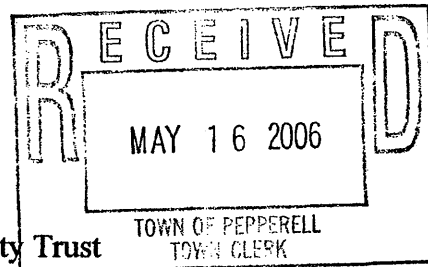


Pepperell Zoning Board of Appeals
Town Hall
One Main Street
Pepperell, MA 01463



RE: Chapter 40B application by Bayberry Enterprise Realty Trust

Dear Board Members:

We wish to express our opposition to the proposal by Bayberry Enterprise Realty Trust to construct forty-four duplex units on Bayberry Road. This development will permanently and adversely change the character of the western section of Pepperell.

This area of town is classified as rural; it has no access to public transportation or other services that are recommended even by MassHousing's "Smart Growth" principles. Bayberry and Heald streets are dangerous streets with blind spots. These roads are clearly unsafe for the volume of auto traffic that completion of this project will generate.

The list of waivers that the developer seeks indicates his dangerous lack of concern for environmental issues. What will the impact of this project be on those of us with wells, who are without access to town water?

This developer has a history of being litigious towards towns to achieve his objectives. Also, a cursory review of his budgeted costs appear inflated. This makes us feel that he is not being forthcoming in presenting his true profit margin..

We have many other concerns too numerous to list, but we hope our strong views concerning this project will be considered by the zoning board.

Sincerely,

John and Marie Linden
103 West Street
Pepperell, MA 01463

06-373

April 14, 2006

Bayberry Enterprise Realty Trust:
Bayberry Estates
40B-Comprehensive Permit *Ex: U*