

AVALON AT LAUREL HILL, LLC
c/o AvalonBay Communities, Inc.
51 Sleeper Street, Suite 750
Boston, Massachusetts 02210



May 1, 2008

Acton Planning Board
472 Main Street
Acton, MA 01720

Re: Request for Extension of Special Permit

Dear Members of the Planning Board:

By Special Permit dated August 8, 2006, the Planning Board issued a Special Permit (the "Special Permit") for a Senior Residence Development under Section 9B of the Acton Zoning Bylaw (the "Bylaw"). By deed and related transfer documents dated December 6, 2006, Avalon at Laurel Hill, LLC. ("AvalonBay") acquired the property and the rights under the Special Permit from Recreational Realty Trust, LLC. Since that time, we have been working on design and planning of the development as well as monitoring market conditions.

Due to current market conditions, particularly the current lack of sales in the age-restricted housing segment, it is not feasible for us to begin construction of the development at this time. We are hopeful that market conditions will change in the near future so as to make proceeding with the development possible, but we cannot say with any degree of certainty what the timing of the turnaround might be. Therefore, we respectfully request a two year extension of the date by which the Special Permit must be exercised under M.G.L. c. 40A, s. 9 and Section 10.3.7 of the Bylaw, from August 8, 2008, to August 8, 2010.

We would be happy to answer any questions that the Members of the Board may have with regard to this request at a regularly scheduled Planning Board meeting.

Thank you very much for your consideration.

Sincerely,

AVALON AT LAUREL HILL, LLC

By: 

Scott Dale
Vice President, Development

cc: Roland Bartl, Town Planner
Steven Schwartz, Esq.