



Littleton Public Schools

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Littleton Board of Selectmen
Town of Littleton
Littleton, MA

Thank you for providing the opportunity for the Littleton Schools (School Department and School Committee “the Schools”) to comment on the 40B application submitted to the Town by Omni Properties for the proposed 200 unit apartment development at 15 Great Rd.

Let it be known that the School Department has done additional research on this proposed development and has enlisted input from outside resources in reviewing this proposal. It is with frustration that we provide this Impact Statement as it is without the level of research that a proposal this significant should be granted. It is our hope that the Town would negotiate and work towards obtaining additional time with the developer and the State Approval Authority to better educate the Town and other related and impacted parties on this proposal and to be able to provide a more comprehensive report on the impact this project will have on the School Department. In the interest of submitting this Impact Statement to the Board of Selectmen in a timely manner, this letter shall address and help identify some of issues and impact this project may have on the Littleton Public Schools, as best we can project based on the information provided in the project proposal as submitted by Omni Properties.

After reviewing the data as presented by Omni Properties, LLC (estimated 40-45 students), and after contacting several area School Superintendents who have had 40B projects developed in their respective communities, we believe that the student to unit ratio as presented falls short of the actual ratios to be realized at the completion of this project. Based on the number of 1,2 and 3 bedroom units proposed in this project (396 bedrooms), we feel that a percent ratio of 0.4 students per unit may be more realistic, albeit a conservative estimation. We feel that based on our research and information that there may be an impact and increase of the student population in the Littleton Public Schools of approximately 80 additional students (200 units x .4/students per unit). Using the per student annual cost, as provided by Omni Properties, of \$11,881 per student, this project could have a \$950,480 additional cost impact to the Littleton Public Schools annual operating budget.

[Please note that there is also a calculation of .25 students/bedroom which nets 99 students]

[Additional note: Avalon Acton has zero 3 BR units and generates 80 students from 300 apartments (.26 ratio)]

It is the policy of the Littleton Public Schools not to discriminate on the basis of race, gender, religion, national origin, color, homelessness, sexual orientation, age or disability in its educational programs, services, activities or employment practices. Further information may be obtained by contacting Dianna Peterson, District Equity Coordinator at 978-540-2500, dpeterson@littletonps.org or 33 Shattuck Street, P.O. Box 1486, Littleton, MA 01460.

Our mission is to inspire and sustain learning and achievement, preparing each student for the challenges of life in the 21st century.



Aside from the financial impact, there are impacts that are difficult to quantify; building use, maintenance and repair. Without knowing the distribution, we cannot determine whether additional classes would need to be added, requiring additional staff. There could be the need for modular classrooms, an additional bus at a cost of \$55,000...there are frankly far too many unknowns.

In conclusion, it is the opinion of the School Department that if the proposed project as currently presented by Omni Properties is approved and proceeds as proposed, it will have a significant negative impact on the educational quality of the Littleton Schools and the students of Littleton.

Respectfully submitted,

On behalf of the Littleton Public Schools,

Chuck DeCoste
Member - Littleton School Committee

Steven F. Mark
Business Manager
Littleton Public Schools

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