

F&R FARRELL & ROBBINS, P.C.

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☎ (978) 577-6255

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🌐 www.WestfordLawFirm.com

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Licensed in Massachusetts
✉ Paula@Westfordlawfirm.com

February 15, 2024

Town of Groton
Planning Board
173 Main Street
Groton, MA 01450

RE: 797 Boston Road

Dear Members of the Board,

This office represents 119 Partners, LLC regarding the above-referenced property. The Property is located in the Residential-Agricultural (RA) District and Water Resource Protection Overlay District (WRPD) on 2.7 +/- acres of land. The proposed Project consists of the construction of two (2) buildings, each building will contain twelve (12) units of Age-Restricted Housing, half of the units will be affordable in conformance with Section 218-3 of the Town of Groton Zoning Bylaw (the "Zoning Bylaw"). Although multifamily use is not allowed by right in the RA District, it is allowed with a Special Permit from the Planning Board in accordance with Section 218-5.2 of the Zoning Bylaw. A Water Resource Protection District Special Permit is required per Section 218-7.2 of the Zoning Bylaw, due to the location of the septic system in the Water Resource Protection District III. Major Site Plan Review is also required for the Project under section 218-2.5 of the Zoning Bylaw.

Attached please find all the required material for a Multifamily Age-Restricted Special Permit Application, Water Resource Protection District Special Permit Application, and Major Site Plan Review Application. Please schedule this matter for your next Planning Board hearing, thank you for your time and consideration.

Very truly yours,



Melissa E. Robbins

Enclosures



**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>c/o Melissa Robbins on behalf of</u>	Landowner	<u>119 Partners, LLC</u>
Address	<u>270 Littleton Rd, Suite 32</u>	Address	<u>11 Summer Street</u>
	<u>Westford, MA 01886</u>		<u>Chelmsford, MA 01824</u>
Telephone	<u>978-577-6255</u>	Telephone	<u></u>
E-mail	<u>melissa@westfordlawfirm.com</u>	E-mail	<u>Donald@pickleballd3.com</u>

This application is accompanied by an application for:

- ☐ § 218-5.2 Schedule of Use Regulations
- ☐ § 218-5.5 Special Permits for Business or Manufacturing Use
- ☐ § 218-8 F Shared Driveways
- ☐ § 218-10.3 Large-scale ground mounted solar photovoltaic facilities
- ☒ ^{*} § 218-9.3 Multifamily Use
- ☐ § 218-7.2 Water Resource Protection Districts
- ☐ § 218-7.3 Town Center Overlay District

Please list other required permits: Stormwater Management Permit, Water Resource Protection District
Special Permit, and a Multifamily Age-Restricted Special Permit from the Planning Board.

Property location:

The property is located on the following public way Boston Road

*And any other permit relief as may be required by the Town of Groton Zoning Bylaw for the proposed use/project.

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

Overlay district X WRPD Recreational TCOD Floodplain

Town of Groton Assessors' Map 133 , Parcels 49

Recording information:

The owner's title to the land is derived under deed from James C. Longcope and Joan P. Longcope
dated June 3, 2005 , recorded in Registry of Deeds, Book 45322 , Page 597 ,

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

Proposed use(s) The proposed use will be residential, age-restricted housing with
affordable units.

Total gross floor area	<u> 12,559 g.s.f </u>
Number of employees	<u> N/A </u>
Number of seats in restaurant	<u> N/A </u>
Number of dwelling units (multifamily)	<u> 24 </u>
Capacity in place of public assembly	<u> N/A </u>
Number of rooms in lodging facility	<u> N/A </u>
Number of rooms in hospital/care facility	<u> N/A </u>
Number of classrooms in school	<u> N/A </u>

Parking Requirements:

Total number of required parking spaces	<u> 24 </u>
Proposed number of on-site parking spaces	<u> 24 </u>
Proposed number of on-street parking spaces	<u> 0 </u>

Proposed number of shared parking spaces	<u>24</u>
Proposed number of accessible parking spaces (See Architectural Access Board 521 CMR)	<u>4</u>

The following information must be submitted with the application:

- X Three (3) copies of signed application form
- X Three (3) full-sized (24" x 36") copies of the plan
- X 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 or on CD.**
- X 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'.
 - X a) Boundary line information;
 - X b) Dimensions & locations of existing & proposed structures;
 - X c) General description of existing & proposed topography;
 - X d) Parking, loading, access & egress provisions;
 - X e) Storm drainage, including direction of flow & means of disposal;
 - X f) Provisions for and location of private/public sewer & water supply, including fire protection measures;
 - X g) Location of all existing & proposed utilities, signage, lighting, outdoor storage & trash disposal areas; size & capacity of utilities;
 - X h) Existing & proposed planting, landscaping & screening;
 - N/A i) Areas subject to protection under Wetlands Protection Act, MGL Chapter 131, Section 40;
 - X j) All easements, restrictions & covenants;
 - N/A k) Copies of variances or special permits, if applicable;
 - X 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; (1' Intervals)

 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;

 N/A 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;

Will be supplemented prior to hearing z) Physical or 3-dimensional model of project;

Will be supplemented prior to hearing 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>c/o Melissa Robbins on behalf of</u>	Landowner	<u>119 Partners, LLC</u>
Address	<u>270 Littleton Rd, Ste. 32</u>	Address	<u>11 Summer Street</u>
	<u>Westford, MA 01886</u>		<u>Chelmsford, MA 01824</u>
Telephone	<u>978-577-6255</u>	Telephone	<u></u>
E-mail	<u>Melissa@Westfordlawfirm.com</u>	E-mail	<u>donald@pickleballd3.com</u>

This application is for:

Project description: The proposed project consists of the development of 24 age-restricted
units in two (2) buildings, with 50% affordable units in accordance with the Town of Groton
Zoning Bylaw.

Property location:

The property is located on the following public way: Boston Road

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

Town of Groton Assessors' Map 133, Parcels 49

Recording information:

The owner's title to the land is derived under deed from James C. Longcope and Joan P. Longcope
dated June 3, 2005, recorded in Registry of Deeds, Book 45322, Page 597,

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

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 copies of the plan
<u> X </u>	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.
<u> X </u>	Written statement addressing the criteria set forth in Groton Zoning By-Law § 218-2.3C
<u> X </u>	A list of abutters within 300 ft (certified by the Board of Assessors)
<u> X </u>	Filing fee of \$530.00. <i>Includes a 6% administrative fee (checks made payable to the Town of Groton)</i>

Property Ownership Category (check one):

☐ Individual Ownership
 ☐ Institutional/Non-profit
☒ (LLC) Corporate Ownership
 ☐ State/Municipal
☐ Condominium Ownership
 Other Ownership Type (specify) _____

Signature of applicant¹
Authorization Attached
 2/16/24
 Date

Signature of landowner

2/16/24

Date

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.



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PLANNING BOARD**
173 Main Street
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Telephone (978) 448-1105
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**APPLICATION FOR A SPECIAL PERMIT
ZONING BY-LAW § 218-7.2
WATER RESOURCE PROTECTION DISTRICTS**

Applicant	<u>c/o Melissa Robbins on behalf of</u>	Landowner	<u>119 Partners, LLC</u>
Address	<u>270 Littleton Road</u> <u>Westford, MA 01886</u>	Address	<u>11 Summer Street</u> <u>Chelmsford, MA 01824</u>
Telephone	<u>978-577-6255</u>	Telephone	<u></u>
E-mail	<u>Melissa@westfordlawfirm.com</u>	E-mail	<u>Donald@pickleball3.com</u>

This application is for:

A Water Resource Protection District Special Permit is required because the septic system
is located in Water Resource Protection District Zone III.

Property location:

The property is located on the following public/private way Boston Road

WRPD Zone II WRPD Zone III X

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

Overlay district X WRPD TCOD Floodplain

Town of Groton Assessors' Map 133, Parcels 49

Recording information:

The owner's title to the land is derived under deed from James C. Longcope and Joan P. Longcope
dated June 3, 2005, recorded in Registry of Deeds, Book 45322, Page 597,

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

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 copies of the plan
<u> X </u>	Ten (10) 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
<u> X </u>	Written statement addressing the criteria set forth in Groton Zoning By-Law § 218-32.1 C
<u> X </u>	A list of abutters within 300 ft (verified by the Board of Assessors)
<u> X </u>	Filing fee of \$150.00. <i>A Six Percent (6%) administrative fee will added to the filing fee (checks made out to the Town of Groton)</i>

Property Ownership Category (check one):

☐ Individual Ownership
 ☐ Institutional/Non-profit
☒ (LLC) Corporate Ownership
 ☐ Condominium Ownership
 Other Ownership Type (specify) _____

Signature of applicant¹
Authore
 2/16/24
 Date

Signature of landowner

2/16/24

Date

Received by the Town Clerk:

Town Clerk

Date _____

¹ 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.

Zoning Bylaw §218-7.2 Water Resource Protection Overlay District Narrative

Responses are in italics

- (1) A complete list of all chemicals, pesticides, fuels, or other potentially hazardous materials, including but not limited to road salt or de-icing chemicals, manure, and fertilizers or soil conditioners, to be used or stored on the premises in quantities greater than associated with normal household use, accompanied by a description of the measures proposed to protect all storage containers from vandalism, corrosion, and leakage, and to provide for control of spills.

The proposed project will have a management company that will oversee the maintenance and upkeep of both the open and paved spaces throughout the site. Due to the location within the Water Protection District and the use of porous pavement de-icing chemicals will be minimal and stored on site in very small quantities during snow and ice. All other landscaping products will be stored off site and be brought on site only as needed and for use immediately.

- (2) A description of all potentially hazardous wastes to be generated in quantities greater than associated with normal household use, accompanied by a description of the measures proposed to protect all waste storage containers from vandalism, corrosion, and leakage, and to provide for control of spills.

No waste is expected to be created in quantities or variations different from normal household use. A dumpster area has been provided and is fenced to keep trash and recycling located inside a secure and screened area until picked up by a local trash service.

- (3) For underground or aboveground storage of hazardous materials, certification by a registered professional engineer that such storage facilities or containers are in compliance with all applicable federal or state regulations, in compliance with design specifications, as prepared by a registered professional engineer, and are designed with secondary containment adequate to contain a spill the size of the container's total storage capacity.

N/A

- (4) For any proposed activity on a lot which will render more than 15% of the total lot area or more than 2,500 square feet impervious, a description of a system for groundwater recharge, by stormwater infiltration basins or similar system covered with natural vegetation, that will be provided that does not degrade groundwater quality. Dry wells shall be used only where other methods are infeasible. Such basins and wells shall be preceded by oil, grease and sediment traps to facilitate removal of contaminants.

The proposed project uses a variety of best management practices to treat, store and infiltrate stormwater. Porous pavement, grassed swales and rain gardens have been integrated into the site to maintain groundwater quantity and quality.

- (5) For stockpiling or disposal of snow from outside the district, earth removal, storage of sludge or septage, manure storage, treatment works, and/or discharge or process wastewater, a narrative statement, prepared by a registered professional engineer, assessing the impacts, if any, of the proposed activity on groundwater and surface water quality on the premises, adjacent to the premises, and on any wellfield(s) downgradient from the proposed activity or use, accompanied by a description of the measures proposed to protect such wellfields, premises and adjacent areas.

Snow will be stockpiled in areas adjacent to the pavement and stormwater management practices to allow for snow to melt and enter the different practices. Snow management will be limited to those areas and removed from the site when snow may overwhelm the designated areas on site. Products used to de-ice will be natural and minimal as sand and salt will affect the ability of the porous pavement to function.

The septic system on site has been designed per Title 5, the loading requirements of the site area and with additional nitrogen removal due to the proximity within the Water Protection Zone III.

Zoning Bylaw §218-2.3C Special Permit Criteria

Responses are in italics

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

The Project serves the need for more senior and affordable housing in the Town of Groton, which is essential and underserved.

- (2) Traffic flow and safety.

The proposed project driveway has been designed at Forge Village Road approximately midway across the site frontage to allow for access to the development on the less traveled way per the request of local emergency services. A emergency access only has been provided along Boston Road to allow ease of access for emergency services only. Pedestrian improvements have been designed throughout the development to connect proposed doors within the buildings to the existing parking areas and also pedestrian connections along Boston Road and within the signalized intersection that connects future residents to the commercial areas adjacent to the site.

- (3) Adequacy of utilities and other public services.

There are adequate utilities and public services in the area to serve the development.

- (4) Neighborhood Character.

The street scape along Boston Road will be maintained and aesthetically pleasing. The Project would also improve an underutilized undeveloped lot in the Town of Groton, improving the character of the neighborhood.

- (5) Impacts on the environment.

This site, located at a signalized intersection, previously developed, and surrounded by developed properties will provide important infill housing and will not have detrimental affects on the natural environment or water quantity or quality. The proposed project provides a low impact development stormwater management system comprised of porous pavement and surface rain gardens and swales to control, treat, and infiltrate runoff. A proposed septic system has been designed to meet Title 5 and provide additional nitrogen removal to protect the water protection district and water quality.

- (6) Potential Fiscal Impacts on the Town.

The Project will increase the value of the site and abutting properties.

Zoning Bylaw §218-9.3 Age-Restricted Housing Special Permit Criteria

Responses are in italics

- (a) Effect of the range of available housing choice for residents 55 years of age and older.

The addition of these two structures will provide a unique opportunity to those 55 and older wanting to downsize within their community and/or retire to Groton in a walkable, pedestrian friendly environment within proximity to commercial amenities and also open spaces. The affordability component at 50% also allows an aging population to afford to stay within a community where typical housing costs and availability make it impossible to age in place. Many seniors who are current Groton residents are forced to downsize or move into a community they are unfamiliar with and leave the community they consider "home".

- (b) Service to identified housing needs of this population.

There is a need for one- and two-bedroom rental units, there is also a significant need for affordable housing that is created by this project.

- (c) Service to current Groton residents.

Current Groton residents who are looking to downsize as they age and or are priced out of the market when looking to downsize will enjoy the option of small residential apartment buildings, close to services and walkable to commercial spaces and amenities.

- (d) Impact on the natural environment, especially on the ground and surface water quality and level, both for the proposed development and its environs and for the Town as a whole.

This site, located at a signalized intersection, previously developed, and surrounded by developed properties will provide important infill housing and will not have detrimental affects on the natural environment or water quantity or quality. The proposed project provides a low impact development stormwater management system comprised of porous pavement and surface rain gardens and swales to control, treat, and infiltrate runoff. A proposed septic system has been designed to meet Title 5 and provide additional nitrogen removal to protect the water protection district and water quality.

- (e) Impact on traffic and safety and congestion, adequacy of water service for the development, as well as proximity to existing services for the residents.

The proposed project driveway has been designed at Forge Village Road approximately midway across the site frontage to allow for access to the development on the less traveled way per the request of local emergency services. A emergency

access only has been provided along Boston Road to allow ease of access for emergency services only. Pedestrian improvements have been designed throughout the development to connect proposed doors within the buildings to the existing parking areas and also pedestrian connections along Boston Road and within the signalized intersection that connects future residents to the commercial areas adjacent to the site.

The proposed development is categorized as Land use Code 252 – Senior Adult Housing – Multifamily and is calculated to create approximately 78 trips per day, approximately 39 trips into and 39 trips from the site. During the AM Peak hour approximately 5 total trips, 2 in and 3 out and PM Peak approximately 6 trips, 3 trips into and 3 trips out of the site.

Due to the location on Boston Road (Route 119) both fire and police are approximately 9 minutes away from the site.

Water usage for the site is minimal at 3,120 gpd as per Title 5 and is available and adequate within the surrounding streets.

(f) Visual consistency with the existing development in the area.

The proposed architecture for the project has been designed as two story residential structures with architectural elements, articulation and quality in design that both mimics a larger residential house and combines the aesthetic of the newer commercial structures adjacent to the site providing a transitional area between traditional single family homes and the commercial district on the opposite three sides.

(g) Maintenance of the integrity of the neighborhood.

The proposed architecture for the project has been designed as two story residential structures with architectural elements, articulation and quality in design that both mimics a larger residential house and combines the aesthetic of the newer commercial structures adjacent to the site providing a transitional area between traditional single family homes and the commercial district on the opposite three sides.

The site has been designed with vegetated open spaces and minimal pavement, located between and buffered from the residences by the proposed structures, to prevent large impervious surfaces visible to the neighborhood and maintain the residential character of the site.

Analysis of the consequence of the proposed development, evaluating the following impacts at a level of detail appropriate to the scale of the development proposed:

Responses are in italics.

(1) Natural Environment: groundwater and surface water quality, groundwater level, stream flow, erosion and siltation, vegetation removal (especially unusual species and mature trees) and wildlife habitat.

This site, located at a signalized intersection, previously developed, and surrounded by developed properties will provide important infill housing and will not have detrimental affects on the natural environment or water quantity or quality. The proposed project provides a low impact development stormwater management system comprised of porous pavement and surface rain gardens and swales to control, treat, and infiltrate runoff. A proposed septic system has been designed to meet Title 5 and provide additional nitrogen removal to protect the water protection district and water quality.

The lot is currently vacant, therefore there will be no significant vegetation removal or removal of wildlife habitat.

(2) Public services: need for water sewer system improvements, need for additional public recreational facilities.

The Project is requesting a sewer line extension to serve the Project. The Applicant has also designed a Title V compliant system should the request for sewer extension fail. There are no additional public recreational facilities required for the Project.

(3) Economics, municipal costs and revenues, local business activities and local jobs.

This Project will have little to no impact on local jobs as the residents will be over 55 years old and the majority of the residents will be already established in the workforce or retired. Local businesses will gain business with 24 additional housing units in the community, especially the businesses in Groton Four Corners, located within close proximity to the proposed development.

(4) Visual environment: visibility of buildings and parking and visual consistency with existing development in the area.

The proposed architecture for the project has been designed as two story residential structures with architectural elements, articulation and quality in design that both mimics a larger residential house and combines the aesthetic of the newer commercial structures adjacent to the site providing a transitional area between traditional single family homes and the commercial district on the opposite three sides.

FR | FARRELL & ROBBINS, P.C.

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✉ Paula@Westfordlawfirm.com

February 14, 2024

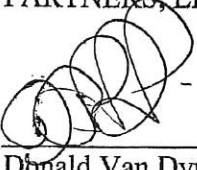
Town of Groton Conservation Commission
Town of Groton Earth Removal Stormwater Advisory Committee
Town of Groton Planning Board
Town of Groton Sewer Commission
Town of Groton Select Board
Town of Groton Zoning Board of Appeals
173 Main Street
Groton, MA 01450

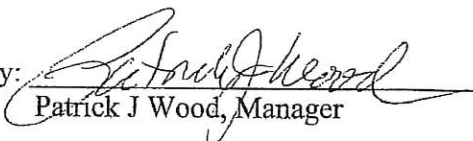
RE: 797 Boston Road

To Whom it May Concern,

Please be advised that the undersigned 119 Partners, LLC does hereby authorized Attorney Melissa E. Robbins and/or related associates of the law firm of Farrell & Robbins, P.C. 270 Littleton Road, Unit 32, Westford, MA 01886 to act (including but not limited to signing, filing, and permitting) in regards to any filing, permit application, or other documents relating to proposed reconstruction and/or alteration of my property located at 797 Boston Road, Groton, Massachusetts 01450.

Sincerely,
119 PARTNERS, LLC

By: 
Donald Van Dyne, Manager

By: 
Patrick J Wood, Manager



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

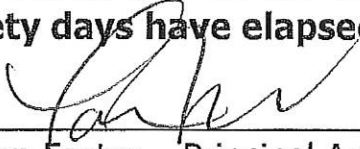
Date: 1/23/24

Map: 133 Parcels: 49 Lot:
Address: 797 Boston Rd.

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 1/15/24. 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 Assistant Assessor
Tammi Mickel – Assistant Assessor



300 feet Abutters List Report

Groton, MA
January 23, 2024

Subject Property:

Parcel Number: 133-49
CAMA Number: 133-49
Property Address: 797 BOSTON RD

Mailing Address: 119 PARTNERS LLC
11 SUMMER STREET SUITE 8
CHELMSFORD, MA 01824

Abutters:

Parcel Number: 133-10
CAMA Number: 133-10
Property Address: 777 BOSTON RD

Mailing Address: KKL REALTY TRUST
24 HIDDEN VALLEY RD
GROTON, MA 01450

Parcel Number: 133-11
CAMA Number: 133-11
Property Address: 1 FORGE VILLAGE RD

Mailing Address: SAMANTHA'S REALTY LLC
188 AYER ROAD
HARVARD, MA 01451

Parcel Number: 133-12
CAMA Number: 133-12
Property Address: 15 FORGE VILLAGE RD

Mailing Address: METIVIER, JASON B.
15 FORGE VILLAGE RD
GROTON, MA 01450

Parcel Number: 133-13
CAMA Number: 133-13
Property Address: 33 FORGE VILLAGE RD

Mailing Address: PAMMETT, KEVIN G.
33 FORGE VILLAGE ROAD
GROTON, MA 01450

Parcel Number: 133-14
CAMA Number: 133-14
Property Address: 43 FORGE VILLAGE RD

Mailing Address: MARTIN, LEANNA
43 FORGE VILLAGE RD
GROTON, MA 01450

Parcel Number: 133-43
CAMA Number: 133-43
Property Address: 48 FORGE VILLAGE RD

Mailing Address: RENNIE, STEVEN M.
48 FORGE VILLAGE ROAD
GROTON, MA 01450

Parcel Number: 133-44
CAMA Number: 133-44
Property Address: 15 DOROTHY PL

Mailing Address: SMITH, STEPHEN L.
330 ELIZABETH RIDGE ROAD
CARLISLE, MA 01741

Parcel Number: 133-46
CAMA Number: 133-46
Property Address: 20 DOROTHY PL

Mailing Address: LUNDGREN, KARL E.
20 DOROTHY PLACE
GROTON, MA 01450

Parcel Number: 133-47
CAMA Number: 133-47
Property Address: 12 DOROTHY PL

Mailing Address: SMITH, STEPHEN L.
330 ELIZABETH RIDGE ROAD
CARLISLE, MA 01741

Parcel Number: 133-48
CAMA Number: 133-48
Property Address: 26 FORGE VILLAGE RD

Mailing Address: AHMED, AHMED AIT
26 FORGE VILLAGE RD
GROTON, MA 01450



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

1/23/2024

Page 1 of 2



300 feet Abutters List Report

Groton, MA
January 23, 2024

Parcel Number: 133-50
CAMA Number: 133-50
Property Address: 817 BOSTON RD

Mailing Address: MOODY ARTICLE 5 CREDIT SHELTER
TRUST
817 BOSTON RD
GROTON, MA 01450

Parcel Number: 133-51
CAMA Number: 133-51
Property Address: 823 BOSTON RD

Mailing Address: DECICCIO, LINDA M.
823 BOSTON ROAD
GROTON, MA 01450

Parcel Number: 133-54
CAMA Number: 133-54
Property Address: 788 BOSTON RD

Mailing Address: RFC MFC 788 BOSTON RD LLC
115 KINGMAN ST
LAKEVILLE, MA 02347

Parcel Number: 133-55
CAMA Number: 133-55
Property Address: 768 BOSTON RD

Mailing Address: LONG POND REALTY LLC
35 WHILEY ROAD
GROTON, MA 01450

Parcel Number: 133-9
CAMA Number: 133-9
Property Address: 14 WHILEY RD

Mailing Address: LACOMBE, ROBERT J
14 WHILEY RD
GROTON, MA 01450

Parcel Number: 133-9
CAMA Number: 133-9.2-A
Property Address: 14A WHILEY RD

Mailing Address: DEY, SOUVIK
14A WHILEY RD
GROTON, MA 01450

Parcel Number: 133-9
CAMA Number: 133-9.2-B
Property Address: 14B WHILEY RD

Mailing Address: TILL, JEFFREY H.
14B WHILEY RD
GROTON, MA 01450

Parcel Number: 134-32
CAMA Number: 134-32
Property Address: OFF BOSTON RD

Mailing Address: NEW ENGLAND POWER COMPANY
40 SYLVAN RD
WALTHAM, MA 02451-2286



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1/23/2024

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Abutters List Report - Groton, MA

AHMED, AHMED AIT
26 FORGE VILLAGE RD
GROTON, MA 01450

NEW ENGLAND POWER COMPANY
40 SYLVAN RD
WALTHAM, MA 02451-2286

DECICCIO, LINDA M.
823 BOSTON ROAD
GROTON, MA 01450

PAMMETT, KEVIN G.
33 FORGE VILLAGE ROAD
GROTON, MA 01450

DEY, SOUVIK
14A WHILEY RD
GROTON, MA 01450

RENNIE, STEVEN M.
48 FORGE VILLAGE ROAD
GROTON, MA 01450

KKL REALTY TRUST
24 HIDDEN VALLEY RD
GROTON, MA 01450

RFC MFC 788 BOSTON RD LLC
115 KINGMAN ST
LAKEVILLE, MA 02347

LACOMBE, ROBERT J
14 WHILEY RD
GROTON, MA 01450

SAMANTHA'S REALTY LLC
188 AYER ROAD
HARVARD, MA 01451

LONG POND REALTY LLC
35 WHILEY ROAD
GROTON, MA 01450

SMITH, STEPHEN L.
330 ELIZABETH RIDGE ROAD
CARLISLE, MA 01741

LUNDGREN, KARL E.
20 DOROTHY PLACE
GROTON, MA 01450

TILL, JEFFREY H.
14B WHILEY RD
GROTON, MA 01450

MARTIN, LEANNA
43 FORGE VILLAGE RD
GROTON, MA 01450

METIVIER, JASON B.
15 FORGE VILLAGE RD
GROTON, MA 01450

MOODY ARTICLE 5 CREDIT SH
817 BOSTON RD
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
Jenifer B. Evans
Principal Assessor
Megan L. Foster
Assistant Assessor
Tammi Mickel

Certified Abutters' List Request *

Date of Request: January 23, 2024

Address/es for Abutters List: 797 Boston Road

Map: 133 Parcel/s: 49 Lot/s: 0
Map: _____ Parcel/s: _____ Lot/s: _____

Department/s Seeking List:

Board of Appeals (Zoning) _____ Planning Board X Select Board _____ Historic District _____
Board of Health _____ Conservation Commission _____ 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 _____ No X Telephone number _____
- Do you want it e-mailed? Yes X No _____ E-mail address erin@westfordlawfirm.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.

Melissa E. Robbins
(Your name printed)

978-577-6255

(Phone Number)

[Signature]
(Signature)