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Groton Zoning Board of Appeals
c/o Mr. Takashi Tada
Town of Groton
173 Main Street
Groton, MA 01450

RE: Heritage Landing 40B

Dear Members of the Board:

Please accept this as a response to one of the questions asked of the applicant at the July 26th hearing.

The applicant was asked how long the construction of the 40 Unit development may take. The construction process is hard to accurately predict because of various factors like the availability of subcontractors and materials, weather, interest rates and other market conditions. In an ideal world, we would like to think that once construction of the roadway begins, a majority of the site work would be completed within sixteen (16) months, and house construction through the final paving and landscaping could take an additional 2-4 years; but high interest rates, slowdowns in the economy, or other impacts on the demand for housing, could extend that period.

Thank you for your attention to these matters.

Very truly yours,
Alphen & Santos, P.C.



Paul F. Alphen, Esq.