



June 23, 2025

Ref: 16694.00

Chairman Scott Wilson
Town of Groton Planning Board
173 Main Street
Groton, MA 01450

Re: Major Site Plan Review and Special Permit Application
Nashoba Satellite Emergency Facility, 490 Main Street, Groton

Dear Mr. Chairman:

On behalf of UMass Memorial Healthcare, Inc. (the Applicant), VHB is pleased to submit the enclosed applications and supporting materials to the Town of Groton Planning Board for Major Site Plan Review and Special Permit for the Nashoba Satellite Emergency Facility (the Project) proposed on 6.9 acres located at 490 Main Street, Groton, MA (the Site).

The Applicant is proposing the development of an 18,500 square foot satellite emergency facility (SEF), 15,700 square foot medical office building (MOB), 145 surface parking spaces, a helipad, supporting site infrastructure, and landscape improvements as generally shown on the enclosed site plans prepared by VHB dated June 23, 2025 (the Site Plans). The Site is comprised of the entirety of assessor parcels 216-98 and 216-99 along with a portion of parcel 216-96 as shown on the enclosed draft Approval Not Required plan. Should the Planning Board vote to approve the Major Site Plan Review and Special Permits for the Project, then the Applicant will immediately file the Approval Not Required plan with the Planning Board.

The MOB portion of the Project is a potential future effort that may or may not advance. The remainder of the Project (SEF, helipad, etc.) are anticipated to commence construction immediately in the fall of 2025 with the goal of opening the SEF prior to the end of 2026. Timing for the future MOB project is currently unknown.

The Applicant attended a pre-filing meeting with various Town staff and representatives on Wednesday, April 16, 2025 to introduce the Project to the Town. The Applicant also presented informally to the Planning Board on Thursday, May 8, 2025 to introduce the Project to the Planning Board.

Please find the following submission materials enclosed for your review:

- › Check for \$3,400 Major Site Plan Review Application Fee (\$500 + (145 parking spaces)*(\$20 per parking spaces) = \$3,400);
- › Check for \$500 Special Permit Application Fee;
- › Check for \$7,500 third-party review fee;
- › Application for Major Site Plan Review;

Engineers | Scientists | Planners | Designers

120 Front Street, Suite 500, Worcester, MA 01608

P 508.752.1001

F 508.459.0877

www.vhb.com



- › Application for Special Permit;
- › Certified abutters list;
- › Site Plans prepared by VHB for "Nashoba Satellite Emergency Facility" dated June 23, 2025;
- › Stormwater Management Report prepared by VHB for "Nashoba Satellite Emergency Facility" dated June 23, 2025; and,
- › Traffic Impact and Access Study prepared by VHB for "Nashoba Satellite Emergency Facility" dated June 23, 2025.

The above materials have been submitted to the Town of Groton Planning Board electronically and three (3) hard copies of the application materials and eight (8) reduced prints of the Site Plans have been printed and delivered to Town Hall. Additional electronic and hard copies are available upon request.

The Applicant respectfully requests that the Project be heard by the Planning Board at their regularly scheduled meeting on Thursday, July 17, 2025.

If you have any questions regarding the submission materials included herein, or if you require any additional information pertaining to this application, please do not hesitate to contact me at 508-513-2721 or bgesner@vhb.com. I look forward to your review of this very exciting Project.

Sincerely,

A handwritten signature in black ink that reads "Brittany Gesner". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Brittany Gesner, PE

Project Manager

bgesner@vhb.com



**TOWN OF GROTON
PLANNING BOARD**
173 Main Street
Groton, Massachusetts 01450
Telephone (978) 448-1105
FAX: (978) 448-1113

**APPLICATION FOR APPROVAL
ZONING BY-LAW § 218-2.5C(2) MAJOR SITE PLAN REVIEW**

Applicant	<u>UMass Memorial Healthcare, Inc.</u>	Landowner	<u>Quality Green Homes, LLC</u>	<u>492 MG LLC</u>
Address	<u>281 Lincoln Street</u>	Address	<u>142 Littleton Rd</u>	<u>6 Lyberty Way</u>
	<u>Worcester, MA 01605</u>		<u>Westford, MA</u>	<u>Westford, MA</u>
Telephone	<u>617-699-2821</u>	Telephone	<u>978-692-1313</u>	<u>978-369-4884</u>
E-mail	<u>christopher.andersen@umassmemorial.org</u>	E-mail	<u>jabrem@meisnerbrem.com</u>	<u>jamaral@omniproperties.com</u>

This application is accompanied by an application for:

- ☐ § 218-5.2 Schedule of Use Regulations
- ☐ § 218-7.2 Water Resource Protection Districts
- ☐ § 218-7.3 Town Center Overlay District
- ☐ § 218-8 F Shared Driveways
- ☐ § 218-9.3 Multifamily Use
- ☐ § 218-10.1 Personal Wireless Services Facilities
- ☐ § 218-10.3 Large-scale ground mounted solar photovoltaic facilities

Please list other required permits: _____
Special Permit from the Planning Board
Order of Conditions from the Conservation Commission
Stormwater Management Permit from the Earth Removal Stormwater Advisory Committee

Property location:

The property is located on the following public way Main Street

Zoning district: _____ R-A _____ R-B _____ VCB _____ NB
 _____ X GB _____ I _____ O _____ P

Overlay district _____ WRPD _____ Recreational _____ TCOD _____ Floodplain

Town of Groton Assessors' Map _____ 216 _____, Parcels _____ 96 (Partial), 98, 99 _____

Recording information:

The owner's title to the land is derived under deed from _____ Parcel 216-96
Parcel 216-98
Parcel 216-99
dated _____ 3/27/2025 _____ 83900 _____ 267
_____ 10/07/2021 _____, recorded in Registry of Deeds, Book 78870 _____, Page 0143
_____ 10/07/2021 _____ 78870 _____ 0143

OR Land Court Certificate of Title No. _____, Book _____, Page _____.

Proposed use(s) Health care clinic for outpatient services, or ambulatory care center, with or
without laboratory AND Medical, dental, or mental health care office,
excluding a clinic

Total gross floor area	34,200 SF
Number of employees	120+/- SF
Number of seats in restaurant	NA
Number of dwelling units (multifamily)	NA
Capacity in place of public assembly	NA
Number of rooms in lodging facility	NA
Number of rooms in hospital/care facility	38
Number of classrooms in school	NA

Parking Requirements:

Total number of required parking spaces	127 MIN 237 MAX
Proposed number of on-site parking spaces	145
Proposed number of on-street parking spaces	-0-

Proposed number of shared parking spaces	<u>-0-</u>
Proposed number of accessible parking spaces (See Architectural Access Board 521 CMR)	<u>15</u>

The following information must be submitted with the application:

- | | |
|----------|---|
| <u>X</u> | Three (3) copies of signed application form |
| <u>X</u> | Three (3) full-sized (24" x 36") copies of the plan |
| <u>X</u> | Eight (8) reduced (11" x 17") copies of the plan for distribution to Town departments and Board members. PDF of plans should be submitted electronically. |
| <u>X</u> | Supporting documentation required in § 218-2.5 G (1 & 2) and § 381-39. Plans shall be prepared, signed & stamped by a registered professional engineer & professional land surveyor at a minimum scale of 1"=40'. |
-
- | | |
|----------|--|
| <u>X</u> | a) Boundary line information; |
| <u>X</u> | b) Dimensions & locations of existing & proposed structures; |
| <u>X</u> | c) General description of existing & proposed topography; |
| <u>X</u> | d) Parking, loading, access & egress provisions; |
| <u>X</u> | e) Storm drainage, including direction of flow & means of disposal; |
| <u>X</u> | f) Provisions for and location of private/public sewer & water supply, including fire protection measures; |
| <u>X</u> | g) Location of all existing & proposed utilities, signage, lighting, outdoor storage & trash disposal areas; size & capacity of utilities; |
| <u>X</u> | h) Existing & proposed planting, landscaping & screening; |
| <u>X</u> | i) Areas subject to protection under Wetlands Protection Act, MGL Chapter 131, Section 40; |
| <u>X</u> | j) All easements, restrictions & covenants; |
| <u>X</u> | k) Copies of variances or special permits, if applicable; |
| <u>X</u> | l) Location & dimensions of any temporary structure, outdoor material storage & staging areas; |

- X m) Locus plan at scale of 1"=200' showing all structures, streets, water bodies, floodplain elevations, landscape features, historic sites, and environmental features within 300' of the subject parcel(s);
- X n) Zoning district boundary lines & chart;
- X o) Existing & proposed topography at 2' contour intervals for the site and land within 200' of the property;
- X p) Stormwater calculations;
- X q) Traffic Impact Study prepared by professional traffic engineer;
- X r) Landscaping plan, prepared by registered landscape architect, that includes location, size, type, & number of proposed landscape features;
- X s) Location, size & type of parking, loading, storage, & service areas, hours of operation, delivery/export hours, lighting hours, public address systems, snow removal & snow storage areas;
- X t) Photometric lighting plan & hours of operation;
- NA u) Development Impact Report (if required);
- X v) Existing conditions plan;
- X w) Floor, elevation (scale of 1/8"=1' or 1/4"=2') & façade plans for proposed & existing structures including external mechanical systems, screening and materials list;
- X x) Location, name, ownership (public vs. private), and width of all streets within 300' of the site;
- X y) Written statement of development consequences;
- X z) Physical or 3-dimensional model of project;
- X aa) Cut & fill analysis, including proposed final grades of any on-site sewage disposal system;
- X bb) Seven signature lines and statement that "This Site Plan Approval does not necessarily indicate compliance with Groton Zoning Bylaw."
- X Written statement addressing the criteria set forth in Groton Zoning By-Law § 218-2.3 C



**TOWN OF GROTON
PLANNING BOARD**
173 Main Street
Groton, Massachusetts 01450
Telephone: (978) 448-1105
FAX: (978) 448-1113

**APPLICATION FOR A SPECIAL PERMIT
ZONING BY-LAW § 218-2.3**

Applicant	<u>UMass Memorial Healthcare, Inc.</u>	Landowner	<u>Quality Green Homes, LLC</u>	<u>492 MG LLC</u>
Address	<u>281 Lincoln Street</u> <u>Worcester, MA 01605</u>	Address	<u>142 Littleton Rd</u> <u>Westford, MA</u>	<u>6 Lyberty Way</u> <u>Westford, MA</u>
Telephone	<u>617-699-2821</u> <u>christopher.andersen@</u>	Telephone	<u>978-692-1313</u> <u>jabrem@</u>	<u>978-369-4884</u> <u>jamaral@</u>
E-mail	<u>umassmemorial.org</u>	E-mail	<u>meisnerbrem.com</u>	<u>omniproperties.com</u>

This application is for:

Project description: Special permit for use of Health care clinic for outpatient services, or ambulatory care center, with or without laboratory within the GB Zoning District

Property location:

The property is located on the following public way: Main Street

Zoning district: R-A R-B VCB NB
 X GB I O P

Town of Groton Assessors' Map 216, Parcels 96 (Partial), 98, 99

Recording information:

The owner's title to the land is derived under deed from Parcel 216-96,
Parcel 216-98,
Parcel 216-99,
dated 3/27/2025, recorded in Registry of Deeds, Book 83900, Page 267,
10/07/2021, recorded in Registry of Deeds, Book 78870, Page 0143,
10/07/2021, recorded in Registry of Deeds, Book 78870, Page 0143.

OR Land Court Certificate of Title No. , Book , Page .

The following information must be submitted with the application:

- X Three (3) copies of signed application form
- X Three (3) full-sized copies of the plan
- X Three (3) reduced (11" x 17") copies of the plan for distribution to Town departments and Board members. **PDF of plans may be submitted electronically or on CD.**
- X Written statement addressing the criteria set forth in Groton Zoning By-Law § 218-2.3C
- X A list of abutters within 300 ft (certified by the Board of Assessors)
- X Filing fee of \$500.00 (check payable to Town of Groton)

Property Ownership Category (check one):

- Individual Ownership Institutional/Non-profit
- X Corporate Ownership State/Municipal
- Condominium Ownership

Other Ownership Type (specify) _____

Salt Republic

06/17/2025

Kathleen Hybka

Kathleen Hybka (Jun 17, 2025 18:01 EDT)

Signature of applicant ¹

John B. Amant MANAGER 492 MG LLC

Signature of landowner

6/17/2025

Date

6/16/2025

Date

Jeffrey A. Green, Manager, Quality Green Homes, LLC

Received by the Town Clerk:

Town Clerk

Date

¹ Where the owner is a corporation, institution, non-profit organization, or condominium association (whether residential or non-residential) the attached "Certificate of Authority" must be submitted indicating who has authority to sign this application on behalf of the owner



To: Chairman Scott Wilson
Town of Groton Planning Board

Date: June 23, 2025

Memorandum

Project #: 16694.00

From: Brittany Gesner, PE

Re: 490 Main Street – Nashoba Satellite Emergency Facility
Special Permit Findings

Introduction

UMass Memorial Healthcare, Inc. (the Applicant) is proposing the development of an 18,500 square foot satellite emergency facility (SEF), 15,700 square foot medical office building (MOB), 145 surface parking spaces, a helipad, supporting site infrastructure, and landscape improvements (the Project) as generally shown on the enclosed site plans prepared by VHB dated June 23, 2025 (the Site Plans). The Project is contemplated on 6.9 acres of land located at 490 Main Street, Groton, MA (the Site).

Section 218-5 Use Regulations

As shown on the Town of Groton, Massachusetts Zoning Map Amendment dated April 29, 2019, the Site is located within the General Business (GB) zoning district. Based on the Schedule of Use Regulations, the Project includes two uses permitted as follows:

- › Health care clinic for outpatient services, or ambulatory care center, with or without laboratory: allowed under Special Permit to be acted upon by the Planning Board; and,
- › Medical, dental, or mental health care office, excluding a clinic: a permitted use.

218-2.3C Special Permits

The Project will require a Special Permit from the Planning Board for use. Per Section 218-2.3 of the Zoning Bylaw, Special permits shall be granted by the special permit granting authority only upon its written determination that the proposed use will not have adverse effects on either the Town or the neighborhood, in view of the particular characteristic of the site and of the proposal in relation to that site. The special permit granting authority shall consider each of the following criteria in addition to any specific criteria set forth in the chapter in making its decision.

(1) Social, economic or community needs which are served by the proposal.

In August 2024, Nashoba Valley Medical Center (NVMC) closed due to the bankruptcy of Steward Health Care. In September 2024, Governor Maura Healey established the Nashoba Valley Health Planning Working Group (NVHPWG) to focus on the impacts in the region due to the NVMC closure. The NVHPWG identified the following findings:

- › *Emergency Services & Outpatient Care:* Strong community demand for emergency services, specialist access, and outpatient imaging. Healthcare operators are working to fill critical gaps, including a commitment to open a Satellite Emergency Facility.
- › *EMS Challenges:* Increased transport times and workforce shortages strain regional EMS capacity, requiring targeted support. Concerns remain about coverage and impacts upon EMS services until an emergency

department is re-opened. Region's EMS providers have requested funding the FY26 budget to help address these challenges.

- › *Transportation challenges:* Challenges around transportation have been exacerbated by the closing of services at NVMC, straining already insufficient services to provide rides to more distant and scattered medical destinations.
- › *Public health & systematic barriers:* Addressing social determinants of health and infrastructure needs is essential for long-term regional stability.

In January 2025, UMass Memorial Healthcare announced the decision to step in to support the community by building a new Satellite Emergency Facility (SEF) in the Nashoba Valley region that also offers imaging services.

A SEF operates under a hospital's license at a different location than the main hospital, providing the same services as an Emergency Department. It accepts ambulance transports and operates 24/7 to ensure continuous emergency care. UMass Memorial Healthcare believes this solution can fill the community's critical needs and address the primary areas of concern.

(2) Traffic flow and safety.

The Site is located along Main Street which is also state routes 111 and 119. This is a main thoroughfare for the region. The Site is also located directly across from the intersection of Mill Street with Main Street. The Project is not anticipated to generate a detectable increase to the traffic on Main Street. The existing roadway network has sufficient capacity to support the Project without any roadway improvements. The Project will require the construction of two new stop-controlled curb cuts along Main Street. Main Street is fairly straight along the Site frontage therefore stopping and intersection sight distances are not anticipated to be of concern.

(3) Adequacy of utilities and other public services.

There is existing public water, sewer, electric, natural gas, and telecommunications utilities in Main Street along the frontage of the Site. The Town of Groton is the water, sewer, and electric provider. The Applicant has discussed the Project with the Town of Groton who has confirmed there is sufficient water, sewer, and electric capacity available at the Site to service the Project. National Grid is the natural gas provider. The Applicant has discussed the Project with National Grid who has confirm there is sufficient natural gas capacity available at the Site to support the Project.

(4) Neighborhood character.

The Project is located within the General Business zoning district. The Site is surrounded by existing one-story commercial and medical uses including a childcare center, a fitness center, and Mill Run Plaza which includes a café, healthcare office, orthodontics office, etc. There are existing residential properties throughout the neighborhood including multi- and single- family properties. The Site is located on a main thoroughfare of the region, including Routes 111 and 119. The location ensures easy access for emergency vehicles and residents and is centralized to Groton and the broader region.

(5) Impacts on the environment.

The Site includes a jurisdictional bordering vegetated wetland near the centroid of the Site. The buffer zone to the wetland is currently overgrown with invasive species. The Project proposes no direct impacts to the existing on-Site wetland and proposes to remove the existing invasive species and replace with natives. The majority of the Site has

been previously disturbed, including the development of an occupied single-family house, a former restaurant which is currently dilapidated, and a former house which has been razed. There are existing pavement and parking areas throughout the site which are in disrepair. Use of this previously disturbed Site for the Project allows for the cleanup of formerly abandoned properties and eliminates the need for new disturbance in heavily wooded or naturalized areas. While the Project is located within the Petpawag Area of Critical Environmental Concern (ACEC), the Project is not located in any additional environmental protection zones (no protected species, no drinking water protection zones, and no floodplain). The Project includes a stormwater management system designed in compliance with the Massachusetts Stormwater Management Standards and the Town of Groton Stormwater Regulations to protect downstream wetlands and waterways from stormwater runoff. The Project proposes infiltrating bioretention basins which will detain, treat, and recharge stormwater runoff from the Site.

(6) Potential fiscal impact on Town.

The Project is anticipated to have a positive fiscal impact on the Town. The Project is likely to stimulate economic activity by generating jobs, including positions for healthcare professionals, administrative staff, and support roles. The influx of employees and patients can increase the demand for local goods and services, benefiting nearby businesses such as restaurants, shops, and service providers. Additionally, the facility can attract other healthcare-related businesses, creating a multiplier effect that further enhances local economic growth. Further, the current lack of any emergency facilities within the Nashoba region is placing undue hardship on the Town and EMS services. Currently, EMS services are experiencing increased travel times to transport patients out of region which is challenging transport and staffing budgets and reducing emergency response times.



TOWN OF GROTON
Office of the Board of Assessors
173 Main Street
Groton, MA 01450
(978) 448-1127
FAX: (978) 448-1115
www.grotonma.gov

Date: 6/5/25

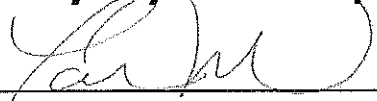
Map: 216 Parcel: 96 Lot: 0
Map: 216 Parcel: 98 Lot: 0
Map: 216 Parcel: 99 Lot: 0

Address: 490 Main St; 478 Main St. and 468 Main St.

CERTIFICATION OF ABUTTERS

Abutters are within 300 feet of any requested parcel's lot lines. We hereby certify that the enclosed list includes the name and addresses of all parties taken from the Board of Assessor's Real Estate property files per the deeds received as of 6/4/25. It is with interest under MGL Chapter 40A, Section 11 as amended to the best of our knowledge and belief.

This abutter's list will not satisfy legal requirements for notice, if ninety days have elapsed from the date of request.



Megan Foster – Principal Assessor
Tammi Mickel - Assistant Assessor



300 feet Abutters List Report

Groton, MA
June 05, 2025

Subject Properties:

Parcel Number: 216-96
CAMA Number: 216-96
Property Address: 490 MAIN ST

Mailing Address: 492 MG LLC
6 LYBERRY WAY SUITE 203
WESTFORD, MA 01886

Parcel Number: 216-98
CAMA Number: 216-98
Property Address: 478 MAIN ST

Mailing Address: QUALITY GREEN HOMES, LLC
142 LITTLETON RD
WESTFORD, MA 01886

Parcel Number: 216-99
CAMA Number: 216-99
Property Address: 468 MAIN ST

Mailing Address: QUALITY GREEN HOMES, LLC
142 LITTLETON RD
WESTFORD, MA 01886

Abutters:

Parcel Number: 110-29
CAMA Number: 110-29
Property Address: 445 MAIN ST

Mailing Address: 445 MAIN STREET REALTY LLC
445 MAIN ST
GROTON, MA 01450

Parcel Number: 110-30
CAMA Number: 110-30
Property Address: 452 MAIN ST

Mailing Address: SCRUTON DWAYNE B JR
452 MAIN ST
GROTON, MA 01450

Parcel Number: 110-31
CAMA Number: 110-31
Property Address: 20 TAYLOR ST

Mailing Address: MARRIMEKALA, JAYALATHA
20 TAYLOR ST
GROTON, MA 01450

Parcel Number: 110-32
CAMA Number: 110-32
Property Address: MAIN ST

Mailing Address: COMMONWEALTH OF
MASSACHUSETTS, RAIL TRAIL
251 CAUSEWAY STREET
BOSTON, MA 02114

Parcel Number: 110-33
CAMA Number: 110-33
Property Address: 436 MAIN ST

Mailing Address: 436 MAIN STREET TRUST
P.O. BOX 199
GROTON, MA 01450

Parcel Number: 216-1
CAMA Number: 216-1
Property Address: MAIN ST

Mailing Address: CONDO MAIN
.
., .

Parcel Number: 216-1
CAMA Number: 216-1.1A
Property Address: 491-A MAIN ST #A

Mailing Address: DECLAN-DUNCAN, LLC
48 DOWNEY ST
WATERTOWN, MA 02472



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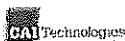
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300 feet Abutters List Report

Groton, MA
June 05, 2025

Parcel Number: 216-1 CAMA Number: 216-1.1B Property Address: 491-B MAIN ST #B	Mailing Address: SAINT HILAIRE, ANTHONY L. 41 SHIRLEY ROAD TOWNSEND, MA 01469
Parcel Number: 216-1 CAMA Number: 216-1.1C Property Address: 491-C MAIN ST #C	Mailing Address: 491C MAIN STREET LLC 130 LOCUST LANE NEEDHAM, MA 02492
Parcel Number: 216-1 CAMA Number: 216-1.1D Property Address: 491-D MAIN ST #D	Mailing Address: S & S COMMERCIAL PROPERTIES, INC. P.O. BOX 731 GROTON, MA 01450
Parcel Number: 216-1 CAMA Number: 216-1.1E Property Address: 491-E MAIN ST #E	Mailing Address: NGUYEN-LE FAMILY , REVOC TRUST 92 MACINTOSH LANE FITCHBURG, MA 01420
Parcel Number: 216-1 CAMA Number: 216-1.1F Property Address: 491-F MAIN ST #F	Mailing Address: NGUYEN-LE FAMILY , REVOC TRUST 92 MACINTOSH LANE FITCHBURG, MA 01420
Parcel Number: 216-1 CAMA Number: 216-1.1G Property Address: 491-G MAIN ST #G	Mailing Address: EVANS & NORDIN LLC 495 MAIN STREET GROTON, MA 01450
Parcel Number: 216-1 CAMA Number: 216-1.2C Property Address: 493-C MAIN ST #C	Mailing Address: EVANS AND NORDIN, LLC 495 MAIN ST GROTON, MA 01450
Parcel Number: 216-1 CAMA Number: 216-1.2E Property Address: 493-E MAIN ST #E	Mailing Address: EVANS & NORDIN LLC 495 MAIN ST GROTON, MA 01450
Parcel Number: 216-1 CAMA Number: 216-1.2F Property Address: 493-F MAIN ST #F	Mailing Address: EVANS & NORDIN LLC 495 MAIN ST GROTON, MA 01450
Parcel Number: 216-1 CAMA Number: 216-1.2G Property Address: 493-G MAIN ST #G	Mailing Address: MONTANA INVESTMENTS LLC 58 HOLLIS ST GROTON, MA 01450
Parcel Number: 216-1 CAMA Number: 216-1.3A Property Address: 495-A MAIN ST #A	Mailing Address: EVANS AND NORDIN LLC 495A MAIN ST GROTON, MA 01450
Parcel Number: 216-1 CAMA Number: 216-1.3B Property Address: 495-B MAIN ST #B	Mailing Address: EVANS AND NORDIN LLC 495A MAIN ST GROTON, MA 01450



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6/5/2025

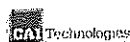
Page 2 of 9



300 feet Abutters List Report

Groton, MA
June 05, 2025

Parcel Number: 216-1 CAMA Number: 216-1.3C Property Address: 495-C MAIN ST #C	Mailing Address: HUANG, CHANG WEN 495 MAIN ST, UNIT 3C GROTON, MA 01450
Parcel Number: 216-1 CAMA Number: 216-1.3D Property Address: 495-D MAIN ST #D UNIT 3 A	Mailing Address: EVANS & NORDIN, LLC 495 MAIN ST UNIT 3 A GROTON, MA 01450
Parcel Number: 216-1 CAMA Number: 216-1.3E Property Address: 495-E MAIN ST #E UNIT 3A	Mailing Address: EVANS & NORDIN, LLC 495 MAIN ST UNIT 3A GROTON, MA 01450
Parcel Number: 216-1 CAMA Number: 216-1.4A Property Address: 497-A MAIN ST #4A	Mailing Address: GUTERMANN, RAFFAELLA 75 AMES RD GROTON, MA 01450
Parcel Number: 216-1 CAMA Number: 216-1.4B Property Address: 497-B MAIN ST #B	Mailing Address: JUPITER 30 REALTY, LLC 20 TRAFALGAR SQUARE SUITE 109 NASHUA, NH 03063
Parcel Number: 216-1 CAMA Number: 216-1.4C Property Address: 497-C MAIN ST #C	Mailing Address: JUPITER 30 REALTY, LLC 20 TRAFALGAR SQUARE SUITE 109 NASHUA, NH 03063
Parcel Number: 216-1 CAMA Number: 216-1.4D Property Address: 497-D MAIN ST #D	Mailing Address: JUPITER 30 REALTY, LLC 20 TRAFALGAR SQUARE SUITE 109 NASHUA, NH 03063
Parcel Number: 216-1 CAMA Number: 216-1.4E Property Address: 497-E MAIN ST #E	Mailing Address: MILL RUN PLAZA 497-E, LLC 497-E MAIN ST E GROTON, MA 01450
Parcel Number: 216-1 CAMA Number: 216-1.4F Property Address: 497-F MAIN ST #F	Mailing Address: HASHIMI TRUST, THE ANEEQA 21 NICOLE LN GROTON, MA 01450
Parcel Number: 216-1 CAMA Number: 216-1.5 Property Address: 489 MAIN ST	Mailing Address: ANDREOLI, CARMEN 271 NORTH MAIN ST SALEM, NH 03079
Parcel Number: 216-100 CAMA Number: 216-100 Property Address: 27 TAYLOR ST	Mailing Address: RIOS, WILLIAM M. 27 TAYLOR ST GROTON, MA 01450
Parcel Number: 216-101 CAMA Number: 216-101 Property Address: 47 TAYLOR ST	Mailing Address: QUALITY GREEN HOMES, LLC 142 LITTLETON RD WESTFORD, MA 01886



www.cai-tech.com

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6/5/2025

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300 feet Abutters List Report

Groton, MA
June 05, 2025

Parcel Number: 216-103
CAMA Number: 216-103
Property Address: 50 TAYLOR ST

Mailing Address: TORNARITIS, FAMILY TRUST
50 TAYLOR RD
GROTON, MA 01450

Parcel Number: 216-104
CAMA Number: 216-104
Property Address: 44 TAYLOR ST

Mailing Address: LYNN, HAROLD A. JR.
44 TAYLOR ST
GROTON, MA 01450

Parcel Number: 216-105
CAMA Number: 216-105
Property Address: 36 TAYLOR ST

Mailing Address: TAOULTSDES, ALEXANDER
36 TAYLOR ST
GROTON, MA 01450

Parcel Number: 216-106
CAMA Number: 216-106
Property Address: 28 TAYLOR ST

Mailing Address: BUE, ANTHONY
28 TAYLOR ST
GROTON, MA 01450

Parcel Number: 216-106.1
CAMA Number: 216-106.1
Property Address: TAYLOR ST

Mailing Address: GOWER, JONATHAN FRANCIS
28 TAYLOR ST
GROTON, MA 01450

Parcel Number: 216-107
CAMA Number: 216-107
Property Address: COMMON ST

Mailing Address: BIG JOHNS TRUST
125 COMMON STREET
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12
Property Address: MAIN ST

Mailing Address: GROTON RESIDENTIAL GARDENS LLC
2 LAN DRIVE
WESTFORD, MA 01886

Parcel Number: 216-12
CAMA Number: 216-12-10A
Property Address: 505A MAIN ST #A

Mailing Address: SMITH, BRENDEN
505A MAIN ST A
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-10B
Property Address: 505B MAIN ST #B

Mailing Address: ROBICHAUD FAMILY TRUST
505B MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-10C
Property Address: 505C MAIN ST #C

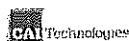
Mailing Address: VAN HOOGEN, ELSA L.
505C MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-10D
Property Address: 505D MAIN ST #D

Mailing Address: GUIMOND TESTAMENTARY TRUST,
JOAN A.
722 East Merrimack Street
LOWELL, MA 01852

Parcel Number: 216-12
CAMA Number: 216-12-11A
Property Address: 503A MAIN ST #A

Mailing Address: LENTZ, CHARLES G.
4958 BRITNI WAY
ZEPHYR HILLS, FL 33541



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6/5/2025

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300 feet Abutters List Report

Groton, MA
June 05, 2025

Parcel Number: 216-12
CAMA Number: 216-12-11B
Property Address: 503B MAIN ST #B UNIT B

Mailing Address: BAIDOO, PRISCILLA
503B MAIN ST UNIT B
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-11C
Property Address: 503C MAIN ST #C UNIT C

Mailing Address: DUTTA, DIPON
503 MAIN ST UNIT C
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-11D
Property Address: 503D MAIN ST #D

Mailing Address: MWEZE, PROVIDENCE
503D MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-12
Property Address: 501 MAIN ST

Mailing Address: LAUREAH, LLC
PO BOX 340
TYNGSBOROUGH, MA 01879

Parcel Number: 216-12
CAMA Number: 216-12-1A
Property Address: 511A MAIN ST #A

Mailing Address: DENDUKURI, VENKATA B.
511A MAIN ST A
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-1B
Property Address: 511B MAIN ST #B UNIT B

Mailing Address: MISHRA, UDAY SHANKAR
511 MAIN ST UNIT B
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-1C
Property Address: 511C MAIN ST #C UNIT C

Mailing Address: FREITAS, LUCIENCE PONTES
511 MAIN ST UNIT C
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-1D
Property Address: 511D MAIN ST #D

Mailing Address: SALIM, MY-RACHID
511D MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-2A
Property Address: 513A MAIN ST #A UNIT A

Mailing Address: MARCHIONI FAMILY, IRREVOCABLE
TRUST
513 MAIN ST UNIT A
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-2B
Property Address: 513B MAIN ST #B

Mailing Address: LONG TERM RENTALS, LLC
13 JONES RD
PELHAM, NH 03076

Parcel Number: 216-12
CAMA Number: 216-12-2C
Property Address: 513C MAIN ST #C

Mailing Address: LEE, BONNIE L.
513C MAIN ST C
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-2D
Property Address: 513D MAIN ST #D UNIT D

Mailing Address: KENNEY, SARAH ROSE
513 MAIN ST UNIT D
GROTON, MA 01450



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300 feet Abutters List Report

Groton, MA
June 05, 2025

Parcel Number: 216-12
CAMA Number: 216-12-3A
Property Address: 523A MAIN ST #A

Mailing Address: STROFFOLENO, JOHN F.
523A MAIN ST A
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-3B
Property Address: 523B MAIN ST #B

Mailing Address: GO, PIN
523B MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-3C
Property Address: 523C MAIN ST #C

Mailing Address: HOGAN, PATRICK R
523C MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-3D
Property Address: 523D MAIN ST #D

Mailing Address: HAMELIN, STEPHANIE A.
523D MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-4A
Property Address: 521A MAIN ST #A

Mailing Address: BARCLAY, GERALD A
521 MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-4B
Property Address: 521B MAIN ST #B

Mailing Address: BARCLAY, GERALD A
521 MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-4C
Property Address: 521C MAIN ST #C

Mailing Address: OFFER, AVIAD
521C MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-4D
Property Address: 521D MAIN ST #D

Mailing Address: WHITE, HANNAH V.
521D MAIN ST D
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-5A
Property Address: 519A MAIN ST #A

Mailing Address: LYON, WILLIAM A.
65 WHARTON ROW
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-5B
Property Address: 519B MAIN ST #B

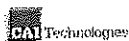
Mailing Address: CAMPBELL, JAIME S.
519-B MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-5C
Property Address: 519C MAIN ST #C UNIT C

Mailing Address: BURDSALL, STUART R
519 MAIN ST UNIT C
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-5D
Property Address: 519D MAIN ST #D

Mailing Address: THE KICK TRUST
519D MAIN ST D
GROTON, MA 01450



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6/5/2025

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300 feet Abutters List Report

Groton, MA
June 05, 2025

Parcel Number: 216-12
CAMA Number: 216-12-6A
Property Address: 517A MAIN ST #A

Mailing Address: MEEKS, CHARLES R.
517-A MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-6B
Property Address: 517B MAIN ST #B

Mailing Address: MCNEIL, SAMUEL A.
517B MAIN ST #B
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-6C
Property Address: 517C MAIN ST #C

Mailing Address: DOLAN, JUDY MARIE
517C MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-6D
Property Address: 517D MAIN ST #D

Mailing Address: SHEESLEY, JOCELYN R
517D MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-7A
Property Address: 515A MAIN ST #A

Mailing Address: MAIN STREET 2010 REALTY TRUST
(THE)
48 MADIGAN LANE
HARVARD, MA 01451

Parcel Number: 216-12
CAMA Number: 216-12-7B
Property Address: 515B MAIN ST #B

Mailing Address: PALMER, LAURIE J.
515B MAIN ST B
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-7C
Property Address: 515C MAIN ST #C

Mailing Address: COREY BROCK, REVOCABLE TRUST
284 OLD DUNSTABLE RD
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-7D
Property Address: 515D MAIN ST #D UNIT D

Mailing Address: VENTIMIGLIA, CHRISTINE C.
515 MAIN ST UNIT D
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-8A
Property Address: 509A MAIN ST #A

Mailing Address: WILLIAMSON, BARBARA J.
509-A MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-8B
Property Address: 509B MAIN ST #B

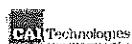
Mailing Address: WHEATLEY, GEORGE E. JR.
509B MAIN STREET #B
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-8C
Property Address: 509C MAIN ST #C

Mailing Address: STEPINSKI, CATHERINE E.
509C MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-8D
Property Address: 509D MAIN ST #D

Mailing Address: ULGHANI, NADEEM
509D MAIN ST D
GROTON, MA 01450



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6/5/2025

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300 feet Abutters List Report

Groton, MA
June 05, 2025

Parcel Number: 216-12
CAMA Number: 216-12-9A
Property Address: 507A MAIN ST #A

Mailing Address: PATEL, JAYDEEP B.
749 LOWELL RD UNIT A
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-9B
Property Address: 507B MAIN ST #B

Mailing Address: SEBASTYN, CONNER M
507B MAIN ST B
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-9C
Property Address: 507C MAIN ST #C

Mailing Address: SEAGER, FRAN
507C MAIN ST
GROTON, MA 01450

Parcel Number: 216-12
CAMA Number: 216-12-9D
Property Address: 507D MAIN ST #D

Mailing Address: STEPINSKI, PATRICIA A.
507D MAIN ST
GROTON, MA 01450

Parcel Number: 216-13
CAMA Number: 216-13
Property Address: 10 ANTHONY DR

Mailing Address: CAPES, RAYMOND
10 ANTHONY DR
GROTON, MA 01450

Parcel Number: 216-4
CAMA Number: 216-4
Property Address: 257 MILL ST

Mailing Address: DEBRA-DUSTI REALTY TRUST
257 MILL STREET
GROTON, MA 01450

Parcel Number: 216-73
CAMA Number: 216-73
Property Address: OFF COMMON ST

Mailing Address: BIG JOHNS TRUST
125 COMMON STREET
GROTON, MA 01450

Parcel Number: 216-94
CAMA Number: 216-94
Property Address: MAIN ST

Mailing Address: 500 MG LLC
6 LYBerty WAY SUITE 203
WESTFORD, MA 01886

Parcel Number: 216-95
CAMA Number: 216-95
Property Address: 500 MAIN ST

Mailing Address: 500 MG LLC
6 LYBerty WAY SUITE 203
WESTFORD, MA 01886

Parcel Number: 216-96
CAMA Number: 216-96
Property Address: 490 MAIN ST

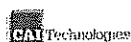
Mailing Address: 492 MG LLC
6 LYBerty WAY SUITE 203
WESTFORD, MA 01886

Parcel Number: 216-98
CAMA Number: 216-98
Property Address: 478 MAIN ST

Mailing Address: QUALITY GREEN HOMES, LLC
142 LITTLETON RD
WESTFORD, MA 01886

Parcel Number: 216-99
CAMA Number: 216-99
Property Address: 468 MAIN ST

Mailing Address: QUALITY GREEN HOMES, LLC
142 LITTLETON RD
WESTFORD, MA 01886



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300 feet Abutters List Report

Groton, MA
June 05, 2025

Parcel Number: 216-99.1
CAMA Number: 216-99.1
Property Address: 458 MAIN ST

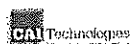
Mailing Address: QUALITY GREEN HOMES, LLC
142 LITTLETON RD
WESTFORD, MA 01886

Parcel Number: 216-99.1
CAMA Number: 216-99.1-A
Property Address: 458A MAIN ST #A UNIT A

Mailing Address: FAULKNER, JOSHUA
458 MAIN ST UNIT A
GROTON, MA 01450

Parcel Number: 216-99.1
CAMA Number: 216-99.1-B
Property Address: 458B MAIN ST #B UNIT B

Mailing Address: SHUKLA, HARSH
458 MAIN ST UNIT B
GROTON, MA 01450



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6/5/2025

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436 MAIN STREET TRUST
P.O. BOX 199
GROTON, MA 01450

BURDSALL, STUART R
519 MAIN ST
UNIT C
GROTON, MA 01450

DUTTA, DIPON
503 MAIN ST
UNIT C
GROTON, MA 01450

445 MAIN STREET REALTY LL
445 MAIN ST
GROTON, MA 01450

CAMPBELL, JAIME S.
519-B MAIN ST
GROTON, MA 01450

EVANS & NORDIN LLC
495 MAIN ST
GROTON, MA 01450

491C MAIN STREET LLC
130 LOCUST LANE
NEEDHAM, MA 02492

CAPE, RAYMOND
10 ANTHONY DR
GROTON, MA 01450

EVANS & NORDIN LLC
495 MAIN STREET
GROTON, MA 01450

492 MG LLC
6 LYBERRY WAY
SUITE 203
WESTFORD, MA 01886

COMMONWEALTH OF MASSACHUS
251 CAUSEWAY STREET
BOSTON, MA 02114

EVANS & NORDIN, LLC
495 MAIN ST
UNIT 3 A
GROTON, MA 01450

500 MG LLC
6 LYBERRY WAY SUITE 203
WESTFORD, MA 01886

CONDO MAIN
.
.. .

EVANS & NORDIN, LLC
495 MAIN ST
UNIT 3A
GROTON, MA 01450

ANDREOLI, CARMEN
271 NORTH MAIN ST
SALEM, NH 03079

COREY BROCK, REVOCABLE TR
284 OLD DUNSTABLE RD
GROTON, MA 01450

EVANS AND NORDIN LLC
495A MAIN ST
GROTON, MA 01450

BAIDOO, PRISCILLA
503B MAIN ST
UNIT B
GROTON, MA 01450

DEBRA-DUSTI REALTY TRUST
257 MILL STREET
GROTON, MA 01450

EVANS AND NORDIN, LLC
495 MAIN ST
GROTON, MA 01450

BARCLAY, GERALD A
521 MAIN ST
GROTON, MA 01450

DECLAN-DUNCAN, LLC
48 DOWNEY ST
WATERTOWN, MA 02472

FAULKNER, JOSHUA
458 MAIN ST
UNIT A
GROTON, MA 01450

BIG JOHNS TRUST
125 COMMON STREET
GROTON, MA 01450

DENDUKURI, VENKATA B.
511A MAIN ST A
GROTON, MA 01450

FREITAS, LUCIENCE PONTES
511 MAIN ST
UNIT C
GROTON, MA 01450

BUE, ANTHONY
28 TAYLOR ST
GROTON, MA 01450

DOLAN, JUDY MARIE
517C MAIN ST
GROTON, MA 01450

GO, PIN
523B MAIN ST
GROTON, MA 01450

GOWER, JONATHAN FRANCIS
28 TAYLOR ST
GROTON, MA 01450

LAUREAH, LLC
PO BOX 340
TYNGSBOROUGH, MA 01879

MEEKS, CHARLES R.
517-A MAIN ST
GROTON, MA 01450

GROTON RESIDENTIAL GARDEN
2 LAN DRIVE
WESTFORD, MA 01886

LEE, BONNIE L.
513C MAIN ST C
GROTON, MA 01450

MILL RUN PLAZA 497-E, LLC
497-E MAIN ST E
GROTON, MA 01450

GUIMOND TESTAMENTARY TRUS
722 East Merrimack Street
LOWELL, MA 01852

LENTZ, CHARLES G.
4958 BRITNI WAY
ZEPHYR HILLS, FL 33541

MISHRA, UDAY SHANKAR
511 MAIN ST
UNIT B
GROTON, MA 01450

GUTERMANN, RAFFAELLA
75 AMES RD
GROTON, MA 01450

LONG TERM RENTALS, LLC
13 JONES RD
PELHAM, NH 03076

MONTANA INVESTMENTS LLC
58 HOLLIS ST
GROTON, MA 01450

HAMELIN, STEPHANIE A.
523D MAIN ST
GROTON, MA 01450

LYNN, HAROLD A. JR.
44 TAYLOR ST
GROTON, MA 01450

MWEZE, PROVIDENCE
503D MAIN ST
GROTON, MA 01450

HASHIMI TRUST, THE ANEEQA
21 NICOLE LN
GROTON, MA 01450

LYON, WILLIAM A.
65 WHARTON ROW
GROTON, MA 01450

NGUYEN-LE FAMILY , REVOC
92 MACINTOSH LANE
FITCHBURG, MA 01420

HOGAN, PATRICK R
523C MAIN ST
GROTON, MA 01450

MAIN STREET 2010 REALTY T
48 MADIGAN LANE
HARVARD, MA 01451

OFFER, AVIAD
521C MAIN ST
GROTON, MA 01450

HUANG, CHANG WEN
495 MAIN ST, UNIT 3C
GROTON, MA 01450

MARCHIONI FAMILY , IRREVO
513 MAIN ST
UNIT A
GROTON, MA 01450

PALMER, LAURIE J.
515B MAIN ST B
GROTON, MA 01450

JUPITER 30 REALTY, LLC
20 TRAFALGAR SQUARE
SUITE 109
NASHUA, NH 03063

MARRIMEKALA, JAYALATHA
20 TAYLOR ST
GROTON, MA 01450

PATEL, JAYDEEP B.
749 LOWELL RD UNIT A
GROTON, MA 01450

KENNEY, SARAH ROSE
513 MAIN ST
UNIT D
GROTON, MA 01450

MCNEIL, SAMUEL A.
517B MAIN ST #B
GROTON, MA 01450

QUALITY GREEN HOMES, LLC
142 LITTLETON RD
WESTFORD, MA 01886

RIOS, WILLIAM M.
27 TAYLOR ST
GROTON, MA 01450

SMITH, BRENDEN
505A MAIN ST A
GROTON, MA 01450

WHEATLEY, GEORGE E. JR.
509B MAIN STREET #B
GROTON, MA 01450

ROBICHAUD FAMILY TRUST
505B MAIN ST
GROTON, MA 01450

STEPINSKI, CATHERINE E.
509C MAIN ST
GROTON, MA 01450

WHITE, HANNAH V.
521D MAIN ST D
GROTON, MA 01450

S & S COMMERCIAL PROPERTI
P.O. BOX 731
GROTON, MA 01450

STEPINSKI, PATRICIA A.
507D MAIN ST
GROTON, MA 01450

WILLIAMSON, BARBARA J.
509-A MAIN ST
GROTON, MA 01450

SAINT HILAIRE, ANTHONY L.
41 SHIRLEY ROAD
TOWNSEND, MA 01469

STROFFOLENO, JOHN F.
523A MAIN ST A
GROTON, MA 01450

SALIM, MY-RACHID
511D MAIN ST
GROTON, MA 01450

TAOULTSDES, ALEXANDER
36 TAYLOR ST
GROTON, MA 01450

SCRUTON DWAYNE B JR
452 MAIN ST
GROTON, MA 01450

THE KICK TRUST
519D MAIN ST D
GROTON, MA 01450

SEAGER, FRAN
507C MAIN ST
GROTON, MA 01450

TORNARITIS, FAMILY TRUST
50 TAYLOR RD
GROTON, MA 01450

SEBASTYN, CONNER M
507B MAIN ST B
GROTON, MA 01450

ULGHANI, NADEEM
509D MAIN ST D
GROTON, MA 01450

SHEESLEY, JOCELYN R
517D MAIN ST
GROTON, MA 01450

VAN HOOGEN, ELSA L.
505C MAIN ST
GROTON, MA 01450

SHUKLA, HARSH
458 MAIN ST
UNIT B
GROTON, MA 01450

VENTIMIGLIA, CHRISTINE C.
515 MAIN ST
UNIT D
GROTON, MA 01450

TOWN OF GROTON

173 Main Street
Groton, MA 01450
Tel: 978-448-1127
E-mail: Assessors@grotonma.gov
www.grotonma.gov

**Board of Assessors**

Donald R. Black
Garrett C. Boles
Jennifer N. Moore
Principal Assessor
Megan L. Foster
Assistant Assessor
Tammi Mickel

Certified Abutters' List Request *

Date of Request: 06/04/2025

Address/es for Abutters List: Main Street, Groton, MA

Map: 216 Parcel/s: 216-98, 216-99 Lot/s: 98, 99
Map: 216 Parcel/s: 216-96 Lot/s: 96

Department/s Seeking List:

Board of Appeals (Zoning) _____ Planning Board X Select Board _____ Historic District _____

Board of Health _____ Conservation Commission X Water Department _____ Earth Removal/Stormwater X

- Do you want us to forward this to the Department you have requested the list for?
(Conservation Commission does not accept them) Yes _____ No X
- Do you want to pick it up? Yes X No _____ Telephone number (413) 262-5208
- Do you want it e-mailed? Yes X No _____ E-mail address rroy@vhb.com

MGL Chapter 40A, Section 11:

"Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town. The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes.

MGL Chapter 66, Section 10:

(B) A custodian of a public record shall, within 10 days following a request for public records, comply with such a request, etc.

*This is a required form to be filled out for all Certified Abutters' Lists.

Richard Roy

(Your name printed)

R Roy

(Signature)

(413) 262-5208

(Phone Number)

VANASSE HANGEN BRUSTLIN, INC.
260 ARSENAL PLACE • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471-9151

CITIZENS BANK
MASSACHUSETTS
5-7017/2110

390871
CHECK DATE

June 11, 2025

Three Thousand Four Hundred and 00/100

AMOUNT

Town of Groton
173 Main Street
Groton, MA 01450

\$3,400.00


AUTHORIZED SIGNATURE



VANASSE HANGEN BRUSTLIN, INC.
260 ARSENAL PLACE • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471-9151

EMILY BUSINESS FORMS 800.392.6018 VISION

390871

Check Date: 6/11/2025

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Major Site Plan Revi	6/10/2025	1498402	\$3,400.00			\$3,400.00
Town of Groton			TOTAL			
Citizens	83	0008918	\$3,400.00			\$3,400.00

VANASSE HANGEN BRUSTLIN, INC.
260 ARSENAL PLACE • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471-9151

CITIZENS BANK
MASSACHUSETTS
5-7017/2110

390870
CHECK DATE

June 11, 2025

Five Hundred and 00/100

AMOUNT

Town of Groton
173 Main Street
Groton, MA 01450

\$500.00


AUTHORIZED SIGNATURE

 Security Check features
included.
Details on back.

VANASSE HANGEN BRUSTLIN, INC.
260 ARSENAL PLACE • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471-9151

EMILY BUSINESS FORMS 800.392.6018 VISION

390870

Check Date: 6/11/2025

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Special Permit	6/10/2025	1498401	\$500.00			\$500.00
Town of Groton			\$500.00			\$500.00
Citizens	82	0008918				
TOTAL			\$500.00			\$500.00

VANASSE HANGEN BRUSTLIN, INC.
260 ARSENAL PLACE • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471-9151

CITIZENS BANK
MASSACHUSETTS
5-7017/2110

390872
CHECK DATE

June 11, 2025

Seven Thousand Five Hundred and 00/100

AMOUNT

\$7,500.00

Town of Groton
173 Main Street
Groton, MA 01450


MP
AUTHORIZED SIGNATURE

 Security Check Features
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Details on back.

VANASSE HANGEN BRUSTLIN, INC.
260 ARSENAL PLACE • PO BOX 9151
WATERTOWN, MASSACHUSETTS 02471-9151

EMILY BUSINESS FORMS 800.392.6018 VISION

390872

Check Date: 6/11/2025

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Third Party Review	6/10/2025	1498403	\$7,500.00			\$7,500.00
Town of Groton			\$7,500.00			\$7,500.00
Citizens	84	0008918	TOTAL			