

500 MG LLC
6 Lyberty Way, Suite 203
Westford, MA 01886

August 9, 2023

Mr. Bruce Easom, Chairman
Groton Zoning Board of Appeals
173 Main Street
Groton, MA 01450

Dear Mr. Easom:

1. The applicant has allowed soil testing to be witnessed by a representative of the Town of Groton.
Applicant Response: This is no longer applicable as the detention basins have been changed and approved by the peer review consultant. The Applicant will comply with all Board of Health Regulations regarding soil testing if any future testing is required. Complete.
2. Fill material will be tested before being shipped to the 500 Main Street site.
Applicant Response: Applicant agrees to comply with Board of Health Regulations including Chapter 286 Hazardous Materials. Complete.
3. The applicant has agreed to abide by the requirements of a new project instead of a redevelopment project.
Applicant Response: The Applicant has stated a number of times throughout the hearing that we will meet all requirements of new projects. Complete.
4. The applicant has agreed to having a post-development review at 75% to 80% of project completion and the review to be paid by the applicant and that it be a condition of approval.
Applicant Response: The Applicant agrees that the comprehensive permit will have a provision referencing the concerns from MDM's letter dated July 18, 2023, specifically as referenced in Comment 17 (a). The Town of Groton Zoning Board of Appeals acknowledges that the words "the assumed responsibility of others subject to MassDOT approvals" shall not include 500 MG, LLC, or its successors and assigns. Complete.
5. The sewage system will be a gravity system instead of a pumped system.
Applicant Response: Applicant confirms that sewage system will be a gravity fed system. Complete.
6. Improve trash disposal to allow handicapped residents to easily dispose of trash. (The applicant should work with the Accessibility Commission to adopt a well-accepted standard.)

Applicant Response: The Applicant reviewed this request and sent a letter to the ZBA on August 4, 2023, indicating there will be no change to the current plans and reason for decision. Complete.

7. Asked the applicant to reimburse the town for the cost of additional fire hose required due to the design of the building(s).
Applicant Response: The fire department did not request reimbursement for the cost of the new hose (\$7,500) nor did Applicant offer to pay. We will consider paying the \$7,500.

8. Asked the applicant to consider eliminating all plantings considered to be invasives by the Invasive Species Committee
Applicant Response: Applicant's Landscape Engineer has confirmed that none of the plants listed on the planting plan are considered invasive. Complete.

9. Asked the applicant to come up with a commitment to a Post Development Traffic Review
Applicant Response: The applicant agrees that the comprehensive permit will have a provision referencing the concerns from MDM's letter dated July 18, 2023, specifically as referenced in Comment 17 (a). The Town of Groton Zoning Board of Appeals acknowledges that the words "the assumed responsibility of others subject to MassDOT approvals" shall not include 500 MG, LLC, or its successors and assigns. Complete.

10. Asked the applicant to consider changing all or part of the emergency access from an impervious surface to a pervious surface.
Applicant Response: We meet all stormwater management regulations/standards for "new development" which is above and beyond what we are obligated to do and therefore will not be using pervious pavement at the emergency access area. Complete.

Sincerely,



John B. Amaral
Manager 500 MG LLC