

December 19, 2022

VIA EMAIL

Ms. Maren Toohill, AICP
Town Planner
Town of Littleton Planning Board
Littleton Town Offices
37 Shattuck Street
Littleton, Massachusetts 01460

Re: Site Plan Application/Northern Bank & Trust Company
265, 277, 287 and 289 Great Road and 25 Robinson Road, Littleton (“Premises”)

Dear Ms. Toohill:

Please recall that this office and the undersigned represent Northern Bank & Trust Company (“Applicant”) and the associated Premises property owners regarding the pending Site Plan and Stormwater Permit applications related to the redevelopment of the Premises.

Our team has had an opportunity to review the peer review comments dated December 1, 2022 as prepared by Green International Affiliates, Inc. (“Green”) and Utile Architecture and Planning (“Utile”), as well as other commentary generated as part of the ongoing Planning Board review process associated with the above referenced applications, and the Applicant team has prepared the attached document providing responses to those items. You will note that for certain items, particularly as it relates to any architectural changes and corresponding impact on building/site layout, we will be following up separately over the next few days with revised plans to reflect same. However, we wanted to get to you these responses in order for both Green and Utile to commence their review.

As you are aware, the current design concept and renderings (in a preliminary form) were presented to the Town several years ago, at which time Northern Bank had been encouraged by the Town to advance the design for submission. The proposed retail bank branch building location and building placement (Building A) is virtually identical to what was presented to the Board last year during the public hearing process, with the notable exception of course that the proposed curb cut onto Robinson Road has been eliminated at the request of the Board and the neighbors. We feel strongly that the materials presented meet the design intent of the Zoning Bylaws, reflect the feedback previously received and will advance the goals of the community relative to this corridor.

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As you know, as part of the Planning Board review process and input of the Robinson Road neighbors, a number of plan modifications had been made. As depicted in the animated video we were asked to provide showing the perspective of the site from the Robinson Road side of the project, a significant buffer has been provided comprised of berm, fence and trees, consistent with our prior statements and commitments in that regard.

In the interest of time, it would be greatly appreciated if you circulate these responses to both Green and Utile. We can make members of our team available to meet with you, Green and Utile to the extent necessary and at any time to further discuss any items. It is our hope that we could address any open items prior to the January 5, 2023 Planning Board meeting so that we could be in a position to close the hearing and have the Planning Board act on the application that evening.

As always, we very much appreciate your time and if you require any additional information or have further questions, please do not hesitate to contact me.

Very truly yours,



Mark T. Vaughan

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