

## Acton Planning Board

### Public Meeting

The Planning Board will conduct a Public meeting on October 15, 2013 at 9:20 p.m. at the Acton Town Hall, 472 Main Street Room 204 on the petition of Seal Harbor to determine the way of Pine Ridge as a street for the purpose of providing access and frontage for two lots in accordance with section 1.3.16 (4) of the Acton Zoning Bylaws. Plans may be viewed in the Planning Department during normal business hours.

**SEAL HARBOR, LLC**  
**170 Ayer Rd**  
**Littleton, MA 01460**  
**978-742-4825**

Hello; first allow me introduce myself. My name is Mark M Gallagher and I am the Managing Partner of Seal Harbor, LLC. This past summer we entered into an agreement to purchase the property and permits for the planned development at 93 Central Street in West Acton. I have met several of you when we attended the Board of Appeals meeting this summer for the extension of the 40 B permits.

My company is a medium size development and construction firm located in Littleton Mass and Wells, Maine. I have lived in Acton and Boxborough for the past 30 years and I have developed and constructed a myriad of properties in the area throughout the years. You can visit our web site at; [www.seal-harbor.com](http://www.seal-harbor.com) for more current information.

During one of our open houses, an abutter and I had a discussion regarding the history of the permitting on this property and the vision of the neighborhood for the development of the property. One element of the discussion which struck a note was the feeling that 4 homes on the property wasn't the best use of the property, however 2 homes would fit more naturally into the landscape.

Upon discussion internally, I have decided to pursue a plan which places two homes onto the property. Normally, this process takes about 21 days from start to finish. In this instance, since the frontage for the two lots (20,000 square foot each) is derived off the private road called "Pine Ridge", we needed to vet the plan through the Planning Board. We visited with the Board last week and we were asked to notify the abutters prior to the next meeting planned for the 15<sup>th</sup> of this month of our intentions. The notification is enclosed for your records.

Our contract to purchase the property is coming to an end over the next 30 days. Our hope is that the neighborhood will embrace and support our proposed change in the plans for this development, so we can acquire our permits within the scope of our purchase agreements, and we can abandon the 40B development and proceed along with the construction of the two planned homes. We have explained to the Planning Board and the staff that "time is of the essence" in this matter and we must prevail at the next scheduled meeting in order to avoid the initial Developer from constructing the planned 40 B on this property which is fully permitted.

We would look forward to any of your input regarding this change. You can reach me directly on my cell phone at 781-424-7250 should you have any questions or comments prior to meeting with the Planning Board.

Thanks for your time regarding this matter,

Mark M Gallagher, Managing Partner  
Seal Harbor, LLC