

**Additional Citizen Comments**  
**23-May-11**

<u>Name</u>	<u>Address</u>	
Penny and James McCabe	32 Nagog Hill Road	email
Keith and Jessica Murphy	42 Grist Mill Road	mail
Megan Rank	6 Green Needles Road	Mail
Sarah Cegalis	10 Foster Street	mail

## Jennifer Gibbons

---

**From:** Keith Bergman  
**Sent:** Monday, May 16, 2011 12:27 PM  
**To:** Alex McCurdy (alexmccurdy@yahoo.com); 'Gregg Champney'; Jim Karr (jfkarr@yahoo.com); Joe Knox (josephknox@verizon.net); Joseph Knox; Ted Doucette (ted.doucette@comcast.net)  
**Cc:** Jennifer Gibbons  
**Subject:** FW: 40 B

FYI  
kb

Keith A. Bergman  
Town Administrator  
Town of Littleton, MA  
[kbergman@littletonma.org](mailto:kbergman@littletonma.org)  
<http://twitter.com/littletonTABlog>  
978-540-2461



Please consider the environment before printing this email.

---

**From:** Penny McCabe [<mailto:pennymccabe@gmail.com>]  
**Sent:** Sunday, May 15, 2011 1:02 PM  
**To:** Keith Bergman  
**Cc:** James McCabe  
**Subject:** 40 B

May 14, 2011

Dear Mr Bergman,

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 may be 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 new 3 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.

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. The information given by the Omni Development predicts smaller numbers by comparing it to local towns with 1 and 2 bedroom units. This development is largely made up of 2 and 3 bedroom units. The numbers and comparisons used by Omni are not

comparable to the type of development he is proposing and the towns used in the comparison are much larger towns than Littleton. The comparison is not comparable.

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 all of the residents of Littleton.

We are a small town and an increase of 400 to 550 people in such a short time will put a huge burden on the town of Littleton and its current tax payers.

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.

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 help us get this request denied as it is not beneficial to the towns people, the town or the community. The impact of this project is only detrimental to the town and will fundamentally ruin the character and great services of this small farm town.

Sincerely,

Penny and James McCabe

32 Nagog Hill Rd

Littleton, Ma 01460

*Keith and Jessica Murphy*

42 Grist Mill Rd.  
Littleton, Massachusetts 01460  
Phone 978.952.6350  
[Murphysix@verizon.net](mailto:Murphysix@verizon.net)



May 16, 2011

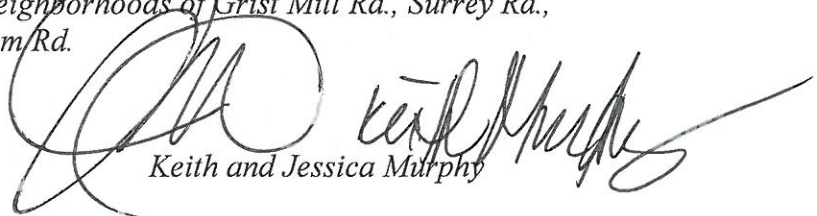
Dear Ms. Wilkerson,

*We are writing this letter of concern in regards to the Great Rd/Grist Mill Rd project. We are residents of Grist Mill Rd and have been since 2002. Our family lives on the lower end of Grist Mill, in one of the original houses. In fact, our house sits on the corner where Grist Mill turns and leads up the hill into the Apple D'Or development.*

*While we are not direct abbutters to the proposed development, we will be directly effected by the proposed road that will feed into Grist Mill Rd. The traffic that will be added to our street will increase the already present safety risk on our corner. It is a blind corner and cars cannot see each other as they enter the turn. In fact, we were invloved in a car accident with one of our neighbors on this corner. If you are not familiar with Grist Mill Rd. I would implore you and other members of the board to come visit our street to better understand the gravity of the situation.*

*Thankfully, the residents of both ends of Grist Mill Rd. know one another and watch for each others children. This camaraderie makes our street safer for all the children who reside here, especially our four children who live on this corner. Adding the potnetial of an additonal 1,500 car trips daily cannot ensure the continued safety of our children. The street is barely wide enough to allow two large SUV's to pass one another safely.*

*Please consider our plea as well as those of the other residents of Grist Mill Rd. to preserve the neighborhoods of Grist Mill Rd., Surrey Rd., Drover Lane and Old Farm Rd.*

  
Keith and Jessica Murphy

May 13, 2011



Dear Chairman James Karr:

I am writing to express my concern on the proposed 200 unit apartment complex for Great Road.

My husband and I chose Littleton, MA 5 years ago as the place we wanted to raise our 3 children. We fell in love with the one stop light, the small school system, and a town full of farm stands.

OMNI Developments proposal is in stark contrast to the vision citizens have for Littleton. Our elected officials work hard, very hard, on developing Littleton in a way that maintains it small town character but provides services to it's citizens. Development is taken seriously in Littleton, one needs to only read the research put into the "overlay" districts, Littleton does not want suburban sprawl. This proposed development does not reflect Littleton, it needs to be denied or scaled back.

Please recommend that this project, as presented, be denied, it will increase demands on our town services and schools, and will increase taxes on property owners. This project needs to be scaled down, so that the needs of 10% 40B can be met, **ALONG WITH THE WISHES** of our townspeople. This project, as presented, is too large for our Little Town.

Sincerely,

A handwritten signature in black ink that reads "Megan Rank". The signature is written in a cursive, flowing style.

Megan Rank  
6 Green Needles Road  
Littleton, MA 01460  
(978) 339-5049



May 20, 2011

James Karr  
Chairman, Littleton Board of Selectmen  
Town Office Building, 37 Shattuck Street,  
P.O. Box 1305  
Littleton, MA 01460

Dear Mr. Karr,

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% — far 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, 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 the proposed access road onto Grist Mill Road. Furthermore, **it will have a very negative impact on our schools and town services** in terms of capacity and cost.

**Impact on Schools:**

- It is estimated that this project will add a minimum of an additional 80+ children in our school system, which could put serious strain on our classroom space and 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 be covered 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 here 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 project 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 to block this proposal on behalf of the Town of Littleton. At the very least, we must ensure that the project is scaled down to a more reasonable size.

Thank you for your interest and concern.

Sincerely,



Sarah W. Cegalis  
10 Foster St., Littleton

