

Planning Board
173 Main Street
Groton, MA 01450

April 15, 2025

Earth Removal Stormwater Advisory Committee
173 Main Street
Groton, MA 01450

RE: "Gratuity Brook Farm Estates" – Peer Review Comments
63 Gratuity Road
Groton, MA, 01450

Dear Members of the Board/Committee,

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 outstanding comments for the project. It should be noted that the applicant is still working with the Conservation Commission to address their concerns and will update the board, if needed. The following items address the outstanding comments individually with *LandTech responses in italics*.

Nitsch Engineering Stormwater Review Letter dated March 4, 2025

General Comments

- 9) The model should be updated to utilize a Type III 24-hour storm type for all storm events.

LTC Response: The hydrologic model has been updated to utilize a Type III 24-hour storm type for all storm events.

Nitsch Engineering Definitive Subdivision Plan and Special Permit Review Letter dated March 13, 2025

Zoning ByLaw

- 1) Provide copy of Flexible Development Plan.

LTC Response: Consistent with the preliminary subdivision plan submission, the Applicant is providing a flexible development plan to comply with the requirement for an alternative development plan.

General Comments

- 13) Provide copy of Directional Drilling Plan.

LTC Response: Please find enclosed a copy of the directional drilling plan submitted under a separate cover.

- 14) Note #3 on Sheet EX-1 and Note #4 on Sheet C-1 should be updated to reference the latest floodplain information.

LTC Response: The plan set has been revised to include the latest floodplain information (see Sheets - Cover, EX-1, and C-1).

Planning Board – April 4, 2025 Meeting Comments

1. Provide updated Volume Calculations

LTC Response: Please find enclosed updated Volume Calculations.

2. Clearing and grading for the septic system on Therese Lane must maintain minimum 50-foot buffer to easterly abutters.

LTC Response: The plan has been revised to maintain a minimum of 50 feet of natural buffer to the easterly abutters along Therese Lane.

Earth Removal Stormwater Advisory Committee – April 11, 2025 Meeting Comments

- 1) Recommend the installation of wicking trenches for the Infiltration Basins to encourage infiltration during winter months.

LTC Response: The plan has been revised to include wicking trenches for all of the Infiltration Basins.

Hazel Grove Agricultural Association – Comments issued at various meetings / site walks

- 1) Recommend that the fencing to be installed along the westerly property line for Therese Lane be installed on the Hazel Grove Property.

LTC Response: The plan has been revised to show the fencing on the Hazel Grove Property.

- 2) Recommend the applicant consider donating a portion of Parcel A, area north of the existing horse track, to the Hazel Grove Agricultural Association and/or the Groton Park Commission.

LTC Response: The plan has been revised to show an Proposed Exclusive Use Easement on Parcel A for the Hazel Grove Agricultural Association and/or the Groton Park Commission.

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

Sincerely,

LANDTECH CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read "Matthew A. Waterman".

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