



**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>TowerCom C-PRV</u>	Landowner	<u>Groton-Dunstable Regional School District</u>
Address	<u>241 Atlantic Blvd. Suite 201</u>	Address	<u>344 Main St.</u>
	<u>Neptune Beach, FL 32266</u>		<u>Groton, MA 01450</u>
Telephone	<u>480.209.4428</u>	Telephone	<u>978.448.5505</u>
E-mail	<u>jstevens@towercomenterprises.com</u>	E-mail	<u>skersey@gdrsd.org</u>

This application is accompanied by an application for:

- § 218-5.2 Schedule of Use Regulations
- § 218-7.2 Water Resource Protection Districts
- § 218-7.3 Town Center Overlay District
- § 218-8 F Shared Driveways
- § 218-9.3 Multifamily Use
- § 218-10.1 Personal Wireless Services Facilities
- § 218-10.3 Large-scale ground mounted solar photovoltaic facilities

Please list other required permits: _____

Property location:

The property is located on the following public way _____

Proposed number of shared parking spaces _____

Proposed number of accessible parking spaces _____
(See Architectural Access Board 521 CMR)

The following information must be submitted with the application:

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

- _____ 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);
- _____ n) Zoning district boundary lines & chart;
- _____ o) Existing & proposed topography at 2' contour intervals for the site and land within 200' of the property;
- _____ p) Stormwater calculations;
- _____ q) Traffic Impact Study prepared by professional traffic engineer;
- _____ r) Landscaping plan, prepared by registered landscape architect, that includes location, size, type, & number of proposed landscape features;
- _____ 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;
- _____ t) Photometric lighting plan & hours of operation;
- _____ u) Development Impact Report (if required);
- _____ v) Existing conditions plan;
- _____ 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) Location, name, ownership (public vs. private), and width of all streets within 300' of the site;
- _____ y) Written statement of development consequences;
- _____ z) Physical or 3-dimensional model of project;
- _____ aa) Cut & fill analysis, including proposed final grades of any on-site sewage disposal system;
- _____ bb) Seven signature lines and statement that "This Site Plan Approval does not necessarily indicate compliance with Groton Zoning Bylaw."

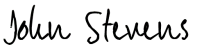
_____ ^x Written statement addressing the criteria set forth in Groton Zoning By-Law § 218-2.3 C

- A list of abutters within 300 ft (verified by the Board of Assessors)
- Filing fee in accordance with the Fee Schedule § 381-29 B.
- Project Review Fee in accordance with the Fee Schedule § 381-30.

Property Ownership Category (check one):

- Individual Ownership
- Institutional/Non-profit
- Corporate Ownership
- Condominium Ownership

Other Ownership Type (specify) _____

Signed by:


8BC1DDC37754409...
 Signature of applicant ¹

Signed by:
Sherry Kersey

02DE0836156049B...
 Signature of landowner

3/30/2026

 Date

3/30/2026

 Date

Approved as to Completeness:

Signed by:


03BEA34F8D55425...
 Signature of landowner 3/30/2026

 Date

Land Use Director

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.