

February 25, 2025

Planning Board
173 Main Street
Groton, MA 01450

RE: "Gratuity Brook Farm Estates"
63 Gratuity Road
Groton, MA, 01450

Dear Members of the Board,

Please find enclosed two (2) copies of the revised Definitive Subdivision plan for "Gratuity Brook Farm Estates" located at 63 Gratuity Road, Groton, MA. The plans have been revised to address the comments raised by the Planning Board as well as revise the layout to help address flooding concerns associated with Gratuity Brook.

This includes showing updated floodplain information, revising the layout of Theresa Lane, and eliminating 2 Duplex Buildings (4 Units) from the development. The project now includes a total of 12 Duplex Buildings, 24 Units. Detailed information is provided in the attached plans and peer review response letters.

The Federal Emergency Management Agency (FEMA) is in the process of updating the Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs) for the Town of Groton and the surrounding area with Preliminary Flood Maps available to the public. While not final, the plan set has been revised to include this updated floodplain information. The updated floodplain does not directly impact on the north side of the project with 5 Duplex Buildings, 10 Units, accessed off Gratuity Road. The layout of the south side of the project now has a total of 7 Duplex Buildings, 14 Units, accessed off Jenkins Road, and the layout has been adjusted to the east to avoid impacting the updated floodplain.

Thank you and please feel free to contact our office if you have any additional comments.

Sincerely,
LANDTECH CONSULTANTS, INC.



Matthew A. Waterman, P.E.
Senior Project Engineer/Manager