

# Multi-Use Recreational Courts at the Groton Country Club, Restoration Project

Draft Proposal submitted to the Community Preservation Committee

January 14, 2021



Welcome Letter

January 14, 2021

Town of Groton  
Community Preservation Committee  
173 Main St.  
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 \$170,184.00. We anticipate \$18,234.00 of funding to cover the engineering survey design and \$151,950.00 for construction costs to create new multi-use recreational courts, consisting of 8 pickleball courts, 1 tennis court and on that same court, adding a half basketball court.

The timing for construction of new courts is propitious:

- Pickleball is the fastest growing sport in the United States. It is a sport that combines the elements of ping pong, badminton and tennis. There will be more pickleball players than tennis players in the U.S. by the year 2030.
- Pickleball attracts all ages from 8 to 88 years+.
- In the last few years 16 surrounding Massachusetts communities have successfully appropriated CPA funds for pickleball.
- Pickleball availability is increasingly driving vacation and real estate purchase decisions.
- The town has the opportunity to be the vanguard of pickleball in Middlesex County. The project would give the town the only modern, dedicated pickleball court complex in over 50 miles.
- Adding one tennis and half court basketball allows all participants the opportunity to return to their sport in a natural outdoor environment.

We invite you to join the vision of adding multi-use recreational courts to the Groton Country Club restoring beauty and purpose.

Best regards

Sue Adams & Pia Anctil

Friends of Groton Pickleball, Co-Founders



# 11. CPA PROJECT APPLICATION FORM

[CPC Use Only: Date Received \_\_\_\_\_ By: \_\_\_\_\_  
Assigned CPC #2022- 12]

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: Susan, Pia  
Organization(s) (if appropriate) Friends of Groton Pickleball
- b.) Regional Project: Yes   ? or No?   X   If Yes, Town/Organization:
2. Submission Date: January 14, 2021
3. Applicant Address: St. (Adams) 20 Wintergreen Lane, Groton, MA (Anctil) 7 Shenandoah Rd.  
City/ State: ZIP: Groton, MA

4. Ph. # Email: sueadams777@gmail.com & panctil@perkinslawpc.com
5. CPA Purpose. Check all that apply:  
Community Housing (Affordable Housing:   ) Historic Preservation\*:    Open Space:    Recreation   X

\* 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 Country Club
7. Project Location/Address: 94 Lover's Lane, Groton, MA
8. Project Name: Multi-Use Recreational Courts at the Groton Country Club, Restoration Project
9. Additional Responsible Parties (If applicable):

Role (specify) Name Address Ph. (w) (cell) Email

Property/Site Owner Town Owned/ Mark Haddad % The Groton Country Club 94 Lover's Lane, Gr.

Project Manager Sue Adams & Pia Anctil, 20 Wintergreen Lane, 7 Shenandoah Rd, Groton. S (978)-732-9088 and P (978) 808-0149.

Lead Architect Bruce D. Ringwall, GPR, Goldsmith, Prest and Ringwall 39 Main Street Suite #201, Ayer, MA 01432 (978) 772-1590 [www.gpr-inc.com](http://www.gpr-inc.com)

Project Contractor TBD

Project Consultants Bruce D. Ringwall, GPR, Goldsmith, Prest and Ringwall 39 Main Street Suite #201, Ayer, MA 01432 (978) 772-1590 [www.gpr-inc.com](http://www.gpr-inc.com)

Other:

Other:

10. ~~As appropriate, indicate if proposal requires P&S agreement~~    Deed     
Option agreement   N   Other-describe:
11. a.) Assessor info. (map/ block/ lot id.(s)): 115-33/4734 b.) Tax classification type: 61B
12. Permits required: Zoning: N/A Historic Preservation: N/A Other :
13. Historic Commission Approval signoff (when required): N/A Date:
14. Funding: a.) Project Cost: \$170,184.00. Estimate: \$ Professional Quote: \$  
b.) Requested from CPC: \$170,184.00  
c.) Committed from other sources: \$0  
d.) Annual anticipated total income: \$23,750.00. (see 21.6)  
e.) Annual anticipated total expense: \$1119.36.00
- f.) Anticipated net income (loss): \$ 13,380.64 g.) Estimator name/company:
15. CCP Objectives - use codes from Section 5 to indicate all that apply: 5.3

16. Project Timelines: Proposed Start Date: 8/16/21 Projected Complete Date: 9/3/21

17. Estimated Delivery Date of Completion Report to CPC: 10/3/21

### Groton Community Preservation Plan 2020-21

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

This restoration project includes the following:

- Engineering study and land surveying services to be completed by Goldsmith, Prest and Ringwall.
- Sealed bid process to be completed by the Town Procurement Officer (current quotes are not unified, as some have quoted different court situations).
- The project is to restore the existing court surface into a new surface for 8 dedicated pickleball courts and one combination court offering tennis and half court basketball.
- Remove existing structures on the court, including the net posts, fence posts, and concrete footings.
- Reconstruction of the asphalt is the process that must be completed. This is because the tennis courts have been cracked for a long period of time and are no longer in a state of repair or resurfacing. Resurfacing is not the solution.
- Reconstruction involves pulverization, a method that breaks up the existing asphalt into small pieces, as the name implies, grinding the distressed layer with a portion of the underlying base creating an aggregate base. In pavements, the aggregate base course is a sub-layer material that provides a supportive foundation and is created by using concrete and recycled asphalt, as would be the case for this project.
- This new improved base layer can then support the hot bituminous concrete surface that would be added to smooth over the base layer.
- Install a 5' chain link fence to divide the pickleball courts from the tennis court/basketball court.
- Furnish and install eight sets of pickleball posts and nets. This will be permanent nets.
- Furnish and install one set of round tennis court posts, tennis net, center strap and anchor for the tennis court.
- Furnish and install one basketball system with post and net on the side of the tennis court.
- Paint the entire court area using 4 coats of the suggested acrylic playing system paint. Court to be painted as one tennis court and eight pickleball courts.
- Paint tennis and pickleball lines with white textured line paint.
- Paint one set of basketball lines. Color TBD.
- Replace existing fence.
- Install a port-a-potty that is handicapped accessible to benefit all especially for adaptive tennis or adaptive basketball players.

19. Feasibility: Successful funded CPA courts in surrounding Massachusetts towns including: Abington, Agawam, Belchertown, Belmont, Boxford, Chatham, Eastham, Easthampton, 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 includes the current Town Field playground, four pickleball courts, one basketball court and the tennis wall." Project in progress. Total project 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: \$275,000.0 Other funding sources \$0. (Above information taken from the CPA Projects Database)
- Quotes received from 4 sources-see chart, not based on the engineering study...

Multi-Use Recreation @ the Groton Country Club Restoration Project/ Quotes					
A	B	C	D	E	F
Multi-Use Recreation @ the Groton Country Club Restoration Project/ Quotes					
Vendor	Location	Rep.	Contact #	Email	Project Cost
GPR, Inc - Engineering	Ayer, MA	Bruce Ringwald	978-697-1868	<a href="mailto:bringwall@gpr-inc.com">bringwall@gpr-inc.com</a>	\$ 18,000.00
Premier Sealcoating	Oxford, MA	Ryan Anderson	508-340-9713	<a href="mailto:ryan@premier.com">ryan@premier.com</a>	\$ 91,000.00
Sport Tek Inc.	Salem, MA	Roger Bouchard	978-578-1379	<a href="mailto:sporttek@yahoo.com">sporttek@yahoo.com</a>	\$ 118,900.00
Vermont Tennis Resurfacing	Johnsbury, VT	Jeff Zangla	802-748-4378	<a href="mailto:jeff@vttennis.com">jeff@vttennis.com</a>	\$ 185,000.00
Westboro Tennis Surfaces	Clinton, MA	Joe Gil	508-847-8092	<a href="mailto:wts@westborotennissurfaces.com">wts@westborotennissurfaces.com</a>	\$ 208,500.00

## Pia Anctil

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**From:** PREMIER SEALCOATING <ryan@premiersealcoatingma.com>  
**Sent:** Tuesday, December 15, 2020 2:24 PM  
**To:** Pia Anctil  
**Subject:** Re: Groton MA Courts

So preliminary numbers are as follows my recommendations for the best bang for your buck would be to clean the tennis courts as they sit now remove any posts that need to be replaced and retro fitting for pickleball overlay existing asphalt and color coating that. Again you will have to deal with hairline cracks coming back over time but it is nearly the same cost to repair what is there now.

I will give you the number for both options and if you decide which route you would like to go then we can formalize and estimate and send it over but this email will stand for the preliminary numbers. This is legally binding.

Power wash 4 tennis courts.

Replace post that need replacing and install post for pickleball

Removal \$1000 for set \$1500 to install new sleeves. Per court price

Basketball goal installation per court price.

Includes Municipal Jay Hoop brand goal \$3300

If you remember per our discussion this basketball court would actually be two half courts we would not be able to have a regulation high school or college size basketball court because of the distance between the two goals we would gladly lay it out so it looks like it is a full court but just know that there is an extra 30 ft distance between the goals.

Remove section of fence so that courts can be accessed by machinery and reinstall it after the project is complete. \$400

Overlay the existing asphalt. After the court has been power washed it would be sprayed with tack coat and the existing cracks filled ,;then 2" of compressed State Top Coat. Would be applied. \$64,000 doing our best to pitch in a way that water would drain properly granted when you are overlaying you are stuck following the contour of the surface in which you are overlaying but there is stuff we can do to mitigate any puddles.

Color coating courts: this includes one coat of acrylic resurfacer this helps fill all the porous voids of the asphalt and helps make it look smooth. Once that has been complete two coats of acrylic color would be applied to the choice of the customer to be picked by a later date.

Post: either tennis or pickleball \$390 per set

Nets: \$280 for Tennis \$250 pickleball.

Thanks for the opportunity-Team Premier

Check us out online  
Premier Sealcoating & Line Striping Inc.  
Ryan Anderson  
10 Spruce Street  
Oxford, Ma. 01540  
508-340-9713

**Sports Tek Inc**  
**PO Box 4572, Salem, MA 01970**  
**Rogersportstek@yahoo.com**  
**978 578 1379**

November 20, 2020

To: Town of Groton 173 Main St Groton, MA 01450	Job At: Groton Country Club 94 Lovers Ln Groton, MA 01450
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**RE: Reconstructing four tennis courts (120' x 205') and converting to multiple use**

1. Remove existing fence for access. Remove existing tennis posts and footings.
2. Pulverize four existing tennis courts.
3. Lazergrade and roll
4. Install 1 1/2" hot bituminous concrete binder course
5. Install 1 1/2" hot bituminous concrete tennis court top course
6. Install 150' of 5' high black chainlink fence to divide pickleball courts.
7. Furnish and install one set of Courtmaster 2 7/8" round tennis court posts, Courtmaster Royale tennis net, and a new center strap and center anchor.
8. Furnish and install eight sets of courtmaster pickleball posts and nets.
9. Furnish and install one Goalrilla CV 60 basketball system.
10. Paint entire court area using four (4) coat Decocolor MP Classic full acrylic playing system. Court to be painted as one tennis court and eight pickleball courts
11. Paint tennis and pickleball lines with white textured line paint.
12. Paint one set of basketball lines. Color Tbd
13. Replace existing fence

**Notes:**

- Access to water & electricity will be needed and a person to contact.
- Work to be completed between May 2021 to November 2021 and will be scheduled upon signed contract.

**PRICE: \$118,900**

**TERMS:** Balance on completion

Respectfully submitted by  
*Roger Bouchard of SPORTS•TEK*  
*President*

Accepted by \_\_\_\_\_

\_\_\_\_\_  
Roger G. Bouchard

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

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

# Estimate

P. O. Box 5  
ST. JOHNSBURY, VT 05819



1-802-748-4378  
1-800-237-6774  
1-802-748-9974 FAX

Town of Groton  
Sue Adams

December 22, 2020

978-732-9088  
sueadams777@gmail.com

## **RECONSTRUCTION INTO SIX PICKLEBALL ONE TENNIS COURT ONE BASKETBALL**

- a. Remove existing net posts, fence posts, & concrete footings.
- b. Reclaim existing asphalt surface.
- c. Haul place and compact 3" to 6" of crushed bank run gravel to entire 120' x 204' area.
- d. Fine grade area to be paved. Grade will be 1" in every 10'.
- e. Pave area of approx. 2720 sq. yds in two lifts; 2" of 3/4" binder, and 1 1/2" of 3/8" hot plant mix.
- f. Supply and install approx. 648 lin. ft. of galv. chain link fencing. Fencing to have 3" terminal posts, 2 1/2" line posts, 1 5/8" top rail, and 1 3/4" x 9 gauge **black vinyl** wire mesh. Fence to be 6' high. Fence to have four (4) gates. Fence to be 4' high between each set of seven courts.
- g. Supply and install one (1) MVP Goalsetter basketball standard with Heavy Duty Breakaway Rim.
- h. Supply and install in sleeved, bell shaped concrete footings eight (8) new sets of Douglas Sidewinder net posts, eight (8) TN50 tennis nets, center straps and anchors.
- i. 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.
- j. 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.
- k. Apply seven (7) 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.  
Apply 1/2 set of hand painted, regulation, basketball lines with white textured **Premier-Line** paint.

Estimated Cost of project: **\$185,000.00 - \$195,000.00**

**Note:** This is an estimate for budget purposes only. VTCS feels that these dollar figures represent an average cost for a project such as yours.

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*Jeff Zangla, Representative*

Proposal By: Westboro Tennis  
Surfaces

To: Town of Groton  
Pia Anctil  
Perkins & Anctil  
6 Lyberty Way  
Westford, MA 01886  
panctil@perkinslawpc.com

For: Reconstruction Asphalt to  
Asphalt -

Forge Village Road  
Groton, MA

December 7, 2020

We will perform the following work and provide the materials indicated TO CREATE A MULTIPURPOSE FACILITY CONSISTING OF ONE TENNIS COURT WITH A FENCED IN AREA 60' X 120' INCLUDING THE INSTALLATION OF A 6' OVERHANG BASKETBALL UNIT AND HALF COURT BASKETBALL LINES PAINTED. THIS WILL LEAVE APPROXIMATELY 144 FEET TO CREATE 8 PICKLEBALL COURTS MEASURING 36' IN WIDTH AND 60' IN LENGTH. FOUR FOOT BLACK VINYL FENCES WILL BE INSTALLED ALONG THE EXISTING NET POST LINE MEASURING 144 FT AND THREE DIVIDER FENCES IN BETWEEN EACH COURT AREA MEASURING 120' FOR A TOTAL OF 360'. IN ADDITION, THE EXISTING PERIMETER CHAIN LINK WILL BE TAKEN DOWN AND DISPOSED OF. FOLLOWING THE PAVING PROCESS, THE EXISTING FRAMEWORK SHALL BE SANDED AND PAINTED BLACK AS WELL AS TO BE EXTENDED 3 INCHES TO ACCOMMODATE THE NEW GRADE ELEVATION CREATED BY THE RECLAMATION PROCESS. PLEASE READ BELOW FOR SPECIFICATIONS.

1. The existing chain link shall be taken down and disposed of. Any poles needing to be removed to allow access will be stored for re-use.
2. The existing surface shall be pulverized to a depth of approximately 6" turning the surface into crushed stone. The surface shall be graded with a laser guided grader and compacted to a slope of 1" in 10' according to USTA specifications in order to achieve a finished tolerance not to vary more than 1/4" in 10' when measured in any direction with a 10 ft straight edge.
3. At this stage, one set of tennis and 8 sets of pickleball net post foundations measuring 1.5 ft x 1.5 ft at the top, 4' deep and bell out to 24" at the bottom, and new foundations for any fence poles that were removed in order to accommodate the entering and exiting of the court area shall be dug, set and poured in concrete. Also,

one basketball foundation will be poured. Any posts that need to be removed in order to facilitate continuous and uniform paving shall be set in PVC sleeves for removal during paving and reset following the paving.

4. The new court area shall then be re-fine graded in preparation for the paving, again to meet the finished tolerance of ¼" in 10'.

5. The existing court areas shall be surfaced with a 2 course pavement of I-1 Bituminous Concrete which will measure 3" after compaction with a power roller to meet a surface tolerance not to vary more than 1/8" in 10'.

6. New 8 gauge 1 ¾ inch black chain link will be hung, stretched and tied to the existing framework to meet the new court elevation. In addition, the framework shall be sanded and painted black. Also, 120' of new black poly 10' high poles, framework and chain link shall be installed between the new tennis court area and the newly proposed pickleball area. In this area 504' of 4' high black poly framework and 8 gauge chain link shall be installed.

7. Nine sets of external wind net post in sleeves shall be installed, which will be removable. Nine Court Master DHS nets with anchors and center straps will be hung. The anchors will be set in 1 ft of concrete. The basketball unit described above will be installed at this time.

8. The courts will be covered with a 3 coat system of DECO Color 100% acrylic court surfacing.

9. The tennis lines will be painted with 2 coats of textured white line paint. In addition, one half court basketball and 8 sets of pickleball lines will be painted.

The cost for the above for \_\_\_\_\_ \$208,500.00

Should you wish the other single tennis court to be reconstructed \_\_\_\_\_ \$47,100.00

NOTE: and landscape work required with this project shall be done by others.

Owner shall be responsible for any permits required.

WESTBORO TENNIS SURFACES  
[wts@westborotennissurfaces.com](mailto:wts@westborotennissurfaces.com)

184 Stone St  
508-847-8092

Clinton, MA 01510  
508-366-0301

**RM Ratta Corp**  
 81 A Westford Rd  
 Ayer, MA 01432  
 (800)252-9280 Fx:(978)772-2085

# Estimate

DATE	ESTIMATE NO.
1/11/2021	1827



NAME / ADDRESS
Sue Adams 20 Wintergreen Ln Groton, MA 01450

Location
Sue Adams 20 Wintergreen Ln Groton, MA 01450

Rep	TERMS		PROJECT
	Due day of serv...		

DESCRIPTION	QTY	TOTAL
Portable Restroom Rental -- Handicap Unit	1	25.00T
Service Handicap Unit Monthly		160.00
		\$185.00

**Any unforeseen problems will be quoted at the time of discovery.  
 R.M. Ratta will schedule BOH inspections, file all paperwork  
 and As Built plans needed for COC.**

<b>(6.25%)</b>	\$1.56
<b>TOTAL</b>	\$186.56

All estimates are valid for 30 Days



**Community  
Preservation Coalition**  
*Preserving our past. Building our future.*

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[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?

20. List of attachments.

20.1. Letters of Support from the Groton Country Club and local businesses:



SHAWN CAMPBELL, PGA

To whom it may concern:

I am gladly writing this letter of support for the pickleball court project at the Groton Country Club.

We look forward to the possibility of including pickleball in our summer camp programming as well as having another activity we can provide the community.

Thank you, and if I can be of further assistance please call anytime.

Sincerely,

Shawn Campbell, PGA  
General Manager / Head Golf Professional  
Groton Country Club  
94 Lover's Lane  
Groton, MA 01450  
(508) 317-1176 (Cell)

January 7, 2021

Mark Haddad, Town Manager

Town of Groton

Town Hall

173 Main Street

Groton, MA 01450

**RE: Resurfacing the Groton Country Club tennis courts**

Dear Mark:

I have been approached by Pia Ancia and Sue Adams and asked to consider supporting the idea of resurfacing all four tennis courts at The Groton Country Club and converting three of them to accommodate Pickleball. These courts need attention and I believe that with the growing sport of Pickleball and these two experienced women in the field of recreation, they, with the Town's support, can make this another fabulous asset that the Town can offer its residents and surrounding communities. The Covid19 pandemic has made us aware of the importance of outdoor amenities and the positive impact they can have on the quality of life and health for people of all ages.

I would like to express my support for these efforts and the use of CPA funds for this project.

Thank you in advance for your time and consideration.

Sincerely,

John Amaral

Partner & Founder, Omni Properties



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## LETTER OF SUPPORT

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12/19/2020

To Whom It May Concern,

It was recently brought to my attention that a few members of the Groton Community have decided to form a group in support of renovating the current tennis courts at the Groton Country Club. This group has an exciting vision to create courts and support the game of Pickleball for all ages.

As an active member of the Real Estate community in Groton and surrounding towns, this is a very exciting endeavor! In Groton, we have so much beauty, open space, restaurants, small businesses, senior center, and soon to have the addition of Indian Hill Music Center (just to name a few items) to draw in new residents and offer to existing residents. The country club is also a valued resource in our fabulous town. I do believe golf and swimming add value to many members but the tennis courts have been a bit neglected. My experience with Pickleball is that it can be played by and is enjoyed by people of all ages! With some instruction it is a game to be enjoyed by all ages and abilities.

Outdoor recreation is an activity that is safe and should be available to everyone. As a resident of Groton myself, it is something I enjoy and would love to have a place to play in town where I can meet up with new and old friends.

I truly hope this project gets approved and that I can add this community activity to my list of reasons people would want to live and stay in Groton!

If there is any other way I can help, don't hesitate to reach out to me.

All My Best,

Cheryl King

Broker/Co-Owner MRM Associates Realty



MRM Associates, 316 Boston Rd., Groton, MA 01450. Phone (978)-448-3031.





January 1, 2021

To Whom it May Concern:

Please accept this letter in support of the pickleball court project that is being proposed for the tennis court area at the Groton Country Club. As owners of the Groton Publick House, which is located on the same town property, we are excited about the possibility of additional local recreational opportunities being offered to members of our community.

The Friends of Groton Pickleball, the group spearheading this effort, has a well thought out and exciting vision for transforming the tennis courts that are in desperate need of repair. We feel that this project will improve the attractiveness of our community by transforming this run-down area of the country club into a vibrant recreational environment. The new pickleball courts and renovated tennis/basketball court will provide a welcomed local opportunity for community members to gather, exercise, and socialize. These courts will promote healthy living among all age groups which we believe should be a priority in our community.

We are residents of Groton and would love to see the addition of these pickleball courts to our wonderful town. Thank you for your consideration.

Sincerely,

Jeff Garibotto and Chris Frothingham Proprietors,  
Groton Publick House

December 22, 2020

Town of Groton  
Groton Country Club  
Town Hall  
173 Main Street  
Groton, MA 01450

**RE: Request by local group interested in altering tennis court surfaces to accommodate Pickleball**

To Whom It May Concern:

I have been approached by a Groton resident and asked to consider supporting the idea of converting some of the tennis court surfaces at the GCC to accommodate games of pickleball. I understand it is an increasingly popular sport and was called by NBC News.com "The fastest growing sport you never heard of". Also, I noticed there were street hockey nets occupying one of the courts as of last month which suggests the tennis courts are underutilized.

Given the increased need in these times (and into the Spring...) for outdoor activity and the apparent simplicity of the conversion, I would like to express my support for these efforts.

Thank you for your attention.

Sincerely,

Sanford Johnson  
Resident of Groton

20.2. Existing Condition of Courts:



21. Additional Information:

21.1 Visual of 8 Pickleball courts



Figure 21.2. USA Pickleball Association Pickleball Dimensions

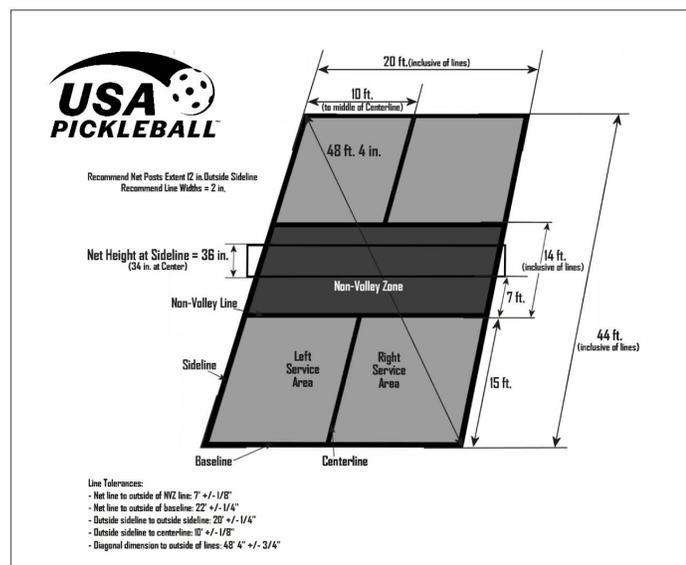
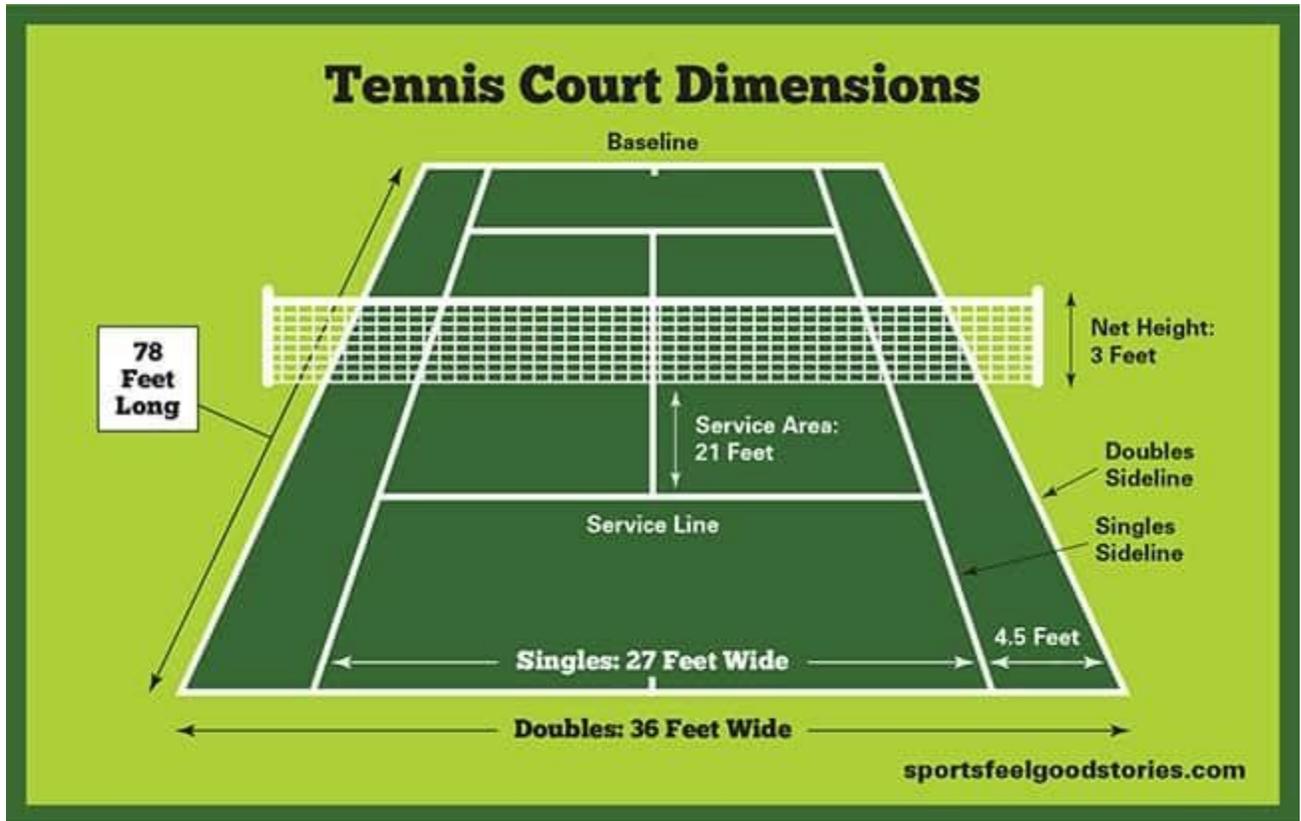
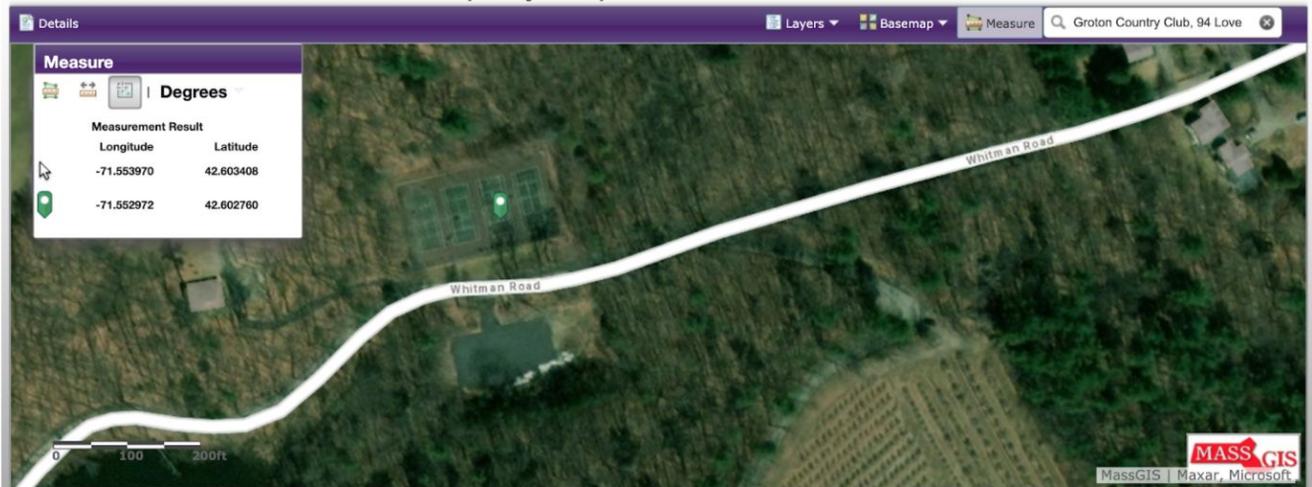


Figure 21.3. Tennis Court Dimensions



21.4.

### Massachusetts Interactive Property Map



## 21.5. Goldsmith, Prest and Ringwall Engineering Study Agreement

### PROFESSIONAL SERVICES AGREEMENT

Job No.  
PC5580

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#### PARTIES

This Agreement is between:

and

Town of Groton  
173 Main Street  
Groton, Ma 01450

Goldsmith, Prest & Ringwall, Inc.  
39 Main Street, Suite 301  
Ayer, MA 01432-1378

hereinafter "CLIENT"

hereinafter "COMPANY"

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#### PROJECT LOCATION AND OBJECTIVE

CLIENT engages COMPANY to provide Professional Services in connection with property located at:  
**94 Lovers Lane, Groton, MA 01450**

for the purpose of:

**Civil Engineering and Land Surveying services to permit Pickle Ball Courts.**

#### SCOPE OF SERVICES

COMPANY agrees to provide Professional Services as outlined on Attachment A.

#### FEE

CLIENT agrees to compensate COMPANY for the Professional Services specified in the above SCOPE as follows:

**Professional Fee:           \$9,300.00**

Note: Payment of all outstanding invoices shall be required prior to release of any plans or other work products by COMPANY.

Prior to commencement of services, CLIENT shall pay COMPANY a deposit in the amount indicated below. This deposit will be applied to CLIENT'S final invoice for Professional Services rendered.

**Deposit Required:       N/A**

COMPANY may withdraw this proposal if not authorized by CLIENT within 30 calendar days of the date shown below.

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#### ENDORSEMENT

CLIENT has read, understands and agrees to all of the above, and has read, understands and agrees to the Scope of Services, the Conditions of Professional Services Agreement, and the Fee Schedule, all of which are attached, incorporated herein and made a part of this Agreement.

CLIENT: \_\_\_\_\_  
authorized endorser

COMPANY:  \_\_\_\_\_  
authorized endorser

Name (print): \_\_\_\_\_

By: Bruce D Ringwall, Pres.

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

January 6, 2021

Contact Name: \_\_\_\_\_

Contact Name: Bruce Ringwall

Voice: \_\_\_\_\_

Voice: 978.772.1590

Fax: \_\_\_\_\_

Fax: 978.772.1591

## 21.6

Summer Income Potential Estimate:  
(estimates provided are for pickleball)

Program	Cost	# of Participants	Total-based on member pricing
<b>Memberships,</b> May-Oct AM 9:00-11:30 PM 5:00-7:30 Organized levelled play run by Friends of Groton Pickleball volunteers	@ \$60	75	\$4500
<b>Lessons</b> -Learn-to-play (no racquet sport background) offered Mondays-Thursdays 4:00-6:00pm -Learn-to-play (prior tennis background) every day offered Mondays-Thursdays 3:00-4:00pm	\$40M/ \$45NM per session (2 1-hr lessons)  \$25M/\$30NM per session (1, 1-hr lesson)	X10 participants per week X 25 weeks  X10 participants Per week X 25 weeks	\$400 x 25 weeks= \$10,000.00.  \$250 x 25 weeks= \$6,250.00.
<b>Clinics</b> -Learn how to spin the ball -Return of serve weekly	\$15M/\$20NM (Per 1, 1-hr clinic)	X 8 participants Per week X 25 weeks	\$120 x 25 weeks= \$3,000.00.
Corporate Rentals Offering round robin style play	potential		
Tournaments	potential		
<b>Total</b>			\$23,750.00.



Susan A. Adams

“Sue Adams”

Current job titles are as follows:

- Girls’ Varsity High School Tennis Coach at the Groton-Dunstable High School,
  - Tennis and Pickleball Instructor at Littleton Parks & Recreation,
    - Pickleball Instructor at Grotonwood,
    - USA Pickleball Ambassador Groton, MA.

Sue Adams brings with her smile, the commitment for excellence in everything she does. This summer during the pandemic, sixteen programs that she created, planned and implemented took flight bringing new tennis and pickleball players to the courts, programs that were held in Littleton, MA.

Sue currently runs a pickleball program outdoors which she calls the “Polar Pickleball League”. Fifteen to twenty players ranging from twenty-six to eighty years old play on a rotating basis, masked, gloved and layered ready for play. Prior to working in the tennis business, Sue was president of the Groton Area Newcomers and Friends group where she worked at saving the club from closing its doors.

Given Sue’s Bachelor of Science degree from the University of New Hampshire, majoring in Leisure Management and Tourism, it’s no surprise that Sue’s background will help to bolster the demands of this court reconstruction project and it is her hope that the suggestions given are thoughtfully considered.

# PERKINS & ANCTIL

ATTORNEYS AT LAW



## **Special Projects Manager**

Pia Anctil joined Perkins & Anctil in 2005. She brings over 20 years' experience of business operations, customer service, and marketing to Perkins & Anctil. Prior to joining us, she was the General Manager of The Lexington Club. In this role she managed over 120 employees and provided service for over 5,000 health club members. Pia serves as our special project manager. This position allows her the flexibility to serve many functions. Pia was responsible for finding our new office location and she acted as our construction supervisor in the extensive renovations. She was also instrumental in implementing our operational software which is utilized by our condominium group. Pia is a long term volunteer and member of Team Lick Cancer, an active PMC fundraiser, and a five year rider in the Pan Mass Challenge.

22. Management Plan:

Sue Adams and Pia Anctil will work with the town manager once the engineering plans are complete and put these plans out to bid and secure the proper vendor for the project. Sue & Pia will maintain regular contact with CPC liaison, coordinate the vendor, ensure deadlines are met, products and services delivered as required, invoices are properly verified and signed before delivery to CPC for final approval and subsequent payment. A project timeline will be coordinated with The Groton Country Club to work with their ongoing recreational programs.

We are excited to transform this non playable recreational space into new courts to be used by all. We hope this project will revitalize Groton's recreational community and restore the beauty that has been long awaiting attention.

23. Applicant Signature: Susan Adams Date: 1/14/21  
Co Applicant Signature: P. Anctil Date: 1/14/21  
Co Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

