

Maren Toohill

From: Kathy Stevens >
Sent: Wednesday, June 1, 2022 3:33 PM
To: Maren Toohill
Subject: One-Two Monarch Drive

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Dear Planning Board,

I am writing to express my concerns about the proposed development at One & Two Monarch Drive. This proposal, being submitted on spec with no known tenant, should not be approved for several reasons.

First and foremost, this development plan is adjacent to and overlaps conservation land, is in a water aquifer district that provides drinking water for the town residents, and is designated by the NHESP as a priority habitat for a species of concern. The wetlands and water source (Beaver Brook) would face being compromised by the pollutants that would inevitably run off of the large parking lot surface area by the sediments, salts, hydrocarbons and metals caused by vehicle traffic. The sufficiency of the use of a tree box filtration system is questionable, and the "alteration" of approximately 64,000 square feet of bordering wetlands vegetation is of great concern as well. In today's world, we simply cannot afford to keep chipping away at vital habitats, for our own (human) benefit and especially for species of concern. Once it is gone, there is no replacing it or getting it back.

Another issue is the number of anticipated vehicle trips per day (466) is a large number, especially considering that the nearby Amazon distribution facility uses the same streets/highways anticipated to be used by this project. Both highways that would be used for the anticipated vehicle traffic are already very busy, and when things go wrong a great deal of the traffic gets re-routed through our streets. That causes more neighborhood traffic issues, damage to our roads and adds more exhaust pollution to the air we breathe.

Finally, there are already under-utilized and empty commercial spaces in Littleton that should be considered/prioritized for use before allowing such a large 98,000-plus square foot facility to be built without knowing what type of business would utilize it. We need to be mindful of how Littleton's growth is managed to maintain it as a desirable and healthy place to live.

Thank you for your time and consideration of these issues in making your decision.

Kathy Stevens
46 Shaker Lane
Littleton, MA