

Groton Conservation Trust Board Members,

As two of the primary abutters to the proposed The Village at Shepley Hill community project, as well as relatives to the property owners Hugh & George McGovern of Dunstable, MA we are writing to confirm our approval for moving forward with the proposed development as planned.

We would like to make several key points about the proposed development and advantages to the Town of Groton in moving forward:

1. The developer, Larry Smith and representatives for his company, Restoration Capital, have worked diligently with the Groton Planning Board over many months to arrive at a plan that makes both environmental and economic sense for the Town of Groton. They have made many changes at the request of the Board to ensure this beautiful piece of land is preserved so that future town residents will be able to enjoy the property. **NOTE:** this land is currently private property and not the habitat for any known endangered species. No one, including hunters, horse riders, walkers, hikers, etc. are allowed onto the property in its current state. It is also important to mention that under the developers plan, *81% of the property is considered open space and most of that would be preserved under a permanent conservation restriction.*

2. The McGovern Family has kept this land for 55+ years, waiting for a project of this type to consider development. They have been impressed by the reputation of a company like Restoration Capital, especially given the quality of their previous projects. They are entitled to sell that property, abiding by all the local and state laws, to their party of choice. It is surprising to us that the GCT has taken this moment to express interest in the disposition of the property when they have had ample time to purchase the property if there is an urgent need to preserve the land in its native state. This was especially surprising given that the Groton Conservation Commission has been working in concert with the Mass DEP during this process.

3. We feel the use of the land for its proposed 'Over 55' community would provide minimal impact to the ecosystem with its 13 unique footprints. Keep in mind, should development be pursued for 40(b) usage in the future, it is our understanding the town would have minimal ability to hold off that development push, resulting in around 90 family units in the same space. The impact to the community to support those resulting families in schools and other town services would have significant negative impact. Conversely, an Over 55 development would have NO impact to local schools and a direct financial benefit to the town of around \$400,000/yr. in incremental tax revenue upside, not to mention the low impact to traffic (cars, motorcycles, bikes, and foot) in and out of the development. One could also expect the discretionary spending of the 55+ demographic would also benefit many of the town's businesses.

We urge the GCT to reconsider opposing The Village at Shepley Hill and please know that we as two of the primary abutters, we are among many in town who are in favor of the proposed development plan in its current design.

Regards,

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194 Sand Hill Road

Matt & Kate Ferriola  
204 Sand Hill Road

Cc: Groton Planning Board