

9/25/06-8

GOULD LAW OFFICES
311 GREAT ROAD
P.O. Box 752
LITTLETON, MASSACHUSETTS 01460-2752

TELEPHONE: 978-486-9566 TELECOPIER: 978-486-9498

Sherrill R. Gould
Attorney At Law

March 16, 2006

VIA FAX 263-1408

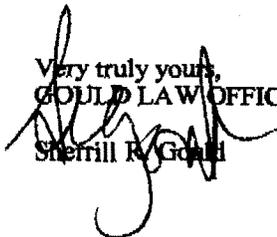
Ms. Nancy Tavernier
Acton Housing Authority Corporation

RE: 19 Bulette Road

Dear Nancy:

I am enclosing for your file a copy of my letter to Gary Rhodes and his response for our discussion on April 6, 2006.

If you have any questions, please feel free to contact me.

Very truly yours,
GOULD LAW OFFICES

Sherrill R. Gould

SRG:mew
enc.

GOULD LAW OFFICES

311 GREAT ROAD
P.O. BOX 752
LITTLETON, MA 01460-2752
TELEPHONE (978) 486-9566

SHERILL R. GOULD, J.D., L.L.M.
ATTORNEY AT LAW

J. SAMATHA GOULD, J.D.
ATTORNEY AT LAW

HON. MORRIS N. GOULD
1918-1987

H. MITCHELL GOULD, ESQ.
1947-1987

CONCENTRATING IN
REAL ESTATE
BUSINESS
ESTATE PLANNING
WILLS & TRUSTS

FACSIMILE: (978) 486-9434

February 15, 2006

Mr. Gary Rhodes, Building Commissioner
Town of Acton
Acton Municipal Building
472 Main Street
Acton, MA 01720

Re: Joseph Pittorino
19 Bulette Road
Acton, Massachusetts

Dear Mr. Rhodes:

Please find enclosed a conceptual plan with brief description for a 3 unit 40B project at 19 Bulette Road, Acton, Massachusetts. I met with you concerning this proposal last week. I also presented it to the Housing Authority and they were generally supportive. Their recommendation was that I forward you a formal letter for you to circulate among Department Heads, specifically Planning Board, Board of Health, Engineering, Conservation, etc.

I also bring to your attention that the primary objection as to shared septic system costs has been addressed. The engineer proposes separate septic systems for each of the three structures. There is sufficient area in the leach field to permit two separate leaching areas with 6 foot separation between the systems, for the newly created homes. Each unit will have its own distribution box, leach area and pump chamber, or other components. There will be modest variances requested. If approved, there will be no cost sharing on any portion of the common areas in this condominium proposal, and each owner will maintain and upkeep his/her own system.

Thank you for your attention to this matter. I will follow up with you in approximately 10 days.

Very truly yours,

PROPOSAL FOR LOCAL INITIATIVE 40B PROJECT

This is a proposal for a local initiative 40B project, seeking the support of the Town of Acton Board of Selectmen.

Proposal: The proposal is to create a condominium project of 3 distinct single family dwelling units on the property located at 19 Bulette Road, Acton, Massachusetts. The land will be submitted to the condominium statute and each home will have an exclusive use area. Each home will have its own access and all utilities, including septic systems. The developer will create the project using a limited dividend company as required by the statute. One of the newly created 3 bedroom homes will be offered to sale by lottery as an "affordable unit" as that term is defined by the statute.

Property: The property consists of an existing single family home on 81,296 square feet. The property has frontage on Bulette Road and on Lillian Road. The proposal is to create two identical 3 bedroom homes with access from Lillian Road, as shown on the Plan. The soil testing, engineering, elevations and proposal for access are shown on the plan.

Variances: There will be variances requested from the Acton Board of Health for separation between leaching trench sidewalls and to use upgrade regulations for the systems. There will be variances requested from the zoning by-law as to density.

Style of Home: The homes to be constructed will consist of 3 bedroom single family style dwelling units. They will be either split ranch style or cape cod style homes, in keeping with the properties in Lillian Road. The existing home will remain as is and will access from Bulette Road.

Deed Rider: The affordable unit will have a Deed Rider restriction pursuant to the Statute.

Condominium Documents: The Condominium documents will create a common lot for the project with the unit deeds describing exclusive use areas. The Condominium association will be managed by each homeowner having one vote. The only common maintenance and contribution to costs will be a small portion of shared driveway area on Lillian Road. It is anticipated that each unit will carry its own liability insurance.

Projected Building Time: It is anticipated that building permits will be requested for both units as soon as Zoning Board approval for the project is received and the construction will be completed within 8 months of the application date.