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November 3, 2017

Board of Selectman
Stanley B. Starr, Jr., Chairman
Town of Lancaster
695 Main Street
Lancaster, Massachusetts 01523

RE: Masshousing Comprehensive Site Approval Application
Goodridge Brook Estates
Sterling Road, Lancaster

Dear Chairman Starr:

Crescent Builders Inc., is pleased to submit a copy of our application for a "Comprehensive Permit Site Approval Application" which was submitted to Masshousing.

In addition to the information submitted to you herewith, it is our intention to provide a presentation of our plans at future meetings with the Town of Lancaster. As you can see from the attached information, this development will be consistent with the affordable housing needs of the Town Lancaster.

The property is identified as Assessors Map 41, Lot 34B containing approximately 45 +/- acres and is serviced by municipal water and sewer. We are proposing both a rental and homeownership component on separate lots.. The rental portion of Goodridge Brook Estates will consist of 120 apartment homes situated on approximately 10 acres of the existing 19.32 acre with the balance of the property to remain in its natural state. While, the homeowner portion will consist of 40 duplexes situated on approximately 10% of the existing 26.10 acre with the balance of the property also to remain in its natural state.

We look forward to meeting with the Town of Lancaster to discuss this project and working with the Zoning Board of Appeals in successful conclusion and the issuance of a Comprehensive Permit which we believe will be an asset to the Town of Lancaster.

Very truly yours,



Dean E. Harrison
Consultant for Crescent Builders Inc.

Cc: Michael Busby, Masshousing
Noreen Piazza, Planning Director, Town of Lancaster
Iqbal Ali, President, Crescent Builders Inc.