



## TOWN OF GROTON

173 Main Street  
Groton, Massachusetts 01450-1237  
Tel: (978) 448-1111  
Fax: (978) 448-1115

## HOUSING PARTNERSHIP

Peter Cunningham, Chair  
Anna Eliot  
Richard Perini  
Carolyn Perkins

### Regular Session Minutes

Date/time: Tuesday, February 22, 2022 at 5:30 pm

Location: Virtual Meeting

Members in attendance: Peter Cunningham, Carolyn Perkins, Anna Eliot and Rick Perini

Others in attendance: Ian Ainslie (applicant engineer), Jeffrey Brem (applicant engineer),  
George Defelice (applicant/developer), Judy Anderson and John Sopka

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Peter Cunningham called the meeting to order at 5:32 pm with a quorum in attendance. Housing Partnership members introduced themselves. Cameras for Housing Partnership members were turned on.

**Agenda item: Review draft minutes from January 31, 2022. Votes may be taken.**

*Carolyn Perkins moved to approve the January 31, 2022 regular session minutes. Rick Perini seconded and the motion carried 4:0 by roll call vote of Perini – aye, Eliot – aye, Perkins – aye and Cunningham – aye.*

**Agenda item: Meet with developer representatives to discuss proposed Heritage Landing 40B located on Cow Pond Brook Road. Votes may be taken.**

Heritage Landing is a newly proposed subdivision of 40 condominium units – 28 single family units and 12 duplex units (in 6 duplexes). 10 of the 40 units will be affordable units. The affordables will be disbursed throughout the site so that some single-family units will be affordables and some duplex units will be affordables.

Jeffrey Brem, who is an engineer for Meisner Brem Corporation, presented on behalf of the applicant (George Defelice). Jeffrey Brem shared his screen and showed some of the concept plan and engineered drawings for Heritage Landing. He described the following:

1. There was previously a plan for a looped roadway but Natural Heritage did not allow that plan. Now, there is a single road with a cul-de-sac for the turnaround.
2. 100% infiltration basins are planned but not yet designed.
3. There are 4 parking spaces per unit – 2 in the driveway and 2 in the garage.
4. There are few trees on the site so there are few trees to save.
5. This is a 40B project that the Town needs and he recognizes that there are issues with traffic and safety.

Peter Cunningham asked where the project is relative to groundwater. The response is that it is very low near units 4 and 5 and good at the areas of the site that will have septic.

Carolyn Perkins asked about the Title 5 comments that Ira Grossman had submitted on January 27, 2022 (shared with MassHousing and the developer on the same date). Jeffrey Brem said that he has not seen the septic comments. Carolyn Perkins asked about areas for children to play. Regarding landscaping, the South part is not landscaped. The expectation of Natural Heritage is that the preserved area should be undisturbed and stay as is. Carolyn Perkins asked whether the developer had had any interaction with MIT Haystack Observatory regarding lighting, etc. George Defelice said no but that he was open to receiving contact information for MIT.

Rick Perini asked about the level of landscaping. The answer was that there was no landscaping plan now and they know that loam will need to be brought onto the site. Carolyn Perkins asked about the shooting range and whether there would be fencing, security and/or plantings to mitigate those concerns.

Anna Eliot asked about the hill across from the site (mostly on parcels 248-39 and 248-40 with perhaps a portion on parcel 249-57). She asked could it be used for fill on the site. That hill is on Town owned land and Anna Eliot who is also on the Park Commission said that the Park Commission is interested in engineering for improved parking for the Cow Pond Brook Road ball fields (parcels 249-57 and 248-40) which would improve safety. Anna Eliot expressed interest in exploring negotiations with the developer to improve safety, recreational area parking and provide clean fill to Heritage Landing. Peter Cunningham said some of the barriers have to do with Natural Heritage if we proposed the leveling of that hill. Jeffrey Brem suggested seeing what Natural Heritage says. George Defelice expressed interest provided that the material is suitable. George Defelice said that he might head out to the area tomorrow to look at the hill.

Rick Perini asked about the concept plan and style of housing. At that point, Jeffrey Brem showed several architectural renderings and a sketch of elevations.<sup>1</sup> Updated February 28, 2022 renderings and elevations are displayed here.

#### Architectural rendering of duplex units



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<sup>1</sup> Jeffrey Brem emailed on February 28, 2022 “At our [February 22, 2022] meeting on Heritage Landing off Cow Pond Brook Road it was requested that I provide the architectural renderings that I presented within the Zoom meeting format. I was informed by George DeFelice and his team that I put up the earlier versions of the architectural concepts. Since that time, they have been working on the plans for localized features and trim packages. Attached, are the latest architectural renderings and elevations. Please distribute.”

Architectural renderings of single-family units



Anna Eliot asked about use of MGL 40R<sup>2</sup> and MBTA Communities<sup>3</sup> in association with the development of this parcel. Peter Cunningham responded that use of those zoning provisions is probably not consistent with the developer’s timeline.

John Sopka pointed out elevations – 107 feet at Cow Pond Brook Rd, 96 feet at the Westford border and then continues higher. John Sopka said that his concern is that all of that elevation will drain down to the developer’s property. Jeffrey Brem said that they are aware of the elevations and that their plans will take elevations into account. Fran Stanley asked about the handicapped units since that seems like a positive that had not yet been mentioned. Jeffrey Brem said that he was not aware of that aspect.

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<sup>2</sup> [https://www.chapa.org/sites/default/files/TheUseofCh40R\\_2018.pdf](https://www.chapa.org/sites/default/files/TheUseofCh40R_2018.pdf).

<sup>3</sup> <https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>.

**Agenda item: Prepare comments to be submitted to MassHousing regarding Heritage Landing proposal. Votes may be taken.**

Peter Cunningham commented that he likes the project and his general impressions are favorable. There are some site challenges there. The 25 percent affordability element is another plus. Housing is needed. Carolyn Perkins said that it is a good project that has challenges.

Rick Perini said that he is looking favorably at the project because it serves a desperate need here in town. He added that he will need the developer to meet whatever regulations are out there. He said that we would like the development to be done 'by the book'.

Anna Eliot recounted that the Park Commission has Community Preservation Committee (CPC) funds to do work on the area around the ball fields to improve access and parking. Anna Eliot said that she would like to see the Housing Partnership's comments include mention of the possible use of fill from the Town owned hill across the road.

Peter Cunningham asked about waivers. Jeffrey Brem said that there might be waivers requested for cut exceeding 7 feet and setbacks perhaps. Peter Cunningham noted that the project does offer a category of housing that people are looking for, namely downsizing seniors (since all units will have first floor bedrooms).

Fran Stanley directed to draft a letter, distribute draft to the Partnership members and collect comments back from the same. At a future meeting, the revised draft letter will be reviewed by the committee.

**Agenda item: Discuss upcoming Planning Board meeting on February 24, 2022 which is scheduled to include zoning discussions about the definition of age restricted housing and MBTA communities. Votes may be taken. (agenda item added 2/22/22).**

A Housing Partnership meeting has been posted for February 24, 2022 in case committee members care to attend the Planning Board meeting.

Meeting adjourned at 6:23 pm.

Next meeting: to be determined

Other dates of interest: Town comments to MassHousing due by March 24, 2022

Notes by Fran Stanley