

11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received 1/14/19 By: SAMMIE KUL
Assigned CPC #2020- 04]

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 Stanley First Fran
Organization(s) (if appropriate) Town of Groton
- b.) Regional Project: Yes ☐? or No? ☒ If Yes, Town/Organization: _____
2. Submission Date: 01/14/2019
3. Applicant Address: St. Town Hall, 173 Main Street
City/ State: Groton, MA ZIP: 01450
4. Ph. # (978) 732-1913 Email: fstanley@townofgroton.org
5. CPA Purpose. Check all that apply:
Community Housing ☒ (Affordable Housing) ☒ Historic Preservation ☐ Open Space: ☐
Recreation ☐
6. Town Committee or boards participating: unknown at present
7. Project Location/Address: Lovers Lane/Whitman Road (parcels 115/33 and 115/34)
8. Project Name: Country Club Housing Feasibility Study
9. Additional Responsible Parties (If applicable):

Role (specify)	Name	Address	Ph. (w) (cell)	Email
Property/Site Owner	Town of Groton	173 Main Street, Groton, MA 01450	(978) 448-1100	selectboard@townofgroton.org
Project Manager				
Lead Architect				
Project Contractor				
Project Consultants				
Other:				
Other				

10. As appropriate, indicate if proposal requires P&S agreement ☐ Deed ☐
Option agreement ☐ Other-describe: Ground lease may be used to allow development while retaining town ownership.
11. a.) Assessor info. (map/ block/ lot id.(s)): 115/33 and 34 b.) Tax classification type: _____
12. Permits required: Zoning: ☒ Historic Preservation: ☐ Other: Sewer Extension
13. Historic Commission Approval signoff (when required): _____ Date: _____
14. Funding: a.) Requested from CPC: \$ 75,000.00 b.) Committed from other sources: \$ 0.00
c.) Annual anticipated total income: \$ 0.00 d.) Annual anticipated total expense: \$ 0.00
d.) Anticipated net income (loss): \$ 0.00 e.) Estimator name/company: Fran Stanley
15. CCP Objectives - use codes from Section 5 to indicate all that apply: 5.2.1, 5.2.2
16. Project Timelines: Proposed Start Date: 07/01/2019 Projected Complete Date: 06/30/2020
17. Estimated Delivery Date of Completion Report to CPC: 07/15/2020

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

Please see attached description and explanation.

19. Feasibility: This proposal explores technical feasibility, costs and benefits of developing residential housing including an affordable component on this site.

20. List of attachments: 1. Final application will include engineering report for initial investigation of development potential (i.e. advantages and constraints) with respect to sewer extension and existing topography and roads.
2. two GIS maps showing Country Club land. 3. Project description and explanation.

21. Additional Information: Unclear at this point whether the Select Board and residents will be ready to proceed with this application in the timelines required for consideration at the 2019 Spring Town Meeting. The Select Board may want to explore a broader array of future uses for the Country Club land before settling on affordable housing as a desired result. CPC funding is not suitable for this proposal unless the Select Board has determined that affordable housing is a definite objective for this site.

22. Management Plan: To be determined.

23. Applicant Signature:  Date: 1/14/2019

Co Applicant Signature: _____ Date: _____

Co Applicant Signature: _____ Date: _____

18. Project description and explanation.

This project seeks funds to contract for expert advice and work aimed at defining the development potential for a senior, mixed income housing project sited at the Groton Country Club. The housing development would include an affordable component. The affordable component is necessary for CPC eligibility. Also, the density of development imagined as beneficial for this project may only be possible for a Chapter 40B development. The housing would be designed to complement and not displace present recreational activities at the Groton Country Club. As presently envisioned, the land might be offered for development as a ground lease.

The Groton Country Club is a municipally owned 112-acre site spanning two parcels. The area in question is a subset of the whole that runs along both sides of Whitman Road from the pavilion on the North side of Whitman Road and continuing East to the property line. This area is largely wooded but includes 4 tennis courts (presently dilapidated) and a nearby clearing that resembles a borrow pit. Also, there is land covered with wooded stands further off each side of Whitman Road that might be developable.

In the October two-page submission, this application sought \$4,500 worth of funds to do the initial feasibility work for a mixed income senior housing development. An engineering firm submitted such a proposal. The Select Board decided to explore overall development feasibility and funded that initial review provided that the civil/physical engineers considered commercial development as well. That initial study is underway now. If this application proceeds, it is expected that the final application will include as an attachment the engineering report on the specific elements of roads, topography and sewer.

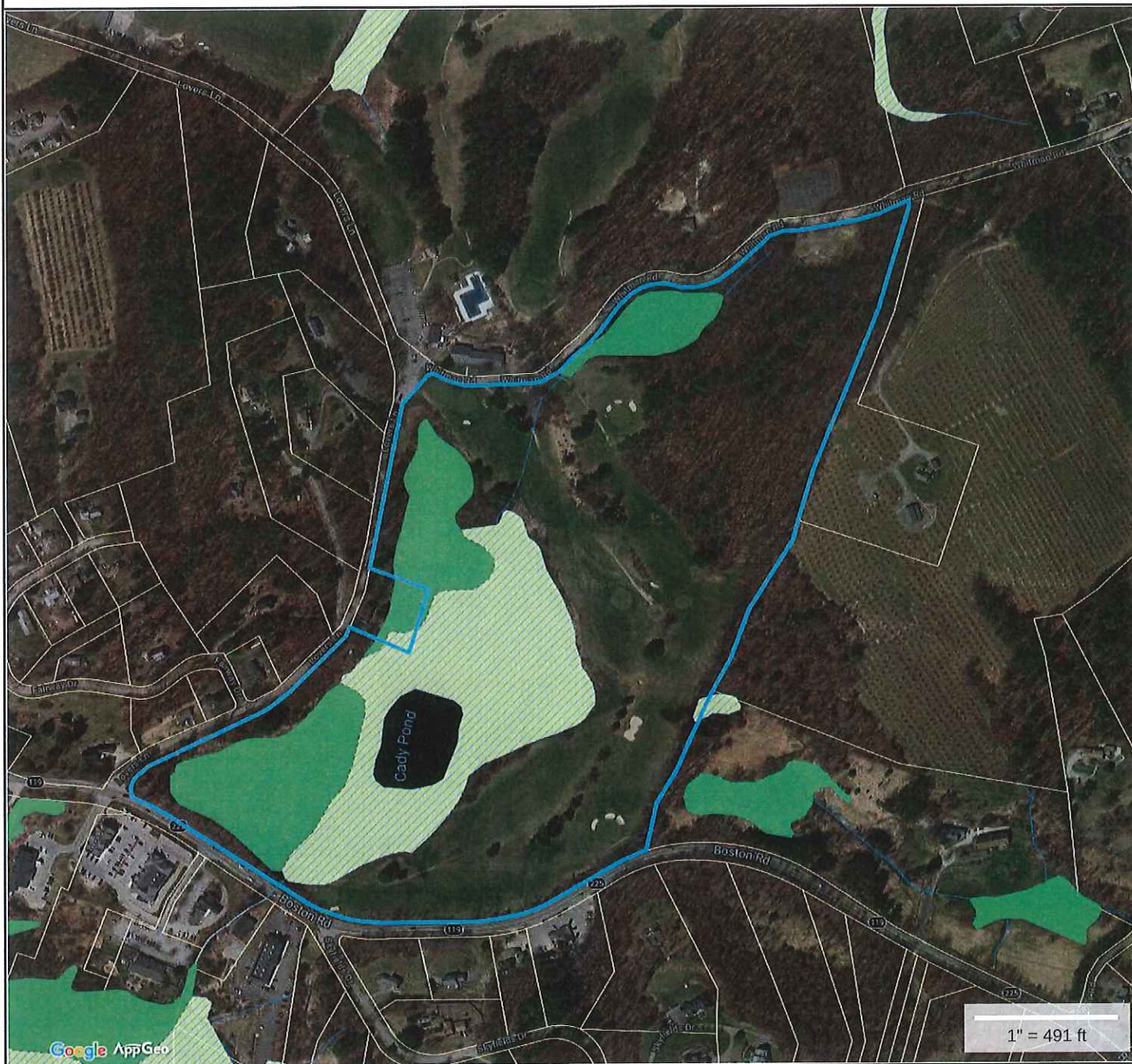
The Select Board is also reviewing a number of alternatives with respect to whether the Country Club will remain under municipal ownership and operation. Specifically, would the Town want to sell the Country Club to a private owner who might be able to provide the recreational benefits to interested townspeople without the need for continued operations by the Town. The potential to develop residential homes could be a component of a sale.

Sewer extension may be needed for residential development and extension of the sewer might also benefit expanded facilities and even commercial offerings at the Country Club.

Some proponents for adding senior residential housing to the Country Club site are interested in both creating desirable senior housing that complements the Country Club's recreational offerings and also maintain that property tax revenue from new development would help offset the costs of operating the Country Club. If the total projected unit count for market rate homes is insufficient to generate surplus tax revenue, then some of the support for adding residential development on this site may dwindle.

If the Select Board determines that affordable housing is desirable for the site, then this CPC application may go forward to see if residents agree with that proposition and are open to approving CPC funding and also an extension of the sewer district to serve the site.

Map 115-34



Property Information

Property ID 115-34
 Location 94 LOVERS LN
 Owner TOWN OF GROTON, GROTON COUNTRY CLUB



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of Groton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/01/2015
 Data updated 11/19/2018

Map 115-33



Property Information

Property ID 115-33
Location LOVERS LN
Owner TOWN OF GROTON, GROTON COUNTRY CLUB



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