

24 May, 2011

Mr. Anthony Fracasso
Senior Vice President
MassDevelopment
160 Federal Street, 7th floor
Boston, MA 02110

SUBJ: Town of Littleton Comments - Fifteen Great Road II, LLC - Project Eligibility Application

Dear Mr. Fracasso:

Thank you for the opportunity to provide these comments from Vine Brook Trust on the application of “Fifteen Great Road II, LLC”¹ which Omni Properties, LLC of Concord, MA filed with MassDevelopment for a determination of Project Eligibility for a proposed 40B project at 15 Great Road, Littleton, for two hundred (200) rental units. Vine Brook Trust is responsible for more than 125 acres of common land surrounding Vine Brook Estates, Westford, MA. Our largest open space parcel partly abuts the proposed 40B project, as shown on the graphic at the end of this letter. This parcel formerly was part of a sand and gravel operation. The remaining soil is almost 100% coarse sand.

Our major concern regarding the proposed project is the potential negative effect of the waste water treatment facility on our water. Vine Brook Estate consists of 79 homes that rely on a public well field located at the southern end of the development. The well field and associated pump house are owned, operated, and maintained by Vine Brook Trust for use by Vine Brook Estates. The graphic at the end of this letter depicts the location of the well field plus the well protection Zone 2 (2500 foot radius).

With 200 households planned, the project would generate up to 50,000 gallons of waste water per day. The proposed 40B project is located on top of the hill at the edge of our property. Depending on the depth to ledge, a significant portion of the waste water from the project’s leach field could move laterally towards our property, come to the surface on the slope of the hill, and run down the hill into the Zone 2 for our wells. Given the sandy soil, the surface runoff would easily percolate into the medium-yield aquifer that supplies our well and continues into Acton.

Our second concern is the significantly increased potential for trespassing on our land from 200 households, particularly by persons using motorized vehicles. People who rent do not necessarily have the same appreciation for private property rights as those who own their own homes. In order to discourage trespassing, the developer should be required to repair all breeches in the stone wall separating our properties. Fewer households would also mitigate the problem.

Based on our concerns relative to the size of the proposed project, along with the concerns raised by others, we request that MassDevelopment disapprove the granting of a determination of eligibility for this project as proposed.

Thank you for your consideration of our comments.

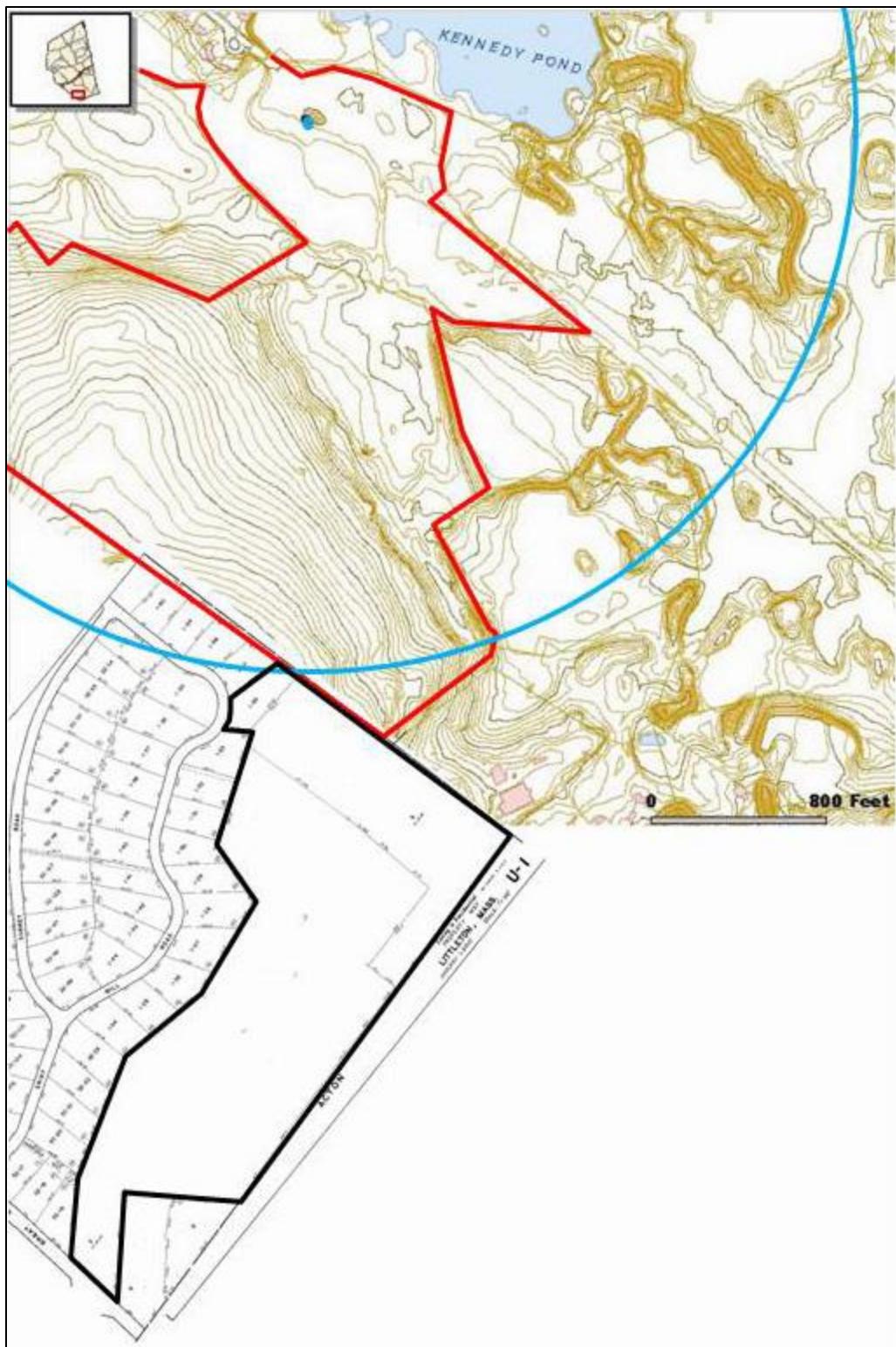
Sincerely

Kate Hollister

Trustee, Vine Brook Trust
25 Vine Brook Road
Westford, MA 01886

Enclosure

Cc: Littleton Board of Selectmen
Littleton Zoning Board of Appeals
Littleton Planning Board
Westford Board of Selectmen



Proposed 40B development relative to Vine Brook Estates. Blue: Zone 2 around Vine Brook Estate's public water supply. Red: Parcel boundary for Vine Brook Estate common land. Black: proposed 40B parcels. Gold: contour lines. Map sources: Westford GIS and Littleton Assessors' Map U-1.