

*Robert L. Collins*

*Attorney At Law*

*P. O. Box 2081*

*Westford, Massachusetts 01886*

Telephone (978) 448-3511

Facsimile (978) 448-8511

9 February 2021

*Groton Office:*

*204 Gay Road*

*Groton, Massachusetts 01450*

The Groton Planning Board  
Town Hall  
173 Main Street  
Groton, MA 01450

RE: "Hayes Woods", Maple Avenue  
Special Permit and Definitive Plan Submission

Dear Board Members:

I represent Robert P. Kiley, Trustee, Maple Realty Trust, purchaser under contract with the Hayes family for the property situated on Maple Avenue, Hill Road, and Pepperell Road.

This is the last property owned by the Hayes family in town, and they have been its steward for close to a century. The late Joseph and Elsa Hayes were valued members of this community, and were among the relatively small number of civic minded individuals living here in the last century who were mindful of the need to chart a course for our town that would protect its unique character. Joe Hayes was one of the founding trustees of the Groton Conservation Trust, and was instrumental in the acquisition of the land which now serves as the town beach. Both Mr. and Mrs. Hayes served the town in a number of capacities over a number of decades.

My client was chosen by the Hayes family to devise a limited development proposal for their last holding in Groton due to his well-established track record of limited development which is respectful of Groton's rural character and has resulted in the permanent protection of significant tracts of land providing important connections with existing publicly held or protected lands.

The plans which accompany this letter show a limited development proposal for this property; the inspired design by Stan Dillis will aid in the protection of the greater portion of this site (over 60 %), minimizes the visual impact of the development, and provides a connection to existing publicly held property previously gifted by the Hayes family.

2021 FEB 11 P 5

## **EXISTING CONDITIONS**

This property is comprised of some 92 acres situated on the Westerly side of Maple Avenue at its intersection with Hill Road. The site extends from Maple Avenue to Pepperell Road, with over 2900 linear feet of road frontage on Maple Avenue, Hill Road, and Pepperell Road.

The property is shown on the Assessors Maps as Parcel 212- 13 and 104-30.

Much of the rest of the site is heavily treed with pleasantly undulating topography. The woodland has been actively managed. A powerline easement crosses the site from North to South.

A significant resource area occupies an area in the Southerly portion of the site to the North of abutting properties on Hill Road; two smaller resource areas are situated on the property; one to the North and another close to Pepperell Road.

## **SITE DESIGN GOALS**

Under Section 218-26, one is urged to analyze the site, and determine how development can be devised so as to protect what resources (whether they be environmental, visual, or historical) exist and to minimize other impacts.

In looking at this site a number of things are notable.

This locus is one of the few remaining privately owned sizeable properties in town which is largely in a natural state. Maple Avenue and Hill Road are notable for their aesthetic qualities; both roads offer a glimpse back in time to Groton's rural (and picturesque) past. The design proposed thus seeks to minimize the visual impact of the development and result in minimal changes to the existing streetscape.

The central portion of this site provides a wildlife corridor between the resource areas situated on the property. The varied landforms, resource areas, and size of the site provide a valuable wildlife habitat. To a certain extent the need to protect a large portion of the interior of the site creates a tension between the design goal of minimizing the visual impact of a limited

development on this property; the proposed design is thus a compromised between aesthetic and environmental considerations.

### **PROPOSED DEVELOPMENT**

Nineteen lots ranging in size from 44475 square feet to 118142 square feet are created; sixteen of these access onto a subdivision road situated off of Maple Avenue. This road runs roughly parallel to Maple Avenue and end with an emergency only gated access to Maple Avenue. Both access points were located to minimize removal of existing vegetation. The road will be constructed to lane standards. None of the lots will have driveways on Maple Avenue, and all of the homes will be oriented to the subdivision road, thus minimizing both the visual impact of the development and protecting the existing streetscape.

The remaining three lots are situated on Pepperell Road; one of these lots will contain a triplex with three affordable units situated in a building which will resemble the other homes to be constructed on the site. These lots will utilize a shared driveway.

Development is limited to 31 acres of the 92 acre site. It is worth pointing out that the proposed development results in overall density of 4.8 acres per lot, or 4.3 acres per unit.

An open space parcel comprised of 61.1 acres occupies the interior of the site. This parcel represents over 60% of the total site, and augments existing publicly held land previously gifted by the Hayes family. It is proposed that this parcel will be conveyed outright to the Groton Conservation Commission, subject however to restrictions to ensure that it not be committed to another use in the future.

### **COMPARISON WITH CONVENTIONAL DEVELOPMENT**

If one were to alternatively develop this site conventionally, one could create more lots than are proposed. This could be accomplished with a combination of frontage lots on the existing streets together with lots on a subdivision road connecting Maple Avenue with Pepperell Road. Conventional development would inalterably change the character of the area and create significantly more traffic to the existing road network by creating a convenient short cut from Pepperell Road to West Main Street.

The Groton Planning Board

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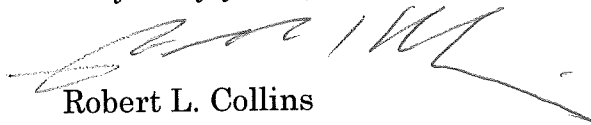
I thus believe that the virtues of the Special Permit plan are clearly evident, and speak to the wisdom of having this option in our by-law.

I am hopeful that the Board agrees, and look forward to discussing this plan with the Board at the public hearing.

I will forward under separate cover a fiscal impact statement, waiver requests, the Special Permit criteria as they apply to this proposed plan, and a draft of the proposed deed to the Town for the open space parcel.

Thanking the Board for its time and consideration, I remain

Very truly yours,

A handwritten signature in black ink, appearing to read "Robert L. Collins", written in a cursive style.

Robert L. Collins



**TOWN OF GROTON  
PLANNING BOARD**

Town Hall, 173 Main Street  
Groton, Massachusetts 01450  
Telephone (978) 448-1105  
FAX: (978) 448-1113

PB-2021-~~15~~  
4

**FORM C  
APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN**

2021 FEB 11 PM 1:55

FORWARDED / 11, 2021

To the Planning Board of the Town of Groton:

The undersigned, being applicant as defined under Chapter 41, Section 81-L, for approval of a proposed subdivision shown on a plan entitled: Definitive Subdivision Plan, "Hayes Woods"

Prepared by Dillis & Roy, Civil Design Group, Inc. dated \_\_\_\_\_

Located on Maple Avenue, Groton, MA 01450

Number of proposed lots 19 Number of proposed dwelling units 19 Total acreage 88.33 acres

Assessors' Map 104 Parcel 30  
212 13

The undersigned's title to the land is derived from \_\_\_\_\_

by deed dated 9-4-1956 and recorded in the South Middlesex Registry of Deeds, Book 8806,  
Page 269, OR Land Court Certificate of Title No. \_\_\_\_\_;

And said land is free of encumbrances except for the following:

None

Said plan has (X) has not ( ) evolved from a preliminary plan submitted to the Planning Board

on May 18, 20 20 and approved (X) disapproved ( ) on September 10, 20 20.

The undersigned applicant hereby applies for approval of said **DEFINITIVE** plan by the Board in belief that the plan conforms to Chapter 381, Subdivision of Land, of the Code of the Town of Groton, and makes application to the Board of approval of said plan.

Check list of items to be submitted with the application (see Section 346-8):

- Form C application
- Form D Designer Certificate
- Administrative fee (Chapter 381 Fees) - Amount submitted \$ 17,250+6% = \$18,285\*  
A Six Percent (6%) administrative fee will added to the filing fee
- Project review fee (Chapter 381 Fees) - Amount submitted \$ 15,000.00\*
- Three (3) full-size prints of definitive plan to the Planning Board and two (2) to the Board of Health
- Ten (10) reduced sets (11" x 17") of definitive plan. **PDF of plans may be submitted electronically or on CD.**
- Three (3) sets of accompanying statements, drainage calculations, etc., for the Planning Board and two (2) copies for the Board of Health
- List of abutters within 300 ft (verified by the Board of Assessors)

\*As detailed in Section 1.1 of this submittal package, the total fee submitted with this application is \$23,250 (\$33,285 - \$10,035(paid during preliminary submission))

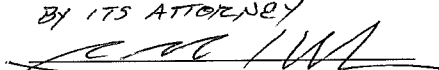
**Property Ownership Category (check one):**

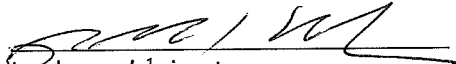
Individual Ownership

Institutional/Non-profit

Corporate Ownership

Condominium Ownership

*BY ITS ATTORNEY*  
  
 Applicant's signature  
 MAPLE REALTY TRUST,  
 ROBERT P. KILEY TRUSTEE  
 Name (please print)

  
 Landowner's<sup>1</sup> signature  
 \_\_\_\_\_  
 Name (please print)

P.O. Box 381 GROTON MA 01450  
 Address

\_\_\_\_\_  
 Address

978 790 3531  
 Telephone

\_\_\_\_\_  
 Telephone

COLLEEN@VERIZON.NET  
 E-mail

\_\_\_\_\_  
 E-mail

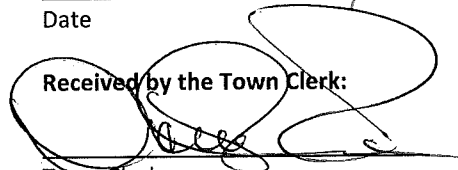
**Received by the Planning Board:**

  
 Date

**Received by the Board of Health:**

\_\_\_\_\_  
 Date

**Received by the Town Clerk:**

  
 Town Clerk

2.11.2021.  
 Date

<sup>1</sup> 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.



**The following information must be submitted with the application:**

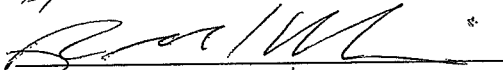
- \_\_\_\_\_ Three (3) copies of signed application form
- \_\_\_\_\_ Three (3) full-sized copies of the plan
- \_\_\_\_\_ Ten (10) reduced (11" x 17") copies of the plan for distribution to Town departments and Board members. **PDF of plans may be submitted electronically or on CD.**
- \_\_\_\_\_ Written 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)
- \_\_\_\_\_ Total filing fee of \$530.00. *This fee includes a Six Percent (6%) administrative surcharge (checks made out to the Town of Groton)*

**Property Ownership Category (check one):**

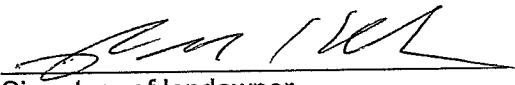
- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Individual Ownership | <input type="checkbox"/> Institutional/Non-profit |
| <input type="checkbox"/> Corporate Ownership             | <input type="checkbox"/> Condominium Ownership    |

Other Ownership Type (specify) \_\_\_\_\_

BY ITS ATTORNEY



Signature of applicant<sup>1</sup>



Signature of landowner

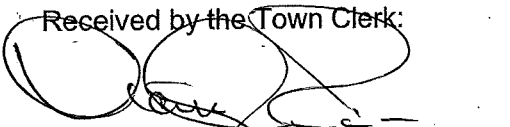
02/11/2021

Date

02/11/2021

Date

Received by the Town Clerk:



Town Clerk

2-11-2021

Date

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