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Paul F. Alphen, Esquire
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May 8, 2024

Groton Zoning Board of Appeals
c/o Mr. Takashi Tada
Town of Groton
173 Main Street
Groton, MA 01450

RE: Heritage Landing 40B/ May 8, 2024 Letter from the Planning Board

Dear Members of the Board:

Reference is hereby made to the letter dated May 8, 2024 from the Groton Planning Board executed by The Land Use Director/Town Planner. In spite of the fact that we cannot find any record of the Planning Board voting on the contents of the letter, on behalf of our client we have the following comments:

There are no requirements that MGL Chapter 40B projects be within a certain distance from town centers, services or transit.

The reference to "Environmental Justice" is unsupported by the facts and the applicable criteria. In Massachusetts, an environmental justice population is a neighborhood where one or more of the following criteria are true:

1. the annual median household income is 65 percent or less of the statewide annual median household income;
2. minorities make up 40 percent or more of the population;
3. 25 percent or more of households identify as speaking English less than "very well"; or
4. minorities make up 25 percent or more of the population and the annual median household income of the municipality in which the neighborhood is located does not exceed 150 percent of the statewide annual median household income.

All references to traffic impact were addressed through the traffic impact analysis reports prepared by the applicant and the review by the ZBA's peer reviewer.

The applicant has previously commented on the issue of "Dark Sky" standards and has agreed that all exterior lighting within the private way and within 10 feet of the pavement of the private way, the common parking spaces between Units 26 & 25, 24 & 23, and 6 & 7, and the portion of the common area located inside the turning circle at the East end of the roadway

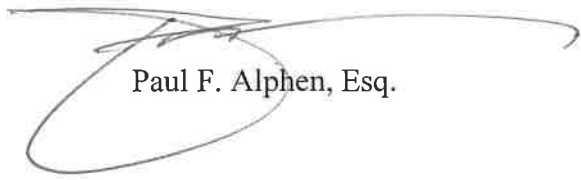
at the site shall comply with the International Dark-Sky Association (IDA) Fixture Seal of Approval program certification standards and be designed and installed so as to minimize glare or spillover onto or into any adjacent properties.

Soil testing issues have likewise been addressed by the applicant and at the recent joint boards meeting with the Board of Health.

The Board should have received communication from the school bus contractor regarding a proposed solution to the school bus turn around issue.

Thank you for your attention to these matters.

Very truly yours,
Alphen & Santos, P.C.

A handwritten signature in black ink, appearing to read "Paul F. Alphen, Esq.", with a large, sweeping flourish extending to the right.

Paul F. Alphen, Esq.