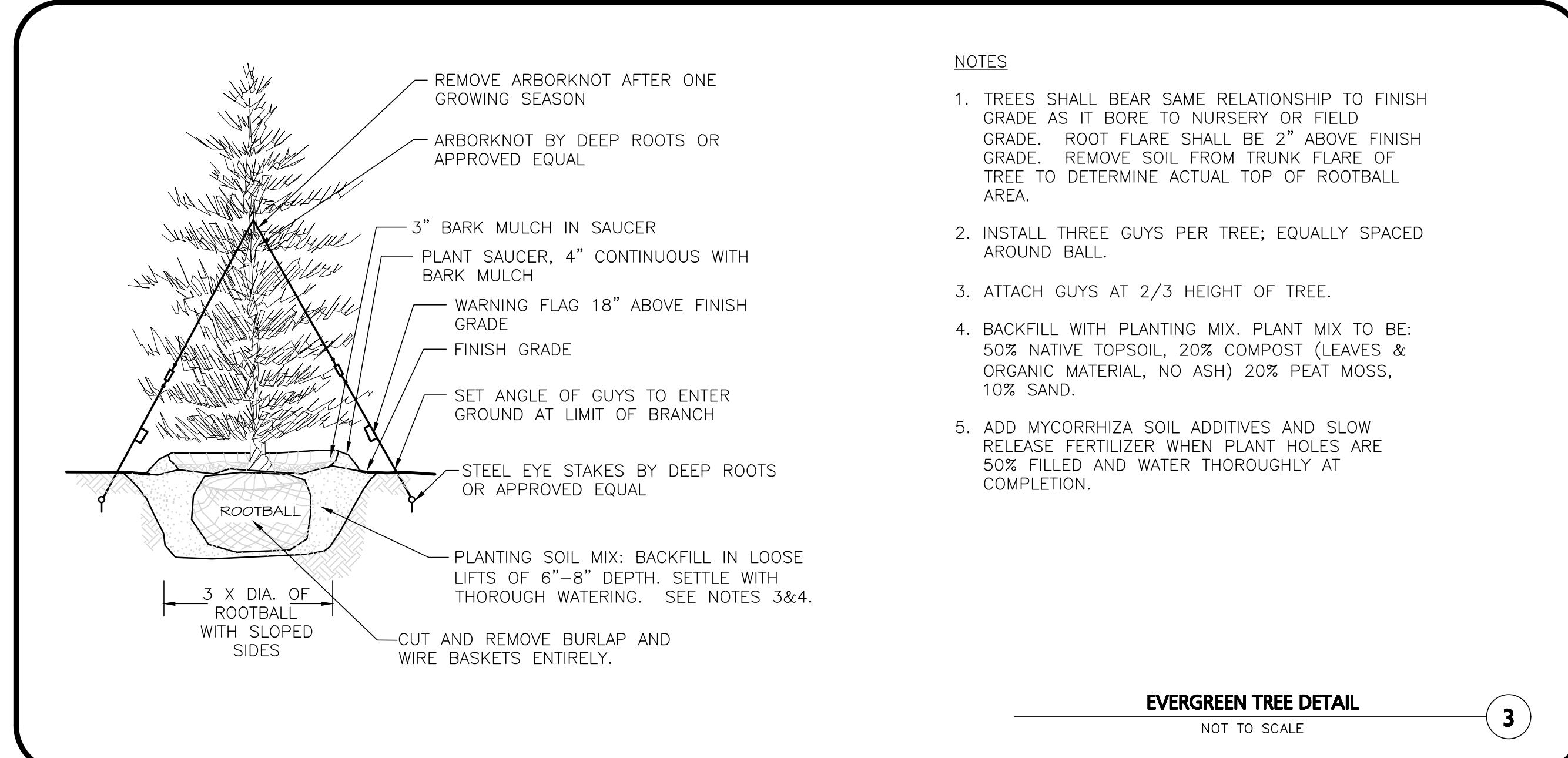
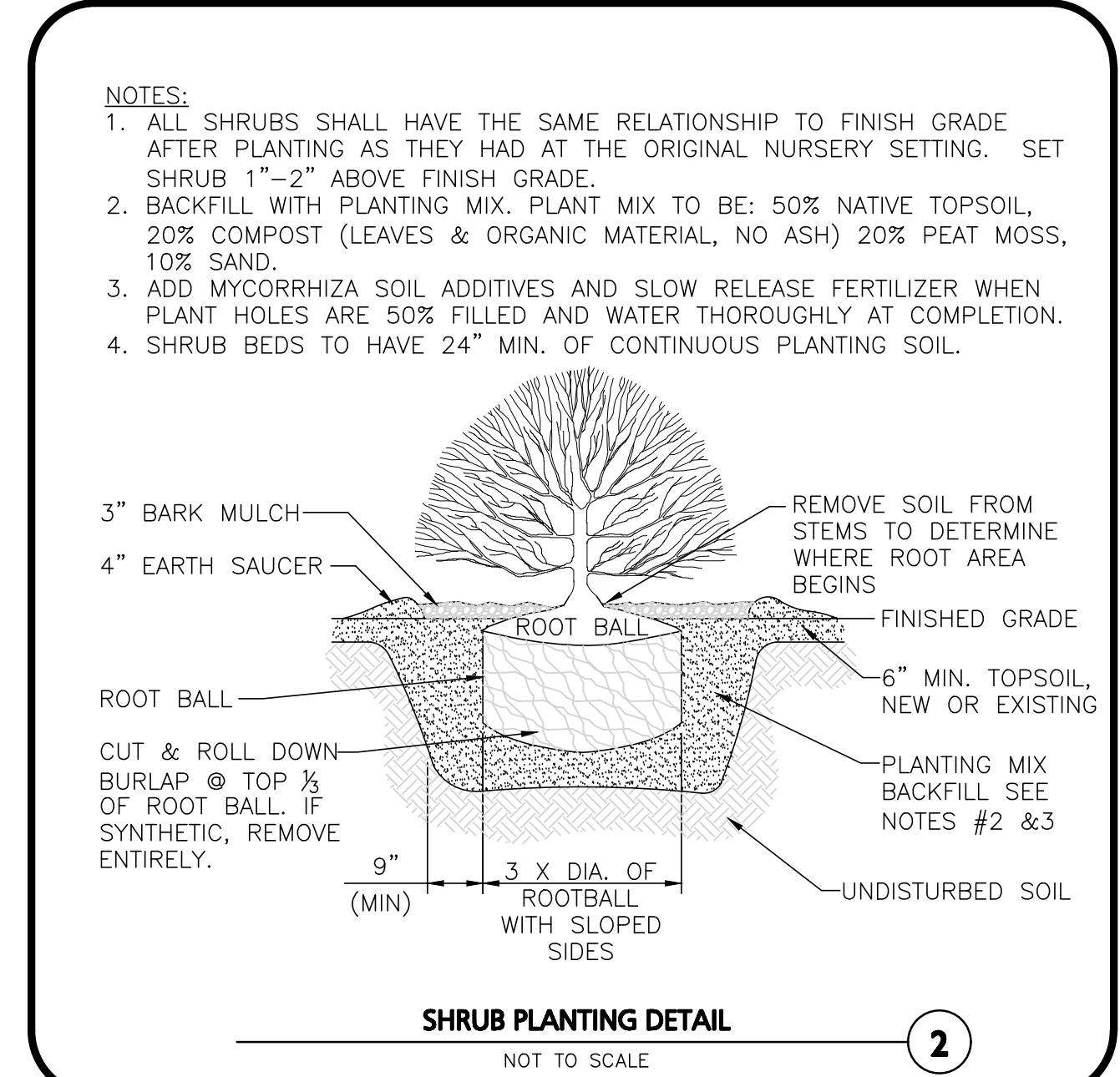
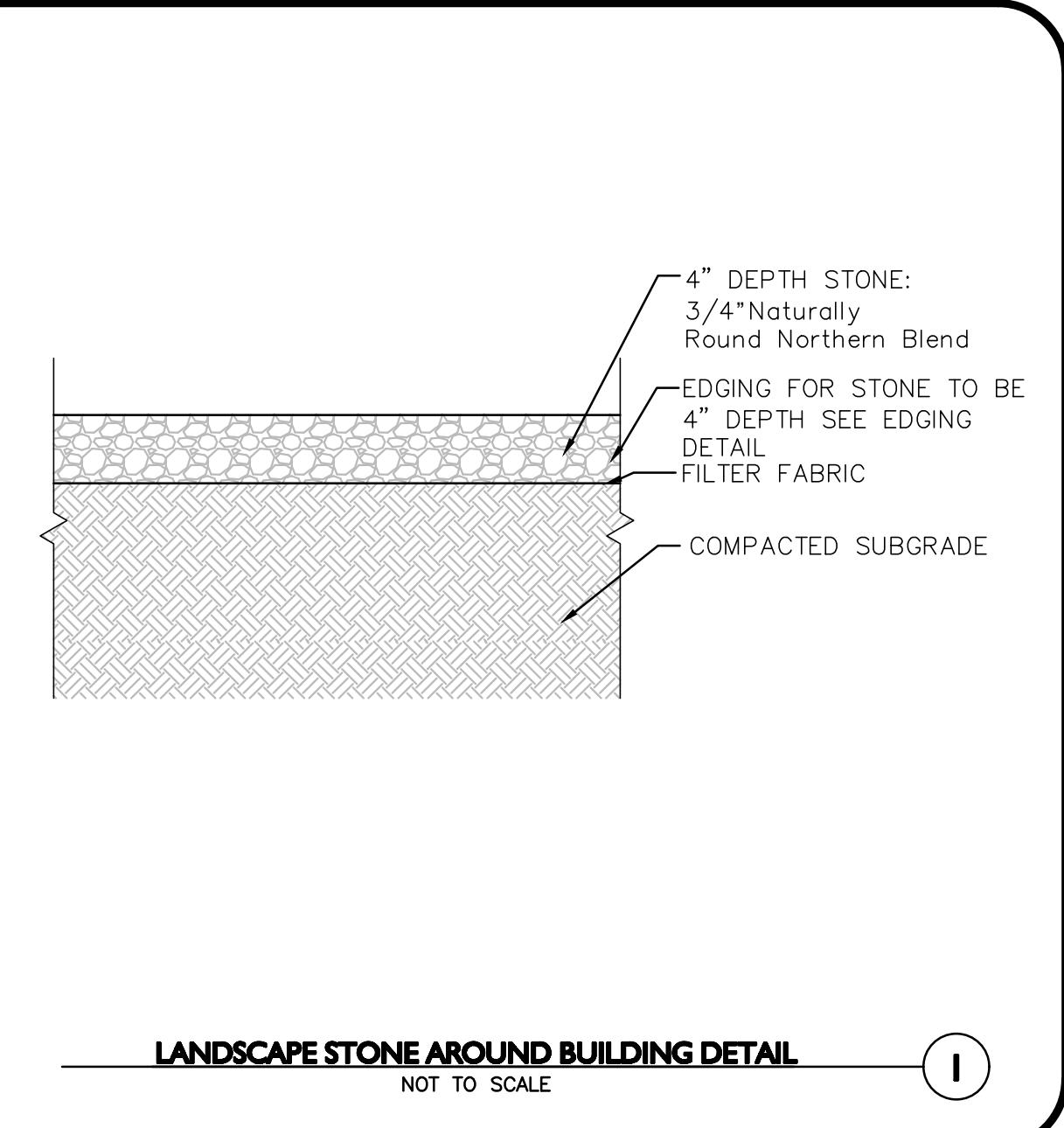
ALLEN & MAJOR ASSOCIATES, INC.
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100 COMMERCE WAY, SUITE 5
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WOBURN, MA • LAKEVILLE, MA • MANCHESTER, NH

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DRAWING TITLE: SHEET NO.
LANDSCAPE PLAN L-102
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REGISTERED LANDSCAPE ARCHITECT FOR ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION
APPLICANT/OWNER:
NBTC GREAT ROAD, LLC
275 MISHAWUM ROAD, 4TH FLOOR
WOBURN, MA 01801
PROJECT:
25 ROBINSON ROAD,
265, 277, 287 & 289
GREAT ROAD
LITTLETON, MA 01460

PROJECT NO. 2371-04 DATE: 09-07-2022

SCALE: AS SHOWN DWG. NAME: C2371-04.dwg

DESIGNED BY: BCD CHECKED BY: BDJ

PREPARED BY:



ALLEN & MAJOR ASSOCIATES, INC.

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environmental consulting • landscape architecture
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DRAWING TITLE: SHEET NO.

LANDSCAPE DETAILS

L-501

ADDITIONAL SEED MIX SPECIFICATIONS FOR
DETENTION BASINS, AND ALL SLOPE AREAS: (AS NOTED ON THE PLAN)

SEED MIXES:

NEW ENGLAND WETLAND PLANTS
820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM
NEW ENGLAND CONSERVATION/WILDLIFE MIX

BOTANICAL NAME	COMMON NAME	WETLAND INDICATOR
ELYMUS VIRGINicus	VIRGINIA WILD RYE	FACW
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
ANDROPOGON GERARDII	BIG BLUESTEM	FAC
FESTUCA RUBRA	RED FESCUE	FACU
SORGHASTRUM NUTANS	INDIAN GRASS	UPL
PANICUM VIRGATUM	SWITCH GRASS	FAC
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	FACU
DESMODIUM ERICOIDIUM	PANICLEDEA TICK TREFOIL	FAC
VERBENA hastata	BLUE VERNONIA	FACW
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	NI
RUDbeckia Hirta	BLACK EYED SUSAN	FACU
HELENIUM AUTUMNALE	COMMON SNEEZEWEEED	FACW+
ASTER PILOUS (SYMPHOTRICHUM PILOSUM)	HEATH ASTER	UPL
SOLIDAGO JUNcea	EARLY GOLDENROD	UPL
AGROSTIS PERENNANS	UPLAND BENTGRASS	FACU

THE NEW ENGLAND CONSERVATION/WILDLIFE MIX PROVIDES A PERMANENT COVER OF GRASSES, WILDFLOWERS, AND LEGUMES. THE MIX IS DESIGNED TO BE A NO MAINTENANCE SEEDING, AND IS APPROPRIATE FOR CUT AND FILL SLOPES, DETENTION BASIN SIDE SLOPES, AND DISTURBED AREAS ADJACENT TO COMMERCIAL AND RESIDENTIAL PROJECTS.

PRICE PER LB \$36.50 MIN. QUANTITY 2 LBS. TOTAL: \$73.00
APPLY: 25 LBS/ACRE :1750 SQ FT/LB
EROSION CONTROL BLANKET FOR SLOPES SEE LANDSCAPE NOTES

SEED MIXES:

NEW ENGLAND WETLAND PLANTS
820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS & MOIST SITES

BOTANICAL NAME	COMMON NAME	INDICATOR
ELYMUS RIPARIUS	RIVERBANK WILD RYE	FACW
FESTUCA RUBRA	RED FESCUE	FACU
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
PANICUM VIRGATUM	SWITCH GRASS	FAC
ANDROPOGON GERARDII	BIG BLUESTEM	FAC
VERBENA hastata	BLUE VERNONIA	FACW
AGROSTIS PERENNANS	UPLAND BENTGRASS	FACU
BIDENS CERNUA	NODDING BUR MARIGOLD	OB+
EUPATORIUM FISTULOSUM	HOLLOW-STEM JOE PYE WEED	FACW
EUPATORIUM PERfoliatum	BONESET	FACW
ASTER NOVAE-ANGliae	NEW ENGLAND ASTER	FACW
SCIRpus CYPERINUS	WOOL GRASS	FACW
JUNCUS EFFUSUS	SOFT RUSH	FACW+

THE NEW ENGLAND EROSION CONTROL/RESTORATION MIX FOR DETENTION BASINS AND MOIST SITES CONTAINS A SELECTION OF NATIVE GRASSES AND WILDFLOWERS DESIGNED TO COLONIZE GENERALLY MOIST, RECENTLY DISTURBED SITES WHERE QUICK GROWTH OF VEGETATION IS DESIRED TO STABILIZE THE SOIL SURFACE. IT IS AN APPROPRIATE SEED MIX FOR ECOLOGICALLY SENSITIVE RESTORATIONS THAT REQUIRE STABILIZATION AS WELL AS LONG-TERM ESTABLISHMENT OF NATIVE VEGETATION. THIS MIX IS PARTICULARLY APPROPRIATE FOR DETENTION BASINS THAT DO NOT HOLD STANDING WATER. MANY OF THE PLANTS IN THIS MIX CAN TOLERATE INTEMPERATE CONDITIONS, INCLUDING FLOODING. THE MIX MAY BE APPLIED BY HAND, BY MECHANICAL SPREADER, OR BY HYDROSEEDER. AFTER SOWING, LIGHTLY RAKE, ROLL, OR CULTIPACK TO INSURE GOOD SEED-TO-SOIL CONTACT. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE SUMMER SEEDING. LATE FALL AND WINTER DORMANT SEEDING REQUIRES AN INCREASE IN THE APPLICATION RATE. A LIGHT MULCHING OF CLEAN, WEED-FREE STRAW IS RECOMMENDED.

PRICE PER LB \$34.00 MIN. QUANTITY 3 LBS. TOTAL: \$102.00 APPLY: 35 LBS/ACRE :1250 SQ FT/LB

EROSION CONTROL BLANKET FOR SLOPES SEE LANDSCAPE NOTES

SEED MIXES:

NEW ENGLAND WETLAND PLANTS
820 WEST STREET, AMHERST, MA 01002
PHONE: 413-548-8000 FAX 413-549-4000
EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM
SHOWY NEW ENGLAND WILDFLOWER MIX

BOTANICAL NAME	COMMON NAME	INDICATOR
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	FACU
CHAMAECRISTA FASCICULATA	PARTRIDGE PEA	FACU
SORGHASTRUM NUTANS	INDIAN GRASS	UPL
FESTUCA RUBRA	RED FESCUE	FACU
ELYMUS CERNUA	RIVERBANK WILD RYE	FACW+
HELIOPSIS HELIANTHOIDES	OX EYE SUNFLOWER	UPL
COREOPSIS LANCEOLATA	LANCE LEAVED COREOPSIS	FACU
RUDbeckia Hirta	BLACK EYED SUSAN	FACU
Liatris spicata SPIKED GAYFEATHER/MARSH BLAZING STAR	FAC+	
ASCLEPIAS SYRIACA	CORONARIA MILKWEED	FACU
VERNONIA NOVEBORACENSIS	NEW YORK IRONWEED	FACW+
ASTER NOVAE-ANGliae (SYMPHOTRICHUM PILOSUM)	ANGLA NEW ENGLAND ASTER	FACW
EUPATORIUM PURPUREUM (EUTROCHIUM MACULATUM)	PURPLE JOE PYE WEED	FAC
ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	NI
SOLIDAGO JUNcea	EARLY GOLDENROD	UPL
EUPATORIUM PERfoliatum	BONESET	FACW

THE NEW ENGLAND SHOWY WILDFLOWER MIX INCLUDES A SELECTION OF NATIVE WILDFLOWERS AND GRASSES THAT WILL MATURE INTO A COLORFUL AND VIBRANT NATIVE MEADOW. IT IS APPROPRIATE SEED MIX FOR ROADSIDES, COMMERCIAL LANDSCAPING, PARKS, COURSES, AND INDUSTRIAL SITES. ALWAYS APPLY ON CLEAN BARE SOIL. THE MIX MAY BE APPLIED BY MECHANICAL SPREADER, OR ON SMALL AREAS, CAN BE APPLIED BY HAND. BEST RESULTS ARE OBTAINED WITH A SPRING OR LATE FALL DORMANT SEEDING. LATE SPRING AND EARLY SUMMER SEEDING WILL BENEFIT WITH A LIGHT MULCHING OF WEED-FREE STRAW TO CONSERVE MOISTURE. IF CONDITIONS ARE DRIER THAN USUAL, WATERING MAY BE REQUIRED. LATE FALL AND WINTER DORMANT SEEDING REQUIRE AN INCREASE IN THE SEEDING RATE. FERTILIZATION IS NOT REQUIRED UNLESS THE SOILS ARE PARTICULARLY INFERTILE. PREPARATION OF A CLEAN WEED FREE SEED BED IS NECESSARY FOR OPTIMAL RESULTS.

PRICE PER LB: \$86.00 MIN. QUANTITY 1 LBS. TOTAL: \$86.00 APPLY: 23 LBS/ACRE :1900 SQ FT/LB

LANDSCAPE NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LITTLETON, MA.
2. PLANTING PLAN IS DIAGRAMMATIC IN NATURE. FINAL PLACEMENT OF PLANTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES, ANY PERMITTING AGENCIES, AND "DIG-SAFE" (1-888-344-7233) AT LEAST 72 HOURS IN ADVANCE OF ANY WORK THAT WILL REQUIRE EXCAVATION. CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS IN WRITING.
4. NO PLANT MATERIAL SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA, ANY TREES NOTED AS "SEAL OR SELECTED SPECIMEN" SHALL BE TAGGED AND SEALED BY THE LANDSCAPE ARCHITECT.
5. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE NOTED OR APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT LIST. QUANTITIES SHOWN ON PLANS SHALL GOVERN OVER PLANT LIST.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE GUIDELINES ESTABLISHED BY THE STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE. ANY PLANT MATERIALS WHICH DIE WITHIN THE ONE YEAR PLANT GUARANTEE PERIOD WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS. OWNERS TO COORDINATE DIRECTLY WITH THE LANDSCAPE CONTRACTOR FOR REPLACEMENT PLANTINGS.
10. ALL DISTURBED AREAS NOT OTHERWISE NOTED SHALL RECEIVE 6" OF SUITABLE LOAM & SEED.
11. LAWNS OR SEED MIX WITH 3:1 OR STEEPER (GREATER) SLOPES SHALL BE PROTECTED WITH JUTE EROSION CONTROL NETTING.
12. ANY FALL TRANSPLANTING HAZARD PLANTS SHALL BE DUG IN THE SPRING AND STORED FOR FALL PLANTING.
13. TREES SHALL HAVE A MINIMUM CALIPER AS INDICATED ON THE PLANTING SCHEDULE TAKEN ONE FOOT ABOVE THE ROOT CROWN.
14. ALL PLANT BEDS AND TREE SAUCERS TO RECEIVE 3" OF PINE BARK MULCH. GROUND COVER AREAS SHALL RECEIVE 1" OF PINE BARK MULCH.
15. ALL DECIDUOUS TREES ADJACENT TO WALKWAYS AND ROADWAYS SHALL HAVE A BRANCHING PATTERN TO ALLOW FOR A MINIMUM OF 7' OF CLEARANCE BETWEEN THE GROUND AND THE LOWEST BRANCH.
16. ALL TREE STAKES SHALL BE STAINED DARK BROWN.

17. CONTRACTOR RESPONSIBLE FOR WATERING, MAINTENANCE, FERTILIZING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM STAND OF VEGETATION IS ESTABLISHED AND ACCEPTED.

18. ALL PARKING ISLANDS PLANTED WITH SHRUBS OR PERENNIALS SHALL HAVE 24" OF TOPSOIL. FINISH GRADE SHALL BE EQUAL TO THE TOP OF CURB.

19. SOIL SAMPLES, TESTS, AND SHOP DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT OR THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

20. A MINIMUM 18" WIDE BARRIER OF 1" GRAY OR TAN PEASTONE SHALL BE INSTALLED IN ALL PLANT BEDS WHICH ADJACENT THE BUILDINGS. NO MULCH IS ALLOWED WITHIN 18" OF ALL BUILDINGS PER THE EXECUTIVE OFFICE OF PUBLIC SAFETY AND SECURITY DEPARTMENT OF FIRE SERVICES REGULATION (527 CMR 17.00). INSTALL 4" DEEP OF PEASTONE WITH MIRAFI WEED FABRIC BEHIND AND STEEL EDGING BETWEEN THE PEASTONE AND ADJACENT MULCH BED. PROVIDE SHOP DRAWINGS TO A&M FOR APPROVAL PRIOR TO PURCHASE OF PEASTONE, MIRAFI WEED FABRIC & STEEL EDGING.

21. ALL PROPOSED LANDSCAPE AREAS INCLUDING MOWED LAWNS, TREES, SHRUB BEDS, PERENNIALS, AND ANNUALS SHALL BE PROVIDED WITH WATER EFFICIENT UNDERGROUND IRRIGATION. DESIGN AND INSTALLATION OF IRRIGATION SYSTEM TO BE PERFORMED BY AN APPROVED IRRIGATION DESIGN BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT. IRRIGATION SYSTEM IS TO BE DESIGNED FOR EFFICIENT WATER USAGE INCLUDING: USE OF DRIP IRRIGATION FOR TREES, SHRUBS AND PERENNIALS, IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE, A CENTRAL SHUT-OFF VALVE, SEPARATE ZONES FOR EACH TYPE OF BEDDING AREA BASED ON WATERING NEEDS, AND A RAIN SENSOR TO SHUT OFF IRRIGATION DURING RAIN EVENTS.

22. PRIOR TO LAYING TOPSOIL, ALL SUBSOIL (BELOW PROPOSED TOPSOIL) TO BE TILLED TO A DEPTH OF AT LEAST 18" TO REMOVE CONSTRUCTION COMPACTION AND ALLOW FOR PROPER DRAINAGE OF TOPSOILS.

23. SEEDING OF DETENTION AREAS & OTHER SLOPE AREAS SHALL OCCUR IN THE DRY & AFTER SLOPES ARE COMPACTED. IT IS IMPORTANT THAT THE DETENTION BASIN BE SEADED AT THE BEGINNING OF THE PROJECT & PRIOR TO ANY DRAINAGE BEING DIRECTED TOWARDS THE BASIN. THE SEED AT DETENTION AREAS & OTHER SLOPED AREAS WILL NEED A MIN. OF 6 MONTHS TO INITIALLY ESTABLISH PRIOR TO THE DETENTION BASIN BEING UTILIZED SO THAT THERE IS NOT EROSION & SLOPE FAILURE. SEED MIXES AVAILABLE FROM NEW ENGLAND WETLAND PLANTS, 820 WEST ST, AMHERST, MA 413-548-8000. LIGHTLY RAKE SOIL TO ENSURE GOOD SEED-TO-SOIL CONTACT. SEE SEED MIX DETAIL NOTES.

24. ALL SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RE-SEEDING OF BARE SPOTS. AT ALL SLOPES 3:1 AND OVER, CONTRACTOR TO INSTALL COCONUT FIBER JUTE MESH NETTING ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING AND RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.

25. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIC SOURCES OF UREAFORM. IT SHALL CONTAIN THE FOLLOWING PERCENTAGES BY WEIGHT: NITROGEN (N) 10%, PHOSPHORUS (P) 6%, POTASH (K) 4%. LIME SHALL BE AN APPROVED AGRICULTURAL LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATES. LIMESTONE SHALL BE GROUND TO SUCH FINENESS THAT 50% WILL PASS A 100 MESH SIEVE AND 90% WILL PASS THROUGH A 20 MESH SIEVE.

26. LAWN AREAS TO BE SEEDED BY SOWING EVENLY WITH AN APPROVED MECHANICAL SEEDER AT THE RATE OF TEN POUNDS PER 1000 SQUARE FEET.

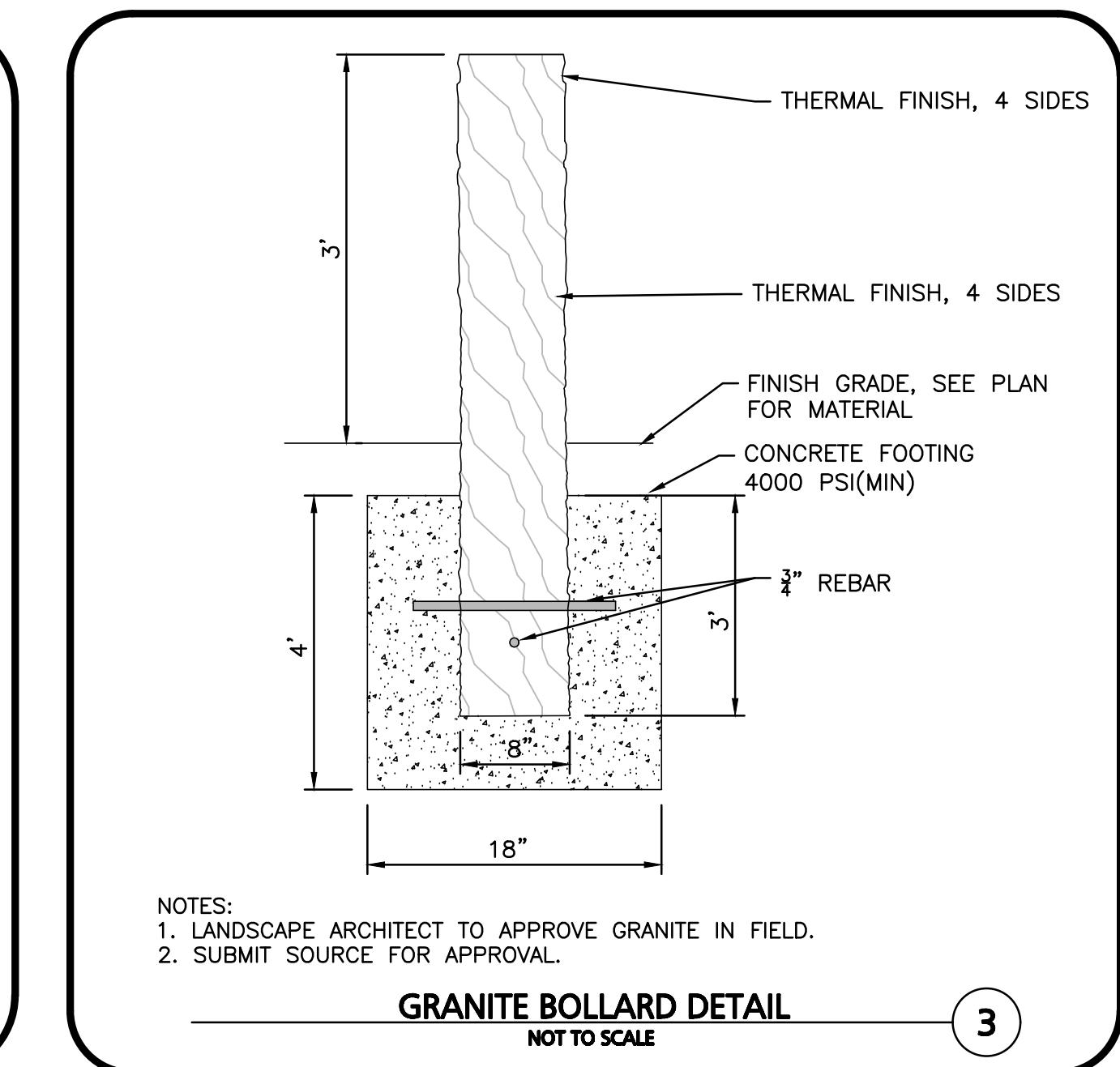
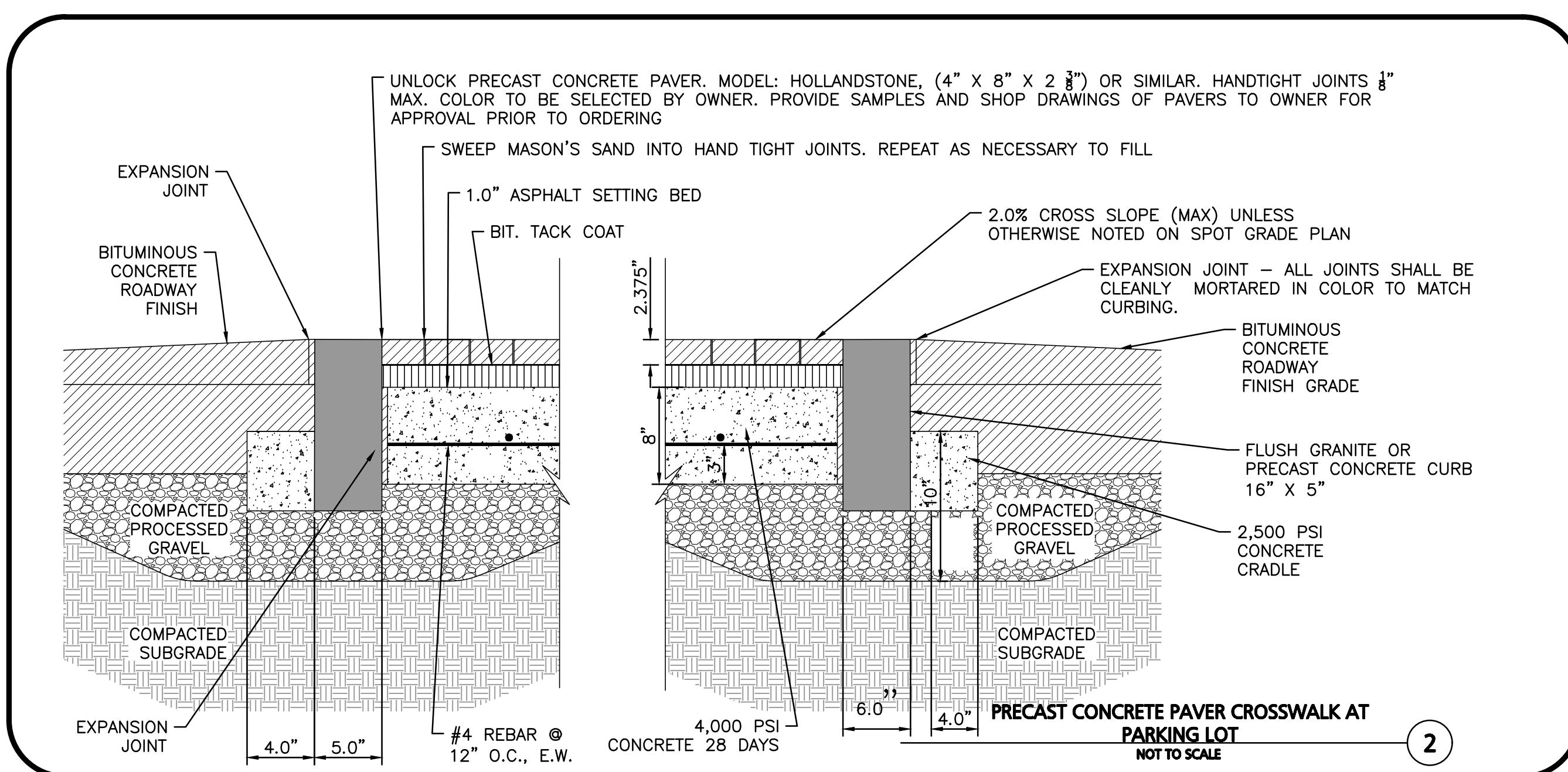
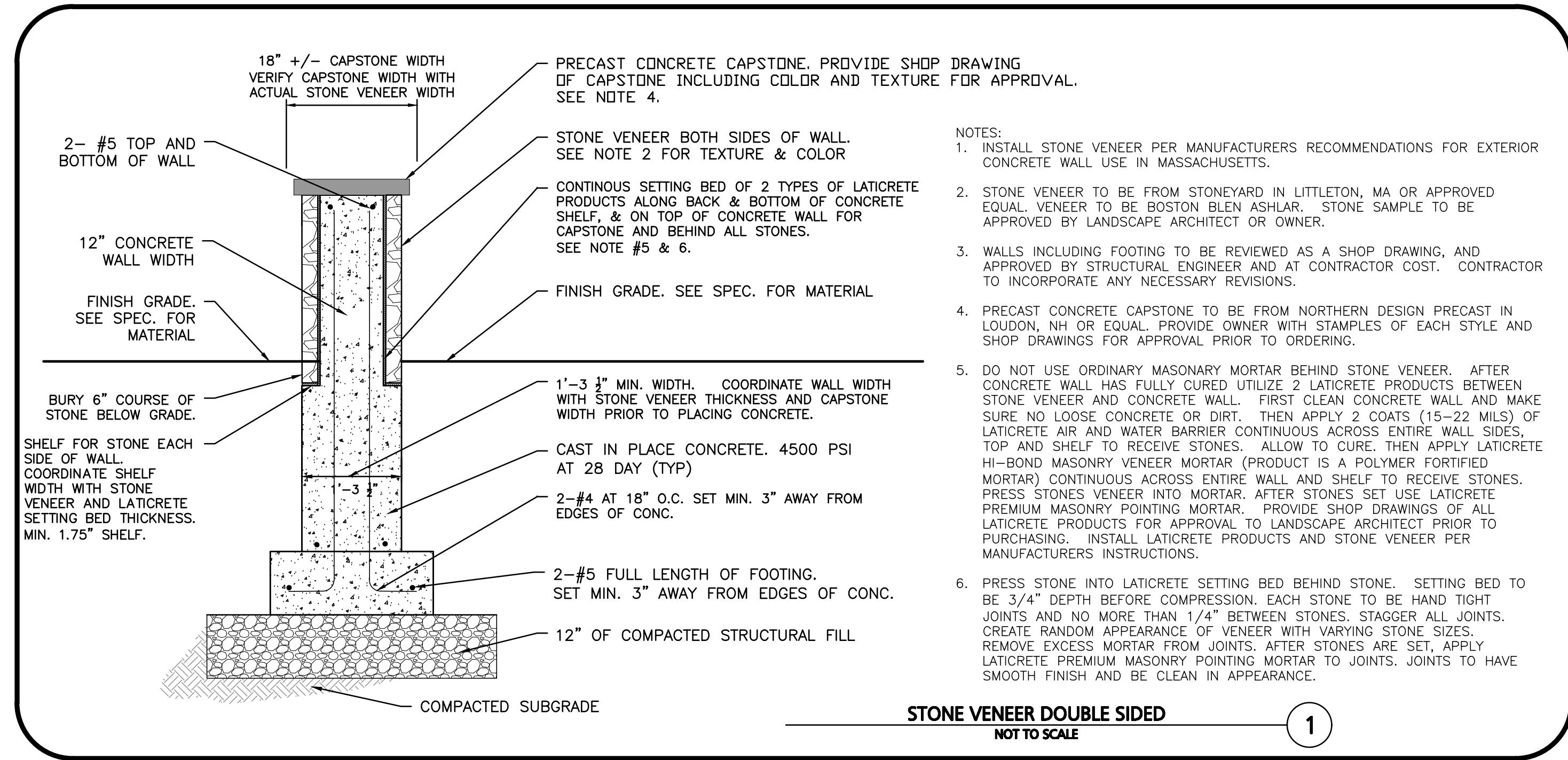
27. CONTRACTOR RESPONSIBLE FOR WATERING, MOWING, AND RESEEDING OF LAWN BARE SPOTS UNTIL A UNIFORM, HEALTHY STAND OF GRASS IS ESTABLISHED AND ACCEPTED.

LOAM AND SEEDING NOTES:

CONTRACTOR SHALL SEED ALL DISTURBED AREAS NOT NOTED TO RECEIVE OTHER MATERIALS, AND AT AREAS SHOWN ON THE PLAN PER SPECIFICATIONS BELOW

SCIENTIFIC NAME	COMMON NAME	PROPORTION	PERCENT	PERCENT
		BY WEIGHT	PURITY	GERMINATION
FESTUCA RUBRA	CREEPING RED FESCUE "RUBRA"	37%	95%	90%
PAO PRAENTIS	BARON KENTUCKY BLUEGRASS "BARON"	40%	85%	90%
LOLIUM PERENNE	PALMER PERENNIAL RYEGRASS "PALMER"	15%	95%	90%
FESTUCA RUBRA	WILMA CHEWINGS COMMUTATA WILMA	8%	95%	80%

1. SEED TO BE SPREAD AT MINIMUM RATE OF 5 LBS. PER 1000 SQ. FT.
2. SEEDING TO BE COMPLETED "IN SEASON" BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 1, EXCEPT FOR RESEEDING OF BARE SPOTS. IF UNABLE TO SEED WITHIN THESE TIMEFRAMES, CONTRACTOR TO INSTALL EROSION CONTROL MATS ON ALL SLOPES 3:1 AND OVER, HYDROSEED ALL EXPOSED AREAS, ADD SOIL STABILIZER "FLUX TERRA HP-FGM SOIL STABILIZER" AS MANUFACTURED BY "PROFILE" TO HYDROSEED (AT RATE OF 3,000 LBS PER ACRE), AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO COMPLETE ALL ABOVE "OUT OF SEASON" REQUIREMENTS AND THEN ALSO BE RESPONSIBLE FOR RE-GRADING, RE-SEEDING ALL DISTURBED, ERODED, OR BARE SPOTS WITHIN NEXT CLOSEST PLANTING SEASON IN FALL OR SPRING AT NO ADDITIONAL COST TO OWNER. CONTRACTOR RESPONSIBLE FOR ALL MAINTENANCE UNTIL FINAL ACCEPTANCE OF LAWN AREAS INCLUDING: WATERING, ADDING FERTILIZERS AND LIME AND MOWING AT NO ADDITIONAL COST TO OWNER.
3. COMMERCIAL FERTILIZER SHALL BE APPLIED AT THE RATE OF 25 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. LIME TO BE SPREAD AT THE RATE OF 100 POUNDS PER 1000 SQ. FT. OR AS RECOMMENDED BY THE TESTING AGENCY. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FERTILIZER CONTAINING AT LEAST 50% OF THE NITROGEN OF WHICH IS DERIVED FROM NATURAL ORGANIC SOURCES OF UREAFORM. IT SHALL CONTAIN



MASSACHUSETTS
REGISTERED LANDSCAPE ARCHITECT
BETHANY C. DERMOT
NO. 4071
9.7.22
Bethany C. D...
Handwritten signature

REGISTERED LANDSCAPE ARCHITECT FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION
APPLICANT/OWNER: NBTC GREAT ROAD, LLC 275 MISHAWUM ROAD, 4TH FLOOR WOBURN, MA 01801		
PROJECT: 25 ROBINSON ROAD, 265, 277, 287 & 289 GREAT ROAD LITTLETON, MA 01460		

PROJECT NO. 2371-04 DATE: 09-07-2022

SCALE: AS SHOWN DWG. NAME: C2371-04.dwg

DESIGNED BY: BCD CHECKED BY: BDJ



ALLEN & MAJOR
ASSOCIATES, INC.

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