
**LIST OF WAIVERS
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”
Owners: Hugh E. McGovern and George McGovern, Jr., Trustees of
H&G Realty Trust
Regarding: Waivers for Definitive Plan Approval “Request”
Property: Longley Road and Sand Hill Road
Assessor’s Map 226-2-0 “Property”
Date: February 5, 2021

1. Waive the requirement under §381-10.C(2) - Street Widths. Minor Streets: 50 feet of right-of-way and pavement to be 22 feet and allow instead for the Roadways to have a 40-foot right-of-way and a pavement width of 20 feet, which is consistent with the requirements for a Lane.
 - This request is in response to requests by the Board to reduce the amount of disturbance and impervious materials and is a reasonable change based on the lower levels of traffic volume generated by age restricted housing developments.
2. Waive the requirement under §381-10.D(5) – Grades. Proposed grades within R.O.W shall not be more than seven feet above or below the existing grade and allow instead those certain areas as shown on the Plans to be filled by greater than seven feet.
 - This request is necessary due to the varied and unusual topography at the Property and is the only way to properly and safely accommodate the installation of the Roadways and the wetland crossings. Note: All cuts above 7’ have been eliminated.
3. Waive strict compliance with the requirement under from §381-13.A.(1)[2] Sidewalks. Sidewalks within the street right-of-way shall be provided as follows: [2] Minor street: one side and allow instead the following:
 - the sidewalk extending to Longley Road shall terminate before the proposed wetland crossing which is approximately 250’ from the intersection with Longley Road.

This request will allow the Petitioner to reduce the amount of alteration to the intermittent stream crossing located adjacent to Longley Road. The Development will continue to have walking access throughout the development using onsite trails as well as the sidewalk that will extend throughout the balance of the Development’s roadways.

- the sidewalk shall extend outside of the limits of the right of way as shown on the Plans.

This request will allow the Petitioner to provide for a more naturalized walking path and will avoid cutting down large trees.

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