

November 23, 2020

Town of Groton
Michael Bouchard, Town Clerk
173 Main Street
Groton, MA 01450

Re: The Village At Shepley Hill Definitive Subdivision
Application for Special Permit under §218-9.2 – Major Residential Development
Longley Road and Sand Hill Road – Assessor’s Map 226, Parcel 2, Lot 0

Dear Mr. Bouchard:

Pursuant to §381-8 of the Rules and Regulations Governing the Subdivision of Land in the Town of Groton, the undersigned hereby submits to the Town Clerk the following materials as required under §218-9.2(D), in connection with its request for a Special Permit for a Major Residential Development:

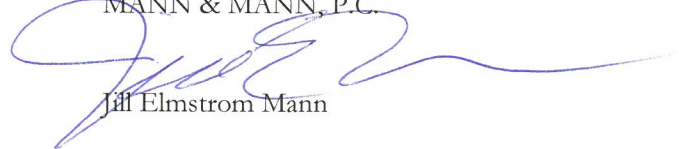
1. Application (Schedule 1)
2. Narrative (Schedule 2) with Exhibits
3. Certified Abutters’ List (Schedule 3)

The following items are being delivered in hand to the Town Planner:

1. Conventional Plans entitled “The Village At Shepley Hill - Definitive Subdivision Plan” prepared by Meridian Associates dated November 23, 2020;
2. Landscape Plan prepared by William Flemming Landscape Architects and dated November 23, 2020; and
3. Application Fee in the amount of \$4,240¹ made payable to the Town of Groton.

Should you have any questions regarding this Application please contact me.

Sincerely,
MANN & MANN, P.C.



Jill Elmstrom Mann

Enclosures

Cc: Takashi Tada, Town Planner (with enclosures)
Larry Smith (without enclosures)

¹ \$4,240 equals the basic fee plus a 6% administration fee broken down as follows:
 $\$500 + (\$250 \times 14) = \$4,000$ increased by 6%

SCHEDULE 1



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

**APPLICATION FOR A SPECIAL PERMIT
ZONING BY-LAW § 218-9.2
MAJOR RESIDENTIAL DEVELOPMENT**

Applicant	Shepley Hill Capital Partners	Landowner	Hugh E. McGovern and George E. McGovern, Jr., As Trustees of H & G Realty Trust
Address	176 Barton Road Stowe, MA 01775	Address	383 Main Street Dunstable, MA 01827
Telephone	617-834-2556	Telephone	_____
E-mail	ismith@restorationcapital.net	E-mail	mcgovernfarms@aol.com

This application is accompanied by an application for:

_____ Hammerhead lots, § 218-6.4	Number of lots	_____
_____ Shared Driveways, § 218-8.1F	Serving lots	_____
_____ Flexible development, § 218-9.1	Number of units	_____
<u> X </u> Major Residential Development §218-9.2	Number of Lots	<u> 14 </u>
	Number of Units:	<u> 28 </u>

Number of proposed incentive lots under § 218-9.1H Transfers 0

Proposed subdivision name, if applicable: The Village at Shepley Hill

Property location:

The property is located on the following public way Longley Road and Sand Hill Road

Zoning district: X R-A _____ R-B _____ VCN _____ NB
 _____ GB _____ I _____ O _____ P

Overlay district _____ WRPD _____ TCOD _____ Floodplain

Town of Groton Assessors' Map 226 , Parcels 2-0

Recording information:

The owner's title to the land is derived under deed from Susan M. McGovern,
dated December 15, 1988, recorded in Registry of Deeds, Book 19574, Page 223,

OR Land Court Certificate of Title No. _____, Book _____, Page _____.

The following information must be submitted with the application:

- X Five (5) copies of signed application form
- X Five (5) full-sized copies of the plan – **WILL BE DELIVERED IN HAND**
- X Five (5) 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. – WILL BE DELIVERED IN HAND**
- X Written statement addressing the criteria set forth in Groton Zoning By-Law § 218-2.3 C
- X A list of abutters within 300 ft (certified by the Board of Assessors)
- \$4,240 Filing fee of \$500, plus \$250 for each new building lot or dwelling unit. *Please add a Six Percent (6%) administrative surcharge to the filing fee (checks made out to the Town of Groton)*

Property Ownership Category (check one):

- | | | | |
|---------------|----------------------|---------------|--------------------------|
| <u> </u> | Individual Ownership | <u> </u> | Institutional/Non-profit |
| <u> </u> | Corporate Ownership | <u> </u> | Condominium Ownership |
- Other Ownership Type (specify) Limited Liability Company

Shepley Hill Capital Partners



 Signature of applicant¹
 By their attorney, Jill Elmstrom Mann

See attached authorization

 Signature of landowner

Date

Date

Received by the Town Clerk:

Town Clerk

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.

SCHEDULE 2

**NARRATIVE IN SUPPORT OF MAJOR RESIDENTIAL DEVELOPMENT
THE VILLAGE AT SHEPLEY HILL**

To: Planning Board of the Town of Groton "Board"
From: Jill Elmstrom Mann
Petitioner: Shepley Hill Capital Partners LLC "Petitioner"
Property: Longley Road and Sand Hill Road, Assessor's Map 226-2-0 "Property"
Zoning District: R-A Residential Agricultural District
Zoning Relief: Special Permit under §218-9.2(C) in accordance with §218-2.3 "Special Permit"

EVIDENCE: In addition to this Narrative, the following information is being submitted in support of Petitioner's request for Zoning Relief as required under §218-9.2(D) and (F) (the "Evidence"):

1. Application, Fee and a Certified Abutters' List, Evidence of Submission to Town Clerk
2. Exhibit A Copy of Deed into the Owner
3. Exhibit B Authorization to Apply from Owner
4. Exhibit C Definitive Subdivision Plan entitled "The Village At Shepley Hill, Definitive Subdivision" prepared by Meridian Associates and dated November 23, 2020 (the "Definitive Plans")
5. Exhibit D Lighting Plan and Specifications entitled "Shepley Hill" prepared by Illuminate and dated November 18, 2020
6. Exhibit E Landscape Plan prepared by William Flemming Landscape Architects and dated November 23, 2020 (the "Landscape Plans")
7. Exhibit F Concept Home Elevations entitled "Magnolia Shores" prepared by J.D. LaGrasse and dated August 21, 2014 (the "Elevations", together with the Lighting, Landscaping and Definitive Plans, the "Plans")
8. Exhibit G Photographic Rendering of Proposed Homes
9. Exhibit H Traffic Report with Supplements
10. Exhibit I Alternative Development Plan entitled "Conceptual Flexible Development Plan" prepared by Meridian Associates and dated October 5, 2020 (the "Flex Plan")
11. Exhibit J DCHD Local Initiative Program Policy Regarding Restrictions on Children in Age-Restricted 55+ Housing,

PROPOSAL: Petitioner has submitted contemporaneously herewith an Application for Approval of the Definitive Plans (the “Definitive Application”). The Definitive Plans depict Petitioner’s proposal (the “Proposal”) to develop the Property as a conventional fourteen (14) lot (the “Lot” collectively, the “Lots”), twenty-eight (28) unit (individually, the “Unit” collectively, the “Units”), age restricted¹ residential development (the “Development”). The Units will range in size and therefore cost. The Development will be serviced by two (2) subdivision roadways (the “Roadways”), a single shared septic system and other infrastructure necessary to support the Development (the “Subdivision Infrastructure”). Each Lot will be improved by a two-unit townhouse and each Unit will have two (2) bedrooms with a first-floor master suite, a two-car garage and a full basement as well as the option for a sunroom. Petitioner intends on constructing Development and the Roadways in phases in order to allow the absorption and sale of Units as construction progresses.

Petitioner is creating large areas of open space (the “Open Space”) that will contain approximately thirty-eight (38) acres of land, which is approximately eighty (80%) percent of the entire Property. The Open Space will be restricted to passive recreational uses. As shown on the Definitive Plans, the Open Space will contain walking trails that will enable connectivity among various other Town controlled open space and walking trails. In addition, to the Open Space, Petitioner will install a parking area near the Open Space and will install a sidewalk along the entire length of all of the Roadways. The installation of the Roadways will require two (2) wetland crossings and most likely will be filed as a limited project under the local bylaw and the Wetlands Protection Act.

The Open Space and the land within the Development, including but not limited to the land on which the Units, Roadways and septic system are located, will be owned and managed by a condominium trust (the “Condominium”) established for the benefit of the owners of the Units. The Condominium provides for additional third-party oversight to ensure the proper and safe operation of the Development.

¹ The condominium documents will require that at least one occupant will be no less than 55 years old and that no one under the age of 18 will be permitted to permanently reside in any Unit.

Petitioner intends on providing municipal water and electric service to the Development. In order to connection the Development to the Town's water system, Developer is proposing to extend the Town's twelve (12") inch water main along Longley Road for distance of approximately four thousand eight hundred (4,800) feet. As discussed with Groton's Water Department and Department of Public Works, Petitioner will install hydrants along Longley Road every one thousand (1,000) feet and will provide stubs in front of each existing home, which abuts Longley Road, thereby providing an opportunity for residents to connect to the municipal water supply. Within the Development, as shown on the Definitive Plan, Petitioner will install hydrants every five hundred (500) feet along the Roadways.

Petitioner is proposing to create the Development as a conventional residential subdivision versus a cluster/alternative plan as reflected in the Flex Plan (the "Flex Development"). It is Petitioner's position that the Development is far superior in terms of meeting the various goals of Groton's Planning Directions and Comprehensive Master Plan (the "Master Plan") and satisfying the various criteria of §218-9.2(G) and §218-2.3(C), as described below.

POSITION STATEMENT: Given that the Proposal will create more than six (6) additional lots on the Property, the Development is deemed to be a "Major Residential Development" under §218-9.2(B) and therefore requires a Special Permit from the Planning Board under §218-9.2(C). Petitioner respectfully suggests that based on the Evidence and the information that will be presented during the public hearing (together the "Record"), that it will demonstrate that the Definitive Plans (and not the Flex Plan) best promote the objectives set forth under §218-9.2(G) and §218-2.3(C) and that the Proposal will have no adverse effects on either the Town or the neighborhood. Specifically, the Record will support findings that Petitioner's Proposal, as depicted on the Definitive Plans: will address the social, economic and community needs of the Town as identified in the Master Plan; will ensure that vehicle and pedestrian traffic flows safely onto and within the Development; and will provide utilities and other public services that are more than adequate to address the needs of the Development; will create a positive fiscal and economic impact for the benefit of the Town and its residents; will preserve and protect open space and minimize impacts on the natural environment; will be consonant with the rural character of the neighborhood; and will create housing for persons over the age of fifty-five (55).

EXISTING CONDITIONS: As shown on the Definitive Plans, the Property consists of approximately forty-five (45) acres of vacant, undeveloped land located at the junction of Sand Hill Road and Longley Road. The Property contains various jurisdictional wetlands and as can be seen from the profiles of the Roadways, the Property has an unusually varied topography including several steep hills.

SPECIAL PERMIT CRITERIA: Petitioner posits the following in support of its request for a Major Residential Development Special Permit under §218-9.2(B):

1. The Proposal Satisfies the Community's Social and Economic Needs - §218-9.2(G)(5) and §218-2.3(C)(1) The Proposal addresses several of the social and economic needs that are identified in the Town's Master Plan. As shown on the Definitive Plans, each of the Lots consists of two (2) acres of land, as required in the RA District and in satisfaction of the goal of the Master Plan to maintain two acre/lot density throughout the Town. The Master Plan identifies the creation of more varied housing stock in particular homes for the Town's aging population. The Proposal addresses this goal by restricting residency at the Development to persons who are fifty-five (55) years old and older and by creating Units that will vary in sizes from approximately two thousand to three thousand (2,000 to 3,000) square feet. Additionally, the Development will create and protect the newly created Open Space and provide opportunities to expand and link existing trails and other open space in Town with the Open Space in furtherance of the goal of the Mater Plan to protect and enhance the Towns rural character and natural environment. In addition to providing onsite trails and Open Space the Development will have a sidewalk along the length of both Roadways which furthers the Town's goal to enhance recreational opportunities. The Master Plan also seeks to expand and improve on its public services including but not limited to its water system. In furtherance of this goal, the Proposal will expand the Town's water main and will provide fire hydrants to areas of Town that are presently supported only by private wells.

2. The Proposal Ensures the Safe Flow of Vehicular and Pedestrian Traffic - §218-9.2(G)(1) and §218-2.3(C)(2) As confirmed by the traffic study provided by the Petitioner, the layout of the Roadways, the location and design of the entry points along Sand Hill Road and Longley Road Plans provide residents, passing traffic, and first responders with adequate sight distance and travelling space to enter, exit and navigate safely onto and throughout the Property. During the public hearing Petitioner will provide evidence that it has worked with abutters in order to locate the Roadways in a manner that will avoid conflicts with existing homes and driveways. The Petitioner is installing a sidewalk throughout the Development to enable residents to safely walk in the neighborhood and to easily access the existing and proposed trails.

3. The Proposal Provides Adequate Utilities and Other Public Services to Support the Development - §218-2.3(C)(3) As shown on the Plans and as will be vetted during the Definitive Plan review by the Board, Town's peer review engineer, and all department heads, Petitioner's Proposal properly considers the lighting requirements, landscaping, septic system capacity, water and electric service, waste disposal requirements, stormwater and drainage requirements, and will

provide for overall site improvements that are more than adequate to address the needs of the occupants of and visitors to the Property in compliance with The Town of Groton Subdivision Rules and Regulations. Additionally, based on Petitioner's willingness to expand the municipal water system, the Development will have the added protection of fire hydrants located throughout the Development.

4. **The Proposal Will Have a Positive Economic and Fiscal Impact §218-9.2(G)(2) and §218-2.3(C)(6)** The Proposal will generate one-time building permit fees in excess of two hundred, twenty-five thousand (\$225,000.00) dollars and recurring personal property and excise taxes in excess of four hundred twenty thousand (\$420,000.00) dollars. Given that Development is an age-restricted community there will be no demand on the school system. Additionally, because the Development will be owned as a condominium, the Roadways and all Infrastructure will be maintained and managed by a condominium trust therefore there will be no corresponding increase in demand on Town services or added costs to the Town. Furthermore, while the Proposal does not trigger a requirement to create affordable units, Petitioner has met with and offered to make a voluntary contribution to the Affordable Housing Trust in the amount of one hundred fifty thousand (\$150,000.00) dollars.

5. **The Development Will Be Consonant with the Rural Character of the Neighborhood and the Town §218-2.3(C)(4)** The Petitioner has submitted examples of the architectural plans for and photographic depictions of the Units. As shown on the Elevations and Photographs, the Units will be designed to reflect New England style architecture. Together with the proposed landscaping, the Development will be a desirable addition to the neighborhood and will enhance rural-residential character of the area, which is zoned for and occupied by other similar residential uses.

6. **The Development Will Preserve Open Space and Minimize Impacts on the Environment and the Neighborhood 218-2.3(C)(5)**. As described above under paragraph 1 above, the Proposal includes the creation and preservation of large areas of open space. As shown on the Definitive Plans, the Open Space will have the added benefit of acting as a natural buffer and screening. During the Petitioner's hearing on its preliminary subdivision plan, the Board asked that the Petitioner consider reducing the amount of impervious areas and pavement at the Property in a manner that would preserve the safety and adequacy of the Roadways. In response, Petitioner reduced the width of the rights of way from fifty (50') feet to forty (40') feet and reduced the pavement width from

twenty-two (22') feet to twenty (20') feet.² Petitioner is required to cross two (2) wetlands in order to create the Roadways, however in order to minimize impacts, Petitioner intends on spanning the crossings. The Petitioner has ensured that the impacts to the environment and neighborhood will be minimized by undertaking all of the following: reducing the amount of impervious areas on the Property; preserving the Open Space; installing a single septic system and limiting the number of bedrooms in each of the Units; and forming a condominium that will hire a third party management company to maintain and manage the Development to ensure the Open Space is properly preserved and that all Infrastructure (including but not limited to the septic system and storm water management system) is maintained, repaired and replaced in order to protect against any threats to the environment.

CONVENTIONAL VERSUS FLEXIBLE PLAN 218-2.3(C): Petitioner is proposing to develop the Property as a conventional subdivision as shown on the Definitive Plans versus a cluster/alternative development as reflected in the Flex Plan. As shown on the Flex Plan, the Flex Development will result in the creation of thirty-three (33)³ units pursuant to §218-9.1, five (5) of which will be affordable.⁴ The units in the Flex Development will not be age restricted⁵ because of the requirement to provide affordable housing. Accordingly, all of the units in the Flex Development would be open and available to families with school aged children. Petitioner respectfully suggests to the Board that developing the Property as a convention definitive subdivision is far superior to developing the Property as cluster/alternative development. Many impacts to the community and environment will be minimized and many of the benefits will be provided by developing the Property as an age-restricted conventional subdivision as reflected in the Definitive Plans versus the unrestricted cluster development as reflected in the Flex Plan by the Flexible Development as follows:

1. Goals of the Master Plan. The Development will best promote the goals of the Master Plan.

² With the exception of the cul-de-sac that continues to maintain a 24' paved width to ensure the ability for all fire trucks and other safety equipment to safely maneuver around the circle.

³ Under §218-9.1(G) the "basic maximum number of dwelling units" is twenty-eight (28), which yield is demonstrated by the Definitive Plans, plus five (5) bonus units (2-bedroom units) based on the amount of open space.

⁴ The Flex Development requires that 15% of the total number of units be restricted as affordable. Accordingly of the 33 units, 5 must be affordable.

⁵ See, Exhibit J, Local Initiative Program Policy Regarding Restrictions on Children in Age-Restricted 55+ Housing. DCHD's Policy is to not approve affordable housing units under its local initiative program (which includes affordable units approved under Groton's Flexible Development Bylaw).

a. Limiting density. The Development is less dense and more consonant with the surrounding neighborhoods than the Flex Development. The Development has twenty-eight (28), two (2) bedroom units and the Flex Development has thirty-three (33) units with up to twenty-four (24) 3-bedroom units and nine (9) 2-bedroom units. To accommodate the open space, the required septic system, and all of the units, the resulting layout is dense with small side yards between structures, front loaded garages and row style homes, which does not reflect the rural character of the Town and is not consonant with character of the neighborhood.

b. Open space The Flex Plan contains approximately forty (40) acres of open space, however unlike the Development, it will not be monitored and the trails will not be maintained by a separate third party but will be the responsibility of the Town to manage.

2. Traffic. Traffic generated by an age restricted community is fifty (50%) percent less than the traffic generated by the non age restricted community. Accordingly, the Development will have less of an impact on the overall traffic travelling to the Property over Groton's roadways.

a. The Development is anticipated to generate approximately one hundred six (106) trips during a 24-hour period with between six to seven (6 – 7) trips during the peak morning and afternoon hours.

b. The Flex Development is anticipated to generate traffic at the rate of two hundred ten (210) trips per day, with at least seventeen (17) trips during the peak morning hour and twenty-two (22) trips during the peak afternoon hour.

3. Protecting the Environment. The Development will have less adverse impact on the natural environment and is better suited to monitor and manage activities within the Development to ensure that any impacts are minimized.

a. Septic Flows. In an age-restricted community such as the Development, septic flows are forty (40%) percent less than for a non-age restricted community such as the Flexible Development. A 2-bedroom age-restricted home generates one hundred fifty (150) gallons of flow per day while a 2-bedroom non age-restricted home generates two hundred twenty (220) gallons of flow per day. Accordingly based on the requirements of Title 5 the septic system for the Flexible Development will be more than twice the size of the system required for the Development.

- i. The Development is required to install a Title 5 compliant septic system that will be designed to handle up to four thousand, two hundred (4,200) gallons per day.
- ii. The Flexible Development is required to install Title 5 compliant septic system that will be designed to handle up to nine thousand, nine hundred (9,900) gallons per day.

4. Economic Impacts and Fiscal Benefits. The Development is best suited to reduce and minimize any negative economic impacts to the Town. More tax revenue will be generated by the Development than the Flexible Development. More importantly, given the current economic environment and uncertainty resulting from the 2020 Pandemic, the Development will increase net tax revenues to the Town without any corresponding drain on the Town's budget. The Flex Development on the other hand is likely to generate less income and more expenses. Additionally, with the Flex Development, as shown on the Flex Plans, does not include a plan to expand and improve the Town's water system.

SCHEDULE 3



TOWN OF GROTON
Office of the Board of Assessors
173 Main Street
Groton, MA 01450
(978) 448-1127
FAX: (978) 448-1115
www.grotonma.gov


Date: 11/19/2020

Map: 226 Parcel: 2 Lot: 0

Address: Longley RD
CERTIFICATION OF ABUTTERS

Abutters are within 300 feet of any requested parcel's lot lines. We hereby certify that the enclosed list includes the name and addresses of all parties taken from the Board of Assessor's Real Estate property files per the deeds received as of 11/17/2020. It is with interest under MGL Chapter 40A, Section 11 as amended to the best of our knowledge and belief.

This abutter's list will not satisfy legal requirements for notice, if ninety days have elapsed from the date of request.


Jonathan W. Greeno – Principal Assessor
Megan Foster – Assistant Assessor

225-29-0

ELIOT REALTY TRUST
ANNA ELIOT - TRUSTEE
P.O. BOX 513
GROTON, MA 01450

225-30-0

TOLLES TRUST, RAYMOND E.
RAMONA E. TOLLES - TRUSTEE
145 LONGLEY ROAD
GROTON, MA 01450

226-1-0

BOVER, DOUGLAS G.
BOVER, LYNNE R.
233 LONGLEY ROAD
GROTON, MA 01450

226-10-0

SCHNAKENBERG, ELIZABETH TRUSTEE
ELIZABETH SCHNAKENBERG REVOCABLE TR
117 SAND HILL RD
GROTON, MA 01450

226-11-0

STEPHENSON, NICHOLAS
STEPHENSON, KAITLIN
137 SAND HILL RD
GROTON, MA 01450

226-111-0

NIEMOLLER, JOHN E.
NIEMOLLER, JEAN
22 NASHUA ROAD
GROTON, MA 01450

226-113-0

MONTILLI, THOMAS J.
MONTILLI, KIMBERLY L.
18 NASHUA RD
GROTON, MA 01450

226-114-0

REILLY, PAUL B.
REILLY, DIANE K.
6 NASHUA ROAD
GROTON, MA 01450

226-115-0

PERRIN, DAVID
PERRIN, SUSAN LYNNE
250 LONGLEY ROAD
GROTON, MA 01450

226-116-0

STRONG, JOYCE M.
238 LONGLEY ROAD
GROTON, MA 01450

226-117-0

SANBORN, BRIAN P.
SANBORN, KAREN D.
236 LONGLEY ROAD
GROTON, MA 01450

226-118-0

KEOUGH, JOHN T. JR.
KEOUGH, CHERYL A.
220 LONGLEY RD
GROTON, MA 01450

226-119-0

OFFER, AVIAD
218 LONGLEY RD
GROTON, MA 01450

226-12-0

HAMILL, MICHAEL
HAMILL, CLAUDIA
139 SAND HILL ROAD
GROTON, MA 01450

226-120-0

WALTON, WAYNE
WALTON, LINDA
216 LONGLEY RD
GROTON, MA 01450

226-121-0

BOURIS, TODD MICHAEL
BOURIS, CAROLINE B.
212 LONGLEY RD
GROTON, MA 01450

226-13-0

STEVENS, RICHARD Y. JR.
STEVENS, EILEEN
145 SAND HILL ROAD
GROTON, MA 01450

226-14-0

SHALLER, ROGER
SHALLER, KATHLEEN
154 SAND HILL ROAD
GROTON, MA 01450

226-15-0

TOWN OF GROTON, CONSERVATION COMMIS
LONGLEY ESTATES II CONSERVATION AREA
173 MAIN ST
GROTON, MA 01450

226-16-0

VERLOO, KOERT
VERLOO, SHARON
187 SAND HILL ROAD
GROTON, MA 01450

226-17-0

HANNEMANN FAMILY 2010 TRUST
SABINE H. SWEENEY - TRUSTEE
195 SAND HILL RD
GROTON, MA 01450

226-18-0

BRINING FAMILY TRUST, LM
LARRY/MARIATTE BRINING - TRUSTEES
203 SAND HILL RD
GROTON, MA 01450

226-2-0

H&G REALTY TRUST
H.E. AND G. R. JR. MCGOVERN - TRUSTEES
383 MAIN STREET
DUNSTABLE, MA 01827

226-2-1

BOBZIEN, BRADFORD S.
BOBZIEN, DYAN M.
194 SAND HILL RD
GROTON, MA 01450

226-3-0

WILSON, ROY
WILSON, CLAIRE
138 SAND HILL RD
GROTON, MA 01450

226-4-0

GROTON CONSERVATION TRUST
P.O. BOX 385
GROTON, MA 01450

226-62-0

SILVIA, JOSHUA J.
SILVIA, ANGELA K.
284 LONGLEY RD
GROTON, MA 01450

226-63-0

KIRK, JOSHUA W.
21 WYMAN ROAD
GROTON, MA 01450

226-64-0

COTE, GREGORY S.
COTE, JUDITH M.
21 NASHUA RD
GROTON, MA 01450

TOWN OF GROTON
173 Main Street
Groton, MA 01450
Tel: 978-448-1127
E-mail: Assessors@townofgroton.org
www.townofgroton.org



Board of Assessors
Donald R. Black
Garrett C. Boles
Jenifer B. Evans
Principal Assessor
Jonathan W. Greeno
Assistant Assessor
Megan L. Foster

Certified Abutters' List Request *

Date of Request: November 12, 2020

Address/es for Abutters List: Longley Road

Map: 226 Parcel/s: 2 Lot/s: _____
Map: _____ Parcel/s: _____ Lot/s: _____

Department/s Seeking List:

Board of Appeals (Zoning) Planning Board _____ Selectmen _____ Historic District _____
Board of Health _____ Conservation Commission _____ Water Department _____ Earth Removal/Stormwater _____

- Do you want us to forward this to the Department you have requested the list for?
(Conservation Commission does not accept them) Yes No _____
- Do you want to pick it up? Yes No _____ Telephone number 978-762-6238
- Do you want it e-mailed? Yes No _____ E-mail address pamv@mannpc.com

MGL Chapter 40A, Section 11:

"Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town. The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes.

MGL Chapter 66, Section 10:

(B) A custodian of a public record shall, within 10 days following a request for public records, comply with such a request, etc.

*This is a required form to be filled out for all Certified Abutters' Lists.

Pamela Veerman, Mann & Mann PC 978-762-6238

(Your name printed) (Phone Number)

Pamela Veerman

(Signature)

TOWN OF GROTON
 173 Main Street
 Groton, MA 01450
 Tel: 978-448-1127
 E-mail: Assessors@townofgroton.org
 www.townofgroton.org



Board of Assessors
 Donald R. Black
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Certified Abutters' List Request *

Date of Request: November 12, 2020

Address/es for Abutters List: Longley Road

Map: 226 Parcel/s: 2 Lot/s: _____
 Map: _____ Parcel/s: _____ Lot/s: _____

Department/s Seeking List:

Board of Appeals (Zoning) _____ Planning Board X Selectmen _____ Historic District _____
 Board of Health _____ Conservation Commission _____ Water Department _____ Earth Removal/Stormwater _____

- Do you want us to forward this to the Department you have requested the list for?
 (Conservation Commission does not accept them) Yes X No _____
- Do you want to pick it up? Yes _____ No X Telephone number _____
- Do you want it e-mailed? Yes X No _____ E-mail address pamv@mannpc.com

MGL Chapter 40A, Section 11:

"Parties in interest" as used in this chapter shall mean the petitioner, abutters, owners of land directly opposite on any public or private street or way, and abutters to the abutters within three hundred feet of the property line of the petitioner as they appear on the most recent applicable tax list, notwithstanding that the land of any such owner is located in another city or town, the planning board of the city or town, and the planning board of every abutting city or town. The assessors maintaining any applicable tax list shall certify to the permit granting authority or special permit granting authority the names and addresses of parties in interest and such certification shall be conclusive for all purposes.

MGL Chapter 66, Section 10:

(B) A custodian of a public record shall, within 10 days following a request for public records, comply with such a request, etc.

*This is a required form to be filled out for all Certified Abutters' Lists.

Pamela Veerman 978-762-6238

 (Your name printed) (Phone Number)

Pamela Veerman

 (Signature)