



## TOWN OF GROTON

173 Main Street  
Groton, Massachusetts 01450-1237  
Tel: (978) 448-1111  
Fax: (978) 448-1115

## Select Board

John F. Reilly, *Chair*  
Rebecca H. Pine, *Vice Chair*  
Matthew Pisani, *Clerk*  
Peter S. Cunningham, *Member*  
Alison S. Manugian, *Member*

**Town Manager**  
Mark W. Haddad

August 2, 2022

**BY EMAIL AND FIRST CLASS MAIL**

Mr. Michael Busby, Relationship Manager  
Massachusetts Housing Finance Agency  
One Beacon Street  
Boston, MA 02108

RE: Proposed 40B-Groton Farms  
Groton, MA  
MH ID No. 1153

Dear Mr. Busby:

Good afternoon. I am writing to share comments received by the Town of Groton regarding the above application for your attention and consideration. As you know, MassHousing is currently reviewing an application for Site Approval submitted by 500 MG, LLC (the Applicant or Developer). The proposed development will consist of 200 units of rental housing on approximately 26.45 acres of land located at 500 Main Street in Groton, MA.

The Developer has participated in a number of public meetings and outreach efforts to share information about its development plans:

1. Prior to the MassHousing application, the Developer met with the Select Board at an April 25, 2022 public meeting to receive a redevelopment update.
2. Municipal staff and committee members attended the July 13, 2022 site walk. Attendees included the Town Manager, Building Commissioner, Department of Public Works Director, Water Superintendent (and Sewer Commissioner), Conservation Agent, and a Select Board member.
3. Also on July 13, 2022, two Developer representatives presented at a virtual public meeting attended by members of the Affordable Housing Trust, Community Preservation Committee, Groton Housing Authority, and Housing Partnership.
4. The Developer met with the Select Board on July 25, 2022 at its regularly scheduled public meeting to describe the project and answer questions.

As is its practice with comprehensive permit applications, the Groton Select Board posted the application on its website and invited the public to submit comments.

The attached comments are organized into categories by the source of the feedback. The attachments are grouped into sections for comments by Town departments, then Town committees and then the general public:

Town Departments

1. Water Department -- July 21, 2022 letter
2. Sewer Commission -- July 22, 2022 letter

Town Committees/Boards

1. Select Board – July 29, 2022 letter
2. Housing Partnership -- July 19, 2022 letter
3. Affordable Housing Trust – August 1, 2022 letter
4. Planning Board – July 20, 2022 email from Planning Board Chair Scott Wilson

General Public

1. resident Erica Emmet -- July 13, 2022 email
2. resident Scott Boldebook -- July 14, 2022 email
3. resident Ginger Vollmar -- July 20, 2022 email
4. resident Kristen Hasham – August 2, 2022 email

Thank you for your attention to this matter.

Sincerely,



Fran Stanley  
Housing Coordinator

cc: Zoning Board of Appeals  
Building Commissioner Robert Garside  
Select Board  
Town Manager Mark Haddad  
John Amaral, Omni Properties

enclosures



**TOWN OF GROTON**  
**Water Department**  
173 Main Street. Town Hall  
Groton, Massachusetts 01450

Office: 978-448-1122  
Fax: 978-448-1123

Superintendent:  
Thomas D. Orcutt

Business Manager:  
Lauren E. Crory

Commissioners:  
John J. McCaffrey  
Greg R. Fishbone  
James L. Gmeiner

July 21, 2022

Mr. John Reilly, Chair  
Select Board  
Town of Groton  
173 Main Street  
Groton MA 01450

Re: Proposed 40B – Groton Farms  
MH ID No. 1153

Dear Mr. Reilly,

Please accept the following preliminary comments on behalf of the Groton Water Department with respect to the proposed 40B Project – Groton Farms. The Board of Water Commissioners shall approve all proposed water main extensions for the project. A Hydraulic Analysis, prepared by the Water Department's engineering consultant, is required for the project in order to review the water supply demands for fire protection and domestic needs. The applicant has agreed to pay for the Hydraulic Analysis. All System Development fees shall be paid for by the Developer as Building Permits are obtained from the Town of Groton (there shall be no waivers for these fees). The Groton Water Department shall provide full time inspection of all water main installation work conducted by the developer's contractor at the developer's expense. The Developer shall abide by the Rules and Regulations of the Groton Water Department contained within Chapter 407 of the Town Code.

If you have any questions, please do not hesitate to contact me at your convenience

Respectfully,

Thomas D. Orcutt  
Water Superintendent



**TOWN OF GROTON**  
**Office of the**  
**Sewer Commission**

173 Main Street  
Groton, Massachusetts 01450

*Office: 978-448-1117*  
*Fax: 978-448-1123*

Commissioners:  
James L. Gmeiner, Chair  
Thomas D. Orcutt, Vice Chair  
Michael F. Bouchard, Clerk

July 22, 2022

Mr. John Reilly, Chair  
Select Board  
Town of Groton  
173 Main Street  
Groton MA 01450

Re: Proposed 40B – Groton Farms- MH ID No. 1153

Dear Mr. Reilly,

Please accept the following preliminary comments on behalf of the Groton Sewer Commission with respect to the proposed 40B Project – Groton Farms. The Sewer Commission and its engineering consultant shall review and approve all proposed sewer lines and pump stations for the project at the owner's expense. The owner shall install new sewer lines for the project or demonstrate to the Sewer Commission's satisfaction that there are no leaks in the existing sewer lines if reused. There shall be no waivers of Sewer Connection fees for this project. Sewer Connection fees shall be paid for by the Developer as Building Permits are obtained from the Town of Groton. It is important to note that the proposed location of the sewer pump station may be in an area prone to flooding and the applicant should take this into consideration during the design the final design phase.

The Nod Road Sewer Pump Station will require upgrading prior to the occupancy of residential dwellings in order to effectively pump the expected increase in flow. The Sewer Commission is evaluating the station due to its age and expected increases in demand, including from the Groton Farms project.

On the pro-forma application there was an omission regarding Sewer Utility Costs under the Owners expense. And while not a sewer matter, Nod Brook is mislabeled on several plans as "Gratuity Brook"

If you have any questions, please do not hesitate to contact me at your convenience.

Respectfully,

James L. Gmeiner  
Sewer Commission Chairman



## TOWN OF GROTON

173 Main Street  
Groton, Massachusetts 01450-1237  
Tel: (978) 448-1111  
Fax: (978) 448-1115

## Select Board

Rebecca H. Pine, *Chair*  
Alison S. Manugian, *Vice Chair*  
Peter S. Cunningham, *Clerk*  
John F. Reilly, *Member*  
Matthew F. Pisani, *Member*

**Town Manager**  
Mark W. Haddad

July 29, 2022

Mr. Michael Busby, Relationship Manager  
Massachusetts Housing Finance Agency  
One Beacon Street  
Boston, MA 02108

RE: Proposed 40B – Groton Farms  
500 Main Street  
Groton, MA  
MH ID No. 1153

Dear Mr. Busby:

On behalf of the Groton Select Board, I am writing to you today to share comments on the above referenced application. The proposed development will consist of 200 units of rental housing on approximately 26.45 acres of land located at 500 Main Street in Groton, MA. The Select Board is unanimous in its support of the project as it will meet many Community Needs. The rental housing that will be created, including 50 affordable units, is needed and is expected to be beneficial to the Town as a whole. Further, the many amenities and services described in the application and planned by the developer will be a great benefit to those in the complex, particularly for future tenants with limited resources. The project will include a clubhouse, pool, dog park, parcel room, community garden, playground, walking paths, and adequate parking.

The site offers a great location for the project. The parcel is large enough to set back the larger buildings more than 800 feet from the main road. That setback and the placement of the townhouse buildings preserves the rural viewshed that Groton residents have enjoyed and are interested in maintaining. The project is a good location in terms of infrastructure and utilities as it is on a major roadway with town water and town sewer available. In fact, this is one of the few properties that can accommodate a project of this size due to the large number of wetlands and endangered species in the area.

This project provides housing that will provide an opportunity for employees of Groton's larger employers: Groton Dunstable Regional School District, Lawrence Academy, and the Groton School. In addition, there are many employees at nearby Devens who might choose to live here and be closer to their place of employment.

**Mr. Michael Busby**  
**Proposed 40B – Groton Farms**  
**500 Main Street, Groton, MA**  
**MH ID No. 1153**  
**July 29, 2022**  
**page two**

The Select Board notes the following important attributes of the Project:

1. This Project will produce 50 units of deed restricted affordable housing, although 200 units will be added to the SHI List;
2. The 150 units of market rate housing units will provide needed rental housing in the Town of Groton.
3. All units in the apartment buildings will be handicapped accessible; all of the townhomes will be designed to accommodate accessibility and aging-in-place (although they are not regulated by MAAB).
4. Future residents of this development may benefit from proximity to the Mill Run Plaza that has restaurants and shops to provide a high quality of life.

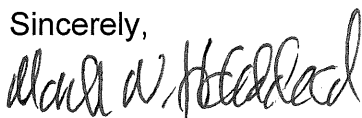
The Deluxe Property was once the highest taxpayer in the Town of Groton. This redevelopment will reestablish this property as the highest taxpayer in Town and provide needed tax revenue to the Town, while having a minimal impact on Town services.

In addition, the Developer of this property will work in conjunction with our Sewer and Water Departments to improve the Sewer Pump Station and Water Mains in the area to the benefit of the rate payers in Groton. All permit fees for this project will be paid to the Town, providing a needed boost to local revenues. The Select Board cannot think of a better redevelopment project of this very important parcel in the Town of Groton.

The Select Board strongly recommend that the Massachusetts Housing Finance Agency move this project along for local approvals.

Thank you for your attention to this matter.

Sincerely,



Mark W. Haddad  
Town Manager  
Town of Groton

MWH/rjb



## TOWN OF GROTON

173 Main Street  
Groton, Massachusetts 01450-1237  
Tel: (978) 448-1111  
Fax: (978) 448-1115

## HOUSING PARTNERSHIP

Peter Cunningham, Chair  
Anna Eliot  
Richard Perini  
Carolyn Perkins

July 19, 2022

### **BY EMAIL**

Mr. Michael Busby, Relationship Manager  
Massachusetts Housing Finance Agency  
One Beacon Street  
Boston, MA 02108

RE: Proposed 40B-Groton Farms  
Groton, MA  
MH ID No. 1153

Dear Mr. Busby:

Good afternoon. I am writing on behalf of the Housing Partnership to share comments on the Groton Farms application. The proposed development will consist of 200 units of rental housing on approximately 26.45 acres of land located at 500 Main Street in Groton, MA.

The Housing Partnership is very supportive and the project will meet a lot of needs. The rental housing that will be created including 50 affordable units is needed and is expected to be beneficial to the Town as a whole. Further, the many supports and services described in the application and planned by the developer will be a great benefit to those in the complex, particularly for future tenants with limited resources. The project will include a clubhouse, pool, dog park, parcel room, community garden, playground, walking paths, and adequate parking.

The Housing Partnership is appreciative of the fact that 5% of the units will be permanently handicapped accessible. Remarkably, 84% of the units in the development will be handicap adaptable.

The site offers a great location for the project. The parcel is large enough to set back the larger buildings more than 800 feet from the main road. That setback and the placement of the townhouse buildings preserves the rural viewshed that Groton residents have enjoyed and are interested in maintaining. The project is a good location in terms of infrastructure and utilities as it is on a major roadway with town water and town sewer available. In fact, this is one of the few properties that can accommodate a project of this size due to the large number of wetlands and endangered species in the area.

This project will represent a redevelopment of a former commercial site. As such, the redevelopment will decrease impervious surfaces by 51% and abutting wetlands areas will be protected by best practices for addressing stormwater.

It is worth noting that the Town has not built an affordable rental project since 2006 and there have not been any new construction market rate rentals for decades. The Town has a paucity of new construction market rate rentals and there are virtually no affordable rentals for households of moderate means (80% AMI). The pandemic has demonstrated that young adults who moved home during the pandemic need more entry level housing stock to move out and establish their own households.

This project provides housing that will provide an opportunity for employees of Groton's larger employers: Groton Dunstable Regional School District, Lawrence Academy, and the Groton School. In addition, there are many employees at nearby Devens who might choose to live here and be closer to their place of employment.

The Housing Partnership recommends that the lottery for the initial lease up of the affordable rental units include a local preference. The 50 affordable rental units should remain restricted in perpetuity.

As a matter of public safety, the developer should be encouraged to place a second means of egress via Taylor Road reserved for public safety use only. Also, the Partnership hopes that Mass Highway will approve the developer's plan to place a slip lane on the westbound side of Main Street/Route 119 as this will ease traffic and improve public safety.

The Housing Partnership welcomes this opportunity to comment directly on the proposed project but would also like to highlight two other matters of importance to the Town: public transportation and MBTA Communities zoning. The Partnership asks for the Commonwealth's help to provide public transportation. Public transportation is needed, not just for the future Groton Farms residents, but also for many of our seniors and veterans with limited private transportation resources who need help with public transportation too.

Groton is one town away from the commuter rail that stops in the Town of Ayer. Therefore, Groton is considered an 'adjacent' community under MBTA Communities legislation<sup>1</sup>. To retain access to important state grants like MassWorks, Groton must create a multi-family zoning district that allows by right development of residential housing at a certain density. The Town is in the midst of a process to comply with the MBTA Communities legislation. Given its close proximity to important infrastructure (roads, sewer, water, natural gas), this site is among those locations most likely to be included in the Town's multi-family zoning overlay. The site is further distinguished from much of Groton by the fact that the wetlands impact is minimal and there is an absence of endangered species.<sup>2</sup> With no intention to prevent the present owner from exercising its legal property rights, the Partnership observes that this site is perfect for a Chapter 40B development and also perfect as a part of a MBTA Communities multi-family zoning overlay. It would be beneficial to the Town if this 40B project proceeds as proposed and the site is included as a part of a future MBTA communities compliant overlay district.

The Housing Partnership notes with interest and approval the current Zoning Board of Appeals regulations for comprehensive permit applications which express preferences for –

local preference for initial lease up of affordable units,  
affordability in perpetuity,  
sameness between market rate and affordable units for floor area, exterior finishing and bedroom mix,  
sameness between market rate and affordable units for base interior fixtures and finishes, and  
no subleasing for affordable rental units.<sup>3</sup>

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<sup>1</sup> New Section 3A of MGL 40A enacted in 2021 reads:

Section 3A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

<sup>2</sup> Areas of Critical Environmental Concerns (ACECs) are designated due to the quality, uniqueness, and significance of the area's natural and cultural resources. An ACEC increases state permitting standards through elevated performance standards and lowered thresholds for review. While ACECs comprise less than five percent (5%) of the land in Massachusetts, eighty-eight percent (88%) of Groton land is in an ACEC. For more information, see state map of ACECs.

<sup>3</sup> Section 338-36 states:



July 19, 2022

Housing Partnership

It is the hallmark of a good project if commenters never run out of good things to say and that is the case here. There are so many reasons to welcome this project and the Housing Partnership is pleased to offer its support.

Thank you for your attention to these matters.

Sincerely,



Carolyn Perkins  
Housing Partnership

cc: Select Board  
Town Manager Mark Haddad  
Building Commissioner Robert Garside  
Zoning Board of Appeals

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A. Unless otherwise prohibited by law, the Board's decision may allocate at least 70% of the affordable units to eligible residents of the Town of Groton, or their children or parents, and Town employees.

B. Unless, otherwise agreed to by the Board, deed riders and/or other recorded restrictions governing the affordable units shall specify that the units shall remain subject to the affordability guidelines in perpetuity. Deed riders and/or other restrictions shall include provisions giving the Town the right of first refusal should an income qualified buyer not be found for a unit. Affordable units shall be the same as the market rate units in terms of floor area, exterior finishing and bedroom mix. Affordable units shall also contain the same base interior fixtures and finishes as the market-rate units. Affordable units that are within ownership developments shall be owner-occupied. In rental developments, affordable units may not be subleased.



**TOWN OF GROTON**  
**Affordable Housing Trust**

Becky Pine, *Chair*  
Carolyn Perkins, *Vice Chair*  
Phil Francisco, *Member*  
Richard Perini, *Member*



August 1, 2022

**BY EMAIL AND FIRST CLASS MAIL**

Mr. Michael Busby, Relationship Manager  
Massachusetts Housing Finance Agency  
One Beacon Street  
Boston, MA 02108

RE: Proposed 40B-Groton Farms  
Groton, MA  
MH ID No. 1153

Dear Mr. Busby:

Good afternoon. I am writing on behalf of the Affordable Housing Trust to share comments on the Groton Farms application. The proposed development will consist of 200 units of rental housing on approximately 26.45 acres of land located at 500 Main Street in Groton, MA.

The Affordable Housing Trust is very supportive of this project and believes that it will meet many housing needs in Groton. The rental housing that will be created, including fifty (50) affordable units, is needed and is expected to be beneficial to the Town as a whole. Further, the many supports and services described in the application and planned by the developer will be a great benefit to those in the complex, particularly for future tenants with limited resources. The project will include a clubhouse, pool, dog park, parcel room, community garden, playground, walking paths, and adequate parking.

The Affordable Housing Trust is appreciative of the fact that five percent (5%) of the units will be permanently handicap accessible. Remarkably, eighty-four percent (84%) of the units in the development will be handicap adaptable.

The site offers a great location for the project. The parcel is large enough to set back the larger buildings more than eight hundred (800) feet from the main road. That setback and the placement of the townhouse buildings preserves the rural viewshed that Groton residents have enjoyed and are interested in maintaining. The project is in a good location in terms of infrastructure and utilities as it is on a major roadway with town water and town sewer available. In fact, this site is one of the few properties that can accommodate a project of this size due to the large number of wetlands and endangered species in the area.

This project will represent a redevelopment of a former commercial site. As such, the redevelopment will decrease impervious surfaces by fifty-one percent (51%) and abutting wetlands areas will be protected by best practices for addressing stormwater.

It is worth noting that the Town has not built an affordable rental project since 2006 and there have not been any new construction market rate rentals for decades. The Town has a paucity of new construction market rate rentals and there are virtually no affordable rentals for households of moderate means (80% AMI). The

pandemic has demonstrated that young adults who moved home during the pandemic need more entry level housing stock to enable them to move out and establish their own households.

This project provides housing that will provide an opportunity for employees of Groton's larger employers: Groton Dunstable Regional School District, Lawrence Academy, and the Groton School. In addition, there are many employees at nearby Devens who might choose to live here and be closer to their place of employment.

The Affordable Housing Trust recommends that the lottery for the initial lease up of the affordable rental units include a local preference. The fifty (50) affordable rental units should remain restricted in perpetuity.

As a matter of public safety, the developer should be encouraged to place a second means of egress via Taylor Road reserved for public safety use only. Also, the Trust hopes that Mass Highway will approve the developer's plan to place a slip lane on the westbound side of Main Street/Route 119 as this will ease traffic and improve public safety.

The Affordable Housing Trust welcomes this opportunity to comment directly on the proposed project but would also like to highlight two other matters of importance to the Town: public transportation and MBTA Communities zoning. The Trust asks for the Commonwealth's help to provide public transportation. Public transportation is needed, not just for the future Groton Farms residents, but also for many of our seniors and veterans with limited private transportation resources who need help with public transportation too.

Groton is one town away from the commuter rail that stops in the Town of Ayer. Therefore, Groton is considered an 'adjacent' community under MBTA Communities legislation<sup>1</sup>. To retain access to important state grants like MassWorks, Groton must create a multi-family zoning district that allows by right development of residential housing at a certain density. The Town is in the midst of a process to comply with the MBTA Communities legislation. Given its close proximity to important infrastructure (roads, sewer, water, natural gas), this site is among those locations most likely to be included in the Town's multi-family zoning overlay. The site is further distinguished from much of Groton by the fact that the wetlands impact is minimal and there is an absence of endangered species.<sup>2</sup> With no intention to prevent the present owner from exercising its legal property rights, the Trust observes that this site is perfect for a Chapter 40B development and also perfect as a part of a MBTA Communities multi-family zoning overlay. It would be beneficial to the Town if this 40B project proceeds as proposed and the site is included as a part of a future MBTA communities compliant overlay district.

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<sup>1</sup> New Section 3A of MGL 40A enacted in 2021 reads:

Section 3A. (a)(1) An MBTA community shall have a zoning ordinance or by-law that provides for at least 1 district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing shall be without age restrictions and shall be suitable for families with children. For the purposes of this section, a district of reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

(b) An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2E of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A.

<sup>2</sup> Areas of Critical Environmental Concerns (ACECs) are designated due to the quality, uniqueness, and significance of the area's natural and cultural resources. An ACEC increases state permitting standards through elevated performance standards and lowered thresholds for review. While ACECs comprise less than five percent (5%) of the land in Massachusetts, eighty-eight percent (88%) of Groton land is in an ACEC. For more information, see state map of ACECs.

The Affordable Housing Trust notes with interest and approval the current Zoning Board of Appeals regulations for comprehensive permit applications which express preferences for –

local preference for initial lease up of affordable units,

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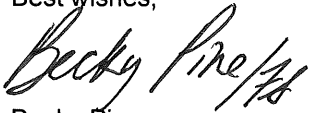
sameness between market rate and affordable units for base interior fixtures and finishes, and

no subleasing for affordable rental units.<sup>3</sup>

It is the hallmark of a good project if commenters never run out of good things to say and that is the case here. There are so many reasons to welcome this project and the Affordable Housing Trust is pleased to offer its support.

Thank you for your attention to these matters.

Best wishes,



Becky Pine  
Chair

RHP/fs

cc: Select Board  
Town Manager Mark Haddad  
Building Commissioner Robert Garside  
Zoning Board of Appeals

---

<sup>3</sup> Section 338-36 states:

A. Unless otherwise prohibited by law, the Board's decision may allocate at least 70% of the affordable units to eligible residents of the Town of Groton, or their children or parents, and Town employees.

B. Unless, otherwise agreed to by the Board, deed riders and/or other recorded restrictions governing the affordable units shall specify that the units shall remain subject to the affordability guidelines in perpetuity. Deed riders and/or other restrictions shall include provisions giving the Town the right of first refusal should an income qualified buyer not be found for a unit. Affordable units shall be the same as the market rate units in terms of floor area, exterior finishing and bedroom mix. Affordable units shall also contain the same base interior fixtures and finishes as the market-rate units. Affordable units that are within ownership developments shall be owner-occupied. In rental developments, affordable units may not be subleased.

## Fran Stanley

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**From:** Takashi Tada  
**Sent:** Thursday, July 21, 2022 9:52 AM  
**To:** Fran Stanley  
**Subject:** FW: 500 Main Street - "Groton Farms" 40B proposal

Hi Fran,  
Please see Scott Wilson's comments below.  
Thanks,  
Takashi

**From:** Scott Wilson <[scott@scottwilsondesign.com](mailto:scott@scottwilsondesign.com)>  
**Sent:** Wednesday, July 20, 2022 5:02 PM  
**To:** Takashi Tada <[ttada@grotonma.gov](mailto:ttada@grotonma.gov)>  
**Subject:** Re: 500 Main Street - "Groton Farms" 40B proposal

Hi Takashi,

Here is my comment on the proposed Groton Farms 40B development. Please let me know if you have any concerns or factual corrections.

Thanks,  
Scott

This project goes a long way toward fulfilling the Town's goal of substantially increasing the availability of affordable housing. Omni Properties is a respected developer with a solid track record. Both the locus and the site itself are particularly conducive to this kind of density. Mr. Amaral has presented the outlines of this project to the Planning Board, and has our full support.

Sincerely,  
Scott Wilson  
Chair, Groton Planning Board

On Jul 20, 2022, at 12:32 PM, Takashi Tada <[ttada@grotonma.gov](mailto:ttada@grotonma.gov)> wrote:

Good afternoon Planning Board members,

FYI – The proposed 40B housing development known as Groton Farms has been submitted to the state (MassHousing) for site approval. This proposed project is located on the former Deluxe property, 500 Main Street. John Amaral and his partners at Omni Properties are the developers (d.b.a. 500 MG LLC). The proposal is to build 200 units of rental housing on a 26-acre portion of the property.

The application materials are available on the home page of the Town website: <https://www.grotonma.gov/>. There is also a letter from MassHousing requesting any comments from the Town. The comment period deadline is Tuesday, August 2<sup>nd</sup>.

If you have any comments that you would like to be included in the Town's comment packet to MassHousing, you may email them to me (please don't reply to all). I will compile the comments from Planning Board members.

Thanks,  
Takashi

**Takashi Tada**  
Land Use Director/Town Planner  
173 Main Street  
Groton, MA 01450

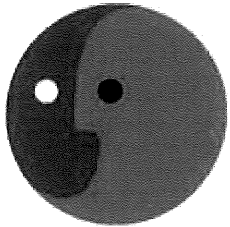
(978) 448-1105  
[ttada@grotonma.gov](mailto:ttada@grotonma.gov)

*Please be advised that the Massachusetts Secretary of State considers e-mail to be a public record, and therefore subject to the Massachusetts Public Records Law, M.G.L. c. 66 § 10.*

The World is divided into armed camps ready to commit genocide just because we can't agree on whose fairy tales to believe.

--Ed Krebs, photographer (b. 1951)

Scott Wilson  
[scott@scottwilsondesign.com](mailto:scott@scottwilsondesign.com)



S C O T T  
W I L S O N  
D E S I G N  
S T U D I O

## Fran Stanley

---

**From:** Mark Haddad  
**Sent:** Wednesday, July 13, 2022 12:24 PM  
**Cc:** Dawn Dunbar; Fran Stanley  
**Subject:** FW: Groton Farms application

FYI

-----Original Message-----

From: EL72 <elenk72@aol.com>  
Sent: Wednesday, July 13, 2022 12:12 PM  
To: Select Board <selectboard@grotonma.gov>  
Subject: Groton Farms application

I am not in favor of going forward with the proposed 200 unit housing project.

People live in a town like Groton because they appreciate its rural nature. That area of town has already lost woodlands to the Shepley Hill 55+ development.

The Cow Pond Brook area where another development is in the works is already a multi-use section of town with the playing fields, transfer station etc. Building there does not upset the open land / developed balance like another project near the Shepley Hill conservation area would.

How many housing units does our small town need?

Thank you.

- Erica Emmet  
643 Longley Road

## Fran Stanley

---

**From:** Mark Haddad  
**Sent:** Friday, July 15, 2022 7:15 AM  
**Cc:** Dawn Dunbar; Fran Stanley  
**Subject:** FW: Groton Farms Project

FYI

-----Original Message-----

From: scott B <sboldebook@msn.com>  
Sent: Thursday, July 14, 2022 10:37 PM  
To: Select Board <selectboard@grotonma.gov>  
Subject: Groton Farms Project

Good Evening Select Board,

This project will be built less than a mile from my home. I strongly oppose putting these units in our town. Will any of my tax money be used to fund this? Will I see any tax increases because of this housing unit?

In my opinion this type of housing would be best suited to be near public transportation and closer to rt 495 or train station. This location seems somewhat remote in Groton and doesn't seem like a good fit.

Main st. Is already very congested in the afternoon and all this is going to do is amplify the problem by adding 200 units. What type of traffic flow improvements are you going to implement to support the increase in vehicles on Main st?

Thanks for listening



## Fran Stanley

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**From:** Mark Haddad  
**Sent:** Wednesday, July 20, 2022 4:03 PM  
**Cc:** Dawn Dunbar; Fran Stanley  
**Subject:** Fwd: Concerns/comments on Proposed Groton Farms 40B

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Ginger Vollmar <ginger.vollmar@gmail.com>  
**Date:** July 20, 2022 at 3:51:21 PM EDT  
**To:** Select Board <selectboard@grotonma.gov>  
**Subject:** Concerns/comments on Proposed Groton Farms 40B

Hello Select Board and Mr. Haddad,  
I attended a Zoom on 7/13/22 to hear John Amaral present his plans for the Groton Farms 40B he is proposing at the site of the old Deluxe property. I have some concerns and comments that I also mentioned during that Zoom.

- 1) John's proposal that the 3 apartment buildings be 4 stories tall is a major concern. We have a height restriction bylaw in this town and that states that buildings should be no higher than 3 stories. Four story buildings are too high for a town such as Groton with so many historic buildings. The viewshed must be taken into account also: from Main St. but also from Common St. and other roads in the area.
- 2) The traffic on Main St. is terrible as we all know. For folks trying to turn left out of the new Groton Farms development during rush hour in the morning, this will be a huge problem. Some type of traffic calming methods need to be implemented if this development is to be safe.
- 3) John's proposal for Groton Farms does not include any renewable energy sources at all. This is a problem considering that we are in a climate crisis. This development should not be allowed to progress unless renewable sources of energy are included in the plan. The design should include geothermal, solar thermal or solar panels (on the rooftops or over the parking lots) to provide energy for at least electric heating and cooling. Ideally, the plan would include electric energy for cooking and heating hot water as well. Along with renewable energy, the development should have a large battery storage system to hold any excess power generated so it can be used when needed (at night, during rainy days, during a power outage, etc).
- 4) Our town should not be allowing any new fossil fuel infrastructure to be added for a new development of this scope and size.

Ginger Vollmar

## Fran Stanley

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**From:** Mark Haddad  
**Sent:** Tuesday, August 2, 2022 10:12 AM  
**Cc:** Dawn Dunbar; Fran Stanley  
**Subject:** FW: 500 Main Street

**From:** Kristen Frank <kristen.hashem@gmail.com>  
**Sent:** Tuesday, August 2, 2022 9:49 AM  
**To:** Select Board <selectboard@grotonma.gov>  
**Subject:** 500 Main Street

Dear Select Board Members,

I am writing regarding the proposed development of 200 units at 500 Main street.

I am opposed to the development of this many units due the lack of infrastructure to support it. Main Street is already significantly burdened with traffic. Anyone who has had to use this road while trying to make it to an appointment or reservation on time knows this is a heavy traffic area. Making a left turn at times is impossible. Adding 200+ residents that would use Main Street as their primary access road and road for commuting would exacerbate the already present traffic issues.

Additionally, 200 apartments could bring a significant number of students to the school system. Our schools and students that are still struggling to recover from As a former resident of Westford, that town had a large influx of students from the developments built along 110 with the most recent one (Bell Apartments) preventing the town from re-districting to even out class sizes. All class sizes have increased since this development opened above the recommended limit set by the school committee.

This development should not be approved as proposed. A significantly reduced number of units should be considered to reduce the traffic flow issues. Additionally, the developer should be forced to focus on 1 bedroom apartments or the community should be 55+ to reduce the burden on our already strained schools.

Thank you,  
Kristen Frank Hashem  
65 Painted Post Road