



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

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2025 SEP -5 A 11:48

APPLICATION FOR A SPECIAL PERMIT
ZONING BY-LAW § 21B-9.1
FLEXIBLE DEVELOPMENT

#PB-2025-021

Applicant NASHUA HOMES DEVELOPMENT LLC and owner JAMC
Address 126 WYMAN RD Address _____
GROTON, MA 01450
Telephone 978 767 0505 Telephone _____
E-mail JL CASELLA@VERICON.NA E-mail _____

This application is for:

Proposed development name: CASELLA MANSION
Total number of units: 6 Number of affordable units: _____
Total acreage: 22.1 Acres of protected open space: 15.4
Number of proposed incentive units under § 21B-9.1H 0

Property location:

The property is located on the following public way WYMAN RD
Zoning district: ☒ R-A ☐ R-B ☐ VCB ☐ NB
☐ GB ☐ I ☐ O ☐ P
Town of Groton Assessors' Map 229 Parcels 58

Recording information:

The owner's title to the land is derived under deed from CASELLA, ET AL,
dated _____, recorded in Registry of Deeds, Book 83828, Page 301.
OR Land Court Certificate of Title No. _____, Book _____, Page _____.

The following information must be submitted with the application:

- _____ Three (3) copies of signed application form
- _____ Three (3) full-sized copies of the plan
- _____ Ten (10) reduced (11" x 17") copies of the plan for distribution to Town departments and Board members. **PDF of plans shall be submitted electronically or on a USB storage device.**
- _____ Written statement addressing the criteria set forth in Groton Zoning By-Law § 218-2.3 C
- _____ A list of abutters within 300 ft (verified by the Board of Assessors)
- _____ Filing fee of \$500.00 (check payable to Town of Groton)

Property Ownership Category (check one):

- | | |
|----------------------------------|--------------------------------|
| _____ Individual Ownership | _____ Institutional/Non-profit |
| <u> X </u> Corporate Ownership | _____ Condominium Ownership |

Other Ownership Type (specify) _____

By ITS ATTORNEY

[Signature]
Signature of applicant¹

Signature of landowner

8/13/2025
Date

Date

Received by the Town Clerk:

[Signature]
Town Clerk

9-5-25
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.

Robert L. Collins
Attorney At Law
P. O. Box 2081
Westford, Massachusetts 01886

Telephone (978) 448-3511
Facsimile (978) 448-8511

Groton Office:
204 Gay Road
Groton, Massachusetts 01450

13 August 2025

The Groton Planning Board
173 Main Street
Groton, MA 01450

RE: "Casella Meadows"
Flexible Development

Dear Board Members:

I represent James M. Casella, Manager, Nashoba Homes Development, LLC, regarding the property situated at Wyman Road shown as Assessor's Parcel 229-58; the Board granted Preliminary Plan approval for this site earlier this year. This submission is for a subdivision using Flexible Development to allow for the division of this property into six lots.

EXISTING CONDITIONS

This property is situated on the Southerly side of Wyman Road and is comprised of some 22.1 acres with approximately 90.84 feet of frontage on Wyman Road.

The land has varied topography. Much of the property is open meadow; the land to the rear is heavily treed. This site is adjacent to conservation land conveyed to the Town by my client's family.

PROPOSED DEVELOPMENT

The proposed development situates six homes on 6.7 acres, on lots ranging in size from 30,356 square feet to 51,113 square feet. The design orients the homes to the rear of the property, allowing for pleasant view sheds and relative privacy for the ultimate occupants. The design also shifts the homes away from the existing homes on Wyman Road. Plantings are proposed to minimize visual

intrusion on the existing neighborhood. Three of the homes are served by a shared driveway to lessen site disturbance. House and septic system sites were chosen to work with the existing topography to the extent possible so as to minimize site disturbance.

The remaining acreage, 15.4 acres, would be conveyed to the town to augment the existing publicly- held land this site lies adjacent to. Several resource areas occupy 1.6 acres of this land, and provide valuable habitat areas. A trail link is provided to enhance the public enjoyment of this land.

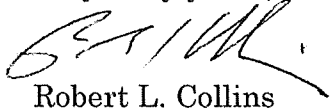
Stormwater is attended to by a stormwater management system which utilizes low- impact development techniques.

The conventional yield plan creates six lots which occupy the entire site served by a subdivision road which is close to twice the length of what is proposed. Three of the homes would be situated closer to the existing homes on Wyman Road, and would have rear yards that back up to the rear yards of existing homes.

The flexible design is better than a conventional approach in several respects. It lessens the visual intrusion to the existing homes on Wyman Road, and orients the rear yards of the new homes away from the existing neighborhood, thus providing more privacy to everyone. Shortening the road and reducing the lot sizes minimizes site disturbance, and reduces the future burden to the town. Utilizing low impact development techniques in the stormwater design also reduces ongoing maintenance costs and is more environmentally sensitive.

I look forward to discussing this proposal with the Board at the Public Hearing.

Very truly yours,



Robert L. Collins