



# MASSDEVELOPMENT

6/14/04 - (18)

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**Northern Massachusetts  
Regional Office**

600 Suffolk Street, 5<sup>th</sup> Floor  
Lowell, Massachusetts  
01854

Tel: 978-459-6100  
Fax: 978-459-1888

**Main Office:**

75 Federal Street  
Boston, Massachusetts  
02110

Tel: 617-330-2000  
800-445-8030  
Fax: 617-330-2001

[www.massdevelopment.com](http://www.massdevelopment.com)

June 3, 2004

F. Dore' Hunter, Chairperson  
Acton Board of Selectmen  
472 Main Street  
Acton, MA 01720

Re: The Woodlands at Laurel Hill (the "Project")  
PROJECT ELIGIBILITY (Site Approval)

Dear Mr. Hunter:

MassDevelopment has received an application for a determination of Project Eligibility (Site Approval) submitted by The Woodlands at Laurel Hill, LLC (the "Applicant") for a proposed project for which the Applicant may submit an application to the Acton Zoning Board of Appeals for a comprehensive permit pursuant to M.G.L. ch. 40B. Based on the application, the Project involves the following characteristics:

- Applicant:** The Woodlands at Laurel Hill, LLC  
Joel Kahn  
676 Elm Street, Suite 300  
Concord, MA 01743
- Site:** 551-557 Great Road rear, 80-82 Nagog Park, 20+ acres  
Concord, MA
- Project:** The Woodlands at Laurel Hill  
A 296-unit rental project consisting of eleven three-story buildings and a 3,200 square foot club house with other proposed amenities including a fitness center, theatre business enter and outside pool.
- Subsidizing Program:** Massachusetts Development Finance Agency  
Residential Housing Finance Program

Low Income Units: 25% of the units will be priced affordable set aside for tenants with incomes not to exceed 80% of the area median income for a minimum period of 30 years.



Unit Mix: Market Rate: 111 1BR (850 sf) 49 2BR (1065 sf) 61 2BR (1,290)  
Affordable: 37 1BR (850 sf) 17 2BR (1,065 sf) 21 2BR (1,290)

Your receipt of this notice shall commence a thirty-day review period for comments, which MassDevelopment shall consider prior to issuing a determination of Project Eligibility (Site Approval). Please provide me with written comments no later than July 2, 2004. Should you have any questions, I can be reached at 978-459-6100 ext. 11.

Sincerely,



Diane R. Sullivan

Vice President of Community Development