

# 128 Main Street

## Concept Plan



# Aerial View of Site Surroundings



# Meeting Overview

- The purpose of the vote tonight is **only** to allow the plan to proceed to full review by the Planning Board and other Town boards, committees, etc.
- A vote to approve the Concept Plan would allow us to **start** the application process in earnest. It does not grant the applicant any rights or entitlements to build the Project.
- This **is not** a vote to approve or disapprove of the project: that is the role of the Planning Board and other Town boards, committees, etc.
- This is also not a vote for a zoning change.

# Regulatory Road Ahead

- We will work collaboratively with the Town on all facets of this development
- Town Meeting Vote in Favor of Concept Plan
- Planning Board Approval, which includes Special Permit & Site Plan Approval
- Historic Districts Commission - Certificate of Appropriateness
- Conservation Commission Approval for Work in Wetlands
- Town water
- Town sewer usage
- Board of Health

# Progress to Date

## Preliminary meetings:

- Planning Board
- Historic Districts Commission
- Meetings with Direct Abutters – Lawrence Academy, & Mount Laurel Development / Boynton Meadows Condominium
- Webber Family and Gibbet Hill Grill
- Water Department
- Sewer Department
- Land Use Department
- Board of Selectmen
- Town Manager

# Increased Tax Revenue

- 128 Main Street, LLC anticipates a substantial increase in tax revenue for the Town based upon the existing use and as compared to other potential uses for this property. The 12 long term residential rental units, a profitable restaurant, gallery/retail/on site amenities and increased number of rooms for rent to guests are expected to maximize the functionality and contribute to the long term success of 128 Main Street property.

# Affordable Component

- 128 Main Street, LLC intends to reserve some of the long term rental units as affordable. While the project does not fall under Chapter 40B of the MGL, it is the intention of 128 Main Street, LLC to provide this as a service to the community.

# 128 Main Street Inn, LLC

## TEAM

- 128 Main Street, LLC is a private, independent real estate development firm interested in redeveloping the site of the former Groton Inn as a combined inn/residential rental/restaurant facility.
- We are pleased to work with an exciting development team led by Chris Ferris and Rich Cooper. Both members of the team are here to address questions.
- Rich Cooper: Mr. Cooper has experience in all aspects of developing over 20 major historic renovation projects. Rich takes pride in his ability to work collaboratively with local historic district commissions. He has extensive experience working in the North Shore in towns such as Marblehead and Salem. Rich looks forward to recreating popular inn and restaurant that served as a meeting place for townspeople for over two centuries.



# Chris Ferris

- Chris Ferris will function as the day to day manager of the Inn and rental units. Chris brings tremendous enthusiasm and over 20 year of hospitality experience to the Town of Groton. Chris has proudly opened three separate recreational facilities. Chris intends to live with his family on the property.
- Local Development Team:
- David Ross & Associates, Inc.
- Lorayne Black- Landscape Architect
- John Amaral- Omni Properties
- Perkins & Anctil, PC legal team

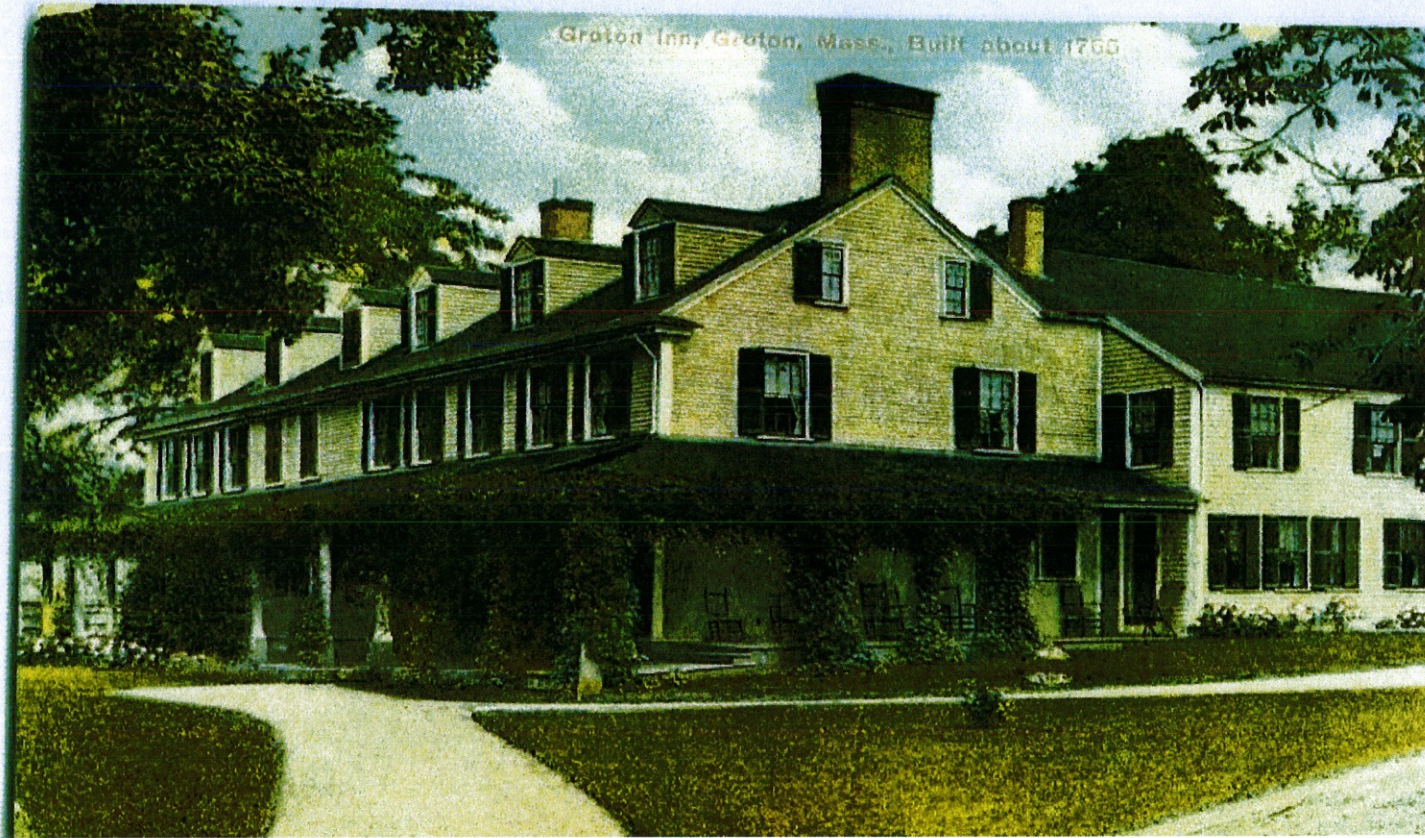
# Historical Image



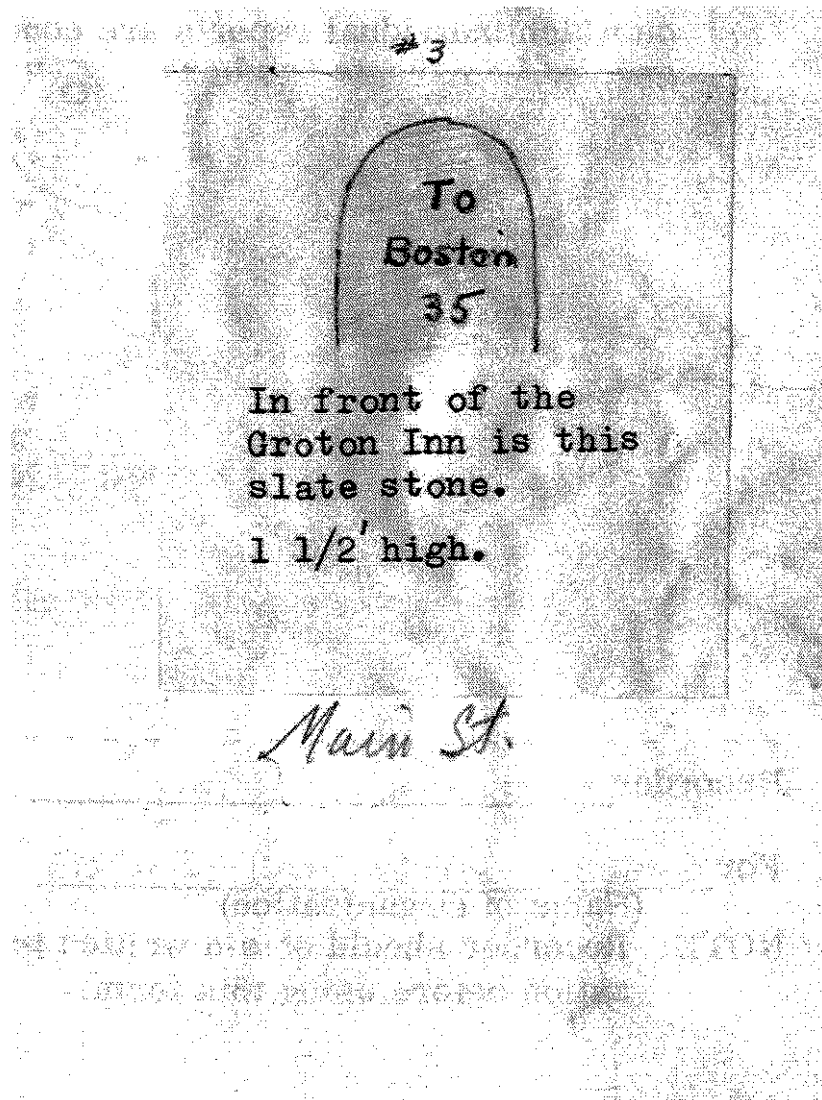
GROTON INN, BUILT 1770, GROTON, MASSACHUSETTS

2679

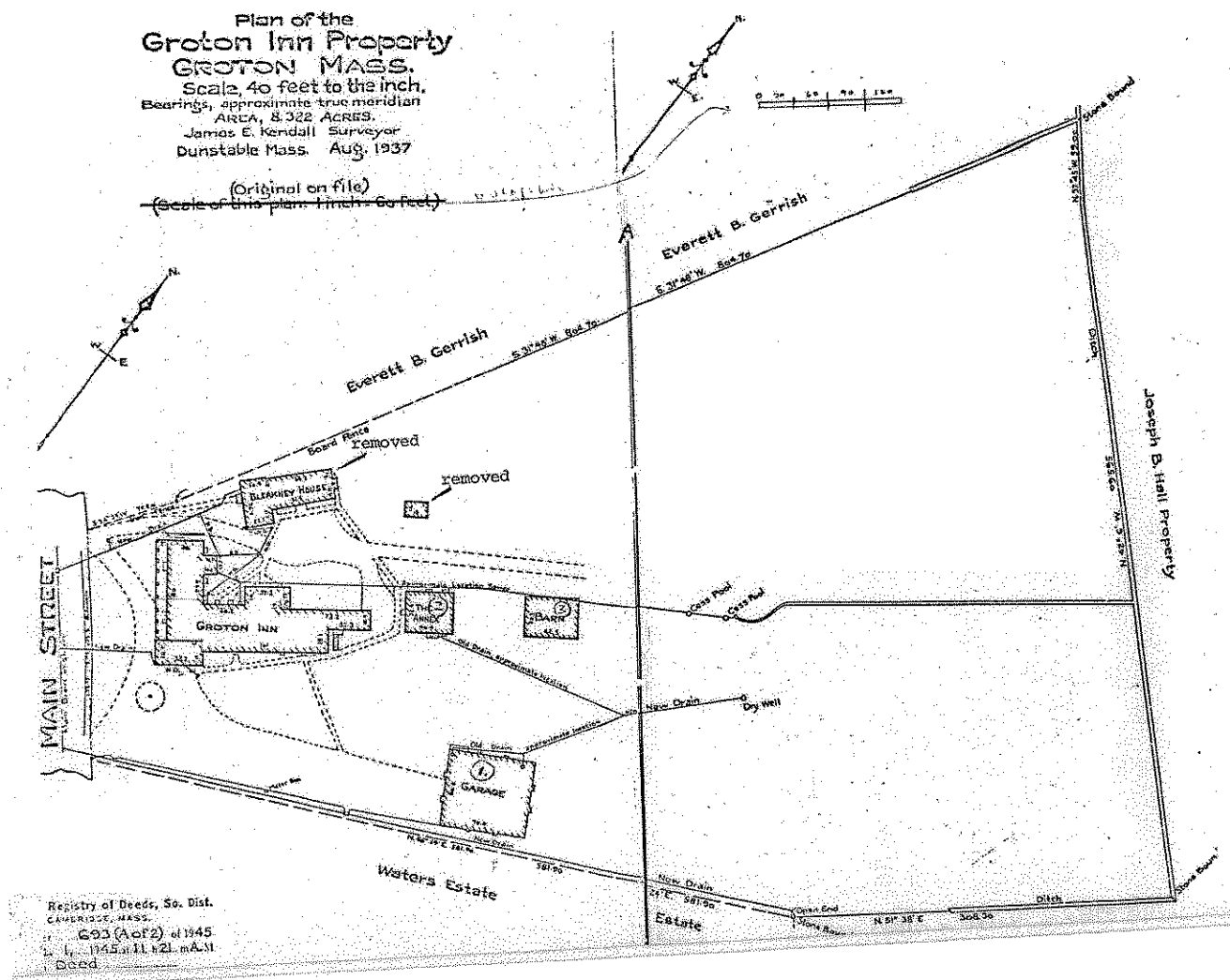
# Historical Image



# Historic Mile Marker



# Historic Site Plan (1937)



# Historical Perspective

- The former Groton Inn was built in 1748 and enlarged several times in the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries before it burned in August, 2011.
- The building was the central component of the Groton Center Historic District, established in 1964 and was listed in the National Register of Historic Places in 1976.
- Patrons of the inn included Ulysses S. Grant, Andrew Carnegie, Eleanor Roosevelt and William Howard Taft, among many others.

# Perspective Drawing



# Conceptual Site Plan



Lorayne Black ASLA  
Landscape Architect

Project  
**The Groton  
Inn**  
128 Main Street  
Groton, Massachusetts

Drawing Title  
**Conceptual  
Site Plan**

Date: October 2013  
Scale: 1"=40'-0"

Phone: 978.302.2448  
Email: lb@lorayneblack.com  
P.O. Box 595, Groton, MA 01450  
www.lorayneblack.com



# Proposed Inn Elevations



GROTON INN

Proposed Inn Concept Elevations

PITMAN & WARDLEY  
ARCHITECTS  
32 Church Street • Salem, MA • 978.74.8992  
www.pitmanwardley.com

# Proposed Barn Elevation



PROPOSED BARN FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED BARN SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

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Proposed Barn Concept Elevations

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ARCHITECTS  
32 Church Street • Salem, MA • 978.74.8982  
www.pitmanandwardley.com

# Proposed Cottage Elevations



(A) PROPOSED COTTAGE FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



(A-1) PROPOSED COTTAGE FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



(A-2) PROPOSED COTTAGE REAR ELEVATION  
SCALE: 1/4" = 1'-0"



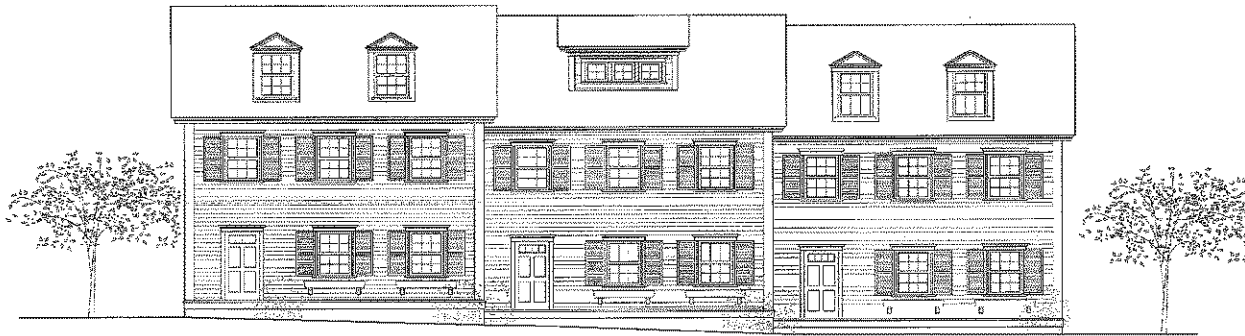
(B-1) PROPOSED COTTAGE REAR ELEVATION  
SCALE: 1/4" = 1'-0"

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Proposed Cottages Concept Elevations

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ARCHITECTS  
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# Proposed Townhouses Elevation



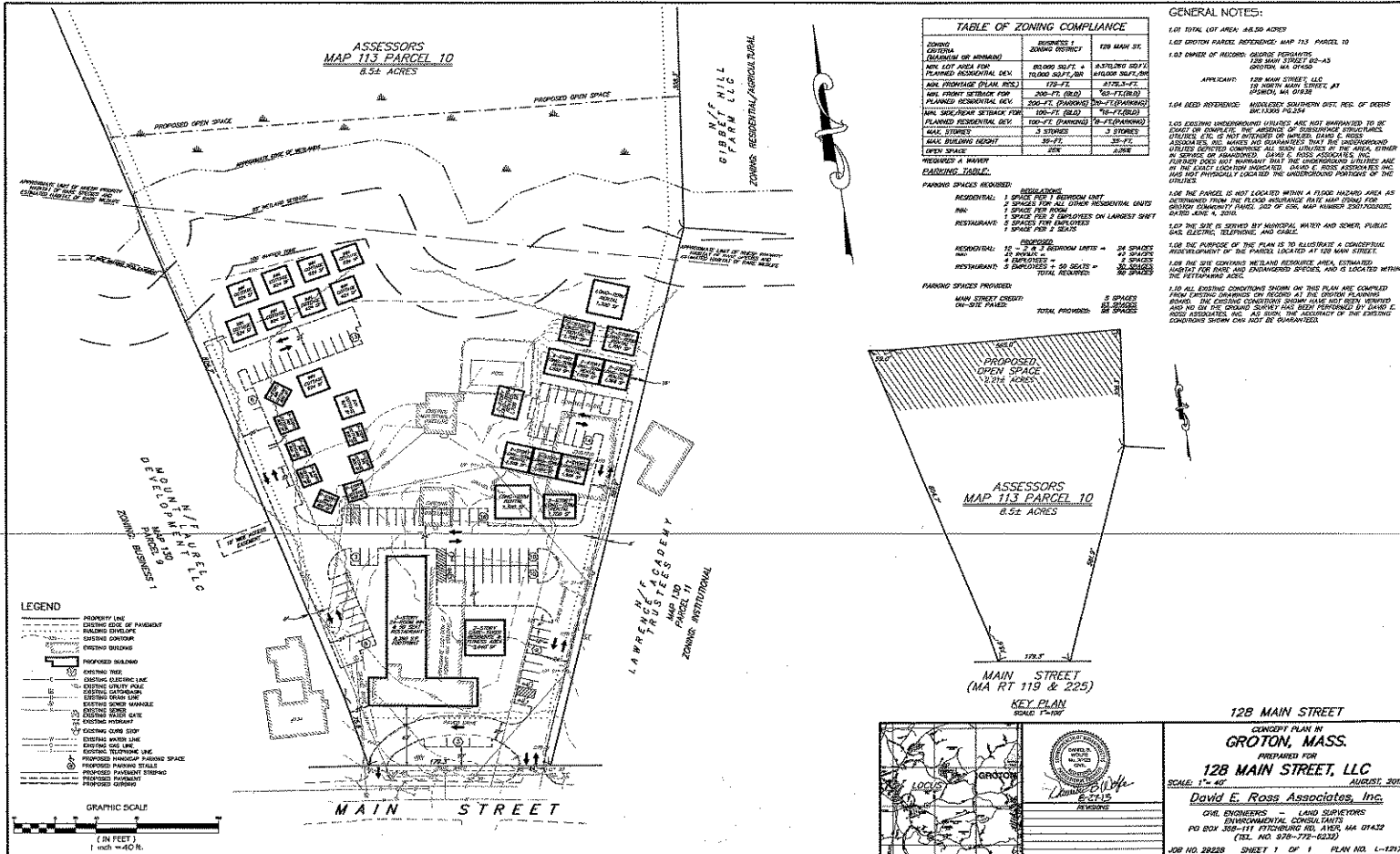
PROPOSED TOWNHOUSES FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

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Proposed Townhouses Concept Elevation

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# Proposed Engineering Site Plan



# Conclusion

- Once again, the purpose of the vote tonight is only to allow the plan to proceed to full review by the Planning Board and other Town boards, committees, etc.
- At that point, the detailed project review process would begin in earnest.
- The Planning Board and other Town boards, committees, etc. will hold public hearings pursuant to the Town By-Laws and Massachusetts law. At these hearings, the residents will be able to offer comments and ask questions relative to the specifics of the Project.

THANK YOU FOR YOUR  
CONSIDERATION