

Roland Bartl

From: Ed Vrablik [EVrablik@quixnet.net]
Sent: Sunday, February 13, 2005 12:06 PM
To: Board of Selectmen; Planning Board
Cc: Conservation Commission
Subject: Ellsworth Village and the Temporary Turnaround on Brabrook Rd

Dear Board Members;

I was intrigued by Mr. Dimakarakos' presentation of the Ellsworth Village plan at the Planning Board's public hearing on January 25th. I noted that the proposed Ellsworth Village Road uses a portion of the 'paper' extension of Brabrook Road that was defined some 40 years ago and that Mr. Dimakarakos referred to that portion of Ellsworth Village Road both as a driveway and a road during his presentation. During these 40 years the Town has had the use of several thousand square feet of our property as the Temporary Turnaround at the end of the current Brabrook road.

I also learned during the ensuing discussions that the Town is obligated to return the land under the turnaround to the abutters who are the official owners of the property under the turnaround in the case Brabrook Road is extended over its 'paper' extension. I must draw the conclusion that defining Ellsworth Village Road as a driveway is an attempt to circumvent the obligation by the developer or the Town to return the property under the Brabrook Road extension to its owners and wish to explain my position in this matter:

By whatever means Ellsworth Village Road is used to access Mr. Moran's property behind our property, I expect the property under the Temporary Turnaround that belongs to our property will be reconfigured, regraded and re-landscaped and our driveways will be re-configured and re-paved. Anything short of this solution will be rejected by me and my wife.

I'm sure the Town is interested in having Ellsworth Village developed as planned, as the Town will receive at least \$100,000 per year (~\$3,000 per unit times 33 units=\$99,000) in new taxes with little additional expense, as Ellsworth Village is defined as an Over 55 community. Consequently, spending a few thousand dollars to repair/reconfigure our property, one time, should not be an issue with the Planning Board, Board of Selectmen or the developer.

Copies of this letter will be forwarded to Stamsky and McNary, Bob Moran and Ellsworth Village, LLC as I don't have their email addresses.

Cordially Yours,

Ed

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