

## 9. CPA SUMMARY PROJECT FORM

[CPC Use Only: Date Received 10/27/21 By: SAMMIE KUL  
Assigned CPC #2023 - 10]

This form may be copied. Please type or print clearly, answer all questions, use "N/A" if not applicable. Use additional paper as needed.

1. a.) Applicant Name: Last Black First Donald  
and Organization(s) (if appropriate) Groton Parks Commission
- b.) Regional Project: Yes or No? ☒ If Yes, Town/Organization: Parks Commission
2. Submission Date: 10/26/20
3. Applicant Address: St 573 Longley Rd  
City/ State: Groton, Ma. ZIP: 01450
4. Ph. # 508-864-7242 Email: d.r.black@charter.net

5. CPA Purpose. Check all that apply:  
Community Housing: ☐ Affordable Housing: ☐ Historic Preservation\*: ☐  
Open Space: ☐ Recreation: ☒

\* As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's registry of historic places require a determination by the Groton Historic Commission that the proposed project is of historic significance.

6. Project Location/Address: Forge Villiage Rd. (Parcel 135-54)
7. Project Name: Tennis Court Replacement
8. Community Preservation Plan Objectives - use codes from **Section 5** to indicate all that apply:  
Section 5.3

9. Project basic description: Remove and replace the existling, damaged, tennis court at wolowicz field  
with a combination tennis/pickle ball court with a single basket ball hoop after there has been interest  
shown from some community members. (See attached concept plan)

Page 1- (Colored Image) Field layout

Page 2- Topo Map

Page 3- Concept Map of Tennis court

9. Continued - Project basic description:

10. Applicant Signature:

Co Applicant Signature: \_\_\_\_\_

Co Applicant Signature:

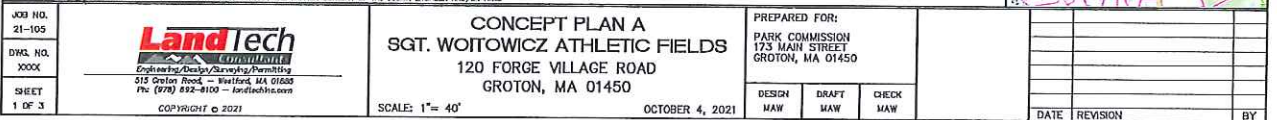
Date: 10-26-20

Date: 10-20-21

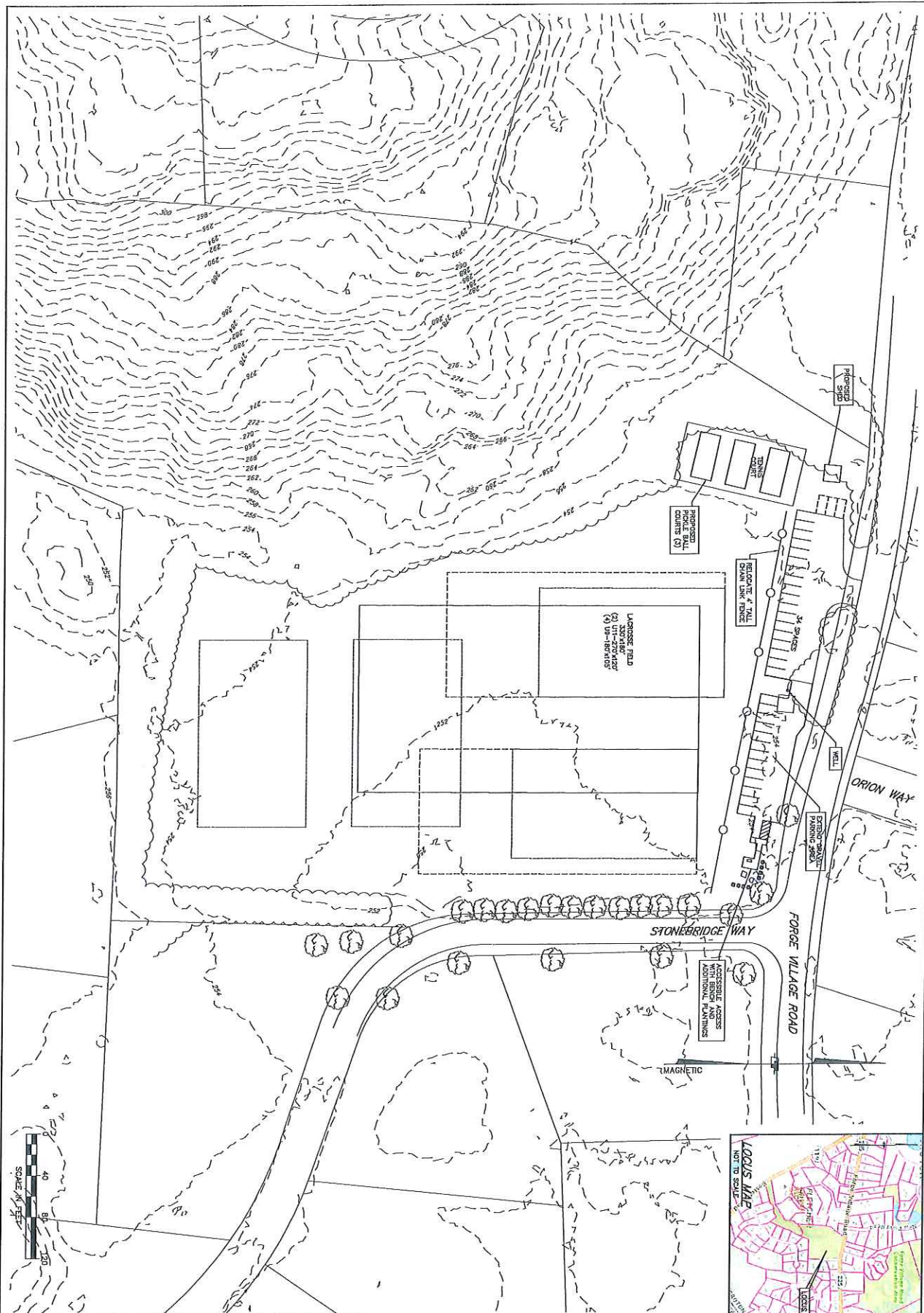
Date: \_\_\_\_\_











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JOB NO.  
21-105  
DMD. NO.  
XXXX  
SHEET  
1 OF 3

**LandTech**  
ENGINEERING  
Engineering/Design/Surveying/Photogrammetry  
515 Groton Road - Westford, MA 01886  
Ph: (978) 852-5100 - landtechinc.com  
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**CONCEPT PLAN A**  
**SGT. WOITOWICZ ATHLETIC FIELDS**  
120 FORCE VILLAGE ROAD  
GROTON, MA 01450

SCALE: 1"= 40'

OCTOBER 4, 2021

PREPARED FOR:  
PARK COMMISSION  
173 MAIN STREET  
GROTON, MA 01450

DESIGN	DRAFT	CHECK
MAW	MAW	MAW

DATE	REVISION	BY





GROTON COUNTRY CLUB RECREATION COURTS PROJECT  
FEBRUARY 24, 2022



3D MODEL provided by Mangel Architects  
(See Civil Engineering study for accurate view)

February 24, 2022

Town of Groton  
Community Preservation Committee  
173 Main Street  
Groton, MA 01450

Dear Members of the Community Preservation Committee:

We are pleased to submit this proposal requesting CPA approval and funding in the amount of \$295,400.00. We will be applying \$148,868.64 to the amount, which is the funding received from CPC #2022-12. The total amount requested for this proposal is \$146,532.00.

Our scope of recreation courts include restoring court surfaces and renovating the space into 8 dedicated Pickleball courts and 1 Full Sized Tennis court. A moveable basketball net that the Groton Country Club owns will be provided for basketball use. We will add conduits for electricity/ lighting either for immediate use or in the future.

Pickleball was created in 1965 on Bainbridge Island, Washington. Three dads created the sport using materials they had lying around and crafted the elements from badminton, using the same size court, paddles similar to ping pong and strokes that mirror the contact point of tennis. Groton families are similar to those dads on Bainbridge Island. Pickleball is here to stay.

We look forward to bringing more recreation so families can continue to stay active, be social, learn a new sport and play local. Thank you for your guidance and energy as we move forward together restoring beauty and purpose to the courts at the Groton Country Club.

Sincerely,

Sue Adams, Pia Anctil, Diane Amaral, Kirsta Davey and Andrea Myette  
Friends of Groton Pickleball, Inc. Board



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## 11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received 2/24/2022 By: SAMMIE KUL  
Assigned CPC #2023- 11]

If possible, use word processor to fill out form. Please answer all questions, use "N/A" if not applicable.

1. a.) Applicant Name and Organization: Last Adams, Anctil First \_\_\_\_\_  
Organization(s) (if appropriate) Friends of Groton Pickleball, Inc.  
b.) Regional Project: Yes ☐ or No? ☒ If Yes, Town/Organization: \_\_\_\_\_

2. Submission Date: 2/24/22

3. Applicant Address: St. 20 Wintergreen Lane  
City/ State: Groton/ MA ZIP: 1450

4. Ph. # 978-732-9088 Email: sueadams777@gmail.com

5. CPA Purpose. Check all that apply:  
Community Housing ☐ (Affordable Housing: ☐) Historic Preservation\*: ☐ Open Space: ☐  
Recreation ☒

\* As per MA General Law Chapter 44B, proposed historic projects that are not on the structures listed on the state's registry of historic places require a determination by the Groton Historic Commission that the proposed project is of historic significance.

6. Town Committee or boards participating: Shawn Campbell  
7. Project Location/Address: Groton Country Club, 94 Lover's Lane, Groton, MA 01450  
8. Project Name: Groton Country Club Recreation Courts Project

9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	Town of Groton/Mark Haddad	c/o Town Hall, 173 N	978-448-1111	mhaddad@grotonma.gov
Project Manager	Omni Properties	c/o 6 Lyberty Way S	978-835-0622	jamara@omniproperties.com
Lead Architect	Project Civil Engineer: Bruce Ringwall	39 Main St, Suite #2	978-772-1522	www.gpr-inc.com
Project Contractor	Project Contractors TBD			
Project Consultants	GPR, Omni Properties, Pia Anctil	7 Shenandoah Rd,	978-808-0144	panctil@perkins.com
Other:	Shawn Campbell	c/o GCC, 94 Lovers	978-448-3900	shawn@grotonma.gov
Other	Sue Adams	20 Wintergreen Lane	978-732-9088	sueadams777@gmail.com

10. As appropriate, indicate if proposal requires P&S agreement ☒ Deed ☒  
Option agreement ☐ Other describe: \_\_\_\_\_

11. a.) Assessor info. (map/ block/ lot id.(s)): 115-33/4734 b.) Tax classification type: 61B  
12. Permits required: Zoning: Yes Historic Preservation: N/A Other: Project Civil Engineer: Bruce Ringwall  
13. Historic Commission Approval signoff (when required): n/a Date: \_\_\_\_\_  
14. Funding: a.) Project Cost: \$ 295,400 Estimate: \$ | Professional Quote: \$ 295,400.00  
b.) Requested from CPC: \$ 140,532.00 c.) Committed from other sources: \$ 148,868.64  
d.) Annual anticipated total income: \$ 14,700.00 e.) Annual anticipated total expense: \$ 4,275.00  
f.) Anticipated net income (loss): \$ 10,425.00 g.) Estimator name/company: TBD  
15. CCP Objectives - use codes from Section 5 to indicate all that apply: 5.3, 6.1, 6.2  
16. Project Timelines: Proposed Start Date: 7/15/22 Projected Complete Date: 9/15/22  
17. Estimated Delivery Date of Completion Report to CPC: 10/27/22

12. Permits Required: Yes, Planning board (lights).

14. A Project Cost: \$295,400.00



From Page 1: chart with all the details included:

Role (specify)	Name	Address	Ph. (w) (cell)	Email:
Property/site owner:	Town of Groton/ Mark Haddad	c/o Town Hall, 173 Main Street, Groton, MA 01450	978-448-1111	<a href="mailto:mhaddad@grotonma.gov">mhaddad@grotonma.gov</a>
Project Manager	Omni Properties, LLC	6 Lyberty Way Suite 203, Westford, MA 01886	John 978-835-0629	<a href="mailto:jamaral@omniproperties.com">jamaral@omniproperties.com</a>
Project Civil Engineer	Bruce Ringwall, GPR	39 Main Street #301, Ayer, MA	978-772-1590	<a href="http://www.gpr-inc.com">www.gpr-inc.com</a>
Project Contractors	Project Contractors TBD			
Project Consultants	Omni Properties LLC and GPR	As above		
Other:	Shawn Campbell	c/o Groton Country Club, 94 Lover's Lane, Groton, MA	978-448-3996	<a href="mailto:Shawn@grotoncountryclub.com">Shawn@grotoncountryclub.com</a>
Other:	Pia Anctil & Sue Adams	Pia- 7 Shenandoah Rd, Groton, MA and Sue- 20 Wintergreen Lane, Groton	Pia: 978-808-0149 and Sue: 978-732-9088	<a href="mailto:panctil@perkinslawpc.com">panctil@perkinslawpc.com</a> <a href="mailto:Sueadams777@gmail.com">Sueadams777@gmail.com</a>

18. Project description and explanation (attach additional sheets as needed): See Attached

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19. Feasibility: Original application for CPC funding was approved (\$157,480.00) at the spring town meeting in 2021.

20. List of attachments: see attached

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21. Additional Information: see attached

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22. Management Plan: see attached

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23. Applicant Signature: Susan Adams

Date: 2/24/22

Co Applicant Signature: Rita Antel

Date: 2/24/22

Co Applicant Signature: Deane Ammend

Date: 2/24/22

18. Project Description and Explanation:

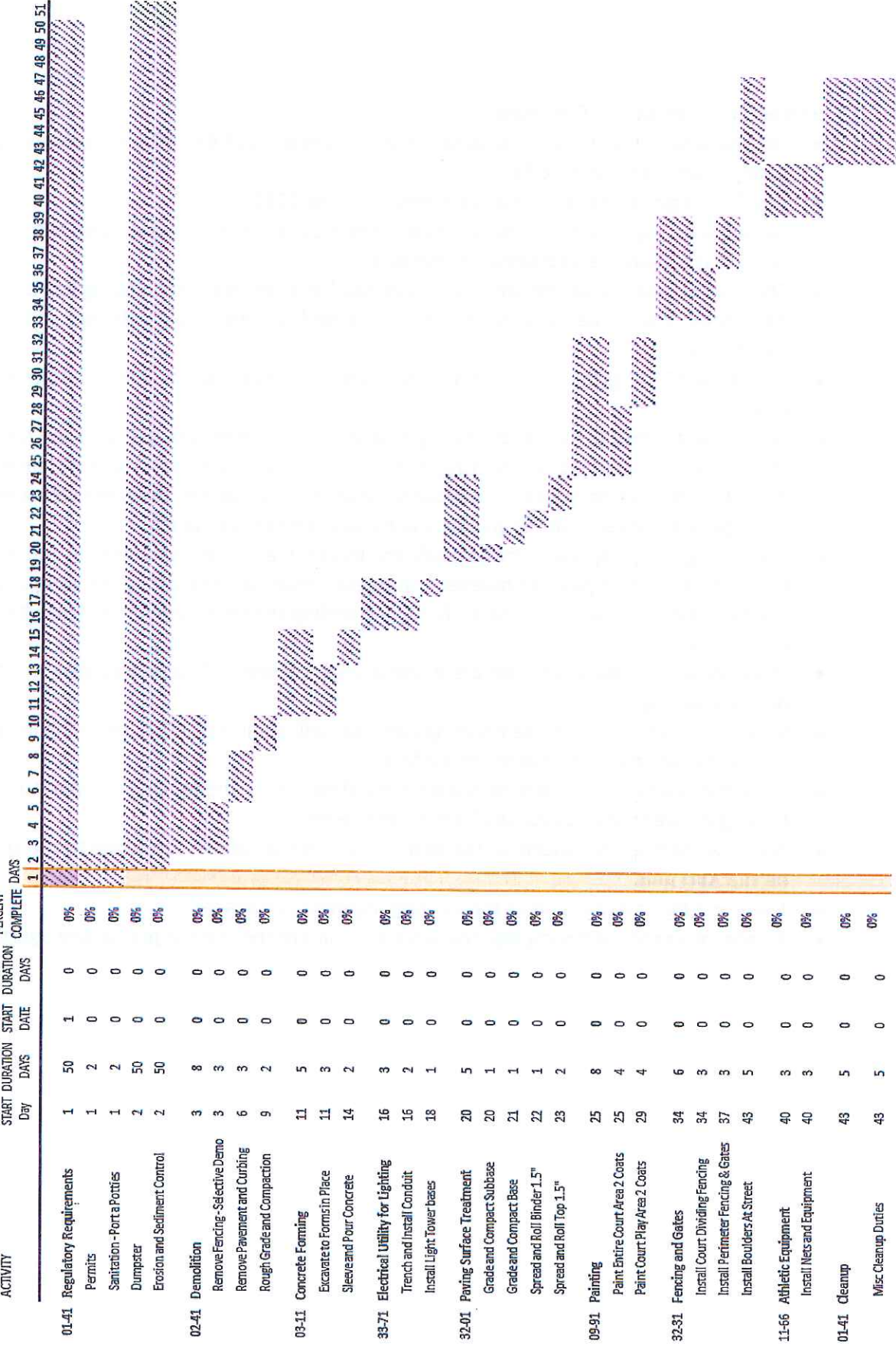
- Original application for CPC Funding in the amount of \$157,480.00 was approved at the spring town meeting in 2021.
- The Civil Engineering Study was performed in June 2021.
- Subsequent sealed bid process resulted in one closed bid returned at \$268,000.00 which was greater than the approved CPC funding.
- The project was initially designed into pickleball and tennis courts, adding half court basketball. The basketball court has been changed to a moveable pole, net and backboard.
- The revised 2022 project is to install 8 dedicated pickleball courts with 1 full sized tennis court.
- We will add conduits for electricity/ lighting either for immediate use or in the future.
- The process of restoring the existing footprint into new courts starts with obtaining permits and court demolition. In order for that to occur, part of the front facing fence must be removed so that the paving and excavation can take place.
- The paving company will come to grade the location, add the necessary fill, and pave the surface. Before paving however, the sleeves must be installed by the company that will be sealcoating/painting the surfaces and adding the nets. Sleeves will also be added for fencing.
- Once these procedures are complete, the paving will begin. The new surface must set before painting.
- When completely dry, the sealcoating company will paint the courts choosing light colors that will not add heat to the surface.
- Once the courts are painted, nets will be installed. Then, the fencing company will add fencing between the courts and fix the front fence.
- The new shed will be placed on the tennis court, in the corner. Attached to the shed will be the AED unit.
- There will be no expansion of the existing impervious surface.
- Ribbon ceremony will complete the work and initiate the start of play at the courts.



# Project Management and Coordination

Select a period to highlight at right. Legend describing the charting follow: Period High 1

Plan Duration Actual Start % Complete Actual (beyond plan) % Complete (beyond plan)



**Breakdown of Costs:**

Service	Cost	Notes
Permits	\$650.00	Fencing & lighting permits
Sanitations-Port a potties	\$600.00	
Mitrano Dumpster	\$1852.00	
Erosion and Sediment Control	\$3758.40	
Demolition	\$8500.00	Estimate
Nashoba Paving	\$78850.00	
NewQuality Fencing	\$63785.00	
Vermont Tennis Court Surfacing	\$65564.00	
Groton Electric, 3 poles	\$5000.00	
Electrical work	\$5000.00	Estimate
Shed/lock	\$607.00	Shed & Lock price combined
AED Community Unit	\$2090.00	
Subtotal:	\$236,256.40	
25% Construction contingency	\$59,064.10	
Proposed total:	\$295,320.50	
Proposed total, rounded up:	\$295,400.00	
CPC 2022-12 Funding	\$148,868.64	
Total amount requested	\$146,531.36	
Total amount requested, rounded up:	\$146,532.00	

#### 19. Feasibility:

Other successful CPA courts in surrounding Massachusetts towns include: Abington, Agawam, Belchertown, Belmont, Boxford, Chatham, Eastham, Marshfield, Mashpee, Nantucket, Randolph, Sandwich, Sudbury, Wellfleet, Westford and Yarmouth. Here are a few examples of successful projects including details on what the description of the project was, total cost and other funding sources.

- Belmont, MA: CPA Funding 9/21/20: "Revitalize current town field playground, four pickleball courts, one basketball court and the tennis wall". Description: "Town Field playground and courts are located at the intersection of Beech and Waverley Streets. It is a highly utilized recreational space for both children and adults. The area we look to revitalize include the current Town Field playground, four pickleball courts, one basketball court and the tennis wall". Project in progress. Total cost \$680,624.00. Other funding sources: \$0.
- South Yarmouth, MA: CPA Funding 5/5/18. "Flax pond recreation area phase 3 pickleball courts". Description: "To construct pickleball courts at Flax Pond Recreation Area". Total project cost \$275,000.00. Other funding sources: \$0. (Taken from the CPA Projects Database)
- QUOTES:

Vendor	Location	Rep.	Contact #	Project Cost	Notes
Paving/ Pavex	Methuen				Did not return our calls
Nashoba	Westford	Bob Bohling	978-264-0044	\$78,850.00	
Lazarro Paving					Only work with select companies
Court surfaces/ Premier Sealcoating	Oxford	Ryan Anderson	508-340-9713	\$317,336.00	
Court surfaces/ Vermont Tennis Court surfacing	St. Johnsbury, VT	Jeff Zangla	802-748-4378	\$65,564.00	Quote does not include paving or fencing



Cape and Island Tennis and Track	Pocasset, MA	Eric Loftus	508-759-5636	\$475,000.00	
Fencing/NewQuality	Westford	Larry Bucci	978-859-9980	\$63,785.00	Very helpful
Fencing/Sentry Fence	Peabody	Jim Marconi	978-531-7771	\$67,600.00	
Conduit/ Electric/ poles insertion	Groton	Kevin Kelly		\$5,000.00 For poles/materials / labor donated	
Silk Wattles/ S & M Farm Inc.		Jessica		\$3,758.40	
PortaPotty Rental		Shelby		\$275 +\$50 delivery charge	
Dumpster rental/ Mitrano Removal	Ayer			\$852.00 estimate	
AED Purchase/ Physio-Control LIFEPAK CR2 AED School & Community Value Package				\$2,090.00	







45 Power Road  
Westford, MA 01886  
(978) 264-0044  
Fax: (978) 496-1388  
Email: bbohling@nashobacorp.com

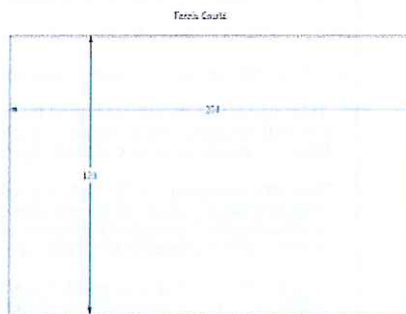
No. 1222214BB

Proposal Submitted To: <b>Town of Groton / Pia Angill</b>	Phone: <b>M: 978-808-0149</b>	Date: <b>December 22, 2021</b>
Street: <b>7 Shenandoah Road</b>	Job Name: <b>Groton Country Club</b>	
City, State and Zip Code: <b>Groton, MA 01450</b>	Job Location: <b>94 Lovers Lane, Groton, MA</b>	

We hereby submit specifications and estimates for:

#### (4) Tennis Courts

Excavate and dispose of existing asphalt tennis courts and any unsuitable base material (rocks, roots, etc.). Fine grade adding compactable gravel to establish proper base and grades. Compact gravel. Pave by machine method in two course application: 1 1/2" binder and 1 1/2" finish course asphalt.



We Propose -- hereby to furnish material and labor complete in accordance with above specifications for the sum of:

**Seventy Eight Thousand Eight Hundred Fifty** dollars **(\$ 78,850.00 ).**

Payment due upon completion of the proposed work. Customer shall be responsible for all expenses related to collection if payment is not made upon completion, including but not limited to interest and attorney's fees. Interest will be charged at 1 1/4% per month on outstanding balance.

All material is guaranteed to be as specified. All work will be completed in a professional manner according to standard practice. Total thickness of the pavement shall be the average compacted thickness installed. We shall not be responsible for surface runoff issues if slopes are lower than 1%, as this is less than required for proper drainage. We are not responsible for any unmarked underground structures, irrigation systems, light poles, dog wire, etc. We will provide customer with all applicable insurance. We are not responsible for landscaping edges of pavement unless specified. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate.

Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Payment to be made as outlined above.

Date of Acceptance:

NOTE: This proposal may be withdrawn by us if not accepted in 30 days.

Signature: \_\_\_\_\_

Authorized Signature: Bob Bohling

Signature:



**Quality Fencing  
Residential & Commercial**



A Division of JS Zangla, LLC

**Proposal**

P. O. Box 5 St. Johnsbury VT 05819

1-802-748-4378 1-800-237-6774

1-802-748-9974 FAX

www.vttennis.com

PROPOSAL SUBMITTED TO Town of Groton		PHONE	FAX	DATE 2/24/2022
Planned	EMAIL panctil@perkinlawpc.com	JOB Hardware, Coating and Striping		
STREET		JOB LOCATION Groton, MA		
CITY, STATE, AND ZIP CODE 20054		Eight PickleBall & One Tennis Court		

We hereby submit specifications and estimates to:

**Work to be completed:**

a. Supply and install in sleeved, bell shaped concrete footings Eight (8) new sets of Edward's PickleBall net posts, Eight (8) Edward's PickleBall nets, center straps and anchors.

b. Supply and install in sleeved, bell shaped concrete footings One (1) new set of Edward's Tennis net posts, One (1) Edward's 30LS Tennis net, center strap and anchor.

Note: Concrete footings for net posts to be set in asphalt binder course prior to the top/finish lift of asphalt.

d. Clean entire surface with compressed air.

e. Total area to receive one (1) coat of Premier Sports Coating Resurfacer. This will fill surface voids and act as a prime coat for the color system. Material manufactured by California Sports Surfaces.

f. Total area to receive two (2) coats of Premier Sports Coatings. Color to be Selected By Owners. Texture coats to contain the proper amount of sand to provide a tough wearing base. Top coat to contain proper amount of pigment to give a long lasting and attractive surface. Material manufactured by California Sports Surfaces.

g. Apply eight (8) sets of hand painted, regulation, PickleBall lines with white textured Premier-Line paint. Apply one (1) set of hand painted, regulation, Tennis lines with white textured Premier-Line paint.

**We propose** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Sixty - Five Thousand Five Hundred Sixty - Four Dollars and no/100----- dollars (\$ 65,564.00 )

Payment to be made as follows:

33% due upon acceptance of proposal, remainder due upon completion of above work, within 15 days of billing.

All materials guaranteed as specified. All work to be completed in a workmanlike manner according to standard practices. All agreements contingent upon timely, accidents, or delays beyond our control. Owner to carry fire, tornado, and any other necessary insurance. Our workers are covered by Workman's Compensation Insurance. Customer agrees to pay 1 1/2% per month (or 18% per annum) interest on sums overdue by 30 days or more and agrees to pay cost of collection and reasonable attorneys fees. This agreement shall be governed and construed in accordance with the laws in the State of Vermont.

Authorized  
Signature

*Jeff Zangla*

Jeff Zangla, Representative

Note: This proposal may be withdrawn 90 days by us if not accepted within

**Acceptance of Proposal**

The above prices, specifications and conditions (back side) are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

**NewQuality Fence Corp.**

P.O. Box 997  
Westford, MA 01886  
Tel. 978-589-9980 Fax. 978-496-1160  
www.nqfence.com

**Proposal**

Date	Estimate #
1/20/2022	21-3573

Name / Address
Groton Country Club 94 Lovers Lane Groton, MA 01450 ATTN: Sue Adams & Pia Ancil

Ship To
Groton Country Club 94 Lovers Lane Groton, MA 01450

		Terms	Project
		Net 30	
Description	Cost	Total	
Furnish and install 100LF 4' Black PVC Coated CLF	7,800.00	7,800.00T	
Furnish and install 104LF 8' Black PVC Coated CLF	10,500.00	10,500.00T	
Furnish and install 640LF 10' Black PVC Coated CLF, Including 1-8'w x 10'h Double Gate	45,485.00	45,485.00T	
6.25% Tax If Applicable \$2,174.06			
Thank you for the opportunity to quote your job.		<b>Subtotal</b>	\$63,785.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$63,785.00

Signature \_\_\_\_\_

E-mail
estimating@nqfence.com



Premier Sealcoating & Line Striping Inc.

10 spruce st

Oxford, MA 01540

508-340-9713

Info@premiersealcoatingma.com

www.premiersealcoatingma.com

## Estimate

### ADDRESS

The Groton Country Club

94 Lovers Lane

Groton, Ma

ESTIMATE # 1771

DATE 01/12/2022

DATE	SERVICES PERFORMED	AMOUNT	PER	AMOUNT
	Sales Chain link fence removal and disposal	645	11.00	7,095.00
	Sales Post and sleeve removal for nets	8	300.00	2,400.00
	Sales Remove existing asphalt	24,613	2.00	49,226.00
	Sales Laser grade area in preparation of asphalt includes base gravel if needed	1	7,500.00	7,500.00
	Sales Asphalt paving 3 inches done in 2 layers 2 inches of binder 2 inches of top compressed to 3 inches.	24,613	4.00	98,452.00
	Sales Post Sleeve install for tennis and pickle	18	500.00	9,000.00
	Sales net post sold in pairs	9	412.00	3,708.00
	Sales tennis net premium	1	300.00	300.00

We appreciate you as a customer. Thanks you for helping us grow. -Team Premier







January 10, 22

Pia Anctil  
6 Lyberty Way  
Westford, MA 01886  
Panctil@perkinslawpc.com  
(978) 496-2000

PROJECT: Groton Country Club

*Scope of work and product specifications available upon request. All prices based on clearing, leveling of area and sub base material by others*

**I. Reconstruction of Tennis Court in Asphalt with Fiberglass Membrane (+/- 2,720 SY, 8 Pickleball and 1 Tennis/Basketball Court)**

1. Remove and dispose of existing tennis equipment and fencing
2. Pulverize existing tennis court
3. Provide up to 285 Tons of material to regrade the sub base
4. Laser grade base to .83% slope
5. Provide and install new net footings, posts, nets, and center straps
6. Provide and install 4 ½" post tensioned tennis court slab
7. Provide and install (1) Goalrilla basketball system
8. Furnish and install half-court basketball lines
9. Provide and install 772' of 1 ¾" black fusion bonded 8-gauge vinyl tennis fencing with 3" posts, top rail and tension wire
10. Provide and install erosion control barriers
11. Overlay court with fiberglass membrane system to protect from UV degradation
12. Surface courts with Laykold Flexible Color system (surface of the US Open and Miami Open)  
Colors – TBD
6. Asphalt court with fiberglass membrane system come with a 5 year warranty against cracking

**Price: \$475,000.00**

**Surfacing Without Membrane System (Not recommended, and C&I will not provide this work)**

**Price: \$420,000.00**



**Fence Co.**

978.531.7771

Commercial/Residential

14 SPRING STREET  
PEABODY, MA 01960

Ph. 978-531-7771

sentryfencepeabody@gmail.com

**TO: Town of Groton  
173 Main Street  
Groton, Ma.**

**Jobsite: Groton Country Club  
Pickle/Tennis Courts  
94 Lovers Lane, Groton**

## Proposal

Date: 1/31/2022

SALESPERSON	PO NUMBER	REQUISITIONER	TERMS
Jim Marconi			

QUANTITY		UNIT PRICE	TOTAL
	650' of 10' tall tennis court fencing		
	105' of 8' tall tennis court fencing		
	100' of 4' tall tennis court fencing		
	one 8-10' wide double swing gate and one 4 Single swing gate		
	Remove and dispose of existing fence		
	All pipe is s40 black polyester powder coated, chain link fabric is #9 gauge steel core fusion bonded 1-3/4" mesh		
		Total	\$67,600.00
***PREVAILING WAGES HAVE BEEN INCLUDED ***PRICE CAN ONLY BE HELD FOR 21 DAYS DUE TO VOLATILITY IN STEEL MRAKET AND SUPPLY CHAIN		SUBTOTAL	
		50% DEPOSIT REQUIRED	
		SHIPPING & HANDLING	
		BALANCE UPON COMPLETION	\$67,600.00

Thank you for your business!





**Quote for Service - Portable Toilets, Restroom Trailers, and Hand Wash Stations**

Date	Proposal Valid Until
2-23-2022	3-5-2022

Bill To

Ship To
Pia 94 Lovers Lane Groton, MA 01450

Description	Delivery Date	Removal Date	Frequency of Service	Billing Cycle
1 Construction Standard Toilet	6-13-2022		1x/week	28 Days

Order Details and Charges

Standard Rate (per unit): \$275.00

Delivery Rate: \$50.00

Plus Applicable Taxes

**Terms of Service**

Automatic Charges and Proration

Rental fees will be charged automatically, as authorized at the time of purchase, to the credit card on file every billing cycle and/or when additional services are provided. Charges for partial months are not prorated.

Cancellation and Rescheduling

*Cancellation or Refusal:* You must provide a **minimum of 24-hour notice for cancellation**. If 24-hour notice is not given or the unit(s) are refused onsite, Zters will not provide a refund or credit. Same day deliveries are not eligible for a refund or credit.

*Rescheduling:* If your unit is scheduled to be delivered or picked up and the driver finds it to be blocked by any vehicles or other obstructions you will be charged a dry run fee at a minimum of \$150.00 dependent on site location. If your unit is blocked and unable to be serviced, additional charges will apply to reschedule a service.

Liability

*Liability:* Please note you are responsible for the unit while it is in your possession, including but not limited to theft, damage, destruction, vandalism, bodily injury, etc. Zters is not liable for the equipment or its use by any persons while equipment is in possession of the customer.

*Property damage:* Be aware that our trucks and containers are heavy equipment and we are not responsible for any damage to your pavement, slab, foundation, grass, landscaping, yard or any surface that our trucks and/or containers are placed on or driven on.

Phone #	Fax#	Email	WebSite
832-698-2203	832-698-2204	<a href="mailto:Shelby.B@zters.com">Shelby.B@zters.com</a>	<a href="http://www.zters.com">www.zters.com</a>

**PROPOSAL**  
**S & M Farms Inc.**  
**419 Ashby West Road**  
**Fitchburg, Ma 01420**  
**Tele: 978-345-0565**  
**Fax: 978-665-9625**

**PROPOSAL SUBMITTED TO:** Groton Country Club

**DATE OF PROPOSAL:** February 23, 2022

**TERMS OF PROPOSAL:** NET 15 DAYS

**PROJECT NAME:** Groton Country Club

Silt fence will be trenched 6" and supported by 1"x1"x4' hardwood stakes at 8' o.c. Silt fence will be securely attached to stakes with ½" staples. Fence will be backfilled and compacted into trench. BIODEGRADABLE Straw wattles (9") will be placed tightly together on existing grade and staked with 1"x1" hardwood stakes at 4' o.c. and at the ends of each wattle. All supplied and installed for \$5.80/ft.

Frost and Snow Removal will result in an additional charge.

This is a prevailing wage job.

Plus Mass State Sales Tax where applicable.

Billing will be done on actual linear feet of silt fence and wattle installed.

Proposal based off a typical installation of product – no erosion control plans provided.

Acceptance of Proposal - The above prices, specification and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

NOTE: All overdue invoices 60 days past due will be subject to a finance charge of a 1.5% interest rate each month. If not paid and court and lawyer fees are incurred then you will be responsible for all fees. No retainage is to be held.

Date of Acceptance: \_\_\_\_\_ Signature: \_\_\_\_\_

# Physio-Control LIFEPAK® CR2 AED School & Community Value Package

Part #: SVP-CR2US-B

**Your Price: \$2,090.00**







# Community Preservation Coalition

*Preserving our past. Building our future.*

[Home >>](#)

[CPA Success Stories](#)

## Massachusetts Has Pickleball Fever... and CPA is the Cure!

POSTED ON: MAY 21, 2019 - 10:23AM



Keeping up with the latest trends isn't easy, and it can be especially difficult for

municipalities with limited resources. While residents are ready and willing to jump into the latest craze, municipalities can often struggle to quickly implement changes and meet the needs of the community. Pickleball is a recent example of this trend, and it's taking the outdoor recreation world by storm. This quirky sport has been sweeping the state and has become wildly popular in all parts of Massachusetts. The good news for all of these new pickleball fans is that CPA funds have enabled communities to bring this all-ages sport to their residents by building new pickleball specific courts (as Randolph has done) or by adapting existing basketball and tennis courts to accommodate for this pastime.



So

what is Pickleball anyway?

While many have only heard of it in the last few years, it's actually been around since the late 1960's—the first tournament was held in 1976 and the first rule book for the game was published in 1984. The USAPA (USA Pickleball Association) defines pickleball as a paddle sport that combines elements of tennis, badminton, and ping-pong, and it's easy to see why it's been exploding in popularity. It can be played indoors or outdoors, as doubles or singles, and is suitable for all ages and skill levels. That's a pretty wide appeal! Randolph is a perfect example of how CPA funding can help municipalities keep up with latest trends in recreation. The local pickleball group in the town grew from 3 players to 50 in just the last two years, and continues to expand. Despite its rapidly growing popularity, there were no dedicated spaces for the game to be practiced or played. Players were using basketball courts at the town's Intergenerational Community Center as makeshift indoor courts, and when the weather permitted, they would have to work around other programs at Belcher Park to play outside. But in early 2018, the town requested \$50,000 in CPA funds



to construct 3 new outdoor courts specifically for pickleball at the Randolph Intergenerational Community Center (RICC). The project was approved in June of 2018, and will be ready for players in summer 2019.



It's no wonder communities are spending their CPA recreation dollars on this sport—it has broad appeal as a social activity that's easy to learn and play if you're 16 years old or 60 years old. Communities can build pickleball specific courts or even modify existing basketball or tennis courts, and CPA funds have done both. In just the last few years, 16 communities have now appropriated funds for pickleball, including Abington, Agawam, Belchertown, Belmont, Boxford, Chatham, Eastham, Easthampton, Marshfield, Mashpee, Nantucket, Randolph, Sandwich, Sudbury, Wellfleet, Westford, and Yarmouth. Will your community be the next to catch pickleball fever?

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20. Letters of Support:



Groton Community Preservation Committee  
Town Hall  
173 Main Street  
Groton  
MA 01450

February 18, 2022

Dear Committee Members,

As a member of Friends of Groton Pickleball and Executive Director at Grotonwood Camp, I am writing in support of the proposed dedicated pickleball courts at the Groton Country Club.

**Anyone, at any age, can learn and play pickleball.** Pickleball supports socialization, strength of community and physical well-being in the way no other sport has been able to achieve.

**There is a great demand for more outdoor places to play.** Throughout COVID and the winter Grotonwood invited local residents to play pickleball in our gym and during that time spaces filled up weeks in advance. It was great to offer a place for people to play. I also personally know people who have scraped away ice and snow to play outdoors in Littleton and Westford when indoor space was unavailable.

**Groton has the unique opportunity to be the first and take advantage of this growing market where demand massively outstrips supply.** (Pickleball is the fastest growing sport in America, and has been for the last two years). Currently the nearest dedicated and marked for pickleball only courts are at least an hours drive away. Players will come from surrounding towns and further to play, adding the extra benefit of supporting local restaurants and small businesses.

I am available for any questions at 978 448 5763 or [daniel@grotonwood.org](mailto:daniel@grotonwood.org) or address below.

Yours sincerely

A handwritten signature in black ink, appearing to be "Daniel", written over a light blue horizontal line.

Daniel Everitt  
Executive Director

---

167 Prescott Street, Groton, MA 01450  
Tel: (978) 448-5763 Fax: (978) 225-2745

Groton  
February 23, 2022

To Whom it may Concern:

Again this year we enthusiastically support the proposed construction of the pickleball courts, tennis and basketball court at the Groton Country Club.

Please also look at the support letter we wrote last year (attached below).

The connections, the sheer delight of this sport brings joy and camaraderie to us and dozens of others with whom we play pickleball. Although we have lived in Groton for nearly 45 years, active in town and organizations, we're developing friendships with Groton residents we never met before.

Our experience in this sport is with folks who have so much fun playing that it doesn't matter too much who wins. There is a welcoming esprit, and a light-hearted bantering encouragement that seems to arise naturally with the game. So it's a great community connector. But families, too! As grandparents, ourselves, we can assert from experience that grandparents can play with their kids and grandkids, and others who are interested in participating -- everybody enjoying it.

Clearly, this enthusiasm is widespread. Pickleball is, for the second year, the fastest growing sport in this country, about 40% growth in two years. It's easy for us to see why. It is healthy, easy to get started, having fun the first time. Equipment is relatively affordable (shoes and paddle). It can be played very competitively, too for those who like that.

We urge those town officials who represent us and all the other Groton residents to support this town-friendly, family-friendly, friend-friendly initiative.

Sincerely,

Bob and Sue Lotz  
Groton Residents

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Previous Letter

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Groton  
February 15, 2021

To Whom it may Concern:

If you have never played pickleball, we urge you to read an article or two (one link attached), or better yet, watch local enthusiasts play, and talk with them, before you begin to develop an opinion about the proposal for courts at the Groton Country Club.

Why? The exponential popularity of pickleball is too new. Most people really don't have a feeling for this sport the way they might for tennis, say. If you could sit for ten minutes next to an active game, for example, alongside Groton seniors who (in pre-Covid winters) play indoors at the Twomey Center, you would catch their warm support, their laughter, their camaraderie (also learn the limited number of courts indoors and outdoors in our town.)

The Groton Council on Aging held its first pickleball organizational meeting January 22, 2018. About a dozen or maybe twenty folks showed interest. Only two or three of us had played before. By June, two years later, even with COVID, the COA pickleball list had grown to 48. Nearly all but those first few were new to the sport. This COA Pickleball has been a great mixer of seniors from around town, from different professions, interests, backgrounds – a community-building activity, healthy in body and spirit. And seniors are only a fraction of the current and potential players in Groton. Prescott School Community Center has one indoor court that has been busy for the last two years with players of all ages.

Especially if you sit on a town committee and will express an opinion on this proposal, we respectfully request you to talk with pickleball players, seniors or not. Seek to understand why and how this healthy, community-oriented sport has captivated so many of us, and why it will attract and hold so many more in all age groups in the coming years. You may well conclude, as we do, that this proposal is well worthwhile for the benefits to individuals and to Groton as a community.

Sincerely,

Bob and Sue Lotz  
Groton Residents

<https://www.moaa.org/content/publications-and-media/news-articles/2020-news-articles/pickleball-passion-why-some-military-retirees-are-drawn-to-this-growing-game/>

Dear Groton Community Preservation Committee,



I am writing in support of converting the old, unmaintained tennis courts at the Groton Country Club into a vibrant recreational facility with new pickleball courts. Pickleball is the fastest growing sport in America for a good reason. It requires very little equipment, and is a sport for everyone that brings generations together in a game that is fun, easy to learn, social and gets people outside. If you build this, people will use it. There is such a demand for dedicated, quality outdoor courts and Groton has an amazing opportunity to build them and serve the outdoor, recreational needs of the community in a new way.

I have played pickleball for four years, have taught many people of all ages the game, and love it so much that my husband and I painted court lines on our driveway during the height of the pandemic. On Friday nights and Sunday mornings year round, weather permitting, we enjoyed social games with friends on the driveway court during a time when there was little else to do.

During the winter months we play indoors at MillWorks in Westford and at the Grotonwood Camp gym and during the summer at the Greystone courts in Westford near the Tyngsborough town line. I play approximately 3 times per week and would be so happy to have outdoor courts 5 minutes from home vs. 20.

Pickleball has been beneficial to both my physical and mental well being and I cannot emphasize enough how building these courts will benefit the people of Groton and offer them an opportunity to get outside and play!

Sincerely,

Kristen von Campe  
29 Worthen Drive  
Groton, MA 01450

February 23, 2022

Groton Community Preservation Committee  
c/o Town of Groton  
173 Main St  
Groton, MA 01450

Dear Groton Community Preservation Committee,

I am writing in strong support of having pickleball courts in Groton. I took up the sport about two years ago, with my first lessons being at Prescott Community Center during the winter. When the warm weather came, the only place I could find to play outdoors was in Littleton or Westford. Both places are always full, and I have no doubt that if Groton had pickleball courts, they would always be full as well. The demand out there is very high. I currently play one night a week at Prescott, one night a week at Grotonwood, and two days a week at Tyngsboro Sports Center. It would be wonderful to have a place to play outdoors that is local, where we can meet and interact with more Groton residents.

Pickleball is one of the fastest growing sports, and the best part is it appeals to **ALL AGES**. I often play with mixed age groups – I love it when teens mix in with the adults, it is a great way to make connections across the generations. I also love my two days per week playing with a Seniors group (mostly 70+) that have so much fun and share some great stories. I would not have met these wonderful people were it not for pickleball providing us the opportunity to interact on a regular basis. I have met a lot of people through playing pickleball, and believe it would be a fantastic community building opportunity for Groton. It is the kind of game that can be fun and casual or very competitive, allowing for pretty much anyone who is interested a chance to get out there and enjoy it at their pace. There are many people in town that play and currently have to go to other towns to find courts. It makes so much sense to bring our residents together, in our town, to spend time together outside having fun and getting healthy! Pickleball courts also have the potential to be a great revenue source with the growing popularity of the game and the need for more places to play. Many people I know, including myself, rent courts for lessons in addition to large and small group play. Please feel free to contact me if you have any questions or need additional information.

Thank you for considering this fantastic project and opportunity for Groton.

Sincerely,

Ann Wortman  
79 Hill Rd. Groton  
jawortman@verizon.net

Penny Schindler

Tuesday, Feb 22, 3:15 PM



> To: Sue Adams

Groton Community Preservation Committee  
c/o Town of Groton  
173 Main Street  
Groton, MA 01450

To whom it may concern:

Please provide pickleball courts so that we as residents can play pickleball in our own town. I can't think of better way to help maintain the health and provide recreation to the people who live in our town.

Penny Schindler  
Peter Mollo-Christensen  
119 School House Road  
Groton, MA

--

Preservation Committee  
C/O Town of Groton, 173 Main Street, Groton, MA 01450

Dear Committee members,

I've lived in Groton for 17 years. I've been a tennis player for 38 years and a pickleball player for 2 years now. The sport is growing and in demand! So much fun! I am in full support of new pickleball courts in Groton. I have to drive 30 minutes away to find locations for this and also play on the weekends at my cottage in Maine during the warmer months. It improves my quality of life. I would like to get to play with my Groton neighbors as I believe it would improve our sense of community and a healthier lifestyle.

Best regards,  
Diane Landry  
114 Gratuity Rd  
Groton ma 01450



February 21, 2022 ¶

¶  
Groton Community Preservation Committee ¶  
% Town of Groton ¶  
173 Main St. ¶  
Groton, MA 01730 ¶

¶  
Dear Community Preservation Committee: ¶

¶  
I would like to express my full support of the proposed pickleball courts project at the site of the Groton Country Club tennis courts. This proposal is prepared by Sue Adams and the Friends of Groton Pickleball. ¶

¶  
I have learned to play pickleball from Sue and I love it. Sue has brought many players of all ages to enjoy the game, get some exercise and be able to socialize responsibly during the past year of Covid, no easy task! The current tennis courts' state of deterioration would be a perfect place for the pickleball courts. The residents of Groton and other local towns would immensely benefit from these courts, providing all ages local recreation as well as improvements in physical and mental health. Sue is a wonderful coach and makes sure everyone is included and has fun. These courts would be an asset to the town and turn neglected courts into a new and safe area that is sure to be popular providing Groton residents with a well-deserved additional recreational space. ¶

¶  
In closing, I fully support the pickleball court project and I'm thankful for Sue's efforts to improve the current deteriorating site. Although I'm a Dunstable resident, I am looking forward to spending many hours playing pickleball and enjoying some laughs while getting some essential exercise and health benefits. Thank you for your consideration and support of this project. ¶

¶  
Sincerely, ¶  
Teresa E. Atwood ¶  
285 Hall St. ¶  
Dunstable, MA 01827 ¶

Groton Community Preservation Committee  
C/O Town of Groton  
173 Main Street, Groton, MA 01450

I started playing pickleball a few years ago at our summer community. It's such a great sport. What I enjoy most is the ability for ALL to play. The pickleball games at our summer community (Summer Village - Westford) are great for socializing and exercise. We play with some as young as 18 and others in their 70's !

I've been a Groton resident since 1963 and was thrilled to hear that pickleball was now in Groton. I would ABSOLUTELY support this amazing social, heart health activity.

Rhonda Mullins  
46 Acorn Path, Groton, MA 01450

## Rich Peterson

141 Hill Rd, Groton, MA 01450  
978-448-0256 rich@richpeterson.org

Groton Community Preservation Committee  
C/O Town of Groton  
173 Main Street,  
Groton, MA 01450

**Subject: Pickleball Courts in Groton**

**To Whom It May Concern:**

I started playing pickleball 4 years ago (maybe 5), when Kathy Shelp started the program through the Groton Council on Aging. She did a fabulous job, buying a net, paddles, and balls, and having a class taught at Twomey Center by a pro from the Acton tennis club.

I played tennis a little when I was in college, ping-pong when I was a kid at home, and badminton during Summer vacations in New Hampshire, but had never heard the word pickleball before that. I found it very easy to learn the game, and quite addicting right from the start. I was on the track team in high school, and generally enjoyed individual, rather than team sports. SCUBA diving, wind surfing, rock climbing, skydiving, and horseback riding. I'm 71 years old now, and getting pretty stiff and sore; I see the chiropractor every week, and rarely ride my horse now lest I fall off for the 200<sup>th</sup> time. He's 25 years old now, which is equivalent to a human in their 70's, so we're both okay with not riding much.

But I find that I can play two hours of pickleball with little trouble; the hardest part is picking up the ball from the floor or ground, but I try to discourage the other players from helping me too often, and force myself to get down to the ball, even if it requires some time and grunting and groaning. It is exercise that I thoroughly enjoy; I've never been one for running or working out at a gym. I've had high blood pressure for years, a stroke 3 years ago, and an episode of AFib just before Christmas 2021 that sent me to the E.R. When I saw my cardiologist in January, he asked if I'd been exercising. When I told him that I hadn't been doing much, since the town had canceled pickleball because of the pandemic, he said "What the Hell is wrong with these people, pickleball isn't the kind of activity that's likely to spread the virus!"

Needless to say, I was thrilled on January 31 when we were allowed to resume pickleball at the Center on Mondays and Fridays, and at Twomey on Tuesdays and Thursdays. I had been sorely missing it! Starting in May, we hope to be able to resume GCOA play on the outdoor courts behind the Lost Lake Fire station. This is with the permission of fire chief Steele McCurdy. The courts there are in good condition, fenced in and laid out as a basketball court, on which I personally put adhesive lines to make two pickleball courts. As far as I know, these are the only outdoor pickleball courts in the town. And while the surface is in fairly good condition, the space isn't really quite big enough, as there's not enough of a buffer zone around the outside of the courts. When that space was closed by the town for the pandemic, I laid out a court in the parking lot of the Center, and we used it for some time, although the asphalt surface was far from ideal for pickleball.

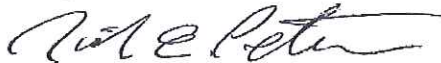
At the time that we first started playing at the Lost Lake Fire Station, we looked around for other sites, and the only

other one considered was the tennis courts at the Groton Country Club. But the surface there was in such horrible condition that we quickly eliminated it. Although pickleball courts are smaller than tennis courts (same size as a badminton court), there wasn't any area sufficiently free from cracks and potholes that was large enough for even a single court.

If the surface were playable, the tennis courts at the Country Club would be ideal for several pickleball courts. I believe that the plan drawn up by Sue Adams provided for 8 courts in that space, spaced out appropriately for play. I'm afraid living on Social Security these days, but if I had money I'd gladly contribute to constructing pickleball courts there.

I'd also like to say that while my experience with pickleball is primarily limited to old folks like me, because we use the Council on Aging equipment, it is by no means just for seniors. On occasion, we have had children and grandchildren join us -- and the team with the youngsters on it did not always win. And when I was working on the lines for the courts at Lost Lake and also at the Center, I've had kids on skateboards and with basketballs stop to ask what I was doing. When I told them it was for pickleball courts, they knew what I was talking about, and said it was fun. Also, we store the equipment at Twomey Center during the school year, and one year we had a bit of a problem because some soccer players (probably in their 30's) had been using the equipment when they had signed up for evening times, but hadn't been putting it back in its storage bags properly.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rich Peterson".

Rich Peterson



Hey, my name is James Sheridan. I've been playing Pickleball for about 3 and a half years. I think it's a great idea to have new Pickleball courts in Groton. I play 4 or 5 times a week for about 3 hours a session. I'd play more but this whole job/work week thing gets in the way. It's great exercise and a lot of fun. It's also great as a social thing as you might play with 15-30 different people over that one session so it's great for quality of life. I started playing indoors at the Tyngsboro Sports Center and then took it outside to Greystone Park in Westford MA. Currently, I'm playing at the Mill Works in Westford MA due to the colder weather that New England brings. We did play outside at Greystone Park in Westford from April into November though. I've also played in Nashua, NH at courts like Groton is planning that were Pickleball only and had permanent nets. Mashpee on the Cape has the same set up and is a great place to enjoy the sport.

Pickleball is the fastest growing sport in New England, the USA, and the world. It just recently started being covered on cable television which I think will add to its expansion. I believe these new courts will be a boon to Groton as well as the surrounding area. If you want to learn how to play hit me up at Greystone Park in Westford where you can find me every weekend of the spring, summer, and fall.

James Sheridan

To the Groton Community Preservation Commission:

Dear Commission,

Please consider the Community Benefits offered by Pickleball. I'm part of a group of women who play 2-3 times per week. During the winter, we play indoors in the gym at the Prescott School Community Center. During the nicer weather and warmer temperatures, we're fortunate to be able to play at the Lost Lake Fire Station. However, there is more demand than there are courts available locally.

Pickleball is a wonderfully inclusive social outlet, good for all players' physical, mental and emotional health. Pickleballers are a supportive, social bunch, no matter anyone's skill level. We love playing together, and it would be fabulous to have more courts available to us for more play time. There is a lot demand for courts, and newer players have to travel to other towns to play because the locally available courts are occupied a good amount of time.

I have supported the effort to convert some of the tennis courts at the Country Club into Pickleball Courts - by both writing a check personally and from my business account. These courts will create a win-win situation by converting little-used existing courts into PB courts buzzing with activity - much-needed outdoor space for local residents to exercise, socialize and build community.

Many thanks and warm regards,

Ursula Flury  
23 Nate Nutting Road  
Groton  
978.697.1519  
[ursula.flury@gmail.com](mailto:ursula.flury@gmail.com)

21. Additional information:

Pickleball in the [news](#):

## Pickleball: the star-backed sport with a shot at the Olympics

A growing list of celebrity fans is fuelling the fastest-growing game in America. Just don't believe that it's named after a dog



## Pickleball For All: The Cross-Generational Power Of Play

October 19, 2017 · 10:00 AM ET

INGFEI CHEN







TODAY  
TODAY anchors try pickleball

Pickleball, a sort of cross between tennis, ping-pong and badminton,



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# Physical and Mental Benefits of Pickleball, With Fun Besides

Playing this trending game is a friendly antidote to pandemic-related boredom.

Posted December 7, 2021 |  Reviewed by Michelle Quirk



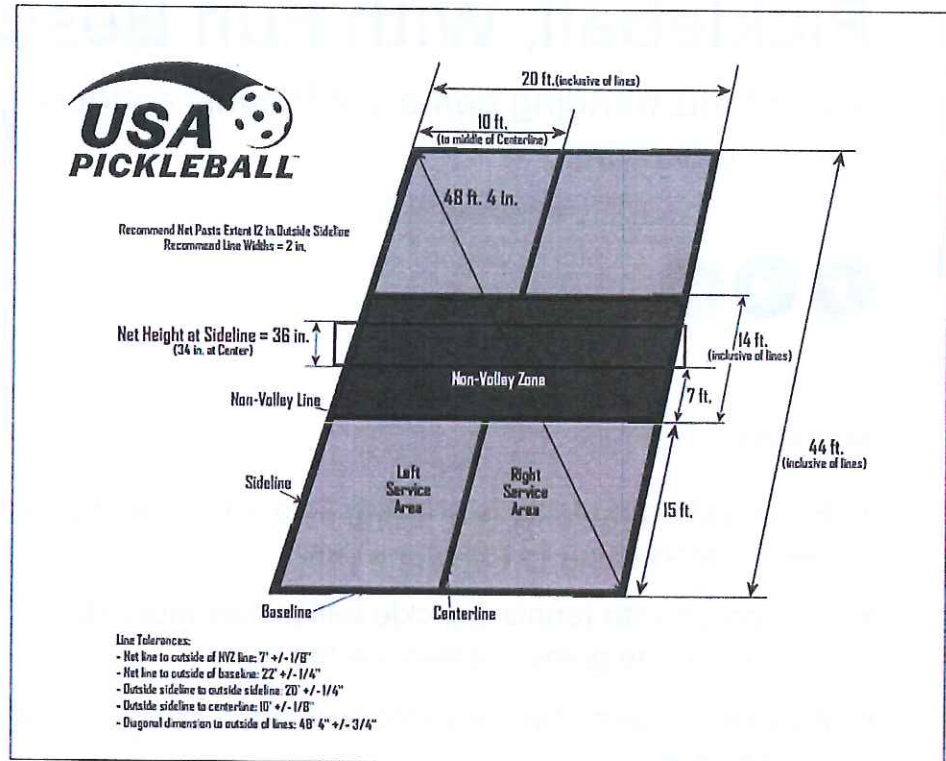
## KEY POINTS

- Pickleball's popularity is growing across the country, with the number of players increasing 12 percent a year.
- Compared with tennis, a pickle ball moves more slowly, and the court is smaller, so the game is easier on the body.
- Pickleball offers physical exercise, mental exercise, and a likely mental health boost.

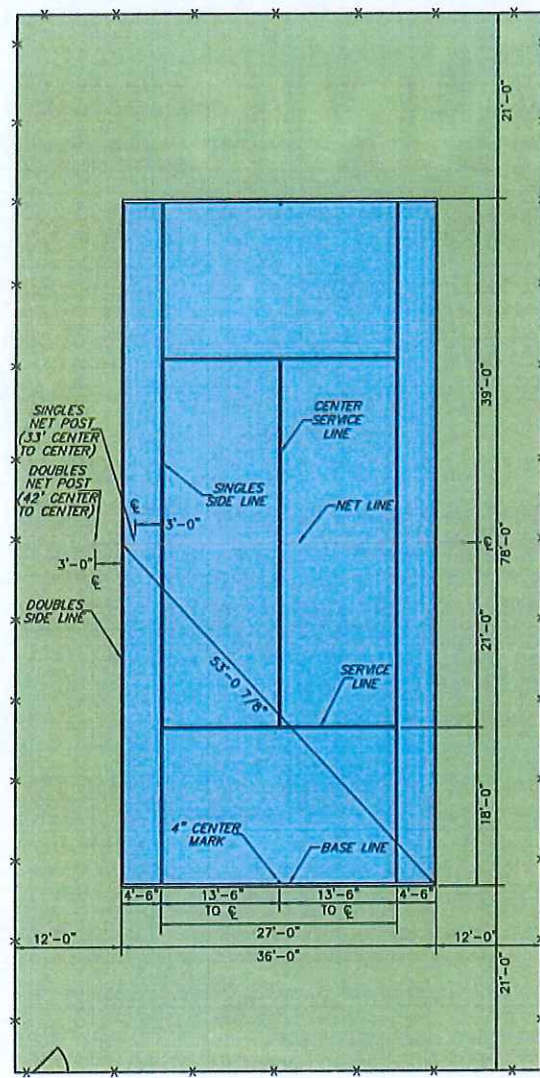
The fastest-growing sport in America, with more than 3 million players, is played by hitting a hollow plastic wiffleball punctuated by holes with a hard-surfaced paddle over a short net on a smallish court. It has the odd name of

Article from 12/7/21 Psychology Today Online Publication

Diagram of USA Pickleball Court Dimensions







78 FOOT COURT

NOTES:

1. ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF THE PLAYING LINES, WITH THE EXCEPTION OF THE CENTER LINES WHICH ARE MEASURED OUT TO CENTER.
2. THE CENTER SERVICE LINE AND CENTER MARKS SHALL BE 2 INCHES WIDE. OTHER LINES SHALL BE BETWEEN 1" AND 2" WIDE, EXCEPT THE BASE LINES MAY BE UP TO 4 INCHES WIDE.

78 FOOT TENNIS

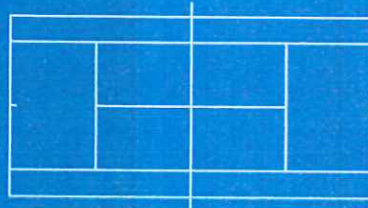
TYPICAL STRIPING PLAN

NOVEMBER 4, 2010



# TOP 10 REASONS TO PLAY TENNIS

## THE SPORT FOR A LIFETIME



### YOUR BODY

#### GET FIT

Lose Weight, Burn Calories  
An hour of singles play can  
burn 580-870 calories.

According to Oja, et al, Brit J Sports Med, 2016

#### LIVE LONGER

Playing just 3 hours per week  
will reduce your risk of  
heart disease 56%.

According to a 2016 Harvard University study

#### STRENGTHEN HEART, MUSCLES, AND BONES

Compared to other sports,  
tennis players have the lowest  
incidence of cardiovascular  
disease.

40-year study conducted by Johns Hopkins University

#### DEVELOP HAND-EYE COORDINATION

Playing tennis involved several  
skills that all contribute to good  
hand-eye coordination. You can  
improve your agility, balance,  
coordination, reaction time and  
more.



### YOUR LIFE

#### ENJOY FAMILY AND FRIENDS

Great for the whole family, no  
matter what your age. With  
minimal equipment needed and  
plenty of courts nearby, it's easy  
to bring a friend or find one on  
the courts.

#### DEVELOP TEAMWORK AND SPORTSMANSHIP

From doubles play to team and  
league play, tennis develops  
your ability to communicate and  
work together.

#### IMPROVE SOCIAL SKILLS

Tennis outperforms all other  
sports in developing positive  
personality characteristics.

According to a study by Dr. Jim Gavin at Concordia University



### YOUR BRAIN

#### REDUCE STRESS

Tennis helps you deal with  
physical, mental, social, and  
emotional challenges, and  
increases your capacity to deal  
with stress.

#### INCREASE BRAIN POWER

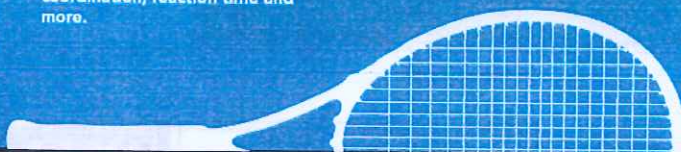
From alertness to tactical  
thinking, tennis enhances the  
neural connections in your brain.  
Kids who play tennis regularly  
get better grades.

According to a 2013 USTA study

#### LEARN TO SOLVE PROBLEMS

Tennis is a sport that is based on  
evaluating angles, geometry and  
physics to get the best result,  
which translates into better  
problem-solving off the court.

In the late 1990s, several experts  
proposed that tennis, since it requires  
alertness and tactical thinking, may  
generate new connections between  
nerves in the brain and promote a  
lifetime of continuing brain  
development. This was supported in  
John Ratey's book "Spark." Ratey was  
quoted in USA Today as saying, "A  
heart-thumping game of tennis can keep  
the brain in top shape."



## Tennis is FUN! Get started TODAY!

Let TENNIS add years to your life — and life to your years!  
Go to [USTA.com](http://USTA.com) to find a place to play!

**USTA**





Suncast

5 ft. 10.5 in. x 3 ft. 8.25 in. x 6 ft. 5.5 in. XL Vertical Storage Shed

★★★★★ (401) Questions & Answers (110)

6.5k

**\$549<sup>00</sup>**

**\$92.00 /mo\*** suggest  
Now



- 106 cu. ft. of dry storage v
- Ideal for small trash cans,
- Padlock hasp and upper e
- View More Details

#### How to Get It

**Buy in Store**  
Limited stock at  
Somerville  
Check [Nearby Stores](#)



Master Lock  
Chain with Outdoor Padlock with Key

★★★★★ (38) Questions & Answers (6)

193

\$12<sup>86</sup>

- Best used for l
- Welded steel fr
- Two keys inclu
- [View More Det](#)

How to Get It

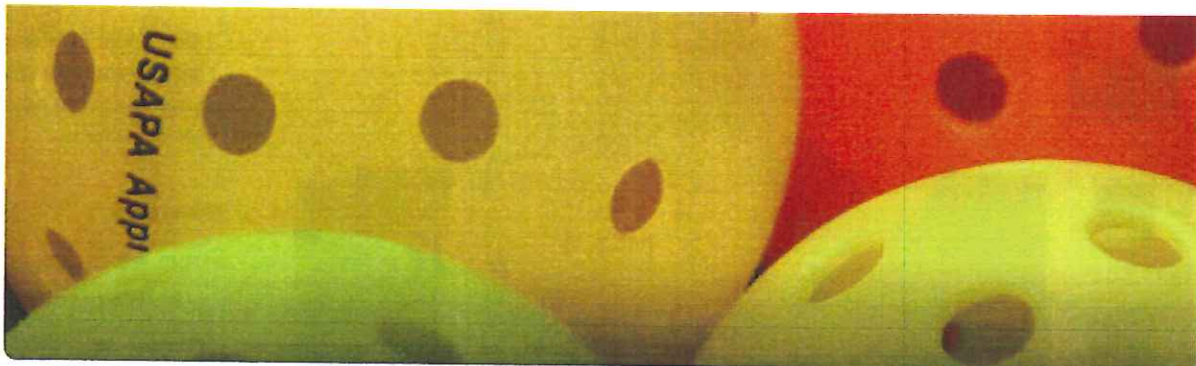


Ship to Store  
Pickup  
Mar 1 - Mar  
**FREE**

We'll send up to 7  
[Change Store](#)



- 1 +



**Friends of Groton Pickleball, Inc.**

Public group · 207 members

## 22. Management Plan:

### 1.Cash Flow Management:

**Annual Anticipated Income: Total income: \$14,700.00**

2022: Projected Revenue Pickleball memberships:

- 100 (Residents) join \$60= \$6000
- 50 Families (Residents) join \$90= \$4500
- Total Income =\$10,500

One tournament in the fall @ \$60 each participant x 70 participants= \$4,200

**Total expenses: Total: \$4,275.00**

- Purchase shed= \$549.00
- Squeegee/roller x 4=\$120 each x 4= \$480
- Broom=\$21 per year
- Padlock/chain=\$25

Leaf cleaning/ debris= \$200 per year

Court resurfacing: standard cycle is 8 years so therefore GCC will take \$3,000 and earmark to the GCC Gift Fund to have the necessary money available when needed.

This will be all managed by the Groton Country Club and all income flows through the Groton Country Club, financial statements and bank accounts.

### 2.Maintenance of courts and expenses:

- i. Courts will be locked every night by a staff member at the Groton Country Club. The courts will be unlocked by a Groton Country Club staff member at the beginning of the day. If any Friends of Groton Pickleball, Inc. members are playing on court after sunset, the players last leaving the court will lock the courts.
- ii. Any debris (fall/ leaves; storms/ branches) on the court will be removed by the staff of the Groton Country Club and will be the responsibility of the Groton Country Club.
- iii. Trash will be a carry in/ carry out system. All players will do their part to keep the space clean.
- iv. If there were issues with repeated vandalism or theft, the addition of security cameras will be researched/ purchased. The courts will be locked throughout the winter and will be unlocked in April.
- v. Court maintenance supply costs: Squeegee – Year 1= \$120 each, 4 per year = \$480. Year 2+=replacement rollers at \$60.00 each x 4= \$240 / Average **\$360 per year** these prices were based on 2021 pricing.
- vi. Court maintenance supply costs: Broom – 1 Broom needed to clear any small debris. Cost \$63.00 every 3 years **Average \$21.00 per year**
- vii. Court maintenance supply costs: Net repair – As needed, from past experience very little maintenance needed, **\$25.00 for parts per year.**
- viii. Court maintenance supply costs: Fence repairs – Mother nature mishaps, in the past 7 years since GM, Shawn Campbell, stated there has been no need for chain link fence repair. Replacement of a section of fence would **cost approximately \$225 per year.**

- ix. Court maintenance supply costs: Leaf clearing/debris – Pre-season & post season, clearing of leaves by Groton Country Club maintenance staff, 2 people, 2 hours each at \$25.00 per hour **yearly total = \$200.**
- x. Court maintenance supply costs: Washing of courts – N/A.
- xi. Line repainting – Is accomplished when court resurfacing is done.
- xii. Scheduling of courts – TBD
- xiii. Registration of lessons/ hiring staff and all that pertains to pickleball scheduling will be administered by Shawn Campbell, GM, at the Groton Country Club.
- xiv. Court maintenance supply costs: Court resurfacing – The standard cycle for sport surfaces to be resurfaced is 8 years. The contractor will make an annual inspection in the spring each year to evaluate the condition of the facility. Cost for resurfacing is an average of \$6,000 per tennis court, total \$24,000 estimated average costs, **\$3,000 per year, to be earmarked yearly to the Groton Country Club Gift Fund.**
- xv. **Total yearly expense = \$3,831.00 plus any instructor teaching percentages**
  - a. Signup done online or by calling proshop.  
Shawn has a system that all players will use. Create signs that state “Non marking tennis shoes only” and signs indicating “No skateboarding, no rollerblading or bicycle use on these court surfaces”.
  - . Snow shoveling is not allowed on the courts. Only those hired by Shawn Campbell will be allowed to perform maintenance on these courts.
  - b. Ribbon cutting ceremony will be held when the courts are completed. All are welcome.





**TOWN OF GROTON**

173 Main Street  
Groton, MA 01450  
978.448.1140

**Community Preservation Committee**

Richard Hewitt, Chair – at large  
Anna Eliot – Parks Comm.  
Russell Burke – Planning Board  
Bruce Easom – Conservation Comm.  
Robert DeGroot – Historical Comm.  
Daniel Emerson – Housing Auth.  
Carolyn Perkins – at large

February 15, 2022

Friends of Groton Pickleball, Inc.  
Attn: Susan Adams  
20 Wintergreen Lane  
Groton, MA 01450

**Subject: FY2023-11 GROTON COUNTRY CLUB RECREATION COURTS PROJECT**

Dear Ms. Adams:

At the Community Preservation Committee Public Hearing held on Monday, January 24, 2022, the Committee offered the following feedback regarding the above-mentioned proposed CPA project:

- Please include details outlining cash flow and cash management system in the final proposal.
- Please provide a detailed management plan (i.e., timeline, who will be supervising each part of the process, any additional costs as applicable etc.).
- Please consider contacting the Groton Department of Public Works (DPW) regarding the current condition(s) of the parking lot at the site and whether any action can be taken to help alleviate the parking situation there as well as if the DPW can assist with decreasing project labor costs as applicable, such as handling removal of construction debris etc.
- Please include Letters of Support with the final draft.
- The CPC prefers that applications be submitted in PDF format; however, it is not required.

Please remember that the deadline to submit final proposals is **by 4:00 p.m. next Thursday, February 24, 2022.**

Warm Regards,

Sammie Kul  
Administrative Assistant  
Groton Community Preservation Committee

cc: File

978.448.1140

communitypreservation@grotonma.gov

Response to CPC public hearing comments/questions:

Cash management

Omni Properties LLC will review all final contracts. They will also perform the field inspections and if necessary, provide progress reports. Any disbursement of funds will be signed off by GPR and Omni Properties LLC. Each of these companies has more than 30 years of experience managing projects of this size and larger.

DPW

Tom Delaney, DPW was contacted, and we had the discussion regarding any assistance he could provide with the courts project at the Groton Country Club. Unfortunately, due to the volume of work that he needs to accomplish this summer, the DPW will be unable to assist.

GPR and Omni Properties LLC is including their services free of charge.

3.Courts (Management):

Groton Country Club Pickleball Courts  
2022 Management Plan  
By Shawn Campbell

1. Courts will be managed by the Groton Country Club staff.
2. The hours of operation will match the hours of operation of the golf course.
3. Gates will be unlocked and locked daily by the GCC Staff.
4. Operating Hours: a. April, 9:00AM-6:00PM Weekdays  
b. April, 8:00AM-6:00PM Weekends  
c. May-August: 8:00AM-7:00PM Weekdays\*  
d. May-August: 7:00AM-7:00PM Weekends\*  
e. September- Columbus Day (in 2022, October 10): 8:00AM-6:00PM Weekdays  
f. September- Columbus Day (in 2022, October 10): 7:00AM-6:00PM Weekends  
g. October 11-November 6 (Daylight savings ends): 8:30AM-5:00PM Weekdays  
h. October 11-November 6 (Daylight savings ends): 8:00AM-5:00PM Weekends
5. Membership Costs: a. Memberships will be available on a full season basis (April-October), pro-rated if needed.  
b. Pickleball is included in the FULL membership.
  - c. Pickleball ONLY Membership: i. Single resident: \$60  
ii. Single non-resident: \$66  
iii. Family resident: \$90  
iv. Family non-resident: \$99  
— v. Memberships are not required to use the courts. \$3 fee per player for nonmembers based on a 1.5 hr. reservation. Fees paid at golf shop.  
— vi. Paddles and balls available for rent at golf shop for a nominal fee.  
—

6. The reservation system (<https://www.picktime.com/GCCPickleball>) will be available online as well as over the phone to reserve courts for play or to sign up for other court events.
7. Courts will be cleaned by the GCC staff.
8. GCC Summer Camp will use the courts as part of the Summer Camp Programming from 1:00PM-3:00PM weekdays exclusively from Mid-June through Mid-August.
9. Court repairs and overall general maintenance expenses will be paid for through the GCC budget.
10. Security cameras may be installed in the future if the need arises.

\*courts may be locked by Friends of Groton Pickleball, Inc.

21. Additional Information: (Too large to submit in sequential order)

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Bk: 78387 Pg: 515

## Middlesex South Registry of Deeds

### Electronically Recorded Document

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#### Recording Information

Document Number	: 173548
Document Type	: ORD
Recorded Date	: August 02, 2021
Recorded Time	: 02:29:35 PM
Recorded Book and Page	: 78387 / 515
Number of Pages(including cover sheet)	: 18
Receipt Number	: 2698085
Recording Fee	: \$105.00

Middlesex South Registry of Deeds  
Maria C. Curtatone, Register  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)





**TOWN OF GROTON**  
Groton Conservation Commission

173 Main Street  
Groton, MA 01450-1237  
(978) 448-1106  
Fax: 978-448-1113  
e-mail: ngualco@townofgroton.org

July 14, 2021

Town of Groton  
Groton Country Club  
94 Lovers Lane  
Groton, MA 1450

RE: Order of Conditions – for the conversion of athletic courts at 94 Lovers Lane,  
(Groton Assessor's Parcel 115-33), **MassDEP#169-1218**.

The Groton Conservation Commission voted to issue the enclosed original Order of Conditions at its regular meeting on July 13, 2021. The entire Order must be at the Middlesex Registry of Deeds prior to the start of work.

Proof of recording of the Order must be provided to the Commission before any work can begin. You may use Page 10 of the Order for this purpose. The Middlesex South Registry of Deeds is located at 208 Cambridge St., PO Box 68, E. Cambridge, MA 02141. Their telephone number is 617-679-6300. In addition, the Acknowledgment Form at the end of the Bylaw Special Conditions (last page of the Order) should be signed by you, as the applicant, and any contractors working on the project, and returned to the Commission.

As required by Special Conditions # 21 & 25, prior to construction an on-site meeting with myself and the applicant and/or their agent will occur where I will inspect the erosion controls and overall condition of the work site.

As noted on Page 9 of the Order of Conditions, there is a ten-day appeal period. Please contact me if you have any questions about the Order.

Sincerely yours,

Nikolis Gualco  
Conservation Administrator

Enclosure

cc: DEP Central Region Office (sent electronically)