

Franklin Zoning Board of Appeals  
Bruce Hunchard, Chair  
355 East Central Street  
Franklin, MA 02038

Dear Mr. Chairman

I am in receipt of a letter addressed to the board from Robert J. Faretra.

Mr. Faretra's concerns happen to be many of the same concerns that arose in 1985 when I first proposed the 100-unit development at Spruce Pond.

At the time, however, some of the remarks were much more offensive than the argumentation of Mr. Faretra's letter. At the time there were statements that a project of this type would lower the quality of life for the entire town because it would attract city dwellers whose only interest in the town would be having a place to sleep. Time has certainly proven those ideas to be incorrect, as the residents of Spruce Pond are an integral and enhancing part of the community.

Union Crossing has owned the property in question since 1984.

Over the years, we have received many proposals to develop the property. However, even though considerable revenue would have been gained, I did not feel those proposals would have been beneficial to the town or the neighborhood.

I feel differently about this project and am convinced that this project is needed and will add a new generation of involved citizens to the town who otherwise could not afford to live in mega-homes on acre lots.

This project would be conducive to ownership by police officers, firemen, teachers, etc.

The residents of this project will be able to walk to restaurants, a nearby convenience store, and other commercial entities in the neighborhood, just as the residence of Spruce Pond do now. The location makes shopping easy and will be a boon to commuters.

The variance if approved would only be the first step in moving forward with this project. Items regarding traffic density and other criteria would be part of the review process of the planning board and other various town officials and boards.

I fully respect Mr. Faretra's concerns. As demonstrated in the past they are my concerns as well. Mr. Faretra has the signatures of 38 out of the 100 unit owners.

I don't know if Mr. Faretra is on the condominium board, but that does not matter. I would be happy to sit down with anyone in the neighborhood to address their concerns before finalizing and submitting any plans to the boards. There is no need for words or phrases like "black eye," "dysfunctional," and "not crucial". They are merely red flags to a bull and do nothing but hamper a constructive dialogue.

As previously demonstrated, it has been and will always be my goal to develop a project that fits the neighborhood, becomes an asset to the town and a place where people are proud to call home.

Thank you for your consideration.

Patrick Marguerite