

## Takashi Tada

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**From:** ANNA ELIOT <annaeliot@verizon.net>  
**Sent:** Wednesday, February 10, 2021 9:43 AM  
**To:** Takashi Tada  
**Cc:** Russ Burke  
**Subject:** Village at Shepley Hill

I am asking this be part of the PB record. As an abutter, I am asking the board to approve the Village At Shepley Hill plan with appropriate conditions. My reasons are briefly outlined:

1. This proposed development is in keeping with how my families land was developed in 1987. Our family sought a developer who would minimize the impact on the farm . We developed the portion we identified to preserve the view from the original farm house.
2. Our family plan used 28 plus acres to develop and conserve 75 acres. The Village conserves 80% of the land and provides for private funds to maintain the conservation restriction that is an important contribution to the town.
3. The developer for the Village is meeting its obligation to affordable housing with a substantial contribution to the Affordable Housing Trust.
4. If this plan is denied, the McGovern family is left with the option of circumventing your board entirely and apply directly to the ZBA.
5. The Village proposal exercises the bylaws and regulations that have been written in order for this type of development in Groton. In 1987, these bylaws did not exist. My family had to go to town meeting to approve a common septic system. The Village plan minimizes destruction of trees and minimizes destruction of the land. This type of development is futuristic in that it uses the bylaws to minimize destruction at the same time provides a financial mechanism to maintain open space through the Conservation Restriction, (CR).
6. The CR offered by The Village, is an important tool to provide trails, vistas and quality of life enhancement to the town. Our rural character is the first priority in our Master Plan.
7. I welcome my contemporaries to my neighborhood. The age restriction of this plan minimizes town services. The condominium association will maintain the roads and CR while minimizing impact on our schools.

I thank the board for your consideration of my comments. I would be happy to answer any question these points may raise. I believe in the process your board offers to the development of land. Having spent 22years with you has given me insight is the process you must follow.

As an abutter, I am most impacted by this development. My neighborhood is crucial. I know this land will be developed one way or another. I have tried to outline how my years of town service has shaped my views on land development.

This developer has "listened" to the abutters. They have used qualified members of their team. I have experienced many types of development and this team has demonstrated high quality. If I have to have a development in my back yard, this is the best solution.

Thank you.

Sent from my iPhone