



# BOARD OF SELECTMEN

SHARON, MASSACHUSETTS 02067

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February 2, 2010

Ms. Colleen Corona, Chair  
Board of Selectmen  
Town of Easton  
136 Elm Street  
Easton, MA 02356

RE: Beacon Communities

Dear Ms. Corona:

It is with pleasure we write to commend to you Beacon Communities with whom the Town of Sharon recently entered into a long term lease providing for the redevelopment of the historic Charles F. Wilber School located near our Town Center immediately across the street from Sharon's Town Offices. We are pleased to advise you that, despite complex construction and regulatory challenges, the redevelopment of the Wilber School for 75 apartments with a mix of market rate and affordable units was accomplished six months ahead of schedule with occupancy commencing in January 2010 with minimum disruption to the Town and the immediate neighborhood environs.

The above is particularly impressive given the inherent uncertainties associated with a historic renovation project with 43,600 square feet of space and requirements to meet the latest environmental standards including its own waste water treatment plant located in a water supply protection area. Beacon's team has demonstrated by its performance that it has the depth of resources to adroitly and professionally timely fulfill the stringent requirements and conditions of the Town's Inspectional Services Division, Health Department, Engineering, and Zoning Board of Appeals Special Permit.

In selecting Beacon Communities for this keystone project relative to the on-going revitalization of the Sharon's Center, known as Post Office Square, we were most impressed with its experience and knowledge with respect to historic renovation projects and use of historic tax credits critical to successful realization of projects of this type. Notwithstanding all the above, during the period Beacon



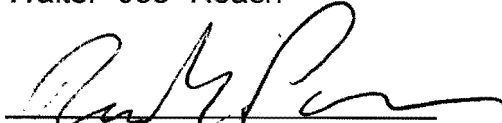
has been in Sharon it has already supported various community activities and cultural events and, therefore, we have every confidence going forward that Beacon will continue to be an important asset giving back to improving our community.

In summary, succinctly stated, our experience with Beacon Communities has been highly positive and it is, therefore, without reservations or qualifications the Sharon Board of Selectmen, herein, unanimously affirmatively apprises you of same and, moreover, most significantly that our Board would look favorably to further association with Beacon Communities should future similar opportunities arise in the Town of Sharon. Please feel free to contact any member of the Board of Selectmen or Town Administrator Benjamin Puritz should you desire any additional information or have any questions in this regard.

Sincerely,

  
William A. Heitin, Chairperson

  
Walter "Joe" Roach

  
Richard A. Powell

cc: Brian Joyce, Esq.  
Pamela Goodman, Beacon Communities  
Joshua Cohen, Beacon Communities