



**TOWN OF GROTON
LAND USE DEPARTMENTS**

FOR OFFICE USE ONLY

Date FOI received _____
Date FOI scanned _____
Application, plans & documents
available at : _____

FORM OF INTENT

The information provided on the form will enable Town Hall staff to assist you in the permitting process. Please fill out the form completely with as much information as possible about your proposed project. The form will be distributed to Town Departments for comments. The comments will be forwarded to you.

Applicant	128 Main Street, LLC	Landowner	Pergantis Real Estate Trust
Address	c/o Perkins & Anctil, P.C. 6 Lyberty Way, Suite 201 Westford, MA 01886	Address	128 Main Street Groton, MA 01450
Telephone	978-496-2000	Telephone	978-448-5614
Cell phone	978-496-2018	Cell phone	_____
Fax number	978-496-2002	Fax number	_____
E-mail	ranctil@perkinslawpc.com	E-mail	_____

Type of applicant:

☐ owner ☐ tenant
☒ contractor ☒ architect/engineer/attorney

Type of owner:

☒ Individual/Trust ☐ Corporation ☐ Condominium
☐ Institutional/Non-profit ☐ State/Municipal

PROJECT LOCATION:

Street address: 128 Main Street, Groton, MA
Assessors Map: 113 Parcel: 10 Building: N/A Unit: N/A
Zoning District: B-1 WRPD: No HDC: Yes

PROJECT INFORMATION:

Brief description of proposed project: Redevelopment of Groton Inn – See Concept Plan attached.
Subdivision name: Groton Inn Subdivision Lot Number: N/A

Use category (please check all that apply):

☐ single-family ☐ two-family ☐ multifamily ☐ comprehensive permit (40B) ☐ mixed-use ☐ agricultural
☐ SAOD ☒ commercial ☐ manufacturing/industrial ☐ educational/institutional ☐ municipal use ☐ sign

Gross square feet (total): 51,208 Number of floors: Up to 3

Number of units: 32 Number of parking spaces: 98

Does your site contain wetlands or 100-year floodplain? ☒ yes ☐ no ☐ do not know

Is your site served by: public water ☒ or private well ☐ public sewer ☒ or on-site septic system ☐

Please print a complete explanation of your proposed project:

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.

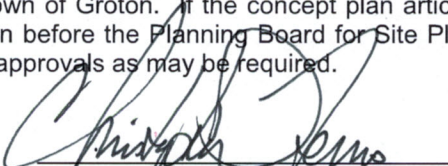
The Applicant is proposing to redevelop the Groton Inn as a three-story twenty-four (24) room inn with a fifty (50) seat restaurant. The Applicant is also proposing to construct up to thirty (30) long and short term rental cottages, as well as, a fitness area and caretaker's residence on the Property. 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 has or will submit a concept plan for the project pursuant to Section 218-18C of the Town of Groton Zoning By-laws.

Attached hereto is a conceptual schematic development plan 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.

Also attached hereto are floor plans and architectural elevations of the proposed structures. These plans were prepared by Pitman & Wardley Architects, 38 Church Street, Salem, MA 01970.

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. The Applicant would also seek any and all other permits and approvals as may be required.

Signature:


Christopher Ferris, Manager
128 Main Street, LLC

Date: August 27, 2013

The list of permits which may be required and concerns expressed by the various departments as set forth above are intended as a guide to the applicant, and should not be construed as a comprehensive list of required permits, or of concerns which may arise during the permitting process. The various provisions of the Groton Code, the General Laws, and the Massachusetts Code of Regulations which are applicable to this project should be consulted for a complete list of permits and submission requirements.