

CITIZEN COMMENTS

6-May-11

<u>Name</u>	<u>Address</u>	
Karmen Kitain	2 Drover Lane	mail
Gordon Bowker	2 Elmwood Road	email
Nancy & Jim Levine	49 Grist Mill Rd.	email
Andrea Hill & Mike Levasseur	51 Grist Mill Road	email
Glenn Barry	65 Grist Mill Road	email
Jane Sorabella	67 Grist Mill Road	mail
John & Jamie Flint	72 Grist Mill Road	mail
Phillip & Lisa Buckellew	73 Grist Mill Road	email
Linda Brown	75 Grist Mill Road	mail
Scott Brown	75 Grist Mill Road	email
Bruce Miller	76 Grist Mill Road	email
Dawn Miller	76 Grist Mill Road	mail
Mike & Jo Ellen Slurzberg	77 Grist Mill Road	mail
Patricia & Steven Wojtaszek	86 Grist Mill Road	mail
Dara Furlong	90 Grist Mill Road	mail
Thomas Furlong	90 Grist Mill Road	mail
Paul Avella	94 Grist Mill Road	email & mail
Pamela Frattalone	26 Harwood Ave	email
Robert Ashworth	13 Meadow Dr.	email
Boris, Lessia Maxim Asta Shajenko	12 Mary Shepherd Road	email
Bruce & Cheryl Deyle	17 Pickard Lane	email
Claire Albertson	19 Pickard Lane	email
Christopher Simone	18 Surrey Road	email + reg mail
Roger & Karen Sheldon	21 Surrey Road	mail
Navi Miglani	23 Surrey Road	email
Glenn Magnuson	27 Surrey Road	email + reg mail
Mark & Terrie Skillings	30 Surrey Road	email
Janice & William Branco	34 Surrey Road	email
Lorig Basmajian	20 Suffolk Drive	email
Gayle Salmonaa	22 Snow Drive	email
Maurice Meunier	55 Snow Drive	mail
F. James Gordon	15 Woodridge Road	reg. mail

May 04, 2011

Ms. Janet Wilkinson

Chairwoman, Littleton Board of Selectmen

Town Office Building, 37 Shattuck Street,

P.O. Box 1305

Littleton, MA 01460

Dear Ms. Wilkinson,

I am writing to you and the Littleton Board of Selectmen to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

As an 8 year Littleton resident, I believe this project is inappropriate and irresponsible for the site and will have serious safety implications for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. Importantly, it will have a very negative impact on our schools in terms of capacity and cost. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

It is projected that this project will add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space and on our teachers.

According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

The proposed road for the apartments will be lot #56- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9)."

Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet, and is 100% residential, not designed to be a major thoroughfare. There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.

Impact on Town Services

The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget.

I respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Thank you for your interest and concern.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Kitain', with a large, stylized flourish at the end.

Roger W. Kitain

Keith Bergman

From: Gordon Bowker [admbowk@verizon.net]
Sent: Wednesday, May 04, 2011 4:17 PM
To: Keith Bergman
Subject: Proposed OMNI Development

To whom it may concern: **"A Letter of Concern."**

I am unalterably opposed to any OMNI development within the confines of Littleton. Being a **respected resident of record** I bear witness to the unbridled insidious eradication of our historical rural town over the years. I served Littleton for many years attempting to mandate "for the common good" orderly growth from a farm community to a well planned residential area incorporating environmental concerns, open space, and preventing an imbalance of industrialization. From my former IBM experience I dismayed with the "rape" of Concord, Lexington, Acton, Bedford, Westford, Ayer, which began with Hanscomb Airbase and Lincoln Laboratory incursions.

My contribution, while serving as a Town Assessor, to establishing "the first Master Plan" for retaining the unique values of Nashoba Littleton eventually were for naught as Route 495 gutted farmlands and homes producing more taxation and damned little representation from the entrenched political system.

In this day and age to overload the capacity of the Town to cope with the proposed 40B apartment complex development will be an untenable grievous mistake. It makes no sense at all!

Gordon A. Bowker
2 Elmwood Rd
Littleton, Massachusetts

Keith Bergman

From: PNLGMR@aol.com
Sent: Wednesday, May 04, 2011 5:06 PM
To: Keith Bergman
Cc: Jennifer Gibbons
Subject: distressed over thr Omni Chapter 40B proposed development

Mr. Bergman:

Please pass my letter on to Janet Wilkinson, Chairwoman and the other members of the Board of Selectmen. I am also sending a letter to Littleton's other boards.

Thank you...

Nancy Levine=====

Dear Ms. Wilkinson and other members of the Board of Selectmen:

I'm writing to you to express my deep extreme concern about the proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road with access to Grist Mill Rd.

My husband and I are Littleton residents for 50 years and live on Grist Mill Rd.. Not only is this project is inappropriate, and irresponsible, **IT IS ILLEGAL**. Omni Development wants access to Grist Mill Rd. Approximately, 12-15 years ago, the Planning Board deemed that no connection from abutting land be allowed access to Grist Mill Rd. Allowing a road represents a substantial change to the approved Apple D' or subdivision. In one of the Littleton Planning Board documents, there is an Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, **"No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9).**

Before Omni, there were several other developers. Each time, the land was sold to a new potential buyer and was told that they would have access to Grist Mill Rd. Not true!!! Meetings, and more meetings, and access to **Grist Mill Rd. was again not permitted**. The guess what? The land is sold again and again, and again all with the same promises to have access to Grist Mill Rd. This is a residential neighborhood. **Access cannot happen here EVER for any reason.**

The impact this development will have on all Town departments will be enormous. **Let's not forget our Senior Citizens. Littleton has a very large Senior Citizen population. They cannot afford the tax increase that will most definitely happen.** They just won't be able to afford it.

I haven't even gotten to the **other serious implications**.

traffic and safety - for Grist Mill Rd. and the surrounding neighborhoods, there will be a huge increase in traffic entering Great Road. Initial traffic studies estimate that there will be **about 1,500 additional car trips per day** to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill rd. is 100% residential, not designed to be a major thoroughfare. **The safety of our children is imperative.**

school bus stops - along Grist Mill and on Great Road during the highest traffic times

schools - this will have a very negative impact on our schools in terms of capacity and cost. Will add a minimum of an additional 80+ children.

Impact on Town services - the apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the Police and EMS/Fire budget.

character of Littleton - proposed size-project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

I respectfully request that you petition the Commonwealth to deny this project for many reasons, but # 1 is that this is all illegal. Second best is to ask for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Thank you for your interest and concern.

Sincerely,

Nancy & Jim Levine
49 Grist Mill Rd.

Jennifer Gibbons

From: Andrea Hill [andrea.marie.hill@gmail.com]
Sent: Wednesday, May 04, 2011 9:56 PM
To: Keith Bergman
Cc: Jennifer Gibbons
Subject: 40B Apartment Complex Development

Dear Ms. Wilkinson,

We are writing to you and the Littleton Board of Selectmen to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

As 4-year Littleton residents, we believe this project is inappropriate and irresponsible for the site and will have serious safety implications for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. Importantly, it will have a very negative impact on our schools in terms of capacity and cost. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

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It is projected that this project will add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space and on our teachers.

According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

=====

The proposed road for the apartments will be lot #56- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9).

Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load-it is not wide enough. The paved road is only 24 feet wide-not the necessary 50 feet-and is 100% residential and not designed to be a major thoroughfare. There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.

Impact on Town Services:

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The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget.

We respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Thank you for your interest and concern.

Sincerely,

Andrea Hill & Mike Levasseur
51 Grist Mill Road
Littleton, MA 01460

May 4, 2011

Ms. Janet Wilkinson
Chairwoman, Littleton Board of Selectmen
Town Office Building, 37 Shattuck Street,
P.O. Box 1305
Littleton, MA 01460

Dear Ms. Wilkinson,

I am writing to you and the Littleton Board of Selectmen to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

As an 8-year Littleton resident, I believe this project is inappropriate and irresponsible for the site and **will have serious safety implications** for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. Importantly, **it will have a very negative impact on our schools** in terms of capacity and cost. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

- It is projected that this project will **add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space and on our teachers; and my kids, age 3 and 5, will both be entering Shaker Lane School in September.**
- According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

- The proposed road for the apartments will be lot #56A- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. I live at 65 Grist Mill Rd. Allowing a road represents a substantial change to the approved Apple D'or subdivision and doesn't abide by the covenants we signed on our Purchase & sale when we purchased out house 8 years ago. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, **"No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9).**
- Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet, and is 100% residential, not designed to be a major thoroughfare.
- There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.

Impact on Town Services

- The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget.

I respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Thank you for your interest and concern.

Sincerely,

Glenn Barry
65 Grist Mill Rd, Littleton

May 4, 2011

Stephen Sorabella
Jane Sorabella
67 Grist Mill Rd
Littleton, Ma 01460

Dear Board Member,

We are writing to you about concerns we have regarding the proposed 40B apartment complex known as "15 Great Road". We moved here from Reading 14 years ago when we were expecting our second child. For 10 years we lived on White Pine Drive and decided it was time to move from our starter home and chose Grist Mill Road. Deciding where to live was easy. We grew to love this community and what it had to offer, the small town feel we never had growing up. Sure we could have moved to Acton, Boxboro, Westford and even Dover but we chose to stay in the town that we and our children loved so much. We chose Grist Mill Rd for it's quite residential and family oriented neighborhood.

Today everything we stayed in Littleton for is being jeopardized by this massive 40B apartment complex. Major concerns we have are safety, the impact on the school system and town services and the overall financial burden it could place on this community.

First and foremost safety is our number one concern. Placing a 200 unit apartment complex with an access road to a residential neighborhood is an accident waiting to happen. It is estimated that just phase one of this project will bring 1500 car trips into this area. Grist Mill Road is a residential street with almost 100 children. Many trips to and from this complex will take place down a road that is packed with children riding their bikes and owners walking their dogs and not to mention the road is not wide enough to safely accommodate this many cars. Also another point to consider is that the traffic congestion on route 119 will increase significantly. At present it is nearly impossible to turn left out of Grist Mill Rd towards Acton, especially at the Apple D'Or entrance. I drive my daughter 5 days a week to gymnastics in Acton and I sit and wait for a safe moment to turn left. There is a hill that can block your view and if the cars are traveling max speed of 50 mph, it is a grueling task for even the most experienced driver. Now add the phase one traffic of 1500 car trips and realize that this is only half of the potential traffic increase in this area. OMNI has a phase two project plan for the other 23 acres and we could potentially add 3,000 car trips to an already congested area. This is a major safety concern for any neighborhood and town.

The next concern is the impact a 200 unit complex (62 1- bedrooms, 78 2- bedrooms and 60 3- bedrooms) will have on our school system. OMNI estimates that the student population will only increase by 80, spread over 12 grades. We feel this is a very low estimate and fear the number could double. The school system is not equipped to accommodate large volumes of new students and no one can predict that the new students will be spread evenly over 12 grades. This will certainly jeopardize the quality of education my two children will be receiving. Another thing to consider is the financial impact on our already tight school budget. More students means the school budget would need to be reevaluated. In addition, the school system would need to add at least 2 more buses to its fleet to provide transportation services to the proposed complex.

Town services are another area that could be negatively impacted. What kind of financial stress will a massive apartment complex place on our police and fire departments? Are they equipped to handle such a massive apartment complex? How about the electrical and water departments?

As residents of Grist Mill Rd, we want to stress that we are not opposed land development. However, we are opposed to massive high rise apartment buildings that do not represent the character of a small town we decided to raise our family in and threaten our towns finances and neighborhood safety. Our hope is that if the area is developed that it would resemble the type of neighborhood we live in, single family residential homes. This option would not only be consistent with the community but would also prevent burdening the school, town services and taxpayers pockets.

Please consider these points when you are deciding to allow such development in our town.

Thank You,
Jane and Stephen Sorabella

May 04, 2011

Ms. Janet Wilkinson
Chairwoman, Littleton Board of Selectmen
Town Office Building, 37 Shattuck Street,
P.O. Box 1305
Littleton, MA 01460

Dear Ms. Wilkinson,

Our names are John and Jamie Flint, and we moved to Littleton 3 years ago. We bought our house on Grist Mill Rd because we loved the safety of the neighborhood and thought it would be an ideal place to raise our children. We had every intention to stay in Littleton and make our home here for many years to come. We are therefore extremely concerned about the proposed 200 unit apartment complex development at 15 Great Road, Littleton, MA.

We understand that under the 40B laws the state of Massachusetts can override the local zoning ordinances. However, we believe that the complex as it has been presented to us posed an extreme danger to traffic and safety.

Adding a second egress from this unit that dumps onto Grist Mill Road poses specific concerns:

- The apartment will add an estimated 1500 car trips per day. Even if only a portion of those trips exit via the Grist Mill Road entrance, that will add a significant amount of traffic to Grist Mill Rd.
- Grist Mill Road is not wide enough to accommodate the additional traffic load.
- Grist Mill Road does not have sidewalks throughout both sides of the street. Pedestrians often use the street.
- The Grist Mill Road neighborhood is home to an extraordinarily large number of children. These children can often be found playing alongside or in the road. In addition, there are school bus stops along Grist Mill Rd that require children to walk to their houses.

We do not believe that the proposal made by OMNI Development adequately addresses those concerns. Their belief as stated in their neighborhood briefing that "most cars would choose the Great Road entrance" makes little sense to us. We often use the far entrance of Grist Mill Rd to get to our house.

In addition, the site of the complex's entrance on Great Road is at what we believe is a dangerous point in the road. The elevation at that point reduces visibility, and it is easy to foresee a scenario in which traffic from the complex backs up in the main entrance and cars use the Grist Mill entrance instead.

Our understanding was that the vacant residential lot (lot 56A) was not to be used as an access for any future development. We are extremely concerned to find out that there are

plans not only to build a road, but to build an access to such an indredibly dense development.

We are strongly opposed to this development, not only because it would be detrimental to our neighborhood, but to all of Littleton. The scale of the project alone will have a significant impact on our schools and social services, in addition to the traffic.

We respectfully request that the town of Littleton to all that is within its power to requirie OMNI Development to respect the wishes of its citizens, including rejecting this permit on the grounds of public safety stated above.

Sincerely,

Handwritten signatures of John and Jamie Flint in blue ink. The signature on the left is 'John Flint' and the signature on the right is 'Jamie Flint'.

John and Jamie Flint

cc: Mark Montanari, Littleton Planning Board/Sherrill Gould, Littleton Zoning Board of Appeals

Ms. Janet Wilkinson
Chairwoman, Board of Selectmen
37 Shattuck Street
P.O. Box 1305
Littleton, MA 01460

RE: Proposed 15 Great Road 40B Development

Dear Ms. Wilkinson,

We are residents of Grist Mill Road and are writing to express our concerns regarding the proposed 15 Great Road Development by Omni Properties. This plan contains 6 buildings with 200 apartments and parking for 350 cars. They are also planning an access road to connect Great Road/2A/119, through the apartment community, to Grist Mill Road.

We believe the safety of our neighborhood is in jeopardy for the following reasons:

1. It is estimated that 1500 car trips per day will be generated by the new development. Grist Mill Road is not built to handle this capacity, it is only 24' wide.
2. The "old" section of Grist Mill Road does not have sidewalks, therefore residents must walk in the street, whether it's for pleasure or to get to the bus stop. The increased traffic would be extremely dangerous for pedestrians in the street.
3. The "old" section of Grist Mill Road has a blind curve, which increases the risk for automobile accidents, as well as collisions between autos and pedestrians/bikes.
4. The connecting point of the proposed road (Lot 56A) is adjacent to our "crosswalk", i.e. where sidewalks in the "newer" section of Grist Mill Road switch from one side of the road to the other. There is another "crosswalk" just a few houses down the road towards Surrey, which connects the Grist Mill/Surrey Loop (our "block"). These "crosswalks" are where all of our children (more than 70) cross the street while biking/walking around the block. Again, extremely dangerous for pedestrians/bikes.
5. This is only phase one! Mr. David Hale, the developer, stated at the April 25th BoS meeting that the back half of the land will be developed. More traffic is planned for our small road.

We believe the safety of our surrounding roads and neighbors are in jeopardy for the following reasons:

1. Turning left from the proposed development will be extremely difficult and hazardous, especially at rush hour. Traffic builds at the Nagog Park traffic light, which is only .2 miles to the left from the proposed entrance/exit.
2. The speed limit in this stretch of road is 50MPH, which will increase the risk of collision while entering or exiting the proposed site.

3. There are no sidewalks along this stretch of Routes 2A/119 for pedestrians. There are multiple restaurants and services in Nagog Park, which will draw the residents of the proposed complex, however there is no safe passage for pedestrians.
4. As stated earlier "phase 2" is unknown and will compound the traffic situation.
5. The proposed subdivision road potentially gives access to lots in the town of Westford, which abut Grist Mill Road. If this happens a "cut through" would be created where autos could bypass the traffic light at Powers Road and Routes 2A/119. Rather than entering 2A/119 at a regulated traffic light they could stream through Grist Mill and/or the apartment complex and enter Routes 2A/119 at more hazardous locations.

We believe the Commonwealth's 40B law is being exploited by Omni Properties for the following reasons:

1. Omni Properties is attempting to use the 40B process to skirt local zoning laws in order to establish an unnecessary road connecting Routes 2A/119 to Grist Mill Road. We believe this is a Trojan horse for future development of the back half of the land that does not fall under the 40B. The 40B project is achievable without connecting to Grist Mill Road, however the developer does not want to do one without the other, and the size of the entire lot is too large for a 40B project in Littleton.
2. Omni Properties is not considering, and to my knowledge based on questioning has not even attempted, to investigate a possible exit into Nagog Park. This would create a safe regulated entrance (traffic light) onto Routes 2A/119 for their residents.
3. The Project Eligibility Application classifies the project as Mid-Rise (35-70 feet), however Mr. Hale has communicated that the tallest peak is actually 72 feet, which falls into the High-Rise category. A High-Rise building is completely out of scale and character for our town, which is not only suburban but has managed to maintain it's traditional agricultural community.
4. The Project Eligibility Application describes the buildings as 3 and 4 stories tall, however the 4-story building is actually 5 stories when including the structured parking underneath, and the 3-story buildings are actually 4 stories on the "downslope".
5. Utilizing \$91,796 as the area's median income for Littleton inflates the rental rates for the affordable income units, and does not serve the community of Littleton which has a median income of \$77,000, according to Massachusetts census data.
6. The diagram that Omni has presented for subdivision of the land and installation of the proposed road is misleading. It shows Grist Mill Road as a 50' wide public way, however our street is actually only 24' wide.
7. All of these inaccuracies/omissions go to the heart of Omni's motives. They are land developers and real estate brokers who will gain permitting of this project and then transfer it to someone else for construction, like they did for Avalon in Acton. We understand that this transfer is acceptable under the 40B law, however the project

itself and the approach Omni Properties is taking, is disingenuous to the actual needs of our community.

There are too many inaccuracies and questions that need to be addressed, we feel it would be irresponsible for the Commonwealth to allow this process to continue before all of the facts are understood. This permit should be denied based on not only the lack of facts, but also the misleading information provided by Omni Properties to the Commonwealth, as well as the Town of Littleton.

Sincerely,

Phillip L. Buckellew
Lisa F. Buckellew
73 Grist Mill Road

CC:

Senator Jamie Eldridge, Massachusetts State Senator
Senator Susan Fargo, Massachusetts State Senator
Representative James Arciero, Massachusetts State Representative
Representative Cory Atkins, Massachusetts State Representative
Representative Jennifer Benson, Massachusetts State Representative
Littleton Planning Board
Littleton Zoning Board of Appeals
Littleton Board of Health

May 3, 2011

Ms. Janet Wilkinson
Chairwoman, Littleton Board of Selectmen
Town Office Building, 37 Shattuck Street,
P.O. Box 1305
Littleton, MA 01460

Dear Ms. Wilkinson,

I am writing to you and the Littleton Board of Selectmen to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

As a 4 year Littleton resident and a parent of two young children in our school system, I believe this project is inappropriate and irresponsible for the site and **will have serious safety implications** for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. Importantly, **it will have a very negative impact on our schools** in terms of capacity and cost. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

- It is projected that this project **will add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space and on our teachers.**
- According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

- The proposed road for the apartments will be lot #56- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9)."
- Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet, and is 100% residential, not designed to be a major thoroughfare.
- There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.


Impact on Town Services

- The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget.

I respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Thank you for your interest and concern.

Sincerely,


Linda Brown
75 Grist Mill Rd.
Littleton MA

Keith Bergman

From: Jennifer Gibbons
Sent: Tuesday, May 03, 2011 2:00 PM
To: Keith Bergman
Subject: FW: 15 great road project

FY

From: Scott Brown [<mailto:sbrown@generalinsulation.com>]
Sent: Tuesday, May 03, 2011 1:56 PM
To: Jennifer Gibbons
Subject: 15 great road project

I am writing to you as a concerned citizen of Littleton and as a worried dad. I am a resident of Grist Mill road and as you know by now the 15 great road project has significant ramifications to our neighborhood. First thing you need to know is that I am not apposed to any affordable housing or housing assistance for people in our town as I believe it the right thing to do. But Littleton has been accommodating to these projects over the past few years and at the moment I believe at least one or maybe two 40b projects are still on hold because of financial problems so to rush this project through makes no sense. The shear magnitude of this project is crazy with 4 and 5 story buildings with a water treatment plant along with multiple parking garages. From our selectman to our own planning board they have expressed great concern on the impact this project will have on the town and on its neighborhoods. But my main concern is the safety of not only my children but of every child or person in our neighborhood. The only way this project works is the Concord based developers must access Grist Mill with a roadway that will generate 1500 car trips(numbers generated by Littleton P.D) most of them with the potential of cutting through our small residential community is this the best we can do? is this what we will allow? You should be proud of your town and neighborhoods like this. We all share in the comfort of knowing that when our kids want to ride bikes to a friends 10 houses up we don't worry about it and as a parent is there anything more valuable then knowing your children are going to be safe?. This project has many downsides but taking away a parents security of knowing that when there children go out to play or ride a bike they are not in any danger of becoming a statistic and to loose that security is a shame. I think the developers need to go back to the drawing board and come up with a better plan than ruining a neighborhood for the sake of a profit so please we ask for your help in getting this project drastically reduced or just plain rejected until there is a plan that works for all. This decision goes into the hands of the state zoning board and I would assume they could care less about our neighborhood and our children but I can only hope that you care. Thank you for your time.

Scott Brown
75 Grist Mill Road
Littleton, Ma

Bruce Miller
76 Grist Mill Road
Littleton, MA 01460

May 3, 2011

Dear member of the Board of Selectmen:

I am a resident of the town of Littleton and have been for over 17 years now. For the first nine years my family and I lived in the Meadow Drive neighborhood. We currently reside on Grist Mill Road. I have one daughter who graduated in 2010 and currently attends Clark University in Worcester. I have two daughters that are currently attended public school in Littleton; one finishing up her junior year and another in seventh grade. We moved here from Methuen in 1991 looking for a quiet, residential area to raise our family.

I am writing you today to ask that in your recommendation on May 12th to MassDevelopment that they deny the application for a site approval letter for the 15 Great Road Project as requested by Omni Development.

As you are aware, Omni is looking to develop a 200 unit apartment complex under Chapter 40b, The Comprehensive Permit Act. The project will consist of approximately 420 bedrooms spread over five 4-story buildings and one 5-story building. The complex will also include a clubhouse, an underground parking garage and multiple above-ground parking garages. One of the buildings will be in excess of 70 feet in height.

The complex, as it is currently being proposed, is completely unacceptable for the town and for the current residents of Grist Mill Road for many reasons. The first and most important reason is SAFETY. Omni is requesting access to Grist Mill Road through lot 56A. Littleton's Police Chief, John M. Kelly, estimates that this complex will generate approximately 1,500 trips per day by its residents. Access by these travelers to Grist Mill Road is unacceptable and potentially extremely dangerous.

Grist Mill Road is a residential road where many parents, grandparents and children walk and play on a daily basis. On any given day many neighbors will be seen walking their dogs or teaching their kids to ride their bikes on these streets. Grist Mill Road was designed for residential use, not as a major thoroughfare for 1,500+ trips per day.

Second, Omni has made it clear to the Board of Selectmen that their plan is to develop a second parcel of land that will also have access through Grist Mill Road. Potential uses for this land which is zoned as residential include an elderly assisted living complex which could potentially double the traffic being proposed for the 200 unit apartment complex. That would mean 3,000+ trips per day all with potential access through our streets lined with Moms, Dads, kids and pets.

Lastly, the homeowners of Grist Mill were led to believe when they purchased their homes that no lot within our neighborhood would be used as an access road for future development. Each of our homeowner's covenants clearly state that no lot will be used to build a road with access to Grist Mill Road. Further to that point, in May, 2003, Littleton's Planning Board filed an amendment to the Definitive Subdivision Plan for Apple D'or stating in paragraph G that "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels."

Omni Development has its heritage in permitting and brokering and/or developing massive business and apartment complexes. This is abundantly evident as anyone who has spent any time in or around the town of Littleton never would have proposed a complex of this nature. As you know, Littleton is a sleepy, residential and farming community. Many would call it a bedroom community. Yet Omni is requesting a permit to build a project that violates just about every zoning law that Littleton has worked so hard to preserve.

I am confident that after you have had a chance to review the proposed project that you will agree. Not only does Omni not have a right to develop this land, if they did it would create a significant, daily safety issue for every resident of the entire community.

Please do everything in your power to ensure that MassDevelopment denies the application for a site approval for Omni Development. The town, the taxpayers, the voters of Littleton and most importantly the residents (and children) of Grist Mill Road are counting on it.

Thank you.

Sincerely,

Bruce Miller
76 Grist Mill Road

May 03, 2011

Ms. Janet Wilkinson
Chairwoman, Littleton Board of Selectmen
Town Office Building, 37 Shattuck Street,
P.O. Box 1305
Littleton, MA 01460

Dear Ms. Wilkinson,

I am writing to you and the Littleton Board of Selectmen to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

As a 17 year Littleton resident, I believe this project is inappropriate and irresponsible for the site and will have serious safety implications for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. Importantly, it will have a very negative impact on our schools in terms of capacity and cost. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

- It is projected that this project will add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space and on our teachers.
- According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

- The proposed road for the apartments will be lot #56- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9)."
- Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet, and is 100% residential, not designed to be a major thoroughfare).
- There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.

Impact on Town Services

- The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget.

I respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Thank you for your interest and concern.

Sincerely,

Jan Fuller
16 Grist Mill Rd
Littleton, MA

May 4, 2011

Ms. Janet Wilkinson
Chairwoman, Littleton Board of Selectmen
Mr. Mark Montinari
Chairman, Littleton Planning Board
Town Office Building, 37 Shattuck Street,
P.O. Box 1305,
Littleton, MA 01460

Re: Proposed 40B Apartment Project by Omni Development: 15 Great Road, Littleton, MA

Dear Ms. Wilkinson and Mr. Montinari,

I am writing to you both, and the Littleton Board of Selectmen and Planning Board in general, to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA, and to ask you to request the Commonwealth of Massachusetts grant an extension to the 30-day response period.

As you are aware, a Concord Developer, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton by developing land and building the equivalent of four- and five-story buildings at 15 Great Road Littleton. The developer claims the proposed structures are three- and four-story buildings. When facing the buildings from the front street however, they clearly are four- and five-stories above grade. The complex will also include a clubhouse, an underground parking garage and multiple above-ground parking garages. One of the buildings will be in excess of 72 feet in height.

As a 10 year Littleton resident on 77 Grist Mill Road, I believe this project is inappropriate and irresponsible for the site and **will have serious safety implications** for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. As it is today, we can barely enter and exit the neighborhood due to traffic on Great Road that travels into town in excess of 50 MPH. Importantly, **it will have a very negative impact on our schools** in terms of capacity and cost. Littleton currently has 8.1% of affordable housing- **this development will far exceed the 10% 40B requirement, to nearly 15%.** Further, the developer is untruthful in claiming that the proposed project fits into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

- It is projected that phase one alone **will add 100 or more students to our school system. This could put serious strain on our classroom space, classroom size and on our teachers. It could create a need for modular classrooms.**
- According to the DESE **the average cost to educate a child per annum is \$11,881. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.**

Traffic and Safety:

- The proposed road for the apartments will be lot #56- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough, which would be necessary as part of the project, and is 100% residential, not designed to be a major thoroughfare for 1500+ trips per day.
- Omni indicates a “public 50’ wide” Grist Mill Road. This is intentionally misleading. While the right of way for Grist Mill is 50’, the paved road is only 24’ wide. The material presented is deceiving, as it indicates Grist Mill Road has substantial capacity for the proposed development which is inaccurate. This winter, the snow left only enough room for one car to comfortably travel through the streets, which are now in terrible shape. This would result in complete disrepair of the roads and potential accidents.
- This poses serious safety concerns for residents and regular visitors of Grist Mill/Surrey/Drover Lane, Mannion Place, Nashoba Road, Meadow Dr, Old Farm Road, Mary Shepherd, as well as several other roads abutting Great Road. The speed limit through this area is 50 decreasing to 45 MPH and this will add 1500 car trips on this stretch of Great Road. There is insufficient sight line on this stretch of Great Road and there have been no traffic or sight line studies that indicate that the additional traffic is safe or feasible for this stretch of road.
- There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.
- Among parcels the developer claims control over is Lot 56. The deeds for Grist Mill reference an approved subdivision plan 1349 of 2003. In examining that plan, there is no road indicated for Lot 56. Deeds for the Grist Mill Homes reference a plan that also does not indicate road access on lot 56. Allowing a road represents a substantial change to the approved Apple D’or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, **“No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor’s Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9).”**
- The proposed road potentially opens access to the Town of Westford lots currently abutting 57 through 69 Grist Mill Road. Lacking evidence to the contrary, the developer seems to be deliberately opaque regarding the intended use of this road. Any such expansion of the road network will only further contribute to overloading residential roads that were designed for access to homes sited on one-acre plots, not as a thoroughfare between two towns.
- If a 40B project is the developer’s goal, the necessary road works can be accomplished without connecting Grist Mill Road to RTs 2A/119 by way of the proposed road coursing through the 40B apartment complex. The developer seeks this connection to enable further expansion of other units of this type in what is clearly a residentially zoned area for single-family homes.
- The developer did state that with zoning change or use variance, he could include for-profit elder housing, or he could propose other uses. These other uses were not identified. Omni has made it clear to the Board of Selectmen that their plan is to develop a second parcel of land that will also have access through Grist Mill Road. Potential uses for this land which is zoned as residential

include an elderly assisted living complex which could potentially double the traffic being proposed for the 200 unit apartment complex. That would mean 3,000+ trips per day.

Impact on Town Services

- The apartment complex will initially have 200 units of (developer claims) 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget. This will cost the Littleton tax payer more money.

Sufficient questions pertaining to the currency and accuracy of information provided by the developer to the Town of Littleton remain so that a fully thought out and vetted response of the proposal to the Commonwealth within the allocated 30-day window is not possible. I respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project and ultimately deny this request.

Please note, that we agree for the need for affordable housing; and I urge the planning board to create a plan that notes undeveloped space in town and a complex style that is in keeping with the demand and the style of the town. This way, when these outside developers come forward with proposals, the town of Littleton can "call the shots" and make clear both the style, the number and the location of such a complex that meets the safety, school, town services, and building requirements. This is critical to avoid these sorts of issues from continuing to arise. It also must be made clear that there is to be no access road connecting to Grist Mill so there is no misunderstanding this in the future.

Thank you for your interest and concern.

Sincerely,



Jo Ellen and Michael Slurzberg

77 Grist Mill Road

978-486-3268

Patricia and Steven Wojtaszek
86 Grist Mill Road
Littleton, MA 01640

May 4, 2011

Ms. Janet Wilkinson
Chairwoman, Littleton Board of Selectmen
Town Office Building, 37 Shattuck Street,
P.O. Box 1305
Littleton, MA 01460

Dear Ms. Wilkinson,

We are writing to you and the Littleton Board of Selectmen to express our extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

We have lived in Littleton 10 years and chose this subdivision for its contained neighborhood and greenspace. We believe this project is inappropriate and irresponsible for the site and will have serious safety implications for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road, a horseshoe residential road. Importantly, it will have a very negative impact on our schools in terms of capacity and cost. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

It is projected that this project will add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space and on our teachers. Half that number could be controlled.

According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

The proposed road egress from the apartments onto Grist Mill Road is slated for lot #56, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'Or subdivision as well as a major safety concern for our children and those of us who walk our dogs in the neighborhood. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9).

Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry

that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet for a collector road - keeping in mind the additional cost to highway and traffic control services if this road is widened) and is 100% residential, not designed to be a major thoroughfare.

There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.



Impact on Town Services

The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire and Police/Safety budgets.

We respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton has appropriate time to adequately address the numerous and very serious issues at hand with respect to this project.

Thank you for your interest and concern.

Sincerely,

90 Grist Mill Road
Littleton, MA 01460

May 3, 2011

Ms. Janet Wilkinson
Chairwoman, Littleton Board of Selectmen
Town Office Building, 37 Shattuck Street,
P.O. Box 1305
Littleton, MA 01460

Dear Ms. Wilkinson,

I am writing to you and the Littleton Board of Selectmen to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC of Concord, MA, has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

As a Littleton resident for over 7 years, I believe this project is inappropriate and irresponsible for the site and will have serious safety implications for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. Importantly, it will have a very negative impact on our schools in terms of capacity and cost. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

It is projected that this project will add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space and on our teachers. According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

The proposed road for the apartments will be lot #56- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9).

Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet, and is 100% residential, not designed to be a major thoroughfare. There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.

Grist Mill Road is a quiet, residential roadway where neighbors, young and old, walk, jog, and play daily. For example, you will find many neighbors outside walking their dogs or riding bikes together. In my own family, I walk my dog daily and my children, ages 11 and 9, frequently ride their bikes around the neighborhood to their friends' homes. Both myself and my children are already very cautious on the road as it is very narrow in spots and even has a significant blind curve. While walking, I've had to "pull over" on numerous occasions as cars already come around that curve too quickly. It would be impossible to add 1,500 car trips per day and still maintain safety on Grist Mill Road.

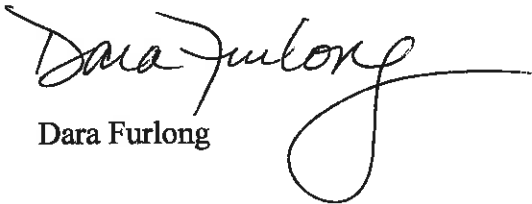
Impact on Town Services:

The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget.

I respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Thank you for your interest and concern.

Sincerely,


Dara Furlong

90 Grist Mill Road
Littleton, MA 01460

May 3, 2011

Ms. Janet Wilkinson
Chairwoman, Littleton Board of Selectmen
Town Office Building, 37 Shattuck Street,
P.O. Box 1305
Littleton, MA 01460

Dear Ms. Wilkinson:

I am a resident of the town of Littleton and have been for over 7 years. We moved here from Millis in 2003 looking for a quiet, residential area to raise our two children, now ages 11 and 9.

I am writing to you today to ask in your recommendation to MassDevelopment on May 12, 2011 that they deny Omni Development's application for a site approval letter for the 15 Great Road Project.

As you are aware, Omni Development of Concord, MA is proposing to build a 200 unit apartment complex under Chapter 40B, The Comprehensive Permit Act. The project will consist of approximately 400 bedrooms spread over five 4-story buildings and one 5-story building. The complex will also include a clubhouse, an underground parking garage, and multiple above-ground parking garages. One of the buildings will be at or above 72 feet in height. The complex, as it is currently being proposed, is completely unacceptable for the town as a whole and for the residents of Grist Mill Road for many reasons.

The first reason and the most important is **SAFETY**. Omni is requesting access from the apartment complex to Grist Mill Road through Lot 56A. Based on a shocking estimate by Littleton's Chief of Police, John M. Kelly, this complex will generate approximately **1,500 car trips per day** by its residents. Adding such a significant number of cars to Grist Mill Road is unquestionably extremely dangerous.

Grist Mill Road is a quiet, residential roadway where neighbors, young and old, walk, jog, and play daily. On our street, you will find many neighbors outside walking their dogs or riding bikes together. In my own family, my wife walks our dog daily and our children frequently ride their bikes around the neighborhood to their friends' homes. Grist Mill Road was clearly designed for residential use. The road is very narrow in spots and even has a significant blind curve. This cannot be a major thoroughfare for 1,500+ trips per day.

Second, Omni has made it clear to the Board of Selectmen that their plan is to develop a second parcel of land that will also have access through Grist Mill Road. Potential uses for this residential zoned land, include an elderly assisted living complex which could potentially **double** the traffic being proposed for the 200 unit apartment complex.

Lastly, the homeowners on Grist Mill Road, myself included, were led to believe that when we purchased our homes no lot within our neighborhood would be used as an access road for future development. Each of our homeowner's covenants clearly state that no lot will be used to build a road with access to Grist Mill Road. In addition, in May of 2003, Littleton's Planning Board filed an amendment to the Definitive Subdivision Plan for Apple D'or stating in paragraph G that "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels."

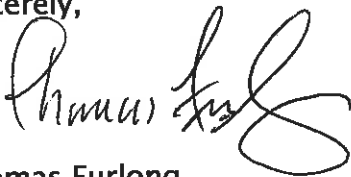
Omni Development has a history of permitting and brokering and/or developing massive business and apartment complexes. This is abundantly evident as anyone who has spent any time in or around the town of Littleton never would have proposed a complex of this nature. Omni is requesting a permit to build a project that circumvents just about every zoning law that Littleton has worked so hard to preserve.

I am confident that after you have had a chance to review the proposed project that you will agree. Not only does Omni Development NOT have a right to develop this land, but if they did, it would undoubtedly create a significant, daily safety issue for every resident of the entire community.

Please do everything in your power to ensure that MassDevelopment denies the application for a site approval for Omni Development. The town, the taxpayers, the voters of Littleton, and most importantly the residents of Grist Mill Road are counting on it.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Furlong", with a stylized flourish at the end.

Thomas Furlong

Paul J. Avella
94 Grist Mill Road
Littleton, Massachusetts 01460

May 1, 2011

Ms. Janet Wilkinson
Chairwoman, Littleton Board of Selectmen
Town Office Building, 37 Shattuck Street,
P.O. Box 1305,
Littleton, MA 01460

Dear Ms. Wilkinson,

I am writing to you, and the Littleton Board of Selectmen in general, to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA, and to ask you to request the Commonwealth of Massachusetts grant an extension to the 30-day response period.

As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton by developing land and erecting four- and five-story buildings at 15 Great Road Littleton. NOTE: The developer claims the proposed structures are three- and four-story buildings. When facing the buildings from the front street however, they clearly are four- and five-stories above grade.

Troubling are the numerous incongruities resident in the developer's proposal. I present you with some examples:

1. The developer claims he is building a GREEN development, yet it is not built to any accepted standards, his documentation is misleading for reviewers. (Developer acknowledged this at BoS meeting, April 25, 2011; and again, at a meeting for abutters, April 27, 2011.)
2. Developer's exhibits 4 & 8 (Exhibit_04_&_08_- 40B_Developmenet_Plan.pdf) indicate a "public 50' wide" Grist Mill Road. This is intentionally misleading. While the right of way for Grist Mill is 50', the paved road is only 24' wide. The material as presented is deceiving, as it indicates Grist Mill Road has substantial capacity for the proposed development. This is an inaccurate representation.
3. Developer claims control of the land illustrated in Omni Development LCC documents pertaining to the proposal. Yet, according to the registry of deeds and town tax records, the lots proposed for the apartment complex are owned by the MAYEL Corporation. Exhibit 1 "Site Control" submitted by the applicant shows a Purchase and Sale agreement from "15 Great Rd LLC" to "15 Great Rd II LLC". However, there is no documentation

indicating that they have agreement and control from the MAYEL Corporation regarding these parcels.

4. Among parcels the developer claims control over is Lot 56. The deeds for Grist Mill reference an approved subdivision plan 1349 of 2003. In examining that plan, there is no road indicated for Lot 56. Deeds for the Grist Mill Homes reference a plan that also does not indicate road access on lot 56. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9)." (Emphasis added)"
5. The developer's draft plans show wetlands and a pond (Exhibit_04_&_08_-_40B_Development_Plan.pdf) behind the lot that touches 94/96 Grist Mill, yet the road they show goes through that land and has two drainage ponds less than 100 feet from the pond.

The developer has given short shrift to serious safety issues associated with the proposed development. I present you with some examples:

1. There are insufficient sight lines at the proposed road intersection at RTs2a/119, currently a 50MPH section of road. There is a hillcrest just before the proposed entry. Traffic exiting from the proposed road must contend with traffic on RTs 2A/119 traversing from Acton to Littleton. Stopping distance may be greater than sight distance allows. The developer has offered no evidence of line of sight studies for that portion of RTs 2A/119.
2. The proposed road potentially opens access to the Town of Westford lots currently abutting 57 through 69 Grist Mill Road. Lacking evidence to the contrary, the developer seems to be deliberately obfuscating intended use of this road. Any such expansion of the road network will only further contribute to overloading residential roads that were designed for access to homes sited on one-acre plots, not as a thoroughfare between two towns. The developer did state that with zoning change or use variance, he could include for-profit elder housing, or he could propose other uses. These other uses were not identified.
3. The developer claims easy access to amenities in the area yet, offers no pedestrian safe passage along RTs 2A/119.
4. Site parking lots on the plan design favors the funneling of traffic towards Grist Mill Road. This would cause residents of the apartment complex to undertake a 270-degree turn out of the parking lot to exit via Great Road.
5. There is insufficient turning area for fire trucks; the front of all buildings except one has obstructed access, thus hindering emergency vehicle response; two buildings have no access to their backside; no flow tests, hydrant main size, or available water for

firefighting studies have been presented (Littleton Fire Prevention Officers, letter, April 19, 2011)

Equally lacking in the proposed project's layout is protection of the many wetland areas and public water supply within and/or abutting the boundaries of the land in question. The developer proposes a 55,000-gallon wastewater treatment facility over the aquifer feeding Concord's water supply, Nagog Pond. This water reservoir, located immediately across Acton/Littleton town line in Acton is within 800 feet of the proposed development.

Omni Development LCC partner, David Hale asserts that the project is in the conceptual phase. Unfortunately, many necessary components of a viable concept for a project of this scale are either missing, or as listed above, misleading.

The developer represents himself as contributing to two goals: make money (perfectly acceptable goal); contribute to the greater good of the Commonwealth by undertaking this 40B project. As evidenced by the developer in numerous meetings, the latter is not truly a goal, but rather, is a milestone to the sole goal of making money.

I endorse the profit motive. However, it is not to be excised on the backs of the residents of Littleton. The developer's proposal will do precisely that.

If a 40B project is the developer's goal, the necessary road works can be accomplished without connecting Grist Mill Road to RTs 2A/119 by way of the proposed road coursing through the 40B apartment complex. The developer seeks this connection to enable further expansion of other units of this type in what is clearly a residentially zoned area for single-family homes.

David Hale made this comment at the April 27 abutters meeting, "We are not really for-sale home builders, that is a highly speculative play, it is not what we do." Hale engages in a possible "bait and switch" strategy, whereby at some future point he will sell the property and then claim that he is not responsible for what the future owner may do with the property. The strategy is akin to "death by a thousand cuts."

Hale's approach is to incrementally slice away one piece at a time until all affected parcels of land are no longer available for use as intended by various Littleton boards and committees, and the public at-large.

The developer is disingenuous in claiming that the proposed project fits into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

David Hale, the developer, told you at your April 25, 2011 meeting that he would incorporate "reasonable" concerns into the project. In direct contradiction to his own statement, at the meeting with abutters on April 27, 2011, when abutters offered suggestions on how to make the project more palatable, Hale responded, "...this is not a negotiation session."

At the April 27 abutters meeting, Mark Brooks, also from Omni, told the abutters, "We have to adhere to the town rules," but quickly added, "The Board of Selectmen's letter to the state, does not mean that much...it is a required part of getting a site approval letter." When an abutter pressed Brooks on this, Hale interjected to soften Brooks' comment, but first he added a caveat, "And I hope the press is not here."

The developer told you that the site drawings were conceptual in nature. He told the abutters, "I am in the land development business...we'll permit and *someone else will build this* (emphasis added)." Hale exhibits a "pie-in-the-sky" concept designed to elicit Commonwealth approval for what is an otherwise undefined project, of undefined scope. The Town of Littleton and the Commonwealth of Massachusetts have no way of even partially knowing the developer's true intent at 15 Great Road.

Of some extreme irony, the developer recommended to the abutters that they visit the Avalon apartment complex in Acton to help gain a perspective on the proposed project in Littleton. The Avalon complex, viewed from the front road, towers well over 100 feet above the road level. Additionally, the complex is situated in a commercial office building area. This does not represent Littleton in any way shape or form.

Sufficient questions pertaining to the currency and accuracy of information provided by the developer to the Town of Littleton remain so that a fully thought out and vetted response of the proposal to the Commonwealth within the allocated 30-day window is not possible.

I respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Sincerely,



Paul J. Avella

Cc:

Massachusetts State Senator Jamie Eldridge (Acton, Littleton)

Massachusetts State Senator Susan Fargo (Concord)

Massachusetts State Representative James Arciero (Littleton)

Massachusetts State Representative Cory Atkins (precincts 1, 2 and 6, of the town of Acton)

Massachusetts State Representative Jennifer Benson (precincts 3, 4 and 5, of the town of Acton)

Littleton Planning Board

Littleton Board of Health

Littleton Conservation Commission

Littleton Zoning Board of Appeals

Keith Bergman

From: Pam Frattallone [cockerdog@verizon.net]
Sent: Friday, May 06, 2011 1:55 PM
To: Keith Bergman
Subject: The 200 proposed apartments

Dear Keith Bergman and Littleton Board of Selectmen,

I would like to voice my objection to the proposed apartments to be built between Grist Mill Road and the Acton town line.

We simple can not afford this. Not in a quality of life sense or in a financial sense.

I think this will cause an increase in traffic, increase in transfer station use, we will need to expand the school, police and fire departments.

Please do all you can to discourage this. I was talking with a resident of the Avalon apartments in Acton and they are not full. There is no need for these apartments.

Pamela Frattallone
26 Harwood Ave., Littleton MA 01460
978-486-3157

Dear Sherrill Gould,

I am writing to you and the Littleton Zoning Board to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

As a XX (years) Littleton resident, I believe this project is inappropriate and irresponsible for the site and will have serious safety implications for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. Importantly, it will have a very negative impact on our schools in terms of capacity and cost. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

It is projected that this project will add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space and on our teachers.

According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

The proposed road for the apartments will be lot #56- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9).

Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet, and is 100% residential, not designed to be a major thoroughfare.

There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.

Impact on Town Services

The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget.

I respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Thank you for your interest and concern.

Sincerely

Rob Ashworth

Keith Bergman

From: Lessia Shajenko [lessia@shajenko.com]
Sent: Wednesday, May 04, 2011 10:42 AM
To: Keith Bergman; Jennifer Gibbons
Cc: boris@shajenko.com
Subject: Extreme concern about apt. complex development at 15 Great Road, Littleton

Importance: High

May 04, 2011

Ms. Janet Wilkinson

Chairwoman, Littleton Board of Selectmen

Town Office Building, 37 Shattuck Street,

P.O. Box 1305

Littleton, MA 01460

Dear Ms. Wilkinson,

I am writing to you and the Littleton Board of Selectmen to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

As a XX (years) Littleton resident, I believe this project is inappropriate and irresponsible for the site and will have serious safety implications for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. Importantly, it will have a very negative impact on our schools in terms of capacity and cost. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

It is projected that this project will add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space and on our teachers.

According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

The proposed road for the apartments will be lot #56- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9).

Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet, and is 100% residential, not designed to be a major thoroughfare.

There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.

Impact on Town Services

The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget.

I respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Thank you for your interest and concern.

Sincerely,

Boris, Lessia, Maxim, Asta Shajenko

12 Mary Shepherd Road,
Littleton, MA
617-826-0256

Keith Bergman

From: BRUCE DEYLE [bedeyle@msn.com]
Sent: Tuesday, May 03, 2011 7:23 PM
To: james.eldridge@masenate.gov; jgibbons@littonma.org; Maren Toohill; Keith Bergman
Cc: Gail Cannistraro; Lydia Deyle; Molly Deyle; Peter Marek; Peter Thompson; cdeyle@hotmail.com
Subject: Littleton - 15 Great Road -40B Apartment Complex - Please vote NO on this issue

As one of the original families to settle into the Cobb Meadows development in 1991, we have watched our neighborhood grow and endure the additional traffic congestion that has been caused by the growth of the Montessori School whose entrance is on Old Pickard Lane in Littleton.

At certain hours of the day - the traffic on Old Pickard Lane backs up into the school parking lot and inconveniences those of us who thought we were moving into a development with "one-way in and out" for the 34 homes in our neighborhood.

Over the years, with the increased traffic coming down from the center of town each day - I find that starting at 6:30am - each weekday morning - one often has to wait to get out of our street. The same is happening more on the weekends too - as additional traffic flows in both direction on this main road.

Adding a complex of this size to the existing infrastructure of our neighborhood - would only further destroy the rural way of life we originally found so attractive about Littleton.
The additional burden on town services, potential increase in crime, traffic and costs for education are also issues of concern for us.

In our 20 years as town residents - this is the first time - we feel we must speak up and unite with our neighbors to say "NO" to this type of growth.

Sincerely,

Bruce & Cheryl Deyle
17 Pickard Lane
Littleton, MA 01460
978-486-3828

Keith Bergman

From: albtier@aol.com
Sent: Wednesday, May 04, 2011 9:01 PM
To: Keith Bergman
Subject: Letter for Janet Wilkerson

May 4, 2011

Ms. Janet Wilkinson
Chairwoman, Littleton Board of Selectmen
Town Office Building, 37 Shattuck Street,
P.O. Box 1305
Littleton, MA 01460

Dear Ms. Wilkinson,

I am writing to you and the Littleton Board of Selectmen to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

As a 20 year Littleton resident, I believe this project is inappropriate and irresponsible for the site and will have serious safety implications for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. Importantly, it will have a very negative impact on our schools in terms of capacity and cost. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

It is projected that this project will add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space and on our teachers. According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

The proposed road for the apartments will be lot #56- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9).

Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet, and is 100% residential, not designed to be a major thoroughfare.

There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.

Impact on Town Services

The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget.

I respectfully request you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Please do not let this town turn into Acton.

Thank you for your interest and concern.

Sincerely,

Claire T. Albertson
19 Pickard Lane
Littleton, MA 01460

May 3, 2011

Mr. Keith A. Bergman
Town of Littleton Administrator
Town Office Building
37 Shattuck Street
P.O. Box 1305
Littleton, MA 01460

Dear Mr. Bergman,

I am writing to you today regarding the dangerous and unwarranted development being proposed for 15 Great Road, Littleton. I am asking for your recommendation on May 12th to MassDevelopment that they deny the application for a site approval letter for this massive project as requested by Omni Development.

We share values, rights, and hopes as a community. What's more, we share a responsibility to propel the responsible growth and progress of our Town.

As you are aware, Omni (a Concord-based company) is proposing to develop a massive rental complex under Chapter 40b, The Comprehensive Permit Act. The project will encompass over **400 bedrooms** spread over **200 rental units** within five **4-story** buildings and one **5-story** building. The complex will also include a clubhouse, an underground parking garage, and multiple above-ground parking garages. One of the buildings will be in excess of 72 feet in height. The scale of the concept/proposal alone reflects the true character of Omni. Is this the right partner for the Town? **I am asking for your help in protecting my neighborhood, and every neighborhood in Littleton, from predator Developers like Omni.**

The complex is completely unacceptable for the town and for the current residents of Grist Mill and Surrey Road for many reasons. The first reason is the most important -- SAFETY. Omni is requesting access to Grist Mill Road through lot an open house lot. Littleton's Police Chief, John M. Kelly, estimates that this complex will generate approximately **1,500 trips per day** by its residents. Access by these travelers to Grist Mill Road is obviously extremely dangerous.

My family would be endangered every day at the school buss stop on Grist Mill Road. The kids in our neighborhood ride their bikes, rollerblade, and walk in the neighborhood they have grown to trust: in the neighborhood they call home. There is "*right*", and there is "*wrong*", and eroding our neighborhood's quality of life and endangering our families is simply *wrong*.

Second, my understanding is that Omni made it clear to the Board of Selectmen that they plan to develop a second parcel of land that will also have access through Grist Mill Road. Potential uses for this land which is zoned as residential include an elderly assisted living complex which could potentially double the traffic being proposed for the 200 unit apartment complex. That would mean 3,000+ trips per day all with potential access through our streets lined with Moms, Dads, kids and pets.

Additionally, the homeowners of Grist Mill were led to believe when they purchased their homes that no lot within our neighborhood would be used as an access road for future development.

to Grist Mill Road. Further to that point, in May, 2003, Littleton's Planning Board filed an amendment to the Definitive Subdivision Plan for Apple D'or stating in paragraph G that "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels."

We also need to collectively recognize the broader consequences of Omni's proposal particularly in terms of the strain on the Town's infrastructure, services, emergency responders, and especially, SCHOOLS. This development, plus developments underway off of Great Road in Acton, and other development that will occur in Littleton, will add tremendous congestion to Great Road/RT 119 in Littleton. Traffic is already of issue. With respect to our schools, it is projected that this project will add a minimum of **80+** children in our classrooms. By some estimates, Littleton Tax Payer burden could approach **\$9000** per child per year.

Omni sacrifices principles for profits in this massive development and apartment complex. In doing so, Omni places the long-term burden on the residents within the communities they target. It's hard to imagine that the owners of Omni would develop something like this in residential areas in Concord; it is even less imaginable that they would welcome the dissection of their own neighborhoods by a development such as the one they envision for citizens of Littleton.

Please consider our shared values and principles, and do everything in your power to ensure that MassDevelopment denies the application for a site approval for the Omni Development. Please stand with us. Quite simply, it is the "*right*" thing to do.

Sincerely,



Christopher Simone

18 Surrey Road

Littleton, MA 01460

chrismsimone@gmail.com

May 03, 2011

Ms. Janet Wilkinson
Chair, Littleton Board of Selectmen
Town Office Building, 37 Shattuck Street,
P.O. Box 1305
Littleton, MA 01460



Dear Ms. Wilkinson,

We are writing to you and the Littleton Board of Selectmen to express our extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

As 10 year Littleton residents, we believe this project is inappropriate and irresponsible for the site and **will have serious safety implications** for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. **Importantly, it will have a very negative impact on our schools** in terms of capacity and cost. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

- It is projected that this project will add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space and on our teachers.
- According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

- The proposed road for the apartments will be lot #56- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, **"No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9)."**
- Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet, and is 100% residential, not designed to be a major thoroughfare).
- There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.

Impact on Town Services

- The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget.

We respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project. The leadership of our town must consider the full impact of such a large scale development on our town. Certainly a more modest proposal could be considered which complements the character of Littleton and reduces the financial and safety impact on our residents.

Thank you for your interest and concern.

Sincerely,

Roger + Karen Sheldon
21 Simey Rd

Keith Bergman

From: Navi Miglani [navi_m1@yahoo.com]
Sent: Thursday, May 05, 2011 3:22 PM
To: Keith Bergman
Subject: For the attention of Ms. Janet Wilkinson regarding Proposed 200-unit Complex development at 15 Great Rd

Ms. Janet Wilkinson
Littleton Board of Selectmen

Chairwoman,

Town Office Building, 37 Shattuck Street,

P.O. Box 1305

Littleton, MA 01460

Navi Miglani
23 Surrey Rd
Littleton, MA 01460

Dear Ms. Wilkinson,

I am writing to you and the Littleton Board of Selectmen to express my concern about the proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

I believe this project is inappropriate for the site and will have serious safety implications for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. In addition, it will have a very negative impact on our schools in terms of capacity and cost.

Impact on Schools:

- It is projected that this project will add a minimum of an additional 80+ children in our school system with a significant tax increase to be paid by the residents of Littleton (According to the DESE the average cost to educate a child per annum is \$11,000)

Traffic and Safety:

- The proposed road for the apartments will be lot #56- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9)."
- Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet, and is 100% residential, not designed to be a major thoroughfare.
- There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.

Impact on Town Services

- The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget.

I respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Thank you for your interest and concern.

Sincerely,

Navi Miglani

May 3, 2011

Ms. Janet Wilkinson
Chairwoman, Littleton Board of Selectmen
Town Office Building, 37 Shattuck Street,
P.O. Box 1305
Littleton, MA 01460

Dear Ms. Wilkinson,

I am writing to you and the Littleton Board of Selectmen to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

As a Littleton resident for over ten years, I believe this project is inappropriate and irresponsible for the site and **will have serious safety implications** for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. Importantly, **it will have a very negative impact on our schools** in terms of capacity and cost. In addition, I don't see how the town can be prepared to handle such a significant increase in population all at once. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

- It is projected that this project will add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space, teachers, administration and bus capacity.
- According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

- The proposed road for the apartments will be lot #56-Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, **"No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9)."**
- Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet, and is 100% residential, not designed to be a major thoroughfare).
- There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.

Impact on Town Services

- The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including police and fire services as well as services such as Park and Recreation, the library, Littleton Light and Water and the Council on Aging.

I respectfully request that you petition the Commonwealth to **STOP** this proposed development for the safety and well-being of all Littleton residents. Thank you for your interest and concern.

Sincerely,


Marybeth G. Magnuson

Dear Janet,

I am writing to you to express my deep concern for a proposed apartment complex development at 15 Great Road by Omni Development. I will be direct, when I first heard of this proposed project just a few scant weeks ago; I was open to discussion in order to hear all of the facts. Now that I have them, and because no single Littleton taxpayer can have an official impact, I am asking you, as my elected representative to do everything in your power to ensure that Mass Development denies the application to approve this development.

As a long time resident of Littleton my objection to this development can best be summarized in 3 dimensions:

1. Safety impacts on the town and especially on the roads nearest the proposed development
2. The Impact on the town as a whole of a project that increases the town's population almost 10% overnight which is incredible since the most recent census indicates that it has taken 10 years to increase it by roughly the same amount
3. The apparent strategy of the developer of using the 40b statutes to circumvent OUR TOWNS (he/they are not of our town) zoning ordinances in order to cram as much revenue into their pockets with total disregard for this towns and neighbors values.

Allow me to take them one by one

Safety Impacts on the town and surrounding neighborhoods

I have read many in letters as well as notes from the developers estimates that place the number of additional "car trips" at roughly 1500 per day. (A number put forth by Littleton Police Chief John Kelly)

This in and of itself should raise considerable concern. There are two proposed access roads. One at the site itself, another just a couple hundred yards further west at Grist Mill Road, vi an access cut through a HOUSE LOT at the top of Grist Mill. Both of these access points occur just at or over the crest of a steep grade when heading westbound. Anyone who has ever tried to make a left onto Great Road at Gristmill today between the hours of 6-9 am or 4-7pm knows that the current rush hour traffic makes this a very tricky proposition made only less so by the gating provided by the lights at Nagog Park and Power Road. Adding an additional 1500 trips, many of which can be reasonably assumed to also be at those times between the two gates, creates a significant safety hazard. And while I am no traffic engineer, I believe it is safe to assume also that adding a new set of lights so close to the lights at Nagog, at the crest of a hill is impractical and/or extremely expensive. (and the fact that the developer has told the neighborhood that he fully intends to develop a SECOND project almost equal in magnitude would perhaps double the problem). Lastly, roads such as Grist Mill, were designed to carry traffic from a few dozen homes in a winding residential fashion, and not the substantial access road approach of non residents trying to get in and out as quickly as possible. If for no other reason than that, the developer should never be allowed a single variance that would enable that safety risk. But unfortunately there is more to the story.

Impact on the town

Since our family moved here from a rural North Carolina town in 1983 we have seen time and time again how the town has strived hard to encourage "smart growth". Growth which allows families and business the right to develop their properties when it accrues value to the town (and admittedly the developers, there is nothing wrong with that) as opposed to creating a burden on the town while simultaneously imposing strict zoning ordinances that maintain the look and feel of a small Central Mass Community scaled appropriately to the available resources of the town. That is presumably why we have height restrictions, which this proposal not only exceeds, but blows them out of the water (and once that precedent is set, how successfully will the town be able to challenge the next such request.) The impact of 800 – 1000 additional residents, a 10% increase virtually overnight, will place an immediate burden on our schools, police and fire, utilities (keeping in mind that the town has been on forced water conservation for the past 3 summers) and roads. How is the town expected to allow for a step function increase and pay for all of this, overnight, when we have had trouble simply scaling to single digit annual increases over the past ten years? In my home alone, my real estate taxes have increased some 30% since 2004. I have not seen a shred of evidence that shows that this project will have a net increase in revenues over expense. In fact, I believe it is quite the opposite. Only this time we will have to react overnight, not over a decade.

Circumventing town ordinances:

Towns like Littleton, and its residents, work extremely hard, and often on a volunteer basis to create the ordinances that create the towns culture, that maintain its unique character and that serve to protect everyone's rights and values. We need to keep in perspective that the town did NOT request this proposal, that Omni Development does not have a single Littleton resident in its investor's or managements ranks and is using the 40B statute solely as a way to circumvent everything we have worked so hard to put in place. Neither the developer nor the builder live in town, nor have they stated an intention to move into one of their units. Clearly, if their goals were totally holistic, they would be trying to fit the project to the footprint, without variance, and if it wasn't financially viable, they certainly wouldn't do it "for the good of the community". Thus one can only conclude that their objective is solely to maximize their profits, with total disregard for the true needs and wants of their host community. This proposal should be rejected and I urge you to do everything in your power to see that it is.

Sincerely,

Mark D and Terrie R Skillings
30 Surrey Road
Littleton, MA 01460

508-596-5164

May 5th, 2011

Ms. Janet Wilkinson
Chairwoman, Littleton Board of Selectmen
Town Office Building, 37 Shattuck Street,
P.O. Box 1305
Littleton, MA 01460

BY: MAY 06 2011

Dear Ms. Wilkinson,

I am writing to you and the Littleton Board of Selectmen to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

As a three year Littleton resident, I believe this project is inappropriate and irresponsible for the site and will have serious safety implications for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. Importantly, it will have a very negative impact on our schools in terms of capacity and cost. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

- It is projected that this project will add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space and on our teachers.
- According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

- The proposed road for the apartments will be lot #56- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision Plan, dated January 30, 2003, in paragraph G clearly states, "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9)."
- Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet, and is 100% residential, not designed to be a major thoroughfare.
- There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.

Impact on Town Services

- The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget.

I respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Thank you for your interest and concern.

Sincerely,


Janice & William Branco
34 Surrey Rd.

Keith Bergman

From: lorigsage@aol.com
Sent: Thursday, April 28, 2011 9:17 AM
To: Keith Bergman
Cc: Jennifer Gibbons
Subject: two plots on Suffolk Drive (granting a variance or exemption)

Hi, could you please confirm if you got this letter? Thank you, -Lorig Basmajian 978-505-3297.

Board of Selectmen
37 Shattuck Drive
Littleton MA 01460
Re: two plots on Suffolk Drive

Dear Board of Selectmen

April 28, 2011

My name is Lorig Basmajian and I live on 20 Suffolk Drive in Littleton MA. One of the reasons why I chose to buy a home in Littleton is because of the suburban, spacious feel. When I went to look at houses, it was not the house itself that made me want to live in Littleton, but the street, Suffolk Drive, because of its minimal amount of houses and lush amount of trees, shrubs and bushes.

It is my understanding that the owners of 16 Middlesex Drive want to purchase a plot of land that abuts their property so they can build a "deck." I do not oppose whatever they want to build, however, I do oppose them taking land that abuts the street I live on.

I would prefer this land stays as conservation land or land that is maintained by the town. Suffolk Drive has tiny brooks that go across the street and then downward into Great Lake. I showed pictures of one of the brooks and the surrounding land at the last meeting. My point is: why does this land have to be "owned" by anyone, including myself.

My suggestion is: can the owners of Suffolk Drive ask for a variance or an exemption to whatever law is standing in their way to build their "deck?" If they are granted approval for an exemption it will satisfy all parties involved—they get to build the extension on their house and I, being a resident on Suffolk Drive, have the image of my street maintained.

If this is not possible, I would like to have my name included as an interested purchaser of the two plots on Suffolk Drive. I find it fundamentally unfair that someone can take an abutting property that will add value to their home while taking land off a street that somebody else lives on...I believe all parties should get a chance of owning the land.

Also, I request that a restriction is placed on these two plots of land, which is, no trees or "clearing" shall be done by any party.

Thank you for your attention to this matter,

Lorig Basmajian
20 Suffolk Drive
Littleton MA 01460

Keith Bergman

From: gsalomaa@verizon.net
Sent: Thursday, May 05, 2011 6:32 PM
To: Keith Bergman; james.eldridge@masenate.gov
Subject: Letter of concern

May 05, 2011

Dear Ms. Wilkinson and Mr. Eldridge:

I am writing to you and the Littleton Board of Selectmen to express my extreme concern about a proposed 200-unit apartment complex development at 15 Great Road, Littleton, MA. As you are aware, Omni Development LLC has approached both the Commonwealth of Massachusetts and the Town of Littleton offering to increase the 40B affordable housing inventory in Littleton from 8.1% to nearly 15%, exceeding the required 10%, by developing land and building the equivalent of four- and five-story buildings at 15 Great Road.

As a 7 year Littleton resident, I believe this project is inappropriate and irresponsible for the site and will have serious safety implications for the surrounding neighborhoods due to increased traffic entering Great Road and to the proposal to create an access road onto Grist Mill Road. Importantly, it will have a very negative impact on our schools in terms of capacity and cost. The proposed project does not fit into the character of Littleton. There are no five-story apartment buildings anywhere in Littleton, let alone abutting single-family homes.

Impact on Schools:

It is projected that this project will add a minimum of an additional 80+ children in our school system. This could put serious strain on our classroom space and on our teachers. According to the DESE the average cost to educate a child per annum is \$11,000. The state will subsidize only a fraction of that cost, typically less than \$2,000. The remainder of those costs will need to be paid for by taxes from the residents of Littleton.

Traffic and Safety:

The proposed road for the apartments will be lot #56- Grist Mill Road, the open lot between 68 and 72 Grist Mill Road. Allowing a road represents a substantial change to the approved Apple D'or subdivision. In addition, Littleton Planning Board document, Amendment to Certificate of Approval for Red-Line Revisions of a Definitive Subdivision

Plan, dated January 30, 2003, in paragraph G clearly states, "No lot on Grist Mill Road will be used for access to possible future development on adjacent parcels (Assessor's Map U-1, Parcels 2, 3, 4, 5, 6, 7, 8, and/or 9).

Initial traffic studies estimate that there will be about 1,500 car trips per day to and from this complex to Great Road and Grist Mill (both entrances). Grist Mill Road was not designed to carry that traffic load, it is not wide enough (the paved road is only 24 feet wide, not the necessary 50 feet, and is 100% residential, not designed to be a major thoroughfare.

There are school bus stops along Grist Mill and on Great Road during the highest traffic times when this road will be accessed.

Impact on Town Services

The apartment complex will initially have 200 units of 420 people (full capacity 550+ people) which will more than likely increase the demand for town services including the EMS/Fire budget.

I respectfully request that you petition the Commonwealth for a 60-day extension so that the Town of Littleton's response can adequately address the numerous issues at hand with respect to this project.

Thank you for your interest and concern.

Sincerely,
Gayle Salomaa

Maurice Meunier

55 Snow Drive
Littleton, MA 01460



May 4, 2011

Ms. Janet Wilkinson
Chairperson
Littleton Board of Selectmen
Town of Littleton, MA

Dear Ms. Wilkinson

I recently learned about the proposed Great Road 40B project by OMNI Development. As a taxpayer of Littleton for more than 20 years and neighbor of this proposed project and I find myself compelled to speak out regarding this proposal. In reading the details published I can only imagine the congestion and detrimental impact this project would bring to an already over taxed Great Road. One need only look further up Great Road into Acton to see the affect this type of project brings to the roads designed to carry significantly less traffic. I have no experience in the impact adding additional students or the specifics of what roads need to be how wide. What I can speak to is the experience of attempting to commute on Great Road on a daily basis and the aspirations of what our family had when choosing Littleton as our home and where we raised a family. We had always considered ourselves fortunate to have chosen Littleton and felt a sense of pride as we have described the "way life is" in town and see the appreciation in our friends faces when they hear the descriptions of what we consider our town and how we enjoy living here. I recent months that has been threatened. First with an out of place retail facility in the center of our town that can only be described as inappropriate then with a proposed development that still looms in the background. I believe that the level of concern can best be measured by the attendance at Town meetings and the voicing of true local concern. This latest proposal, I fear, is yet another assault on the what this town has been and hoped to be. I have taken this opportunity to reach out to our elected representatives for the first time simply because our home and our community are too important to be used an another vehicle to increase corporate profits at the expense of what has been our home.

My hope is that you will use all available resources to make the very best decision for our town. Thank you for taking to time to consider these views.

Sincerely yours,

Maurice Meunier

RECEIVED
MAY 05 2011
BY: [initials]

15 Woodridge Rd.,
Littleton, Mass.
01460
Tel. 1-978-486-4607
e-mail- fgjim2gwen@msn.com

To-Town of Littleton Selectmen,
P.O. Box 1305
37 Shattuck St.,
Littleton, Mass. 01460

From F. James Gordon

Att:- Mr Keith A. Bergman
Town Administrator.

Subj:- Proposed Affordable Housing.

Dear Keith,

It was a pleasure to have met you on Monday May 2nd regarding my interest in The Town of Littleton establishing some form of affordable housing for our Seniors.

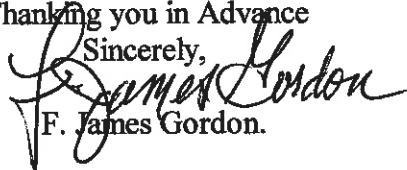
As I expressed to you that I made such a presentation to our Selectman after some extensive research on the subject matter in the year 2002. This culminated in the attempt at Beaver Brook Rd. which suffered some financial reversals and to me anyhow, not what we had in mind as affordable housing for the elderly.

As is shown in my initial presentation to the Selectmen in 2002 (attached) that I had gathered over 200 Senior Citizen of Littleton over 60 years old who favored such a complex. I turned them all over to a Mr Gino Frattallone who also exhibited an interest in this issue.

I would like the opportunity to again address the Selectmen at the will and pleasure of the Board. If you could confirm a date and time I could do this I would appreciate it.

Thanking you in Advance

Sincerely,


F. James Gordon.

PRESENTATION TO THE LITTLETON SELECTMEN
OCTOBER 24, 2002
REGARDING AFFORDABLE SENIOR CITIZEN HOUSING IN
LITTLETON

By Jim Gordon

INTRODUCTION:

MY NAME IS JIM GORDON AND I LIVE AT 15 WOODRIDGE RD. HERE IN LITTLETON FOR THE PAST 35 YEARS, WITH MY WIFE GWEN.

WE RAISED OUR CHILDREN HERE AND THEY ALL GRADUATED FROM LITTLETON SCHOOLS AND PAID OUR TAXES AND HELPED LITTLETON GROW AS IT IS TODAY. WE LOVE LITTLETON AND PREFER TO REMAIN HERE.

RECENTLY, MY WIFE AND I DECIDED TO DOWN SIZE RE' OUR HOUSING NEEDS. I'M 78 YEARS OLD AND MY WIFE IS 77 AS WELL AS SHE HAS BEEN BATTLING BREAST CANCER FOR THE PAST 3 PLUS YEARS. WE ARE FINDING IT MORE DIFFICULT TO CARE FOR THE HOUSE, TAKE CARE OF THE LAWNS, SNOW PLOWING, ALTHOUGH WE DO HIRE SOME OF IT OUT.

WE THOUGHT WE WOULD MOVE TO AN AFFORDABLE SENIOR CITIZEN CONDOMINIUM COMPLEX, SIMILAR TO WHAT THE OTHER ADJACANT TOWNS ARE OFFERING.

WE STARTED BY VISITING, LEOMINSTER---STOW---BOXBORO---ACTON--- GROTON----WESTFORD----

SHOW THE EXHIBITS:-

WHEN WE SPEAK OF "AFFORDABLE" WE ARE SPEAKING OF UNITS SUCH AS THE ONES IN STOW STARTING AT \$189,900 TO \$239,900 . THE BOSTON GLOBE NEWSPAPER OF 8/18/02 DESCRIBES AFFORDABLE HOUSING FOR THIS AREA UP TO \$262,890.

IT FINALLY DAWNED ON US THAT ALTHOUGH LITTLETON DOES HAVE SOME LOW INCOME SENIOR CITIZEN HOUSING WHICH ARE EXCELLENT BUT MANY OF US WOULD BE RESTRICTED BY INCOME TO TAKE ADVANTAGE OF THEM. ONE COMPLEX PONDS- END IS JUST AN APARTMENT COMPLEX ON A MONTHLY RENTAL BUT NOT DESIGNED OR SPECIFICALLY DEVOTED TO A SENIOR CITIZEN COMMUNITY BY IT'SSELF.

Cont:-

UPON RECOGNIZING THAT LITTLETON PROBABLY DOESN'T HAVE A SPECIFIED OR DESIGNATED SENIOR CITIZENS COMPLEX SIMILAR TO THE OTHER TOWNS, I SENT A LETTER TO THE COUNCIL OF AGING. I RECEIVED A VERY NICE LETTER BACK FROM CAROLYN SLABODA AND SHE MORE OR LESS FELT THAT THE THE CONCEPT HAD MERIT AND TO WRITE A LETTER TO THE SELECTMEN, WHICH I DID.

I THEN HEARD FROM RON CARUSO OF THE SELECTMEN AND WE HAD A LENGTHY CONVERSATION REGARDING THE MATTER. I MENTIONED TO HIM THAT WE HAVE FRIENDS HERE IN LITTLETON WHO ARE LEAVING TOWN TO GO TO OTHER COMMUNITES WHERE THERE ARE SENIOR CITIZEN COMPLEXES AND THEY ARE HEART BROKEN TO LEAVE THEIR FRIENDS AND THE TOWN THEY LOVE. SOME HAVE BOUGHT UNITS AFAR AWAY AS NASHUA N.H..

I THEN ASKED RON, NOT WHAT THE SELECTMEN CAN DO BUT WHAT CAN WE DO AS CITIZENS TO START A MOVEMENT OF THIS KIND?

RON RESPONDED BY SAYING THAT THE FIRST THING THAT WOULD HAVE TO BE DONE WOULD TRY AND FIND OUT HOW MANY PEOPLE IN THE TOWN WOULD BE INTERESTED. I ASSURED HIM THAT I WOULD DO THAT AND GET BACK TO HIM.

I THEN MADE UP 6 KITS (SHOW KITS) OUTLING OUR OBJECTIVES AND SPACES TO SIGN BELOW FOR THOSE WISHING FOR SUCH A COMPLEX HERE IN TOWN. I THEN VISTED ALL THE CHURCHES IN TOWN OR HAD A REPRESENTITIVE GO TO THE MINISTERS AND PRIESTS TO ENLIST THEIR AID. THE CHURCH RESPONSE WAS OVERWHELMING. WE HAVE GATHERED OVER 200 PLUS SIGNATURES TO DATE AND MORE WANTING TO SIGN THE REQUEST FORM.

THIS SHOULD NOT BE CONSTRUED AS A LOW INCOME PROPOSAL, BUT AN "AFFORDABLE" SENIOR CITIZEN COMPLEX.

THE AVERAGE HOME IN LITTLETON SELLS FOR AROUND \$300,000 THE INTENT OF MOST HOME OWNERS IS TO ROLL OVER THEIR PROPERTY AND PUT THE EQUITY INTO A SENIOR CITIZEN CONDOMINIMUM THERE FORE THEY ARE STILL A PROPERTY OWNER AND WHEN THE TIME COMES THE UNIT CAN BE SOLD OR GIVEN TO CHILDREN OR GRANDCHILDREN FOR IT'S EQUITY OR GOD FORBID PUT

----3----

TOWARDS ASSISTED LIVING OR NURSING HOME CARE IF NEED BE.

I RESEARCHED OUT IN THE TOWN AND FOUND THERE ARE 1401 SENIOR CITIZENS 60 YEARS OR OLDER. REPRESENTING 16.2% OF OUR POPULATION. SO OUR RESPONDENCE TO OUR SIGNATURE KITS IS ONLY A TOKEN OF THE PEOPLE WHO DESIRE SUCH A COMMUNITY.

IN TALKING WITH A BUILDER, HE ALLUDED THAT THERE EXISTS FUNDS IN WASHINGTON FOR JUST SUCH CONSTRUCTION AND MOST OF THE ADJACANT TOWNS COULD WELL BE BUILDING UNDER SUCH FINANCING. HE DID SAY HOWEVER, THAT YOU COULD BE FACED WITH TWO PROBLEMS,

1. HUD COULD RUN OUT OF MONIES.
2. LITTLETON COULD RUN OUT OF LAND.

IN SUMMATION:-

AGAIN, THIS IS NOT A PATITION, BUT A REQUEST TO THE SELECTMEN THAT OVER 200 LITTLETON RESIDENCE ARE IN FAVOR OF SOME FORM OF AN AFFORDABLE SENIOR CITIZEN COMMUNITY DESIGNED AND DEDICATED BY IT'S CONSTRUCTION THAT WOULD MEET THE NEEDS OF SENIOR CITIZEN HOUSING.

RESPECTFULLY SUBMITTED:


JIM GORDON

15 Woodridge Rd.,

Littleton, Mass.

01460

Tel:-978-486-4607

T