

From: Sandy Swartz
Sent: Thursday, April 08, 2021 11:18 AM
To: Maren Toohill <MToohill@littletonma.org>
Subject: 289 Great Road, Northern Bank

****THIS EMAIL WAS SENT BY AN EXTERNAL SENDER****

Dear Planning Board Members,

Robinson Road is a narrow street and has had its challenges over the years making sure that cars are parked on only one side to ensure emergency vehicles could have access, if needed at any given time. Great Road and the Common area has experienced growth in retail shops, new homes and business and seen a substantial increase in traffic making it difficult for residents of Robinson Road to even get off of our road onto Great Road. We are against Northern Bank's plan as designed to allow bank patrons to exit the bank via a proposed curb cut onto Robinson Road for the following reasons:

- Robinson Road is challenged enough with traffic flow and egress onto Great Road and cannot handle any additional traffic flow. We have waited several minutes to exit Robinson Road. At peak traffic hours it is almost impossible to take a left hand turn out of Robinson Road.
- Parking for the dentist's office can stretch down to 18 Robinson Road making it difficult for cars to enter and exit Robinson Road at the same time.
- Robinson Road is a kid friendly street. Children ride their bikes, scooters, power vehicles and roller skate on the road. They also walk back and forth to their homes to visit and to/from the school bus stop at the corner of Robinson Road and Great Road. There are people from local businesses and surrounding neighborhoods that walk, run and bike on Robinson Road. Additional traffic will lead to safety concerns.
- During the winter, Robinson Road becomes even narrower due to snow plowing and parking.
- This proposed curb cut is not just for drive-through customers of the bank. They have designed a bypass of the drive-through to allow all bank patrons to exit onto Robinson Road. This will increase traffic onto Robinson Road even more.
- As narrow as Robinson Road is and with cars parked on one side, emergency vehicles will not be able to easily exit the bank and make the left turn. It will be even more challenging to try to enter the bank from Robinson Road (regarding Tom Clancy's email dated March 22, 2021).

- The exit for Middlesex Bank is directly across from Robinson Road. I can't tell you how many times it has felt like a game of chicken when multiple vehicles are trying to get onto Great Road at the same time. Additional traffic from the Northern Bank onto Robinson Road will only increase the time it will take to exit the street. (See Middlesex #2 photo attached)
- All the banks in this area of Great Road have entrances and exits onto Great Road. DCU had a teller and ATM for which you entered and exited on Great Road. Did Northern Bank even considered a design to provide entrance and exit from Great Road only? (Please see attached photos)
- This design looks like it will pose a traffic nightmare and the design is not conducive to traffic flow for this area of Great Road. There are already delays for cars getting in and out of the four banks and this may have an impact on the ability to make a left turn onto Great Road from Robinson Road.

There are a couple of additional questions we would like to understand.

- What is the plan for the abutting area heading east on Great Road and what is the timeline?
- The design requires ten parking spaces and shows eleven including the drive-through lanes. It also shows a potential driveway to the abutting redevelopment area which would result in the loss of two parking spaces. That will put them below the required number of parking spaces for the area if that driveway comes to fruition. What happens then? Isn't it the goal of the redevelopment of the area to incorporate as much open parking as possible?
- Can anyone tell us where demolition/construction equipment and people working the project will park? We have a major concern about this and Robinson Road cannot be turned into a parking lot for this project.

When Form Based Code was presented and discussions were being conducted, questions were asked about exiting onto Robinson Road from the redeveloped area and there was consensus that wouldn't be happening. We would like the Planning Board to document and enforce by whatever means are available to them that there will be no vehicle entrances or exits to Robinson Road for this area's revitalization/redevelopment

The utmost consideration should be given to avoid a dangerous situation with motor vehicles and pedestrians.

Sincerely,

Sandy Swartz
Long-Time Resident of Robinson Road





