TOWN OF GROTON
LAND USE DEPARTMENTS

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: Halsey Platt & Chris Brown

Landowner: Town of Groton

Address: Squannacook LLC

31 Adams Avenue, Groton, MA

Telephone: 978-857-8801 HP

Cell phone: 978-857-8806 CB

Fax number:

E-mail: halsey@plattbuilders.com

Type of applicant:

☑ owner

☑ contractor

Type of owner:

☑ Individual

☑ Corporation

☑ Condominium

☑ Institutional/Non-profit

☑ State/Municipal

PROJECT LOCATION:

Street address: 33 West Main Street

Assessors Map: 110

Parcel: 22

Building: N/A

Unit: N/A

Zoning District: WRPD

HDC: No

PROJECT INFORMATION:

Brief description of proposed project: Redevelopment of Squannacook Hall into multi family residence

Subdivision name: Squannacook Hall

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 per floor: 2,100

Number of floors: 2

Number of dwelling units: 4

Number of parking spaces: 9

Does your site contain wetlands or 100-year floodplain? ☑ yes

☐ no

☐ do not know

Is your site served by: public water ☑ or private well ☐

customarian ☐ or on-site septic system ☑

Date of Form (November 5, 2010)
Please print a complete explanation of your proposed project:

We propose to purchase the building and land from the town of Groton and convert the building into four residential rental units, three one-bedroom units and one two-bedroom unit. We expect to own, maintain, and rent the building for the next 20 years.

We propose to re-use the existing building without substantial footprint changes. We will remove the current front handicap entrance and likely make a single front portico entrance. We will have a side entrance on the driveway side of the building and a rear entrance. We expect to completely renovate the building with new split mechanical systems (gas, electrical, septic, water, alarm), new insulation, some new fenestration, some reconditioned fenestration, a new asphalt driveway with septic system under. We expect to have part of the parking in the rear of the building and part of the parking in the front of the building and maintain the driveway/access along the right side.

Depending on building department/fire department requirements we expect to sprinkler the building and may need to put an external fire escape on the building.

Signature: [Signature]

Date: 9-3-2013

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.