

Kim DelNigro

From: Nancy Tavernier
Sent: Tuesday, September 12, 2006 9:24 AM
To: Planning Board
Cc: Ryan & Erin Bettez
Subject: Willow-Central project support

Dear Planning Board members,

It was with a great sense of satisfaction that ACHC was finally able to file the Application for a Comprehensive Permit for our proposed Willow-Central development. We filed on September 5 with the Zoning Board of Appeals and the first hearing will be held on Wednesday, October 11 at 7:30PM in room 126. We had encountered many hurdles along the way but finally came out of the tunnel and found a light, not a train.

The Planning Board was the first committee who took the time to listen to our proposal and offer support, we are very appreciative of that. It was fortunate that as we developed this proposal, we were also having joint meetings in the 40B Working Group with members from the PB and BOS. In many ways, the Comprehensive Permit Policy Statement was influenced by our actual experience and conversely, our proposal matches the preferences in the policy. It has been very enlightening to sit on the developer side of the table.

To get to this point, the ACHC has spent \$20,000 from a state grant for design and engineering, \$50,000 from the New View housing gift fund and \$155,000 from CPA funds to pay the Town for acquisition of the property and other development costs. Once the Comprehensive Permit is granted, an RFP will go out to find a developer who will own, build, and market the property. We expect to have significant interest in the project from local builders. We anticipate that the Acton Housing Authority will purchase the three bedroom duplex unit to use for their low income rental program. That will make all three units in the project affordable.

The ZBA members always consider the comments from the Planning Board as the most important and relevant during their deliberations. We hope the Planning Board will continue to support our efforts and will submit favorable comments. If there are any questions you might have after seeing the 175+ page application (!) please feel free to ask. Comments should be submitted to Garry Rhodes by October 5.

Thank you for your continuing support of our efforts.

Nancy Tavernier
Ryan Bettez