Anna Eliot

129 Longley Road

Groton, MA

January 25, 2021

Planning Board

Conservation Commission

Town of Groton

173 Main Street

Groton, MA

Re: Village at Shepley Hill

To Planning Board and Conservation Commission:

I am asking that the boards look at the merits of the development at the Village at Shepley Hill. I welcome housing for my contemporaries. This developer is new to Groton. His team has shown a desire to work with us, both as neighbors and town, I think we owe it to ourselves to see the project in a favorable light. My statements are based upon my years of experience serving Groton and the impact upon my back yard.

As an abutter, how this plan fits into the neighborhood is paramount. I look towards what better serves the neighborhood. While the developer must address the engineering, landscaping and peer review, I can ask that you consider the effect on our neighborhood. There are options available to the land owner. Of those options, this plan proposed at “the Village” better serves us. I appreciate the amount of buffer between the constructed homes and the abutters. I appreciate the maintenance plan that is will be required to minimize intrusion upon the neighborhood. I appreciate the adjustments made to accommodate the abutters concerns. There is much need for over 55 housing and this plan complies with the Housing Plan promulgated on behalf of the town. We also need the public access for trails connecting other conserved properties. I am pleased and impressed with the quality of the team who have never deviated from courteous responses.

Looking at the alternatives frightens me. Land owners are confronted with higher taxes and options too. If this developer does not build, some other will.

As a direct abutter, I am asking that this project be approved and the relief being requested by the applicant be granted. The use of the property as a 28 unit over 55 development is the best possible use for the neighborhood and town. It brings revenue without burdening our infrastructure. It is the least impact development option and on that, I embrace and am hopeful that you, as members of the Planning Board and Conservation Commission, will do as well.

Thank you for your consideration and service to the town.

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