

## **CONCEPT PLAN FOR DEVELOPMENT AT 128 MAIN STREET, GROTON, MA**

128 Main Street, LLC (the “Applicant”) has entered into an agreement to purchase the property located at 128 Main Street, Groton, Massachusetts (the “Property”). The Property consists of approximately 8.5± acres of land and is shown on the Town of Groton Assessor’s Map 113, as Parcel 10, the property is also described in a deed recorded with the Middlesex South District Registry of Deeds in Book 13305, Page 254. The Property has approximately 179± feet of frontage along Main Street. The Property is adjacent to property now or formerly owned by Mount Laurel Development, LLC and The Lawrence Academy.

The Property is the site of the former Groton Inn, and is serviced by Town sewer and water. The Property is zoned B-1.

The Applicant is proposing to redevelop the Groton Inn as a three-story twenty-four (24) room inn with a fifty (50) seat restaurant. The Applicant is also proposing to construct up to thirty long and short term rental cottages, as well as, a fitness area and caretaker’s residence on the Property. The proposed square footage of the buildings’ footprints would be 30,024 square feet with a total gross square footage of building area equal to approximately 51,208 square feet. The Applicant submits this concept plan for the project pursuant to Section 218-18C of the Town of Groton Zoning By-laws, which provides, in pertinent part, as follows:

“C. *Major projects.*

- (1) *Any business or manufacturing use which qualifies as a major project, as defined under § 218-4, shall require concept plan approval, as defined under § 218-4, prior to being acted upon for special permit approval. Town Meeting concept plan approval may be made with conditions or limitations. Special permit approval shall not be given by the Planning Board unless the proposal is determined to be consistent with the approved concept plan.”*

The requirements of the concept plan as set forth in Section 218-18 of the By-laws are the following:

- (1) *A schematic development plan:* Appendix A attached hereto is a conceptual schematic development plan. This plan was prepared by David E. Ross Associates, Inc. on August 27, 2013. The plan indicates the proposed locations of the buildings and space for 98 parking spaces (inclusive of five (5) Main Street credit spaces). A surveyed and engineered plan will be submitted along with the site plan submittal. The Property will be serviced by Town sewer and water. There is available space to construct all necessary drainage and infrastructure facilities in accordance with the plan.

- (2) *Floor plans and architectural elevations:* Appendix B attached hereto shows the floor plans and architectural elevations of the proposed structures. These plans were prepared by Pitman & Wardley Architects, 38 Church Street, Salem, MA 01970.

- (3) *Project overview:* The proposed maximum square footage and gross square footage are as set forth above. The plan is to use all of the building space for long/short term rental

and/or inn uses, together with related amenities including a gastro pub restaurant. It is the Applicant's belief that there is a current demand for such space/use within the Town of Groton. If the concept plan article is passed at Town Meeting, the Applicant will proceed with an application before the Planning Board for Site Plan approval. Construction would proceed shortly thereafter. Design controls for this project will be addressed through Site Plan review process. During this process, the Applicant will address Soil Erosion and Sediment Control By-law, and other design and technical concerns and controls. In addition, the project will be subject to review by the Groton Historic Districts Commission.

(4) Analysis of the consequences of the proposed development: The following is an analysis of the consequences of the proposed project:

(A) Impact on Natural Environment: If necessary, the Applicant will submit a Notice of Intent with the Town of Groton Conservation Commission. At present, however, the Applicant is not proposing any construction related work within the 100' foot buffer zone from the wetlands. The wetlands are located at the rear of the Property. To the extent that any work in the wetlands area or buffer zone is necessary or appropriate, it is the Applicant's intention to maintain best practices to ensure that the proposed project will have no negative impact on the environment, including subsurface water quality, groundwater level, erosion and siltation. The rear portion of the Property is located in a priority habitat area; however, as stated above, the Applicant does not plan on conducting construction related any work within the habitat area.

(B) Impact on Public Services: It is not anticipated that the project will have a major impact on any public services. Traffic will flow out from and onto Main Street. The Applicant believes that the site distances along Main Street are adequate and there are no obstructed views of traffic entering or exiting the Property. It is not anticipated that regular traffic on Main Street will be substantially increased. The project will have no impact on school facilities or other recreational facilities. As of this time there are sufficient sewer flows available to service the needs of the proposed development. These concerns will also be addressed in the Site Plan approval process.

(C) Impact on Town Economics: The improvements to the Property will result in increased property tax revenue for the Town. The buildings will also create additional jobs within the Town. The project will also enhance the commercial base and available rental/short term residency options in the Town. We believe that the development will compliment a number of local business including Gibbet Hill Grill, Lawrence Academy, and the Groton School.

(D) Impact on Visual Environment: The proposed buildings will be constructed in a manner consistent with the existing development along Main Street. The design elements of the buildings and improvements will be in harmony with surrounding uses and structures, as well as the requirements of the Historic Districts Commission.