



To the Board of Selectmen, Town of Acton

I appreciate the opportunity to bring this matter before you. I am a member of the Board of Trustees of the Arbors Condominium Association. For the past year, I have been attempting to arrange for placing an article in the Town's 2004 Warrant for the acceptance of Davis Road, which services our 60 units in the Arbors as well as the 117 houses in the Bellows Farm development.. The Briarbrook Condominium complex is already serviced by the portion of Davis Road already accepted by the Town.

Due to the apparently erroneous transfer of a small parcel of land, through which Davis Road passes to the Briarbrook Condominium,, the developer (Ron Peabody) seems to be unable to transfer clear title for our section of Davis Road to the Town. The Briarbrook Condominium Board has refused transfer without some "consideration". Our Board has refused to do this because we feel it is the **developer's responsibility** to convey this road with clear title to the Town.

The Planning Office, through Mr. Bartl, has indicated that the developer, Mr. Peabody, claims to have satisfied the requirements for return of his bond for the development.

We are concerned that this type of problem with the developer might be left with the residents for resolution. We request that the Town not release the bond until the developer has satisfied all of the Town's requirements that Davis Road be accepted as a Town Public Way.

Respectfully submitted by:

Sam V. Nablo, 16 Quail Run
31 July, 2003.

Mr. Nablo will be in
under Citizens Concerns
August 4th