

COMMONWEALTH OF MASSACHUSETTS

THE GENERAL COURT

STATE HOUSE, BOSTON 02133-1053

August 30, 2012

Dear Littleton Resident,

We hope this letter finds you well and enjoying the summer. We are writing to update you about the proposed housing at 15 Great Road, and the information our offices have gathered, after hearing from a number of Littleton residents concerned about the scope and size of the project, as well as the impact of likely increased traffic. We understand that many of the details surrounding the final agreements made between both the Town of Littleton and the developer, and the neighborhood and the developer, are still in flux, but felt it was important to let you know that we have been in close touch with Littleton Town Administrator Keith Bergman regarding the project, working hard to monitor the status of this proposed project.

We first want to acknowledge your frustration over the details surround this housing development, and the confusing nature of local and state laws regarding housing and zoning. For example, the Chapter 40B affordable housing law, as we're sure you know, allows a developer to override local zoning by-laws by proposing an affordable housing project, which often means denser housing. In our experience, most negotiations and rulings regarding proposed Chapter 40B development occur at the local level, but we have been closely monitoring the details of these discussions. In addition, most zoning laws, including rulings on public safety and traffic, are made at the local level.

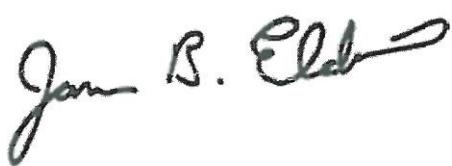
Throughout the planning process, we have been in close touch with Town Administrator Keith Bergman, the Littleton Board of Selectmen and concerned neighbors of the proposed development. It is our understanding that Omni Development has invited discussion with and input from the Town of Littleton throughout the process. The town, in turn, worked to respond to neighbors' concerns before reaching an agreement with the development company.

Most recently, we understand that a formal written agreement between Omni Development and the Fifteen Great Road, LLC was completed. The agreement addresses abutters' traffic and building height concerns by constructing the 40A subdivision as a cul-de-sac with one connection to Grist Mill Road and no public access to the 40B development, and replacing the original 4-story design with a townhouse design for those units closest to the abutters.

With the acknowledgement that this is a local process, and respect for the local community's authority in guiding this process, we will continue to be in touch with the town as the Zoning Board of Appeals continues to review the 40A and 40B proposals, the Planning Board reviews the 40A sub-agreement, and the process moves forward.

Please do not hesitate to contact Senator Eldridge at James.Eldridge@masenate.gov or at his State House office at 617.722.1120, or Representative Jim Arciero at James.Arciero@mahouse.gov or at his State House office at 617.722.2320.

Very truly yours,



Jamie Eldridge
State Senator
Middlesex & Worcester

Jim Arciero
State Representative
Second Middlesex

Cc: **Town Administrator Keith Bergman; Littleton Board of Selectmen**