

January 8, 2026

Dear Planning Board Members,

I hope you all enjoyed the holiday season. I'm writing to implore you not to pass Lupoli's plans as presented. I was not aware of the Jan 5th requested deadline to submit statements. I'm coming off holiday break with young kids and I appreciate your attention to this letter.

Here's a quick bit about me so you understand my perspective beyond my role as a community member. I've almost completed a masters degree in public health practice. I'm a mom to two elementary school aged children and serve as a parent representative on the Shaker Lane School Council. I was heavily involved in advocacy efforts with Yes for Littleton to pass the debt exclusion to allow the Shaker Lane Building Project to move forward. I'm pro-development in town as much as I am pro-conservation and sustainability.

The most important thing we can do for the well-being of our community is build trust in our local government. When plans with public input and data are ignored to favor the interest of a developer— who does not live in town— it greatly erodes trust in local government. The erosion of trust will not just sit with the Planning Board members who vote in favor of plans that are against the best interest and well-being of people in town. The erosion of trust will carry over and increase distrust in school boards and committees and other building projects and opportunities.

During my advocacy of the Shaker Lane Building Project, I spent time tabling, canvassing, attending forums and tours, and talking to folks in town. The most common reason people were against the building project or wary of it, was distrust in local government. As a Yes for Littleton committee member and SLS parent representative, I advocated to show up for people. At the very least, you should be doing the same. Show up for the community of Littleton and consider the wants and needs of the people you represent over your own. This is what healthy leadership entails.

I'm probably one of a few people in town that has read through Littleton's Master Plan— and enjoys it. I could cite pages to support my request to deny Lupoli's plans as is, but I don't need to go too far. Before the Master Plan is a letter from the Master Plan Update Steering Committee. MPUSC members identified community interests, "... Littleton as a prospering community while simultaneously retaining its character and feel of a small bucolic New England village. The MPUSC's 'Top 3' priorities are: Complete a comprehensive zoning update; Commit to a Common revitalization; Improve intermodal transportation connectivity." I share many of the concerns identified in the Littleton King Street Common Phase 1 Retail Development Peer Review from December 15, 2025.

One recommendation I'm not entirely in favor of is the on street parking similar to Conant General Store. While I agree this can present as more inviting to the public, this design element should be decided after the traffic study recommended by Littleton's Board of Health. I would

urge the developer to heed the peer review and reduce parking as recommended, also for the purpose of minimizing heat islands. It seems as though Littleton's regulations are generally in favor of designs that promote green infrastructure.

In general, I'm frustrated that Lupoli's proposed plans tried to cut corners that do not make the development as inviting to the public. Further, regulations were not followed on building designs and sidewalk designs in a way that impacts safety and accessibility for patrons. As I mentioned before, I welcome development when it's in the community's best interest. Starting off phase 1 by cutting corners makes me concerned about what regulations will be cut in the future. No one in town wants to end up with another situation like The Point or Patriot Beverages where the developers polluted waterways with waste violating the Clean Water Act. We need to send the message that we will hold people associated with this project accountable.

Thank you for your time and consideration.

Sincerely,  
Libby Donegan (31 Florence Street)