

# ALPHEN & SANTOS, P.C.

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Paul F. Alphen, Esquire  
Maria L. Santos, Esquire

August 21, 2023

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

RE: Heritage Landing 40B Comprehensive Permit Application (Submitted May 23, 2023)

Dear Members of the Board:

Please accept this as request that the time period for the Board to take final action on the above referenced application be extended to allow the traffic study to be performed (during appropriate times when fall sports are in swing), and time thereafter for the peer review to be performed, and to complete follow-up on the peer review comments. We expect that the traffic study and follow-up peer review could take 2-3 months, and therefore we are proposing a three (3) month extension.

A proposed extension agreement is attached.

Thank you for your attention to this matter.

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



Paul F. Alphen, Esq

AGREEMENT TO EXTEND TIME  
FOR A COMPREHENSIVE PERMIT PURSUANT TO  
MGLA CH. 40B, SEC. 21

AGREEMENT, this 23<sup>rd</sup> of August, 2023 by and between  
Heritage Landing, LLC (“Applicant”) and the Groton Massachusetts Zoning Board of Appeals  
 (“Board”).

The Applicant and the Board wish to extend the time available to the Board to prepare and  
render a decision regarding the MGL Chapter 40B , Section 21 Comprehensive Permit  
application pertaining to: "Heritage Landing" on the easterly side of Cow Pond Brook Road,  
Groton, MA Road, Application submitted May 23, 2023, and as most recently amended (“40B  
Application”), and they further agree as follows:

1. As provided by the provisions of Massachusetts General Laws, Chapter 40B, Section 21,  
the Board hereby accepts this request from the Applicant that the time period for the  
Board to conduct and complete the public hearing on the 40B Application and the forty  
(40) day time period for the Board to file with the Town Clerk a Certificate of such action  
(if applicable), be extended.
  
2. As the Board and the Applicant have agreed, said extensions shall be for the period  
ending midnight the 24th day of April, 2024.

Executed in their respective capacities, on the day and date first above written.

APPLICANT:

ZONING BOARD:

By: \_\_\_\_\_

Paul F. Alphen,  
Attorney for Applicant  
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