

To the Board of Selectpersons,

My name is Gil Campos. I grew up in Foxboro and have been a Real Estate Broker in town for over 40 years and on those grounds wish to express my opinion on the proposed development located at 119 Morse Street that is under your consideration.

Over the years, it has been my common experience that as it is time for townspeople to downsize into smaller one level living conditions it is increasingly difficult for them to do so while remaining in the town they have come to love. Time and time again I have sold property out of town to people that have been a part of this community for years. Many have raised their children here and wish to remain close to family as they age. The harsh reality is there is a shortage of homes that fit their circumstances. Price is of course a major obstacle but represents only one concern. Another concern is taking care of property grounds and repairs to their dwelling. In addition, many people leaving their larger homes require first floor bedrooms or one floor living. It is my professional opinion that this project answers these concerns for some of our residents. It is a well thought out project of the right density to provide attractively priced homes that would provide 40 out of 52 units with one floor living. The remaining 12 homes are designed with first floor bedroom suites. Thirteen units will be deemed "affordable" by the 40B designation. What that means in real terms is that these units must be sold to people with an income of \$60,000.00 to \$90,000.00 dollars a year. As a reference point, the average teacher in town is paid a salary of \$57,000.00 per year. The average Salary of a Foxboro police officer is \$52,000.00 per year. As for firefighters in town, their salary averages \$45,000.00 and town employees average \$42,000.000. Considering overtime and possible spousal income these are some of the people this neighborhood could serve.

Furthermore, the demographics of this neighborhood, in large, should not strain the town resources. Firstly, the condominium association would be responsible for road maintenance and snow plowing. Secondly, the concern over additional traffic is, in my opinion, unfounded as the neighborhood will be on the outskirts of town and residents will make common use of roads outside the center of town and school districts.

In closing, it is my belief that this neighborhood is a forward thinking and well-designed opportunity for Foxboro to provide its citizens with a well-timed alternative to moving from Foxboro.

Sincerely,

Gil Campos