

## Amanda Urmann

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**From:** Ginger Vollmar <ginger.vollmar@gmail.com>  
**Sent:** Monday, April 3, 2023 11:03 AM  
**To:** Amanda Urmann  
**Subject:** Input on Groton Farms 40B Project

Hello,

Here are some points/questions I would like the ZBA to ask the Groton Farms reps about and to see attention paid to these points.

- 1) Four story buildings are too high for this town. We have a town zoning bylaw that says buildings can't be more than 3 stories high. I understand a 40B does not have to follow zoning rules but I feel it is important to point out that there is a historic agricultural viewshed from Common Street that will be ruined by those 4 story buildings. This point should be made and a request should be presented to make the 3 buildings at the back of Groton Farms be only 3 stories instead of 4.
- 2) I am happy to hear that the entire development will be electrified -- a very positive action in this age of climate change. However, from a sustainability perspective, I would like to see Groton Farms include solar panels on the roofs of the buildings or over the parking lots so that the development will be generating renewable energy (they could also explore using a geothermal system for generating electricity). In conjunction with renewable energy, I would like to see Groton Farms work with GELD to include a battery storage system to store any extra electricity generated by the development.
- 3) There must be some type of traffic calming or mitigating at the entrance/exit to this development. With current traffic conditions on Rt. 119, it will be extremely difficult for those leaving the Groton Farms development to turn left onto Rt. 119 during the rush hours.
- 4) John Amaral has stated a number of times that the Groton Farms 40B will have a net positive effect on tax revenue to the town. I would like to see how he figured this out and have more extension study of this issue be done. How many children will be added to the school system because of this development? That has negative tax impacts to the town. How did Mr. Amaral determine that the addition of children to our town will end up being a positive tax impact to the town? This is a really important issue that needs some detailed research and evaluation. We need to understand the actual tax impact on the town due to the 40B development, with the possibility of approving this 40B development with certain conditions.

Ginger Vollmar  
Member of the Sustainability Commission but writing as a private citizen.