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December 30, 2023

BY CERTIFIED MAIL,
RETURN RECEIPT REQUESTED

Town of Sutton Select Board
c/o Laura Caruso, Town Clerk
4 Uxbridge Road
Sutton, MA 01590

**Re: NOTICE OF INTENT TO SELL FOR OTHER USE PURSUANT
TO G.L. CHAPTER 61A; 3.30± ACRES OF LAND ON CENTRAL
TURNPIKE, BEING THE LAND KNOWN AS AND NUMBERED
228 CENTRAL TURNPIKE, SUTTON, MASSACHUSETTS**

Dear Chair Anderson:

This office represents Debra P. Kuchinski (the "Owner"), the Owner of approximately 3.30 acres of land located on Central Turnpike, Sutton, Massachusetts, being the land known as and numbered 228 Central Turnpike, Sutton, Massachusetts (the "Land"). The Land is taxed pursuant to M.G.L. c. 61A (Agricultural or Horticultural).

Statement of Intent to Sell for Other Use:

In accordance with the provisions of M.G.L. c. 61A, § 14, the Owner hereby provides the Town of Sutton (the "Town") with notice of intent to sell the Land for other use.

Statement of Proposed Use of the Land:

The proposed use of the Land is residential.

Location and Acreage of the Land:

The Land is located on Central Turnpike, Sutton, Massachusetts, and contains 3.30 acres of land. The Land is known and numbered as 228 Central Turnpike, Sutton, Massachusetts, identified on the Town of Sutton Assessors Map 25 as Parcel 51. The Land is shown as "Lot 5" on the plan of land recorded with the Worcester District Registry of Deeds and recorded in Plan Book 968, Plan 75, attached hereto.

Owner's Contact Information:

Debra P. Kuchinski
215 Central Turnpike
Sutton, MA 01590
(508) 340-2604

Certified Copy of the Executed Purchase and Sale Agreement:

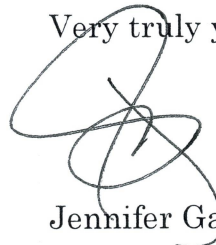
Attached is a copy of the executed Purchase and Sale Agreement for the Land, dated November 26, 2023 and fully executed on December 8, 2023, as certified by the Owner's attorney, Jennifer Gavaletz

Notice of Nonexercise:

Attached is a proposed form of Notice of Nonexercise to be executed and recorded by the Town in the event that the Town elects not to exercise or assign its first refusal option to purchase the Land within 120 days after the day following the date of deposit of this notice in the U.S. mail.

Please contact me if you have any questions regarding this matter.

Very truly yours,



Jennifer Gavaletz

Enclosure

cc: Debra P. Kuchinski

