



April 17, 2024

Town of Groton
Planning Board
Earth Removal and Stormwater Advisory Committee
173 Main Street
Groton, MA 01450

Re: Revisions to Site Plan and Special Permit Submittal
Age Restricted Multifamily, 797 Boston Road, Groton, MA.

Dear Members of the Board/Committee,

HSH, on behalf of 119 Partners LLC, submit the following revised Site Plan and Supplemental Data Report in response to the comments received by Nitsch Engineering, the Planning Board, Stormwater advisory Committee and concerned citizens.

The project layout has been revised to address:

- The number of parking spaces has been increased by 12 spaces, making the total spaces within the parking area 36 spaces. This is a ratio of 1.5 spaces per unit and consistent with your multifamily parking requirement for non-age restricted projects.
- The overall project layout has been changed to allow for one way counterclockwise vehicular movement from Forge Village Road only to eliminate the concern about cut through traffic from Route 119 to Forge Village Road through the emergency access drive previously proposed. The Emergency access only drive has been eliminated as an emergency vehicle can now adequately access the development from the site driveway.
- The majority of the existing mature trees will be maintained as part of this development. The proposal removes 2-3 existing trees while providing significant new trees to the project. Both the layout and stormwater design have been revised to address existing trees. Please see the revised Landscape Plan.
- The gazebo has been repositioned closer to the buildings and the sidewalk adjusted.
- The dumpster location has been revised for ease of access.
- All comments from Nitsch Engineering and Water Department have been addressed and incorporated into the plan set.

Please review the revised submittal for the full detail of the proposed revisions. Please do not hesitate to contact HSH at 978-844-5251 with any questions.

Sincerely,

Katie Enright, P.E.
Associate Principal/Senior Civil Engineer