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October 26, 2022

The Most Honorable Planning Board Members
37 Shattuck Street
Littleton, Massachusetts 01460

Re: 1. Village Common Form Based Code
2. Northern Bank Redevelopment and Robinson Road Project.

Dear Ladies and Gentlemen:

It is certainly my hope that your families, staff and their families, and y'all are staying safe and healthy, as this leaves the undersigned doing very well at this time. I am questioning the standard that the Littleton Planning Board (LPB) is establishing under the newly voted Village Common Form Based Code By-law with Northern Bank – where is the housing element?

I find that the Northern Bank project to be bothersome to me because the Littleton Planning Board has “**FAILED**” to ask Northern Bank where is the housing component to this project; the LPB has ‘**FAILED**’ again to enact the spirit of getting housing which the voters were assured to be a part of the passing of the aforementioned by-law; the Town of Littleton would increase residential housing in the Village Common Area via redevelopment. If, the LPB is not going to up-hold the voters’ approval of this newly by-law, then I’m convinced that the newly by-law should be rescinded by the voters. The LPB must ensure that there is one **STANDARD** for all redeveloping in the Village Common Area and housing shall be an element of each redevelopment project, no exceptions, LPB – all developers must conform to doing such in order to increase the housing stock here in Littleton. The LPB **SOLD** the voters a mouth full of goods that I helped to reinforce that the LPB is the board that we voters are going to hold liable in **TRUST** and carrying out the then newly by-law before the Town Meeting, which passed.

Shame on the LPB for hoodwinking the voters to voting for the Village Common Form Based Code by-law that is not going to be enacted with a housing component for every applicant that wants to redevelop in the Village Common Area. I can remember when Mrs. Anna Hueston stood on the Alumni Field at the Town Meeting; explaining how the passage of the newly Village Common Form Based Code would benefit Littleton and increase the housing stock for various income ranges... ...I followed up speaking after Mrs. Hueston in helping to perpetrate passage of the now newly Village Common Form Based Code by-law with the understanding that residential housing would be a component of the redevelopment projects in the Village Common Area.

The LPB may totally disagree with my assessment of the newly approved by-law; but I know what I told the voters and also how I strongly encouraged the voters to **DELEGATE** their trust into the hands and minds of the LPB, to govern over the change of 550 King Street to a Mix use parcel. The LPB does a superb performance talking about Littleton's housing stock, but little or no results in increasing the housing stock – the LPB should be holding the developers' feet to the housing component in the entire Village Common Area, in the same like manner for other developing businesses and housing projects in the Town of Littleton.

I'm a firm believer that the citizens, taxpayers, and voters of this great Town of Littleton, deserve to know what the LPB is and is not doing to increase the residential housing stock in the Village Common Area, as promised by voting in the newly Village Common Form Based code by-law. The Lupoli Companies came to town asking what were Littleton's needs and Northern Bank is asking to build what it wants and that which is not a part of the Form Based Code – how can that be? It appears from where I stand, **SPECIAL** treatment is being given to the Northern Bank project with no housing element. The voters need to know that there is no special treatment for Northern Bank, unless a request goes before the voters at the next Town Meeting to vote on such; I respectfully ask that the LPB not issue a **BUILDING PERMIT** to Northern Bank to develop without a housing element being part of the project – one standard.

It is my right to get the word out by all means available here in Littleton to including standing out with signs to let voters know that voters have been hoodwinked by the LPB on not ensuring that housing stock is a part of all redevelopments in the Village Common Form Based Code, starting with the Northern Bank project. The voters have entrusted their trust in the LPB, and the LPB is falling short of this voter's expectation on increasing Littleton's housing stock in the Village Common Area with the first applicant's project.

I wish to thank y'all in advance for your efforts, time, and attention given to this communication.

Very sincerely yours,

S/s: George A. Sanders, Sr.
GEORGE A. SANDERS, SR.

cc: The Most Honorable Select Board Members

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