

Final

CPA Project Application Form

[CPC Use Only: Date Received 2-21-24 By: Katie Berry
Assigned CPC #2025- 02]

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 Mahoney First Brenden
Organization(s) (if appropriate) Groton Park Commission

b.) Regional Project: Yes ? or No? If Yes, Town/Organization:
No

2. Submission Date: 1/29/2024

3. Applicant Address: St. 47 Hoyts Wharf Rd
City/ State: Groton, MA ZIP: 01450

4. Ph. # 617-821-4000 Email: brenden@ablelandscapers.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: Park Commission

7. Project Location/Address: 599 Cow Pond Brook Rd Groton, MA 01450 (Cow Pond Fields Area)

8. Project Name: Cow Pond Play Fields Concept Design

9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	Town of Groton MA	173 Main St, Groton, MA	978-732-1893	parks@grotonma.gov
Project Manager	Jeff Ohringer	157 Whitman Rd Groton, MA	978-621-3374	gdsoccer@verizon.net
Lead Architect				
Project Contractor	LandTech- Matt Waterman	515 Groton Rd Westford, MA	978-692-6100	mwaterman@landtechinc.com
Project Consultants				
Other:				
Other				

10. As appropriate, indicate if proposal requires P&S agreement Deed
Option agreement Other-describe: N/A

11. a.) Assessor info. (map/ block/ lot id.(s)): 248-40, 249-57, 248-39, 249-51 b.) Tax classification type: Municipal Owned

12. Permits required: Zoning: no Historic Preservation: no Other:

13. Historic Commission Approval signoff (when required): n/a Date:

14 a.) Project cost \$ 30,000.00 : Estimate Professional quote b.) Requested from CPC: \$30,000.00 c.) Committed from other source: \$ If applicable: annual anticipated total income: \$ Annual anticipated total expense: \$ Anticipated net income (loss): \$ Name of Estimator name/company:

15. CCP Objectives - use codes from **Section 5 of Community Preservation Plan** to indicate all that apply: GCPP 53 & Groton PSRP

16. Project Timelines: Proposed Start Date: 7/1/2024 Projected Complete Date: 5/1/2025

17. Estimated Delivery Date of Completion Report to CPC: 5/1/2025

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

The Cow Pond Play Fields Concept Design project will create a master plan for the large area owned by the Town of Groton, between Cow Pond Rd and Hoyts Wharf Rd. The fields are currently used by sports groups who have donated time and financial resources to assist in upkeep of the area. With funds from 2022-02 Feasibility Project, the Park Commission has applied to MEPA for a "site assessment" dated 10/21/22 and "Concept Plan C" dated 8/8/23, the plan being designed by LandTech. The Park Commission is currently engaged with the Conservation Commission to be part of the project, as they own parcel 39, within the scope of the master plan's design. The Park Commission's goal is to have a qualified recreational facilities designer work with public safety departments, and the state (MEPA), to design a facility at Cow Pond Play Fields that meets the growth and needs of the community of Groton. There is also a safety need to redesign traffic flow, as well as survey feedback from residents and users that are requesting a playground, walking track, and create an educational/ecological wetland area.

19. Feasibility: The Park Commission has had many successful CPA projects, including 2022-02 Field & Rec Feasibility, please see attached listing, with successful projects in other towns.

20. List of attachments: Site assessment dated 10/21/22, Concept Plan C-Site plan, Athletic fields dated 8/8/23 by LandTech Consultants. Support Letters by user groups, area maps, and prior CPA submissions dating back to 2014.

21. Additional Information: Vital infrastructure is in disrepair, there are also safety concerns for this area. A major housing development adjacent to this property is currently before the ZBA and the Affordable Housing Trust has a plan to develop a portion of the land across the street for affordable housing. The proximity to the transfer station creates a significant traffic concern, the commission will work to assess the needs of users as well as out of town visitors. The collaborative work will create many potential benefits for the town.

22. Management Plan: To coordinate with the Department of Public Works, Conservation Commission, user groups, and contractors to enhance the recreational facilities that currently exist at the Cow Pond Play Field area. Planning to engage in the Planning Board review process, work with the Conservation Commission and MEPA, as one parcel is under the Conservation Commission's ownership, as well as other interested parties and agencies such as the Affordable Housing Trust.

23. Applicant Signature:  Date: 2/21/2024

Co Applicant Signature: _____ Date: _____

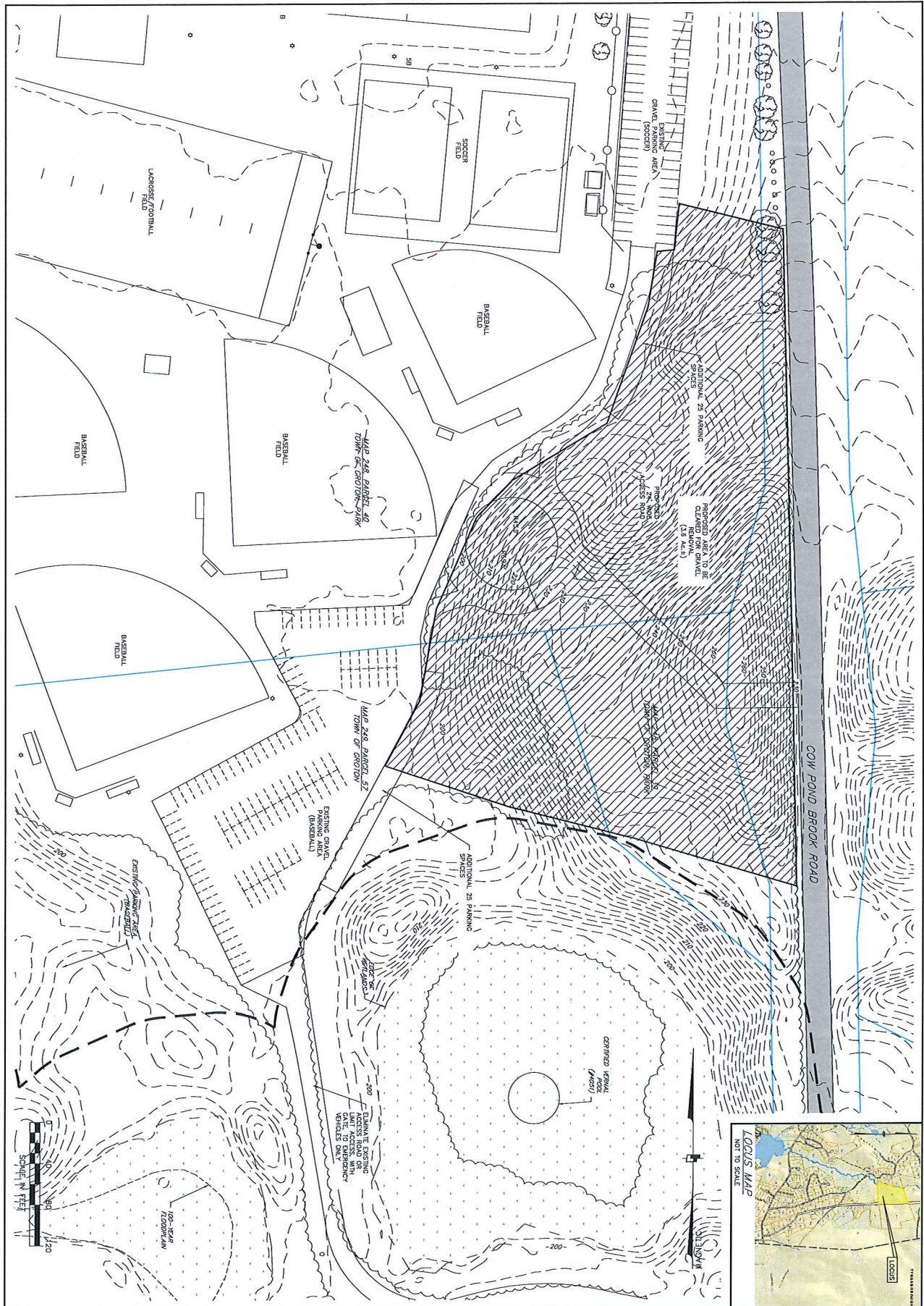
Co Applicant Signature: _____ Date: _____

2025-02 Cow Pond Play Fields Concept Design

Item 19, Feasibility Cont:

List of Park Commission CPA projects and Other Relative Town Projects

- 2016-04 Basketball Courts- completed
- 2021-07 Hazel Grove Infield Tower- completed
- 2022-02 Field and Recreation Feasibility Study- in progress
- 2024-04 Rebuild Major League Baseball Diamond- in progress
- 2024-05 Construct 2 Softball Diamonds- in progress
- Town of Westford Project ID 53183- Stony Brook Track and Athletic Courts Design- From the Undesignated Fund Balance for the Stony Brook Track and Athletic Courts Design project and any other related costs.
- Town of Westford Project ID 47555- WA Trustee Field Phase 2 Design- From undesignated fund balance for the engineering and architectural design services for the Westford Academy Trustee Field Phase 2 Design and any other related costs.



JOB NO.
21-105
DWG. NO.
XXXX
SHEET
1 OF 1



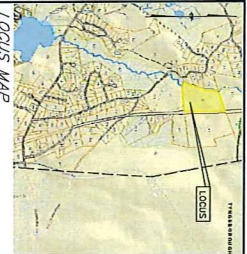
CONCEPT PLAN C - ENTRANCE
GROTON ATHLETIC FIELDS
COW POND BROOK ROAD
GROTON, MA 01450

SCALE: 1" = 60'

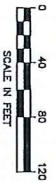
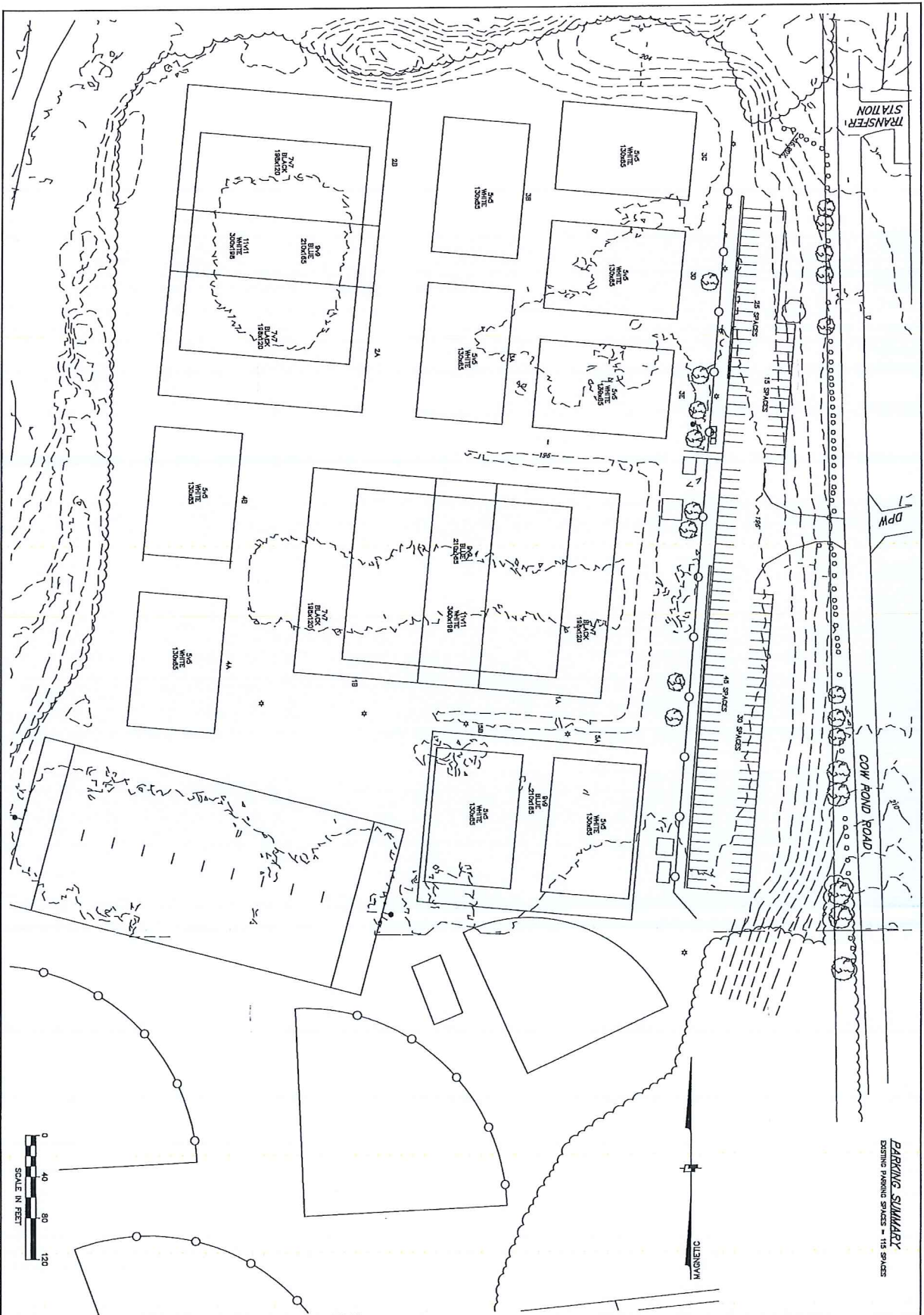
AUGUST 8, 2023

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

DESIGN	DRAFT	CHECK
MAW	MAW	MAW



DATE	REVISION	MAW	BY
9/13/23	ADD OVERALL SITE PLAN	MAW	



PARKING SUMMARY
EXISTING PARKING SPACES = 113 SPACES

REPRODUCTION OF THIS PLAN IN WHOLE OR PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER AND/OR FIRM.

JOB NO.
21-105
DWG. NO.
300X
SHEET
2 OF 3

Landtech
Engineering, Drafting, Surveying, Permitting
515 Oyster Road - Westford, MA 01581
Ph: (978) 692-8100 - landtech.com
COPYRIGHT © 2021

CONCEPT PLAN A
COW POND ATHLETIC FIELDS
COW POND ROAD
GROTON, MA 01450

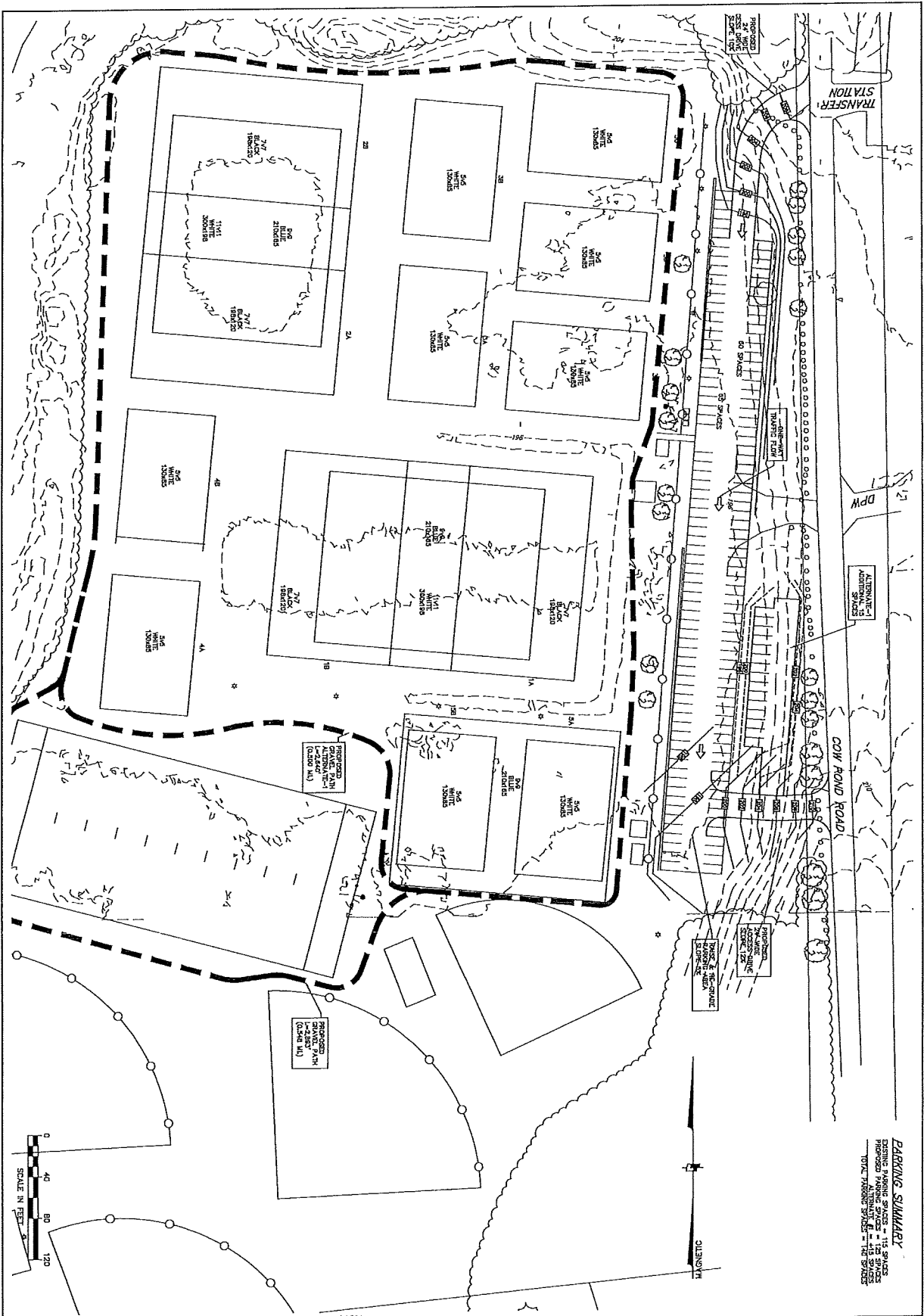
SCALE: 1"= 40'

OCTOBER 4, 2021

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

DESIGN	DRAFT	CHECK
MAW	MAW	MAW

DATE	REVISION	BY



PARKING SUMMARY
 EXISTING PARKING SPACES = 115 SPACES
 PROPOSED PARKING SPACES = 123 SPACES
 TOTAL PARKING SPACES = 238 SPACES

REPRODUCTION OF THIS PLAN IN WHOLE OR PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER AND/OR FIRM.

JOB NO.
21-105
 D.W. NO.
XXXX
 SHEET
3 OF 3

Landtech
 ENGINEERING & ARCHITECTURE
 513 Green Road - Whitford, MA 01468
 P.O. (478) 612-8100 - landtech.com
 COPYRIGHT © 2021

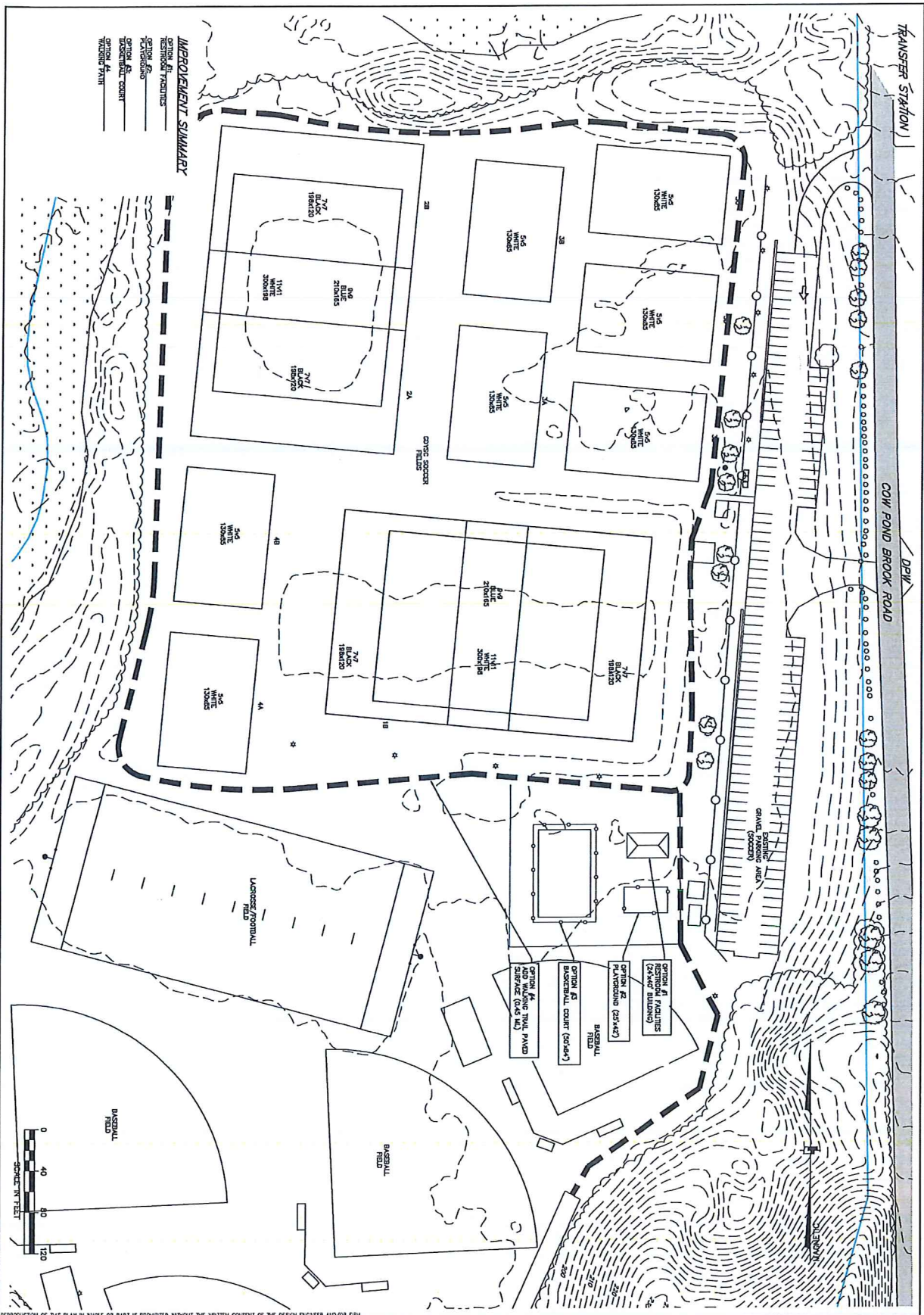
CONCEPT PLAN A
COW POND ATHLETIC FIELDS
 COW POND ROAD
 GROTON, MA 01450
 SCALE: 1" = 40'

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

DESIGN	DRAFT	CHECK
MAW	MAW	MAW

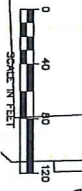
DATE	REVISION	BY

OCTOBER 4, 2021



IMPROVEMENT SUMMARY

- OPTIONAL FACILITIES
- OPTIONAL PLAYGROUND
- OPTIONAL SOCCER FIELD
- OPTIONAL TENNIS COURTS
- OPTIONAL TENNIS



REPRODUCTION OF THIS PLAN IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DESIGN ENGINEER AND/OR FIRM.		CONCEPT PLAN D COW POND ATHLETIC FIELDS COW POND ROAD GROTON, MA 01450		PREPARED FOR: PARK COMMISSION 173 MAIN STREET GROTON, MA 01450			
JOB NO. 21-105	<p>Engineering/Design/Surveying/Planning 215 Gravel Road - Watford, MA 01888 Ph: (478) 842-2100 - landtech.com</p>	SCALE: 1" = 40'	JANUARY 10, 2024	DESIGN MAW	DRAFT MAW	CHECK MAW	DATE REVISION BY
DWG. NO.							
EXHIBIT							
SHEET 1 OF 1	COPYRIGHT © 2024						

SITE ASSESSMENT

Date: October 21, 2022

Project Location

Cow Pond Fields
Cow Pond Road
Groton, MA

Re: Hoyts Wharf Access Road

LandTech inspected the former gravel access road at the Cow Pond Fields to provide baseline information and recommendations. The access road is associated with the former gravel removal operations and connects the existing baseball access road to Hoyts Wharf Road. The following items summarize the existing site features.

- Slopes are moderate to level
- Soils are Udorthents, Sandy, which are defined as areas that have been cut to a depth of 2 feet or more.
- Vegetation is mixed deciduous trees
- Gravel access road is slightly overgrown but well defined.
- Length is approximately 800 feet.
- Environmental
 - Bordering Vegetated Wetlands located 100 feet to the southwest.
 - Intermittent Stream Crossing approximately 5 feet wide.
 - 100-year floodplain located 250 feet to the southwest.
 - Three (3) Certified Vernal Pools located 150 feet to 350 feet away.
 - Located within a Natural Heritage Endangered Species Program (NHESP) Priority Habitat of Rare Species (PH 2043).
 - Small portion along Hoyts Wharf Road is located within an Areas of Critical Environmental Concern (ACEC).
- Site Distance (approximate)
 - Baseball Access Road
 - 150' – Facing Northwest
 - 350' – Facing Southeast
 - Hoyts Wharf Road
 - 350' – Facing Northwest
 - 500' – Facing Southeast

Figure 1 – Gravel Access Road



Figure 3 – Intermittent Stream Crossing



Figure 3 – Sight Distance – Hoyts Wharf Road – Facing Northwest

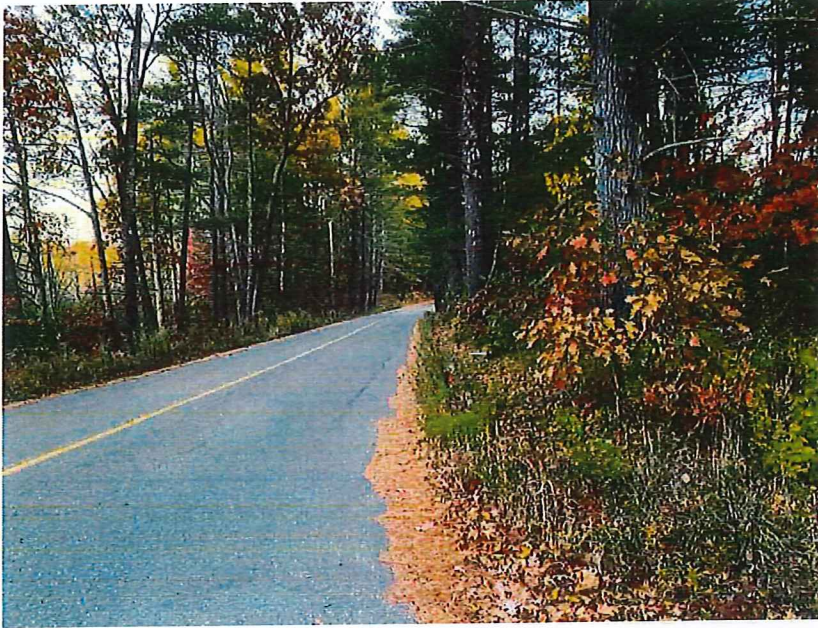


Figure 4 – Sight Distance – Hoyts Wharf Road – Facing Southeast



Hoyt's Wharf Access Road

Historical Imagry - 2001
Google Earth Pro

Legend

- Cow Pond Baseball Fields
- Feature 1
- Hoyts Wharf Rd

BASEBALL
ACCESS ROAD

STREAM
CROSSING

ACCESS ROAD

HOYTS WHARF
ROAD

COW POND
BROOK ROAD

Google Earth

Image MassGIS, Commonwealth of Massachusetts EOEA

600 ft



April 20, 2023

Natural Heritage & Endangered Species Program
Mass Wildlife Field Headquarters
1 Rabbit Hill Road
Westborough, MA 01581

Re: Pre-filing Consultation
NHESP Tracking No.: 21-40636
Cow Pond Brook Road, Groton, MA
Map 248, Parcels 39 & 40
Map 249, Parcels 51 & 57

To Whom May Concern:

Please accept this letter as a formal request for a Pre-filing Consultation with the Natural Heritage Endangered Species Program (NHESP) for the above referenced property. The property is owned by the Town of Groton and is being considered for development. The property is located within a NHESP Priority Habitat of Rare Species and a NHESP Estimated Habitat of Rare Wildlife and requires a determination from your office. NHESP previously issued an Information Letter, NHESP Tracking No.: 21-40636, see attached species determination. The enclosed submittal includes a brief project description and conceptual plans for your consideration.

The property is located on the westerly side of Cow Pond Brook Road and is comprised of four (4) separate parcels that are approximately sixty-four acres (64 Ac.). The town is looking to develop a portion of the property while maintaining critical wildlife corridors and buffer areas. The enclosed conceptual plan includes the following items for consideration which were designed to be as far from the onsite resource areas as possible.

- A single-family residential building lot.
- Modify the access road for the facility.
- Construct a new athletic field and parking area.
- Clearing for future gravel removal.

Single-Family Residential Building Lot

The proposed building lot is located directly adjacent to existing residential lots, with similar dimensional criterion, and direct access onto Hoyts Wharf Road to minimize the impacts to the onsite resource areas. The site improvements, including the limit of clearing, for the lot would be greater than one-hundred feet (100') to a wetland area.

Modified Access Road

The modified road would connect the soccer parking area and the baseball parking area with a new access onto Hoyts Wharf Road. This will eliminate the current dead-end configuration of

Cow Pond Brook Road and the associated concerns for emergency response vehicles. This would also eliminate the existing access road for the baseball fields onto Cow Pond Brook Road which is an area previously observed to be a nesting habitat in previous studies.

New Athletic Field and Parking Area

The proposed athletic field and parking area is located directly adjacent to the modified access road in an area that is greater than one-hundred feet (100') to a resource area. Clearing and grading would be minimized, to the extent practical, to help minimize impacts. Detailed plans will be prepared and submitted for final review prior to any construction.

Clearing for Future Gravel Removal

The proposed clearing for future gravel removal is located directly adjacent to the existing parking areas and recreational fields. Access would be directly from Cow Pond Brook Road. Detailed plans will be prepared and submitted for final review prior to any construction. Construct a new athletic field and parking area.

It is also anticipated that any project will include a detailed wildlife study to develop additional measures to maintain and improve upon the critical migration routes and nesting areas for the parcels. This would most likely include box culverts, turtle fencing, habitat restoration, and a variety of native plantings designed in accordance with best management practices.

Due to the size and scale of the project, we would respectfully request an in-person or virtual meeting with a review biologist to discuss the project in more detail and the potential MESA issues.

Please feel free to contact me if you have any questions or comments.

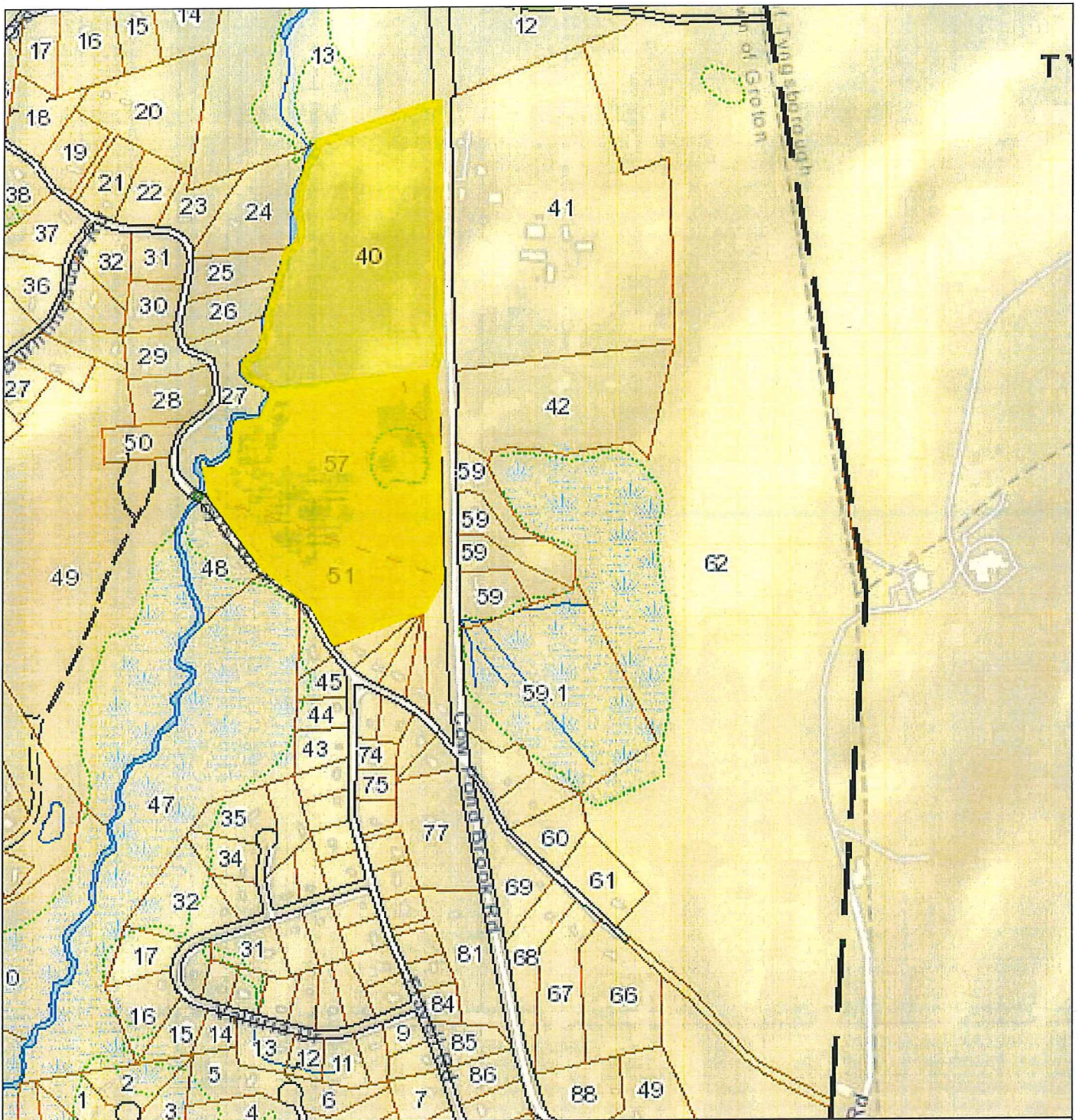
Sincerely,
LandTech Consultants Inc.

A handwritten signature in black ink, appearing to read "Matthew A. Waterman".

Matthew A. Waterman, P.E.
Senior Project Engineer

Cc: Groton Park Commission

Attachment 1 - Locus Map



**LOCUS MAP
GROTON ATHLETIC FIELDS**

Scale: NOT TO SCALE APRIL 20, 2023

**COW POND BROOK ROAD
GROTON, MA**

Prepared for: PARK COMMISSION
173 MAIN STREET
GROTON, MA 01450



LandTech
Consultants

515 Groton Road • Westford, MA 01886 • (978) 692-6100 • www.landtechinc.com

Draft MAW

Job No. 21-105

Attachment 2 – NHESP Species List



MASSWILDLIFE

DIVISION OF FISHERIES & WILDLIFE

1 Rabbit Hill Road, Westborough, MA 01581
p: (508) 389-6300 | f: (508) 389-7890
MASS.GOV/MASSWILDLIFE

November 23, 2021

Dan Wells
LEC Environmental Consultants, Inc.
380 Lowell Street, Suite 101
Wakefield MA 01880

RE: Project Location: Cow Pond Brook Road
Town: GROTON
NHESP Tracking No.: 21-40636

To Whom It May Concern:

Thank you for contacting the Natural Heritage and Endangered Species Program of the MA Division of Fisheries & Wildlife (the "Division") for information regarding state-listed rare species in the vicinity of the above referenced site. Based on the information provided, this project site, or a portion thereof, is located **within** *Priority Habitat 2043* (PH 2043) and *Estimated Habitat 1306* (EH 1306) as indicated in the *Massachusetts Natural Heritage Atlas* (15th Edition) for the following state-listed rare species:

<u>Scientific name</u>	<u>Common Name</u>	<u>Taxonomic Group</u>	<u>State Status</u>
<i>Data Sensitive Species*</i>		Plant	Endangered
<i>Emydoidea blandingii</i>	Blanding's Turtle	Reptile	Threatened

The species listed above are protected under the Massachusetts Endangered Species Act (MESA) (M.G.L. c. 131A) and its implementing regulations (321 CMR 10.00). State-listed wildlife are also protected under the state's Wetlands Protection Act (WPA) (M.G.L. c. 131, s. 40) and its implementing regulations (310 CMR 10.00). Fact sheets for most state-listed rare species can be found on our website (www.mass.gov/nhesp).

*This species is considered a "Sensitive Species". This species is highly susceptible to collection and is therefore of high concern to Natural Heritage. Information about this species (including presence/absence) cannot be released to anyone (especially including release to third parties or published) unless such release is agreed to in writing by the Natural Heritage Program (See Massachusetts Public Records law: M.G.L. chapter 66 section 17D).

Please note that projects and activities located within Priority and/or Estimated Habitat must be reviewed by the Division for compliance with the state-listed rare species protection provisions of MESA (321 CMR 10.00) and/or the WPA (310 CMR 10.00).

Wetlands Protection Act (WPA)

If the project site is within Estimated Habitat and a Notice of Intent (NOI) is required, then a copy of the NOI must be submitted to the Division so that it is received at the same time as the local conservation commission. If the Division determines that the proposed project will adversely affect the actual

MASSWILDLIFE

Resource Area habitat of state-protected wildlife, then the proposed project may not be permitted (310 CMR 10.37, 10.58(4)(b) & 10.59). In such a case, the project proponent may request a consultation with the Division to discuss potential project design modifications that would avoid adverse effects to rare wildlife habitat.

A streamlined joint MESA/WPA review process is available. When filing a Notice of Intent (NOI), the applicant may file concurrently under the MESA on the same NOI form and qualify for a 30-day streamlined joint review. For a copy of the NOI form, please visit the MA Department of Environmental Protection's website: <https://www.mass.gov/how-to/wpa-form-3-wetlands-notice-of-intent>.

MA Endangered Species Act (MESA)

If the proposed project is located within Priority Habitat and is not exempt from review (see 321 CMR 10.14), then project plans, a fee, and other required materials must be sent to Natural Heritage Regulatory Review to determine whether a probable Take under the MA Endangered Species Act would occur (321 CMR 10.18). Please note that all proposed and anticipated development must be disclosed, as MESA does not allow project segmentation (321 CMR 10.16). For a MESA filing checklist and additional information please see our website: <https://www.mass.gov/regulatory-review>.

We recommend that rare species habitat concerns be addressed during the project design phase prior to submission of a formal MESA filing, as avoidance and minimization of impacts to rare species and their habitats is likely to expedite endangered species regulatory review.

This evaluation is based on the most recent information available in the Natural Heritage database, which is constantly being expanded and updated through ongoing research and inventory. If the purpose of your inquiry is to generate a species list to fulfill the federal Endangered Species Act (16 U.S.C. 1531 et seq.) information requirements for a permit, proposal, or authorization of any kind from a federal agency, we recommend that you contact the National Marine Fisheries Service at (978)281-9328 and use the U.S. Fish and Wildlife Service's Information for Planning and Conservation website (<https://ecos.fws.gov/ipac>). If you have any questions regarding this letter please contact Melany Cheeseman, Endangered Species Review Assistant, at (508) 389-6357.

Sincerely,



Everose Schlüter, Ph.D.
Assistant Director

Attachment 3 – Site Photographs

Figure-1 - Abandoned Access Road at Hoyts Wharf Road

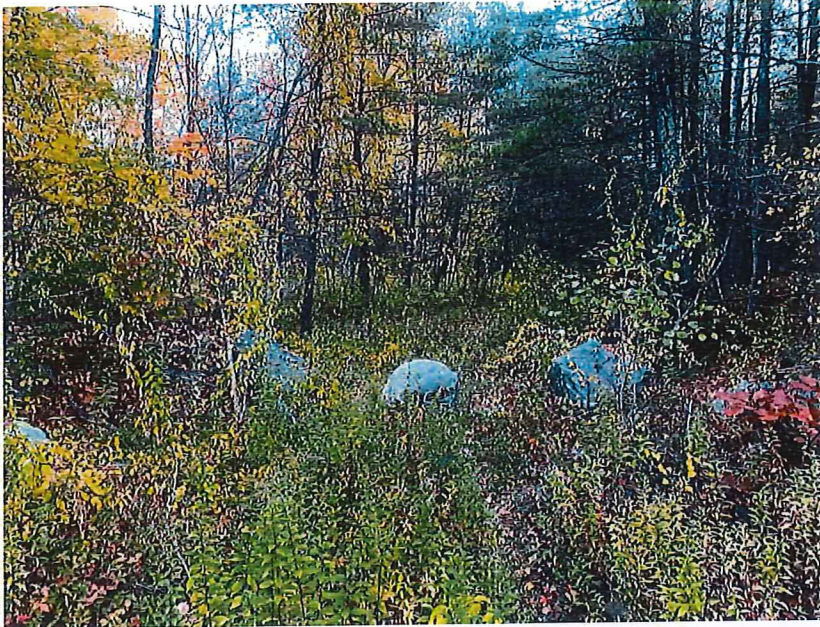


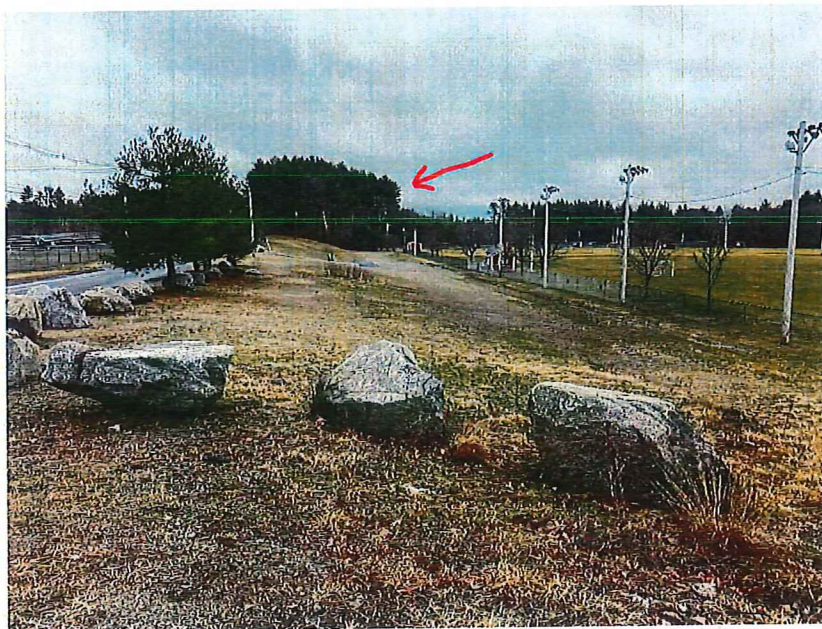
Figure 2 - Abandoned Access Road



Figure 3 – Stream Crossing for Abandoned Access Road



Figure 4 – Area to be Cleared for Future Gravel Removal



Attachment 4 – Conceptual Plan

GDYSC - President David Pitkin, 517 Pepperell Road, Groton dpitkin@gdvsc.org Dec 19, 2023

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

Subject: Support for the Cow Pond Playing Fields Upgrade Project (Project Proposal #2025-02)

Dear Members of the Community Preservation Committee,

I am writing to express my support for Project Proposal #2025-02, the Groton Parks Commission's initiative to upgrade the facilities at the Cow Pond Playing Fields. As a resident and active member of the sporting community within Groton, I believe that investing in our recreational spaces is crucial for the well-being and enjoyment of all residents.

The Cow Pond Playing Fields hold a special place in our community, serving as a hub for various recreational activities. The proposal to upgrade these facilities aligns perfectly with the accessible suggestions outlined in the 2019 Open Space and Recreation Plan. I would like to specifically highlight and endorse the inclusion of accessible parking and accessible bathrooms in the project.

Ensuring that our recreational spaces are accessible to all members of the community is not only a matter of inclusivity but also a demonstration of our commitment to creating an environment that caters to the diverse needs of our residents. The provision of accessible parking and bathrooms will undoubtedly make the Cow Pond Playing Fields more welcoming and usable for individuals with disabilities, allowing them to fully participate in and enjoy the recreational opportunities our town has to offer.

As we evaluate the needs of the town and recreational spaces it is also worth noting that middle school Football does not plan to return to Cow Pond. It would be good to remove the scoreboard, goal posts, and shed before they become an eyesore. Other inclusive additions to the space for consideration the addition of a playground (like at Larter) and a walking track around the perimeter of the playing fields. Upgrading the lights to light up more of the soccer practice fields in the Fall when the sunset makes later practice hard and more efficient LEDs to save electricity costs. Another reasonable upgrade would be An AED, or automated external defibrillator available near high-usage fields.

I am confident that Project Proposal #2025-02 will contribute significantly to the overall enhancement of the Cow Pond Playing Fields and foster a sense of community among residents of all ages and abilities. I believe that supporting this project is an investment in the well-being and happiness of our community members, and I urge you to give it your full consideration.

Thank you for your time and commitment to the betterment of our community. I trust that the Community Preservation Committee will recognize the value of this project and allocate the necessary resources to bring these enhancements to fruition.

Sincerely,



David Pitkin, President Groton-Dunstable Youth Soccer



TOWN OF GROTON
Conservation Commission
173 Main Street
Groton, MA 01450
(978) 448-1106
Fax: 978-448-1113
csteeves@grotonma.gov

Community Preservation Committee
Groton Town Hall
Groton, MA 01450

Dear Members of the CPC-

I am writing this letter to express support on behalf of the Groton Conservation Commission for the proposed Park Commission's project to create a concept plan for Cow Pond Field.

After a vote of the Groton Conservation Commission, this letter supports the CPA Application 2025-2 for the Park Commission to design the recreation area at Cow Pond Brook Road. The Conservation Commission has been granted property under consideration and looks forward to working with the Park Commission to design the improvements.

The property between Cow Pond Brook and Hoytes Warf Road includes an ecologically sensitive area and the Conservation Commission would like to participate in the design.

Thank you,

Eileen McHugh
Chair
Conservation Commission



TOWN OF GROTON
Affordable Housing Trust



Becky Pine, *Chair*
Carolyn Perkins, *Vice Chair*
Phil Francisco, *Member*
Richard Perini, *Member*
Charles Vander Linden, *Member*

February 15, 2024

Russell Burke, Chair
Community Preservation Committee
173 Main Street
Groton, MA 01450

Brenden Mahoney
Park Commission
173 Main Street
Groton, MA 01450

Re: **Letter of Clarification**
CPC Application No. 2025-02: Cow Pond Playing Fields

Dear Mr. Burke and Mr. Mahoney:

We are sending this letter of clarification regarding the Park Commission's CPC application and the housing trust's relationship to those publicly owned parcels along Cow Pond Brook Road and Hoyts Wharf Road (parcels 249-51, 249-57, 248-39, and 248-40) (see attached overview map). The Affordable Housing Trust (AHT) agrees with the need for more planning to improve and expand the parking area at the Cow Pond playing fields, and to create the best array of fields and amenities possible for the Town of Groton.

Based on the information available to us at this time, the AHT does not support the request for funds for any work proposed on Parcel 249-51. There are currently no playing fields or town facilities or structures of any kind located on parcel 249-51 (see attached annotated map). The Affordable Housing Trust has used CPC funds (granted to us in 2021) to conduct extensive environmental studies on this parcel, known as the Hoyts Wharf Parcel, to assess the feasibility of building affordable housing on it.

Two members of the AHT also held a pre-development meeting with Jesse Leddick at the Natural Heritage and Endangered Species Program (NHESP) on December 13, 2021. In that meeting, Mr. Leddick explained that because of the extensive presence of Blanding's Turtles on the parcel, and specifically the turtles' migratory patterns covering virtually all of the parcel, that the only development that NHESP would allow on the parcel would be a maximum of one house lot in the southeast corner area of Parcel 249-51, while the remainder of the parcel left undisturbed to provide turtle habitat. All of the studies done by AHT were posted on the Town website in the spring of 2022.

The Park Commission consultant, LandTech, conducted additional environmental studies and drew up a plan for Parcel 249-51 showing new playing fields, 32 parking spaces, and a driveway on an existing cart path which crosses a stream to access the playing fields from Hoyts Wharf Road (see attached annotated map). Based on our conversation with Jesse Leddick, we do not believe any of these uses would be allowed by NHESP. Accordingly, on November 27, 2023, the AHT informed the Park Commission of our intention to proceed with creating the one house lot that NHESP would allow.

The AHT cannot support using CPC Funds to continue exploring development ideas that have already been ruled out by NHESP (unless there is new information from Natural Heritage that would allow parking, playing fields, and an access road through the middle of this parcel).

The AHT does see the value in creating a master plan to improve the existing playing fields and parking area along Cow Pond Brook Rd. We request that all references to using Parcel 249-51 be removed from the Park Commission's CPC application. And we strongly suggest that the CPC require a level of coordination between any interested Boards and Committees whenever CPC funding is granted, in order to avoid duplication of effort. We would welcome an opportunity to meet with the Park Commission.

Thank you for your attention to these matters.

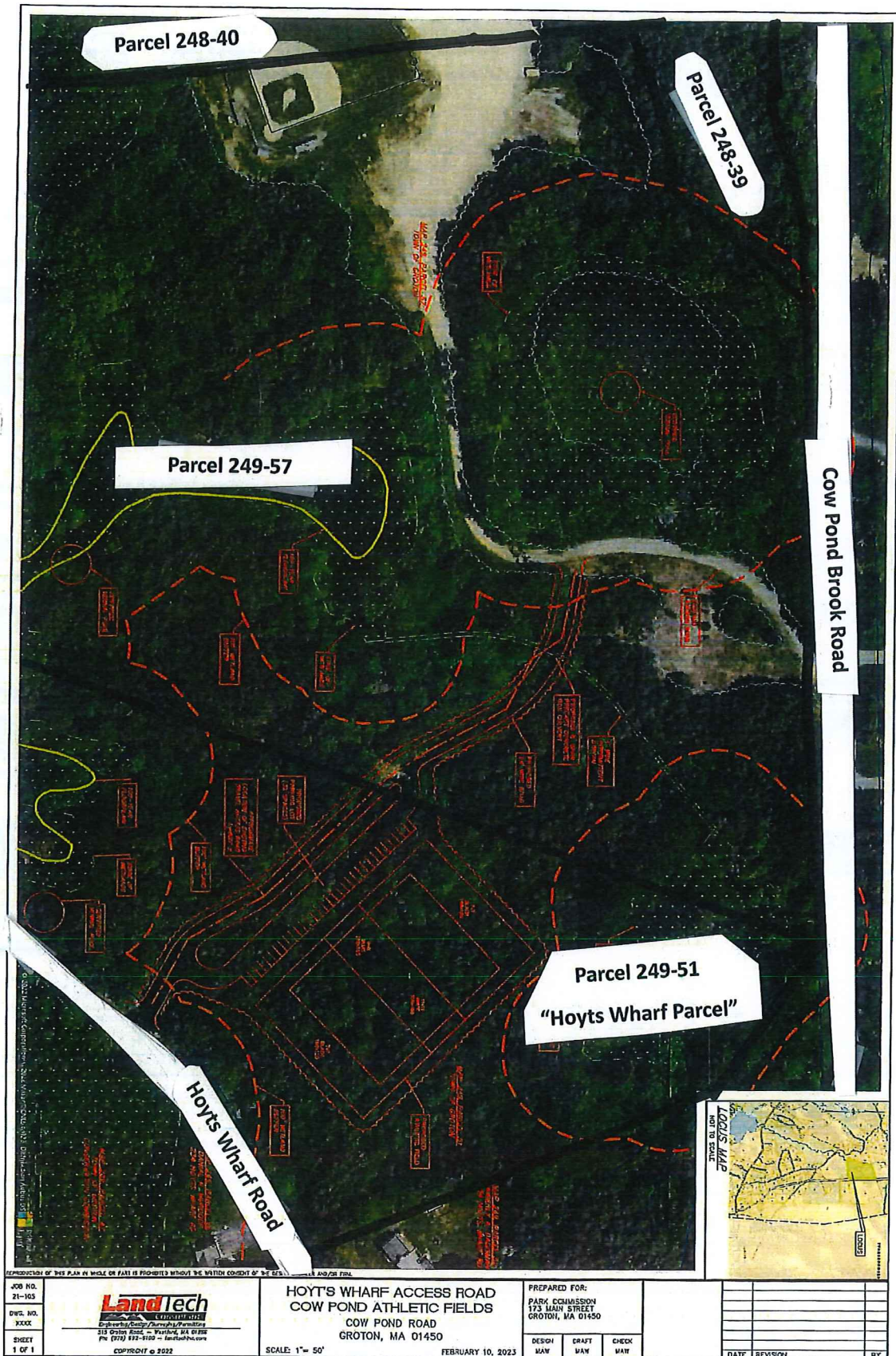
Best wishes,



Becky Pine, Chair
Affordable Housing Trust

cc: Mark Haddad, Town Manager

Enclosures: Two maps -- one annotated and one overview
AHT Hoyts Wharf Parcel links -- [Investigative Studies](#) and [Summary](#)



**LABELED PARCELS; PARCEL
LINES BOLDDED; ROADS BOLDDED**



February 15, 2024



Town of Groton, MA

1 inch = 551 Feet



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