Appendix B – CPA Final Application Form

[CPC Use Only]	Date Received: 11.12.2026	Received By: M. Moore	Assigned CPC #: 2028- 09

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 Information

Last Name: Kersey	First Name: Sherry
Organization(s)(as appropriate) Groton-Dunstable Regional School District	

1-B Regional Project? YES ■ NO ☐ | If YES, Town/Organization: Dunstable

2 Submission Date: November 12, 2026

3 Applicant Address

Street: 344 Main Street	City: Groton	State: MA	Zip: 01450

4	Phone: 978-448-5505	Email: skersey@gdrsd.org

5 CPA Purpose (Check all that apply)

Affordable Housing: ☐	Community 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: Groton-Dunstable School Cmte

7 Project Address/Property Owner's Name: GDRHS, 703 Chicopee Row, Groton, MA 01450

8 Project Name: Tennis Court Replacement

9 Additional Responsible Parties (If applicable)

Role (specify)	Name	Address	Phone	Email
Property/Site Owner	Sherry Kersey	344 Main St	978-448-5505	skersey@gdrsd.org
Project Manager	Colin Fredette	344 Main St	603-486-5149	cfredette@gdrsd.org
Lead Architect				
Project Contractor				
Project Consultants	Pine State Asphalt	20 Arrowhead Pass, Windham, MA	207-292-1336	info@pinestateasphalt.com
Other:	Matt Ricard	703 Chicopee Row	978-448-6362	mricard@gdrsd.org
Other:				

10 As appropriate, indicate if proposal requires:

P&S Agreement: ☐ Deed: ☐ Option Agreement: ☐ Memorandum of Understanding: ☐
Other: ☑ Describe: Dunstable CPC approving & funding its proportional share.

11-A Assessor Info (Map/Block/Lot ID(s)): 33175/0536

11-B Tax Classification Type: Exempt

12 Permits required:

Zoning: ☐ Historic Preservation: ☐ Other: ☐ N/A

13 Historic Commission Approval Signoff (When Required): N/A | Date:

14-A Project Cost: $375,300 Estimate: ☐ Professional Quote: ■

14-B Requested from CPC: $286,767 14-C Committed from OTHER Source: $88,533

If applicable:

Annual Anticipated Total Income: $

Annual Anticipated Total Expense: $

Anticipated Net Income (Loss): $

Name of Estimator/Company:

15 CCP Objectives - Use CODES from Section 5 to indicate all that apply

5.3 Develop/Improve facilities - Explore partnerships and other funding opportunities for recreation facilies improvements.

16 Project Timelines

Proposed State Date:	Projected Complete Date:
07.01.27	08.31.27

17

Estimated Delivery Date of Completion Report to CPC: September 2027

18 Project Description and Explanation (Attach Additional Sheets as Needed)

The tennis courts located at Groton-Dunstable Regional High School, located at 703 Chicopee Row, Groton, MA, are in need of replacement. The school district plans on submitting a CPC application to the Town of Dunstable for the proportionate share since it is used by both communities.

Validation for request include (in no particular order):

1. Player Safety: Cracks, uneven surfaces and deteriorating pavement is creating tripping hazards which increases the risk of injury.

2. Playing Conditions: Surface deterioration can lead to inconsistent ball bounce and affect the quality and fairness of play.

3. Athletic Program Support: Quality courts provide our boys' and girls' tennis teams with a safe, reliable facilityfor practices and home matches.

4. In order to hose MIAA tournament play, our courts need to be in good condition. The current state of our courts does not meet this qualification.

5. Community Use: Improved courts would benefit physical education classes, school activities and community members who use the facility. There is also the option of adding shadowing for pickleball use that will increase the usage of the courts.

A quote has bee obtained from Pine State Asphalt & Athletic Courts for the removal and replacement of 5 tennis courts for $375,300. Groton's Proportional Share (76.41%) is $286,767. Dunstable's Proportional Share (23.59%) is $88,533.

19 Feasibility

This project is feasible. Utilizing the experience and expertise of an athletic court vendor such as Pine State Asphalt & Athletic Courts will ensure the tennis court will meet the highest standards of quality, safety and affordability.

20 List of Attachments

Letters of Support: Groton-Dunstable Regional School Committee, Dr. Geoff Bruno, Superintendent of Schools, Matthew Ricard, Athletic Director GDRSD, Sue Adams- Girls Tennis Coach, Greg Gillette- Boys Tennis Coach

Pine State Asphalt & Athletic Courts - Remove & Replace Tennis Court Quote dated 09/30/26.
Pictures (8) of current tennis court conditions

21 Additional Information

The School District will go through the appropriate procurement process to secure the lowest price on this replacement.

School District representatives will be available to attend upcoming CPC meetings to answer questions and provide information as needed.

22 Management Plan

The School District will continue to take good care of the new tennis courts. The original courts were built in 2003. They were resurfaced in 2018. The useful life of resurfaced courts is 4 - 8 years (4-5 years for harsh weather climates and up to 8 in mild climates). The School District was able to successfully maintain the courts for 8 years.

Current maintenance involves removing leaves and debris with a leaf blower and pressure washing when needed (typically once or twice a year). Also making sure that nets are in good condition and secured properly.

23 Signature

Applicant Signature: Sherry Kersey	Date: November 12, 2026
Co-Applicant Signature:	Date:
Co-Applicant Signature:	Date:

GROTON-DUNSTABLE REGIONAL SCHOOL DISTRICT

344 Main Street * Groton, MA 01450-0729 * Tel.: 978.448.5505 * Fax: 978.448.1202

Geoff Bruno Ed.D. * Superintendent of Schools

November 10, 2026

Town of Groton
Town of Dunstable
Community Preservation Committees

Dear Committee Members,

I am writing to you in support of Groton Dunstable Regional School District's application proposal to replace the tennis courts located at Groton Dunstable Regional High School, 703 Chicopee Row in Groton. As the description of the proposed project outlines, the tennis courts are in dire need of replacement as cracks, uneven surfaces, and deteriorating pavement impact player safety and playability for all courts. The courts are heavily used for practices, inter-district competition, physical education classes, and for open use by the community. In their current condition, we are unable to host MIAA tournament play for our athletes, which also negatively impacts our tennis program.

I fully support the CPC application being submitted to replace/repair our tennis courts to ensure our student athletes can compete safely and fairly, and that both communities can benefit from this necessary upgrade to our shared facilities.

Regards,

Geoff Bruno Ed.D.
Superintendent of Schools
Groton Dunstable Regional School District

November 3, 2026

Dear Members of the Groton and Dunstable Community Preservation Committees:

The Groton-Dunstable Regional School Committee is writing to express its strong support for the proposed repairs and renovation of the tennis courts located on the grounds of Groton-Dunstable Regional High School.

The tennis courts were last resurfaced at least 10 years ago, and prior to that, had not been resurfaced since their original construction in 2004. Today, all six courts have developed cracks, which have continued to worsen over time. Several courts have cracks significant enough that their continued use for competitive play is becoming a concern due to potential safety issues and the need to meet MIAA standards. Without necessary repairs, the district risks losing the ability to use some of the courts for home competitions.

The courts serve a variety of purposes within our schools and the broader community. During the school day, they are used for physical education classes. After school, they provide practice and competition space for the boys' and girls' tennis teams, as well as recreational opportunities for the GDRHS Pickleball Club. In addition to these school-related uses, the courts are open to the public and are regularly used by residents of both Groton and Dunstable outside of school hours.

The proposed renovation will address the growing maintenance and safety concerns while preserving and improving an important recreational resource for our students and the residents of both communities. Maintaining these facilities will allow the district to continue providing opportunities for physical education, athletics, and recreation while ensuring that the courts remain accessible and usable by the broader community for years to come.

We believe this project represents a worthwhile investment in a shared community resource that benefits both towns, and we respectfully encourage the Groton and Dunstable Community Preservation Committees to support the proposal.

Thank you for your time, dedication, and continued partnership in strengthening our schools and our community.

Respectfully submitted,

Groton-Dunstable Regional School Committee

Lacey McCabe (Nov 5, 2026 13:13:08 EST)

Lacey McCabe, Chair

Rosanna Casavecchia (Nov 9, 2026 07:45:05 EST)

Rosanna Casavecchia, Vice Chair

Christina Andriole (Nov 5, 2026 16:26:14 EST)

Christina Andriole, Secretary

Rohit Bhasin (Nov 5, 2026 12:56:59 EST)

Rohit Bhasin, Member

An Hee Foley, Member

Justin Owens (Nov 5, 2026 19:22:55 EST)

Justin Owens, Member

Rebecca Weksner (Nov 5, 2026 14:08:24 EST)

Rebecca Weksner, Member

11/3/26

Dear Members of the Community Preservation Committee,

As the Director of Athletics for Groton-Dunstable Regional School District, I am writing in strong support of the proposed restoration and improvement of our tennis courts.

These courts serve as an important recreational resource for our school district and the greater community. Throughout the school year, they are utilized by our high school boys' and girls' tennis teams, physical education classes, and our school pickleball club. Beyond the school day, the courts provide recreational opportunities for community members who regularly use the facility during evenings and weekends.

Unfortunately, the current condition of the courts has become a growing concern. Large cracks have developed throughout the playing surfaces, and these areas continue to deteriorate. Without significant restoration, the condition of the courts will continue to decline, potentially limiting their usability and creating concerns about the safety and quality of the playing environment.

This project presents an opportunity not only to restore an existing recreational facility but also to expand its use by incorporating dedicated pickleball opportunities alongside traditional tennis. Pickleball continues to grow in popularity across all age groups, and providing a facility that accommodates both sports would allow us to serve an even broader segment of our community.

The benefits of this project extend well beyond our athletic programs. Restoring and improving the courts would:

- Preserve an existing community recreational asset for future generations.
- Support our high school tennis programs and provide students with quality facilities for practice and competition.
- Expand opportunities for physical education and school-based recreation.
- Provide additional recreational opportunities through pickleball.
- Continue to offer residents a place to stay active, socialize, and enjoy outdoor recreation during evenings and weekends.

As an Athletic Director, I believe providing quality athletic and recreational facilities is an important investment in our students and community. These courts are shared spaces that bring together students, families, and residents of all ages. Investing in their restoration will help ensure they remain accessible, safe, and useful for years to come.

I strongly support this project and encourage the Community Preservation Committee to consider funding this important community improvement.

Thank you for your consideration and for your continued commitment to preserving and enhancing recreational opportunities in our community.

Sincerely,

Matthew Ricard
Director of Athletics
Groton-Dunstable Regional School District

November 9, 2026

Sue Adams
20 Wintergreen Lane
Groton, MA 01450

To Whom It May Concern,

As a Groton resident and the head coach of both the Groton-Dunstable Regional High School Girls Tennis team and Coed Pickleball club team, I am writing in strong support of restoring the tennis courts and adding blended lines for the addition of pickleball courts at the Groton-Dunstable Regional High School.

Having spent the better part of eight seasons during the spring (March-May) coaching tennis on these courts, safety of student-athletes both from Groton-Dunstable and beyond, is my #1 concern. Cracks on courts present unnecessary risks of trips, falls and potential injuries, making it increasingly difficult to provide a safe environment for players and visiting teams.

The condition of the courts is also an important consideration when hosting competitive matches. The Massachusetts Interscholastic Athletic Association (MIAA) Handbook establishes expectations for appropriate home-court playing conditions, including surfaces that are free of cracks and weeds. Maintaining safe and playable courts is essential to meeting those expectations and providing a fair and appropriate competitive environment.

As the district considers restoring these courts, I would also like to encourage consideration of adding blended Pickleball lines to the existing tennis court surfaces. This would be an opportunity to maximize the use of the facility when the tennis season is over, allowing summer usage for Groton residents when school is not in session and fall usage for the Pickleball club team.

The United States Tennis Association (USTA) in its April 2023 *Statement of Guidance: Facilities Approach to Tennis and Pickleball*, specifically addresses shared-use court configurations. The guidance describes adding up to two pickleball courts to a standard 78-foot tennis court, with one pickleball court on either side of the existing tennis net. It recommends using blended lines in a lighter shade withing the same color family as the playing surface to minimize visual interference with the permanent tennis lines.

This configuration is worth exploring as part of the restoration plans. It would allow the existing tennis courts to serve two sports while maintaining clearly identifiable tennis boundaries and providing additional opportunities for recreational play.

Ultimately, restoring these courts is about more than repairing a deteriorating surface. It is an investment in student safety, high school athletics, and the recreational needs of the greater Groton-Dunstable community.

Thank you for your consideration and for your time in keeping our community safe with court surfaces that will allow for future recreation and community growth.

Sincerely,

Sue Adams

Sue Adams
Dual Groton-Dunstable High school Coach-Girls Tennis & Coed Pickleball Club Team
Groton Country Club, Director of Racquets
USA Pickleball Ambassador
Founder of Friends of Groton Pickleball
978-732-9088

USTA Statement Of Guidance - Update

FACILITIES APPROACH TO TENNIS AND PICKLEBALL

OPTION #3: SHARED USE OF COURTS

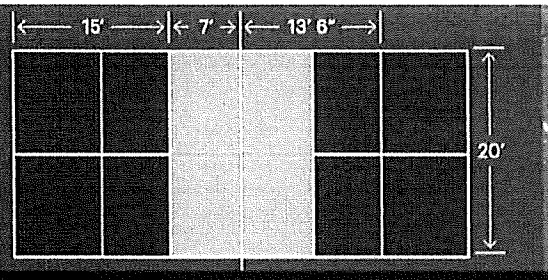
In the event that sport-specific sites and non-traditional spaces are not possible and in the interest of equitable offerings for both tennis and pickleball, shared usage through blended playing lines on existing tennis and pickleball courts is advisable. This recommendation stands for sites with two (2) or fewer tennis courts. For sites with three (3) or more tennis courts, every effort should be made to utilize Option No. 1 or No. 2 due to the sustained growth and increasing public demand for both sports.

Recommended guideline when utilizing standalone pickleball courts for tennis play:

- Add blended tennis service box lines to pickleball courts for short court tennis play. (Example 3a)

Recommended guidelines when executing blended pickleball lines at sites with two (2) or fewer tennis courts***

- Up to two pickleball court blended lines can be added to a 78' tennis court, one on either side of the net. Whenever possible, utilize a shared tennis service line or a tennis baseline with a pickleball blended line.
- All blended pickleball lines shall be textured line paint that is a shade lighter within in the same color family as the playing surface. (Example 3b)
- Blended pickleball lines should terminate three (3) inches from the 78-foot court tennis lines.
- Blended pickleball lines should be 1½ inches wide
- Utilize painters tape to refrain from damaging the acrylic surface when adding temporary playing lines.



Example 3a: Pickleball court with blended tennis service box lines in light blue for short court tennis play.



Example 3b: Blended lines in the same color family as the playing surface.

For additional information or to discuss projects before decisions are made regarding tennis and pickleball expansion and additions, contact the USTA Tennis Venue Services Team for complementary consultative resources at **www.usta.com/facilities** or email **Facilities@usta.com.**

****See the 2021 American Sports Builder's Association (ASBA) Pickleball Court Construction Manual for guidelines regarding pickleball court dimensions. Industry standards recommend a minimum of eight (8) feet between the pickleball baseline and the permanent fixture. This should be taken into consideration for Option #3 when adding blended pickleball lines to existing tennis court infrastructure.*

11/8/26

Dear Members of the Community Preservation Committee,

As the Varsity Boy's Tennis Coach at Groton Dunstable High School I am in support of the restoration and repairs to the tennis courts.

Having nice facilities is a source of pride for student athletes. Although our courts are very usable they are in need of some maintenance. The tennis courts are used in high volume by both tennis teams and the community.and have accrued wear and tear over the years.

Without upkeep of the courts and refurbishing they will eventually become potentially unusable. The tennis courts serve a large population in the community and with the potential addition of dedicated pickle courts that group will grow which is a good thing.

Thank you for your consideration in this project.

Sincerely,

Greg Gillette

Remove and Replace 5 Tennis Courts, Groton Dunstable HS

#0001635

From: Pine State Asphalt
Pine State Asphalt & Athletic Courts
20 Arrowhead Pass
Windham, ME 04062
Pinestateasphalt.com
Pinestatecourts.com

Amount:
$375,300.00

Date of Issue:
9/30/2026

Expiration Date:
10/30/2026

Bill To: Groton-Dunstable School District
703 Chicopee Row, Groton, MA, USA

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Item	Rate (excl. tax)	Quantity	Tax	Total
Demolish and Replace 5 Tennis Courts Court Area: Approximately 30,000 Sq. Ft. Court Layout: 5 Regulation Tennis Courts Color Scheme: Two Colors, TBD Scope of Work Demolition & Removal -Remove and dispose of approximately 30,000 sq. ft. of existing asphalt court pavement. -Remove the existing tennis net posts, sleeves, center anchors, and associated concrete foundations for all five courts. -Load, haul, and properly dispose of demolition debris generated by the work. -Protect surrounding areas and improvements that are to remain. Fence Removal & Reinstallation -Carefully remove a section of the existing perimeter fencing as necessary to provide access for demolition, grading, paving equipment, and material deliveries. -Store reusable fence fabric and components during construction. -Following completion of the major construction work, reinstall the removed fence section. Aggregate Base Preparation & Laser Grading -Inspect the exposed aggregate base following removal of the existing asphalt. -Regrade the existing aggregate base and furnish additional suitable aggregate as necessary for minor elevation corrections and establishment of proper court grades. -Mechanically compact and proof-roll the prepared aggregate base. -Utilize a laser-controlled grading system during fine grading to establish a consistent finished plane across the approximately 30,000 sq. ft. court area. -Fine grade the court base to approximately a 1% slope to promote consistent positive surface drainage across the facility. Asphalt Paving -Furnish and install 2" of compacted base asphalt over the prepared aggregate base. -Furnish and install 1.5" of compacted surface asphalt. -Place and compact asphalt using appropriate athletic court paving equipment to provide a smooth, dense, and uniform playing surface. -Maintain the established approximately 1% court slope throughout paving. -Allow new asphalt to cure for approximately 30 days prior to application of the acrylic court surfacing system. Tennis Net Systems -Lay out regulation net-post and center-anchor locations for all five tennis courts. -Excavate and install new concrete foundations	$375,300.00	1		$375,300.00

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Item	Rate (excl. tax)	Quantity	Tax	Total
and sleeves. -Install new center strap anchors. -Furnish and install 5 complete tennis net systems -Set all equipment to proper regulation locations and heights. Court Surfacing System -Clean and prepare the cured asphalt surface to receive the acrylic coating system. -Address minor surface imperfections as necessary prior to coating. -Apply two coats of sand-loaded flexible acrylic resurfacer over the entire approximately 30,000 sq. ft. court area. -Apply two coats of sand-loaded acrylic color system. -Courts to receive a two-color layout, consisting of separate playing and out-of-bounds colors. -Final color selections to be determined by the owner prior to installation. Tennis Court Striping -Measure and lay out 5 regulation tennis courts. -Apply all regulation game lines using textured white acrylic line paint. -Verify court dimensions and equipment locations prior to final striping.				

Subtotal	$375,300.00
Total	**$375,300.00**

Notes:

-Materials: All materials used for resurfacing, color application, and other work will meet or exceed industry standards for sports surfaces.

-Inspections: Schedule inspections after major project phases to ensure work is performed to the highest standards.

-Surface Condition Disclaimer: Due to the age, existing condition of the substrate, potential structural failures beneath the surface, and environmental factors, Pine State Asphalt & Athletic Courts is not liable for the recurrence of cracks or surface movement post-project completion.

Accepted on: **Accepted by:** **Signature:**

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