

DRAFT DECISION

Chapter 40B Comprehensive Permit Decision
Heritage Landing
Cow Pond Brook Road
_____, 2024

Notes: May 3, 2024

DECISION ON CHAPTER 40B COMPREHENSIVE PERMIT APPLICATION

G.L. c. 40B, §§20-23

APPLICANT

Defcon 1, LLC
390 Broadway Road, Dracut, MA 01826

LOCATION OF PROPERTY

Cow Pond Brook Road
Groton, MA
Assessor's Map 248, Lot 42

I. PROCEDURAL HISTORY

1. Defcon 1, LLC (the "Applicant") applied to the Groton Zoning Board of Appeals (the "Board") for a Comprehensive Permit on May 17, 2023. The Applicant proposed to construct 28 single-family homes and 12 duplex units on approximately 15.5 acres of land on Cow Pond Brook Road, to be named Heritage Landing.
2. The Board opened the public hearing on the Application on June 14, 2023.
3. The Board deliberated on the application on June 14, 2023, June 28, 2023, July 26, 2023, August 9, 2023, August 23, 2023, September 20, 2023, October 4, 2023, November 8, 2023, November 29, 2023, January 3, 2024, January 24, 2024, February 7, 2024, March 6, 2024, March 20, 2024, and April 11, 2024. The Board closed the hearing on [DATE]. All submittals concerning the Project are on file in the office of the Board of Appeals and incorporated herein. All waivers requested and votes taken are listed in Exhibit A and incorporated herein.
4. The Applicant provided certain plans, materials, reports, and revised plans during the public hearing on the Application. The Applicant was represented primarily by its attorney, Paul F. Alphen, Esq., and assisted by Jeffrey Brem, Meisner-Brem Corporation, ~~architect and~~ engineering, Jim Jozokos, Jozokos Architecture, Inc., construction management, Defcon 1, LLC, traffic consultant, Kim Eric Hazarvartian, Principal, TEPP, LLC, and septic system design expert, Jeffrey Hannaford, Norse Design Services, Inc.

5. The Board utilized the services of Nitsch Engineering, Inc. for site and civil, and Robert J. Michaud, Managing Principal, MDM Transportation Consultants, Inc. for traffic review.
6. The Board requested and heard input from Town staff, abutters, and other interested persons. The Board received written comments from the Board of Health, Groton Fire Department, Groton Police Department, a representative of the Park Commission, Sustainability Commission, Water Department.... (identify other town commenters).
7. The Board conducted a site visit to the property on December 2, 2023.
8. The following Board members were present for the entire public hearing process: Bruce Easom, Daniel McLaughlin, Veronica O'Donnell, Tom Peisel, and Jay Prager. Ms. O'Donnell joined the case after Russell Harris had to step down. The Applicant agreed to the change in Board membership.

Commented [JB1]: Add Michelle Collette and Fran Stanley

II. GOVERNING LAW

9. The law governing this application is the Comprehensive Permit Law, Massachusetts General Laws, Chapter 40B, §§ 20-23 (the "Act"), and the regulations promulgated by the Executive Office of Housing and Livable Communities ("EOHLC"), 760 CMR 56.00 et seq. (the "Regulations").
10. The Act promotes regional distribution of low- or moderate-income housing by preventing individual cities and towns from blocking it through zoning and other local regulations that exceed state requirements. Toward these ends, the purposes of the Act are satisfied if (a) a town has low- or moderate-income housing in excess of 10 percent of the total number of year-round housing units reported in the latest decennial census; or (b) a town has low or moderate income housing which is on sites comprising 1.5 percent or more of the town's total land area zoned for residential, commercial, or industrial use; or (c) if the application results in the commencement of low and moderate income housing construction on sites comprising more than 0.3 percent of such total area or 10 acres, whichever is larger, in one year.
11. The Regulations expand the conditions for satisfying the statute to include various "safe harbor" opportunities, such as certification of progress under an approved Housing Production Plan (HPP), where "progress" means achieving a minimum annual low- or moderate-income housing production threshold established by EOHLC (in Groton, at least 21 new low- or moderate-income units per year). Groton has a current Housing Production Plan in effect from 2020-2025.
12. The Board's decision on a comprehensive permit must balance the regional need for low- or moderate-income housing against the Town's planning goals and local requirements and regulations to the extent that they are applied equally to subsidized and unsubsidized housing, and valid concerns about the health and safety of residents of the proposed housing, the surrounding neighborhood, or the Town as a whole.

III. JURISDICTIONAL FINDINGS

13. The Town of Groton does not meet the statutory minima set forth in G.L. c. 40B § 20 or 760 CMR 56.03(3):
- a. According to the Chapter 40B Subsidized Housing Inventory (“SHI”), as defined in 760 CMR 56.02, as of May 17, 2023, 5.65 percent of the Town’s total housing stock comprised SHI eligible housing, as defined in 760 CMR 56.02. On the date of the applicant’s submission to the Board, the Town did not meet the 10 percent statutory minimum. The Board approved a comprehensive permit for a 200-unit rental development known as Groton Farms on November 1, 2023 (filed with the Town Clerk on November 6, 2023).
 - b. The granting of this comprehensive permit will not result in the commencement of construction of low- or moderate-income housing units on a site comprising more than three-tenths of one percent of land area in the Town of Groton or ten acres, whichever is larger, zoned for residential, commercial, or industrial uses (excluding land owned by the United States, the Commonwealth of Massachusetts, or any political subdivision thereof) in any one calendar year.
 - c. At the time the application for the comprehensive permit was filed in May 2023, the Town did not qualify for any of the “safe harbor” provisions under 760 CMR 56.03.
14. The Applicant received a Project Eligibility Letter (“PEL”) from MassHousing dated July 25, 2022. Based on the PEL, the Board finds that the Applicant has demonstrated its eligibility to submit an application for a Comprehensive Permit to the Board, and the development fulfills the minimum project eligibility requirements set forth in 760 CMR 56.04(1) as follows:
- a. The Applicant has or will form a Limited Dividend Organization and agrees to comply with the Subsidizing Agency relative to a reasonable return under G.L. c. 40B., 760 CMR 56.00, with a principal place of business of 390 Broadway Road, Dracut, MA 01826. The Applicant has agreed to conform to the limited dividend requirements of G.L. c. 40B, § 21.
 - b. The Applicant provided sufficient documentation to demonstrate Site Control as required by the Chapter 40B Regulations.
 - c. By virtue of receiving the PEL, the Applicant demonstrated that it had received approval to build low- or moderate-income housing under a recognized federal or state housing program, consistent with G.L. c. 40B, § 20.

IV. FACTUAL FINDINGS¹

15. The Site is located in the Residential-Agricultural district and Official Open Space district. It consists of 145.5 acres of land on Cow Pond Brook Road.
16. [TO BE ADDED]

V. DECISION

Pursuant to the Act, the Board, after convening a public hearing and making findings of fact, grants a Comprehensive Permit to the Applicant for the construction of a multifamily development subject to all the conditions in Part VI of this Decision.

VI. CONDITIONS

A. General

- A.1. The Project shall consist of not more than 28 homeownership units.
- A.2. Except as may be provided for in the following Conditions or in the Final Plans referenced below, the Project shall be constructed substantially in conformance with the plans, correspondence and drawings listed below in this Condition A.2, which for purposes of this Comprehensive Permit shall be considered the Approved Plans for the Project (“Approved Plans”). The Approved Plans consist of the following:²

Comprehensive Permit Application (66 sheets), dated May 17, 2023, and prepared by Alphen & Santos, P.C.

Plans entitled: Chapter 40B – Residential Development Permit Set – “Comprehensive Permit Plan Set”, Not for Construction, “Heritage Landing”, Cow Pond Brook Road, Groton, Massachusetts, D-Size, and consisting of the following:

A. Site Plans by Meisner Brem Corporation – 5 Sheets, Dated 04-25-2023

1 – Cover Sheet

2 – Existing Condition Plan

3 – Grading and Utility Plan

¹ This section needs more content.

² Please verify the final plan set with the Applicant. The list should include only the Approved Plans, not other submittals.

[4 – Profile Plan](#)

[5 – Detail Sheet](#)

[B. Landscape Plans by Lemon Brooke – 6 Sheets, Dated 05-18-2023](#)

[L-1.01 Lighting Illustrative Plan](#)

[L-1.02 Lighting Plan](#)

[L-1.03 Lighting Cut Sheets](#)

[L-1.04 Photometric Plan](#)

[L-2.00 Planting Details](#)

[L-2.01 Planting Details](#)

[Letter to Groton Zoning Board of Appeals from Jeffrey Brem of Meisner Brem Corporation regarding the water line extension dated November 20, 2023.](#)

[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated July 26, 2023 regarding Nitch peer review.](#)

[Letter from MDM as a peer review letter regarding the Traffic Impact Analysis dated January 30, 2024.](#)

[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated September 21, 2023 regarding voting members.](#)

[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated September 21, 2023 regarding extension request.](#)

[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated July 31, 2023 regarding subdivision regulations.](#)

[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated August 2, 2023 regarding timing of construction.](#)

[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated August 8, 2023 regarding applicable rules and regulations.](#)

[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated August 21, 2023 applicable septic regulations.](#)

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[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated September 21, 2023 regarding an extension request and extension agreement.](#)

Letter to Groton Zoning Board of Appeals from Alphen & Santos P.C. dated November 28, 2023 regarding plan revisions.

Comprehensive Permit Plan Set – 28 units for Heritage Landing by Meisner Brem Corporation dated January 3, 2024 (1st Revision)

Comprehensive Permit Plan Set – 28 units for Heritage Landing by Meisner Brem Corporation dated January 30, 2024 (2nd Revision)

Letter to Groton Zoning Board of Appeals from Alphen & Santos P.C. dated November 28, 2023 regarding MIT email of November 21, 2023

[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated September 30, 2023 regarding additional waiver requests for the 28 Unit proposal.](#)

Letter to Groton Zoning Board of Appeals from Alphen & Santos P.C. dated December 8, 2023 regarding MIT email of November 21, 2023 and Dark Sky standards

Letter to Groton Zoning Board of Appeals from Jeffrey Hannaford of Norse Design Services dated November 17, 2023 regarding soil testing at Heritage Landing site on Cow Pond Brook Road

Test Hole Location Plan for Cow Pond Brook Road by Jeffrey Hannaford of Norse Design Services dated May 24, 2005

Soil Suitability Assessment for On-Site Sewerage Disposal performed by Jeff Hannaford and witnessed by B. Braley, Groton Board of Health, 14 tests, dated May 25, 2005

Percolation Tests performed by Jeff Hannaford and witnessed by B. Braley, Groton Board of Health, 10 tests, dated April 27, 2004

Water Extension Overview, undated

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Letter to Groton Zoning Board of Appeals from Jeffrey Brem of Meisner Brem Corporation regarding water and wastewater dated October 17, 2023

Water Line Extension Plan Sketch on Record Plans dated May 4, 2023

[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated January 10, 2024 regarding revisions to the plan to create 28 units.](#)

Fire Turning Template Exhibit, Revision 2 by Meisner Brem Corporation dated January 3, 2024

Scope of Traffic Study by TEPP LLC for Heritage Landing dated August 8, 2023

[Agreement to Extend Time Limitations on a Comprehensive Permit dated October 4, 2023.](#)

[Agreement to Extend Time Limitations on a Comprehensive Permit dated April _____, 2024.](#)

Traffic-Impact & Access Study by TEPP LLC for Heritage Landing dated January 12, 2024

Letter to Groton Zoning Board of Appeals by Kim Eric Hazarvartian, Principal, TEPP LLC regarding response to traffic comments dated February 7, 2024

[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated February 2, 2024 regarding Cow Pond Brook Road.](#)

[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated February 5, 2024 regarding additional waiver requests.](#)

Letter to Groton Zoning Board of Appeals from Jeffrey Brem of Meisner Brem Corporation regarding response to January 24, 2024 Nitsch Engineering comments, dated February 9, 2024

[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated March 26, 2024 regarding additional waiver requests.](#)

Preliminary Stormwater Management Report by Meisner Brem Corporation dated January 30, 2024

[Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated _____, 2024.](#)

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Revised April 17, 2024 v2, regarding revised waiver requests.

Rough grading sketch plan prepared by Meisner Brem Corporation submitted by email on April 17, 2024.

Turning Template Exhibit prepared by Meisner Brem Corporation revised through January 30, 2024.

Heritage Landing Comprehensive Permit Plan Set prepared by Meisner Brem Corporation dated revised January 30, 2024.

Letter to Groton Zoning Board of Appeals from Alphen & Santos, P.C. dated February 5, 2024 regarding waiver requests.

Site Plan Sheet 3 of 5 revised 4/2/24 prepared by Meisner-Brem Corporation showing proposed additional parking and signage. [NOTE: WE WILL SOON SUBMIT A REVISED VERSION SHOWING THE BUS TURN-AROUND]

Detail Photometric Calculations, prepared by Illuminate dated 4-8-24, “Heritage Landing- Groton, MA, Lighting Plan-Right of Way” prepared by Lemon Brooke dated 4/11/24, and “Heritage Landing – Groton, MA, Right of Way Lighting Cut-Sheets” prepared by Lemon Brooke dated 4/11/24. The above were revised by “Detail Photometric Calculations” prepared by Illuminate dated 4/30/24.

- A.3. The Applicant shall be a Limited Dividend Entity as required by Chapter 40B, and it and its successors and assigns shall comply with the limited dividend and other applicable requirements of Chapter 40B and the regulations adopted thereunder.
- A.4. Affordable units shall be interspersed throughout the Project, as approved by the Subsidizing Agency during Final Approval.
- A.5. Pursuant to the Waiver List submitted to the Board and attached hereto as Exhibit A, the Applicant has requested, and the Board has granted, certain waivers from the Groton Zoning Bylaw and other local bylaws and regulations as specified therein. Some of the waivers granted by the Board have been granted conditionally, as set forth in Exhibit A. Those conditions are expressly incorporated by reference as conditions of approval to this Comprehensive Permit. No waivers are granted from requirements that are beyond the purview of G.L. c. 40B, §§ 20-23, and no waivers of any requirements otherwise within the Board’s jurisdiction under G.L. c.40B, §§20-23 have been granted except for those specifically granted by the Board as set forth in Exhibit A. No waiver of building permit or inspection fees has been granted except as specifically stated and conditioned. Any subsequent revision to the Approved Plans, including but not limited to revisions that are apparent in the Final Plans that require additional or more expansive waivers of any local by-laws or regulations, must be approved by the Board in accordance with 760 CMR 56.05(11), provided however that any increased or new waivers required on account of

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revisions to the Approved Plans to accommodate the conditions of this Decision shall be treated as insubstantial changes as set forth in 760 CMR 56.05(11). .

- A.6. The Project shall comply with all local regulations of the Town of Groton and its boards, commissions and departments unless specifically waived herein.
- A.7. Nothing contained in this order shall limit the authority of the Building Inspector to enforce the provisions of the State Building Code.³
- A.8. Except as otherwise specifically provided herein, where this Decision provides for the submission of plans or other documents for approval by the Building Inspector or other Town Departments, the Building Inspector or applicable Department Head will use reasonable efforts to review and provide a written response within 30 days following submission. For submissions that require assistance from an outside consultant, as determined by the Building Inspector or applicable Department Head, the 30-day time period shall not begin until the consultant's fee has been paid by the Applicant. Applicant will not unreasonably withhold consent for extra time due to any delay in reviews.
- A.9. The provisions of this Comprehensive Permit Decision and Conditions shall be binding upon the successors and assigns of the Applicant and the obligations shall remain in perpetuity and run with the land for so long as the Project is developed and maintained as a residential project approved under M.G.L. c. 40B. In the event that the Applicant sells, transfers, or assigns its interest in the development, this Comprehensive Permit shall be binding upon the purchaser, transferee, or assignee and any successor purchasers, transferees or assignees. The limited dividend restrictions shall apply to the owner of the project regardless of sale, transfer, or assignment of the project.
- A.10. The sidewalks, driveways, utilities (including water supply infrastructure), drainage and stormwater systems, and all other infrastructure located on the Project site and shown on the Approved Plans as serving the Project shall remain private in perpetuity within the responsibility of the Condominium Association to be created for the ownership of all common elements of the Project, and the Town of Groton shall not have, now or in the future, any legal responsibility for the installation, inspection, operation, or maintenance of the infrastructure, including but not limited to snow removal and landscape maintenance. The final drainage design, including all plans and details needed for construction, must be included on the Final Site Plans.
- A.11. Snow storage (addressed in Condition D.9 as part of Final Design Plans. (should be addressed here or elsewhere in the decision).
- A.12. The Building Inspector may designate an agent to review and approve the Final Plans for

³ Pursuant to Condition C.2.h, the Applicant will file a copy of all federal, state and local permits with the Building Inspector.

consistency with this Decision and to monitor construction subsequent to this Decision.

B. Affordability

- B.1. A minimum of 25 percent of the units (7 of 28) shall be low- or moderate-income units, meaning that they shall be sold to households whose income is not more than 80 percent of the Area Median Income (“AMI”), as determined by the United States Department of Housing and Urban Development (“HUD”) and Executive Office of Housing and Livable Communities (EOHLC) (“Affordable Units”). Affordable Units shall be dispersed throughout the Project in accordance with the guidelines of the Subsidizing Agency. The Applicant shall be responsible for maintaining records sufficient to comply with EOHLC or Subsidizing Agency guidelines for the location of Affordable Units in the Project and occupancy of such Affordable Units by income-eligible households.
- B.2. Upon completion of the Project and in perpetuity or for the maximum period allowed by law for so long as the Project is developed and maintained as a residential project approved under M.G.L. c. 40B, at least 25% of the units shall meet the criteria for inclusion in EOHLC’s Subsidized Housing Inventory for the Town of Groton.
- B.3. The Applicant shall obtain approval by the Subsidizing Agency of an Affirmative Fair Housing Marketing Plan (AFHMP) prior to the sale of any units and shall ensure that the Project complies with the Subsidizing Agency’s fair housing requirements.
- B.4. No later than two weeks prior to submitting the proposed AFHMP to the Subsidizing Agency, the Applicant shall provide a copy to the Building Inspector and the Groton Land Use Department for review and comment; however, final terms and conditions of the AFHMP shall be solely determined by the Subsidizing Agency.
- B.5. A local preference for the initial sale of affordable units in the Project may be established subject to, and solely in accordance with the requirements of, the subsidizing agency and applicable law. The Board acknowledges that the Town will be required to provide evidence satisfactory to the Subsidizing Agency of the need for the foregoing local preference and to obtain approval of the categories of persons qualifying for the same, and in no event shall the Applicant be in violation of the terms of this Comprehensive Permit to the extent the Subsidizing Agency disapproves the local preference requirement or any aspect thereof.

C. Submission Requirements

- C.1. Prior to any construction or site development activities (including site clearing, tree removal, fill, grading, etc.) on the Site, whether or not pursuant to a building permit, the Applicant shall:
 - a. Submit the following plans (“Final Plans”) as part of the building permit plan submission set to the Building Inspector for review and comment as to consistency with

the Approved Plans:

- i. The Applicant shall provide Final Site/Civil Plans that address the comments from the peer review letters prepared by Nitsch Engineering and dated September 20, 2023, November 8, 2023, January 24, 2024, March 19, 2024, and March 20, 2024. For any comments not addressed in the Final Site/Civil plans or covered under an approved waiver, the Applicant shall provide a written narrative stating the reasoning for non-compliance with the comments.
 - ii. The Final Plans shall also incorporate revisions, as necessary, to address conditions and requirements of permitting agencies having jurisdiction. Applicable sheets of the Final Plans shall be signed and sealed by the Professional Land Surveyor of record or the Professional (Civil) Engineer of record, as applicable. Applicant will not unreasonably withhold consent for extra time due to any delay in reviews.
 - iii. Final Architectural Plans prepared, signed, and sealed by an architect with a valid registration in the Commonwealth of Massachusetts, containing certifications required by applicable provisions of the State Building Code. At a regularly scheduled Board hearing, the Building Inspector may provide the Board with an update on the conformity of the Final Architectural Plans with this Comprehensive Permit.
 - iv. Final landscaping and lighting plan prepared by a landscape architect with a valid registration in the Commonwealth of Massachusetts.
 - v. A signage plan for the Project's residential signage, which shall conform to applicable Town of Groton Zoning Bylaw unless specifically waived herein or as approved by the Board in accordance with 760 CMR 56.05(11).
 - vi. The Applicant shall provide a Final Stormwater Report that addresses the comments from the peer review letter prepared by Nitsch Engineering and dated March 20, 2024. For any comments not addressed in the Final Stormwater Report or covered under an approved waiver, the Applicant shall provide a written narrative stating the reasoning for non-compliance with the comments. The Final Stormwater Report shall include the Stormwater Pollution Prevention Plan (SWPPP), Operation and Maintenance (O&M) Plan, Long-Term Pollution Prevention Plan (LTPPP), and the Illicit Discharge Statement along with other documents and calculations required to show compliance with the Massachusetts Stormwater Handbook and the Stormwater Management Standards.
- b. The Applicant shall determine the depths and volumes of cuts and fills based on the final site grading design and provide a plan showing the depths of cuts and fills throughout the site, total volume of cut, total volume of fill, and net volume of cut/fill. The depths of cuts and fills on this plan shall be laid out in a grid pattern with a

maximum spacing of 10 feet between grid points. Alternatively, a colored cut/fill plan can be provided where cut/fill depths are represented by different colors. Cut/fill depth increments shall be no more than 2 feet per color.

- c. Submit to the Building Inspector a construction management plan consistent with the requirements found in Subsection D below, and a construction schedule outlining the entire development of the Project.
- d. The Building Inspector may engage, at the Applicant's expense and upon prior agreement to scope of services, one or more agents to review the plan(s) for consistency with this decision, if necessary. Pursuant to this condition, the Applicant shall deliver to the Town a check in the initial amount of ~~\$XX,XXX~~9,000.00 to be used for the Building Inspector, if requested, to retain outside experts for technical reviews and inspections required under these conditions and shall be required to supplement the amount if the balance drops below ~~\$X,XXX~~1,000.00. The funds shall be deposited by the Building Inspector in an account pursuant to G.L. c. 44, s. 53G and shall only be used for technical reviews and inspections associated with this project. Any unspent funds shall be returned to the Applicant with accrued interest at the completion of the project. If at any time the Building Inspector reasonably determines that there are insufficient funds to cover the costs of technical reviews, it shall inform the Applicant and the Applicant shall forthwith deliver additional funds as specified by the Building Inspector in a reasonable amount as may be determined by the Building Inspector. The funds may be used by the Building Inspector to hire civil engineering, architect, traffic engineering, or other related professionals that the Building Inspector deems reasonably necessary to ensure compliance with the conditions hereof.
- e. Provide proof of coverage under a National Pollution Discharge Elimination System (NPDES) Permit Construction General Permit from the U.S. Environmental Protection Agency (EPA). The Town shall also be provided a copy of the SWPPP submitted along with the NPDES filing.
- a. Submit recording information documenting that an Order of Conditions for the Project, if required, issued by the Groton Conservation Commission has been recorded with the ~~Worcester-Middlesex South District~~ Registry of Deeds.
- b. Submit to the Building Inspector a Site-Specific Safety Plan including but not limited to emergency contacts information for the job team, emergency response plan, and designated fueling area. All employees on site shall be responsible for understanding the plan and at any point during the construction process shall be checked by the Building Inspector for compliance of all site personnel.
- c. Attend with the site general contractor a preconstruction conference with the Building Inspector and other Town staff as may be determined by the Building Inspector.

Commented [PA2]: Refer to the fee estimates prepared by Nitsch Engineering dated July 18, 2023 for the full project of \$9,550.00

Commented [JB3]: It is probable that a Notice of Intent filing will not be required as all work will be over 100 feet from a wetland area.

C.2. Prior to the issuance of any building permits, the Applicant shall:

- d. Record this Comprehensive Permit (with a copy of a reduced size plan set of the Project) with the Middlesex South Registry of Deeds, at the Applicant's expense, and provide proof of such recording with the Groton Building Inspector.
- e. Submit to the Town evidence of Final Approval from the Subsidizing Agency as required by the Project Eligibility letter and the Chapter 40B regulations.
- f. Submit to the Town a certified copy of the Regulatory Agreement and Monitoring Services Agreement for the Project. Execution and recording of such Regulatory Agreement shall be complete prior to the issuance of any building permit.
- g. Submit the Final Plans to the Building Inspector for his review and comment as to consistency with the Approved Plans and this Decision.
- h. Provide the Board and Building Department with the approximate location of all utilities, including but not limited to electric, telephone, and cables.
- i. Obtain and file with the Building Inspector a copy of all required Federal, State, and local permits and approvals required to begin construction of the Project.
- j. Obtain all necessary electrical, plumbing, and other permits required to begin construction on the building for which the building permit is sought.

C.3. Prior to issuance of a Certificate of Occupancy for any portion of the Project, the Applicant shall, for the portion of the Project seeking a Certificate of Occupancy, submit the following to the Building Inspector:

- k. Submit engineer's interim certification of accessway infrastructure, water and sewer service, and as-built foundation plans to the Groton Building Inspector.
- l. Provide a letter to the Board, signed and stamped by the Applicant's civil engineer, certifying that the as-built Project or applicable portions thereof have been constructed in compliance with the Final Plans in all material respects, or noting where there are differences or remaining work.
- m. Obtain acceptance from the Groton Fire Department of testing of all fire protection systems, fire alarm systems, ~~fire sprinkler systems~~, and local smoke alarms within the dwelling units and that all fire hydrants are in place at proper grade and functioning.
- n. Complete all water improvements necessary to serve the Project and submit interim as-built plans to the Department of Public Works for the Department's approval.
- o. Submit an as-built plan of stormwater management system and certification of compliance with the conditions of approval by the Massachusetts Department of Environmental Protection.

Commented [FS4]: Tailored conditions e and f to show reviewing bodies for stormwater and environmental protection.

Commented [JB5]: The MassDEP will not be involved in this project and will not certify the stormwater. This should be the Building Inspector's consulting engineer (probably Nitsch).

- p. Submit a certificate of compliance with the conditions of approval with the Conservation Commission's Order of Conditions for the project, [if applicable](#).
- C.4. Prior to issuance of the final Certificate of Occupancy for the last residential building to be constructed, the Applicant shall:
- q. Submit to the Building Department, in digital file format, a final as-built utilities plan including profiles, showing actual-in ground installation of all applicable utilities, rim and invert elevations, roadway, sidewalk and associated construction. The file format shall be in a form acceptable to the Building Department. AutoCAD file delivery shall be in full model view and individual sheet views. The digital file shall include property boundaries, dimensions, easements, rights-of-way, edge of pavement, edge of sidewalk, edge of water bodies, wetland boundaries, topographic contours, spot elevations, parking areas, road centerline and associated text. The digital data shall be delivered in the Massachusetts State Plane Coordinate System, North American Datum 1983 and North American Vertical Datum 1988, in U.S. Survey Feet. The as-built plan shall be provided within 120-days after issuance of the Project's final Certificate of Occupancy.
 - r. ~~Submit to the Building Inspector final as built plans showing setbacks, elevations to mean roof height, surface parking, landscaped areas, open space percentage, lot coverage, driveway widths and finished grades for all buildings and structures on the locus of the entire Project. The as built plan shall be provided within 120 days after issuance of the Project's final Certificate of Occupancy. omitted~~
 - s. Submit to the Board all information relating to the management company being retained to act as the property manager that the Applicant submits to the Subsidizing Agency as part of the Final Approval process. Such property management agreement shall, at a minimum, address building security, public access, pet policy, staffing, trash removal, smoking policies, snow and ice removal, and snow storage.
 - t. Submit verification that all components of the stormwater management system have been inspected, cleaned, and approved by the Project's civil engineer.
 - u. Submit to the Board Certification of compliance with all applicable terms and conditions of this Comprehensive Permit.
 - v. Certification by the Project's engineer that all off-site measures are complete in accordance with Section I below.
 - w. Certification from the Project's civil engineer that all water systems have been installed, tested, and that all valve covers, and other related items are at grade and are in proper working condition.

Commented [JB6]: Mean roof height is unusual. This is possibly from another project that is seeking waivers for height but this project is not.

Commented [JB7]: This is not a waived requirement.

D. Project Design and Construction

- D.1. The Applicant shall provide, as part of the Final Site/Civil Plans, an Erosion and Sediment Control plan and details for the site. This plan and details shall comply with the Town Bylaw and the United States Environmental Protection Agency (EPA) Construction General Permit (CGP).
- D.2. The Applicant shall provide a Construction Management Plan (CMP) that details the construction schedule, phasing, and indicates locations for the following items: construction fencing, construction gates, erosion and sediment controls, construction trailers/offices, parking, laydown and stockpile areas, and other items deemed necessary by the Building Inspector.
- D.3. The Applicant shall provide a detailed plan describing the logistics of bringing fill material to the site. This logistics plan shall include, at a minimum, a schedule of fill deliveries with dates, hourly range when deliveries will occur, number of trucks per day, and total number of trucks. Any damage to public ways resulting from trucking operations shall be repaired by the Applicant at their expense and to the satisfaction of the Department of Public Works.
- D.4. Police details will be required for all work within the public right-of-way and when construction traffic will impact or potentially cause an unsafe condition for other vehicles or pedestrians. The cost for police details will be the responsibility of the Applicant.
- D.5. The Applicant shall conduct test pits to verify the design of the stormwater management system. The number and location of test pits shall comply with the Massachusetts Stormwater Handbook and the Stormwater Management Standards. The results of the test pits shall be included in the Final Stormwater Report.
- D.6. The Applicant shall coordinate with the Groton Water Department and their engineering consultant to confirm the water main extension, onsite water system, and services to the residential units are designed to their standards and will provide adequate pressure and flow rate to service the proposed development. The Final Plans shall include all design information for the proposed water system.
- D.7. The Applicant shall comply with all requirements of and get approval from the Board of Health for the design of the septic systems. The Final Plans shall include all design information for the proposed sanitary sewer system.
- D.8. All exterior lighting within the private way and within ten (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 (sometimes collectively referred to herein as the "Dark Sky Area") at or on 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. Future compliance with said requirements

Commented [PA8]: This should be limited to the lighting related to the right of way, as indicated on the "Heritage Landing - Groton, MA, Lighting Plan- Right of Way" dated 04/11/2024.

shall be enforced by the Condominium Association.

- D.9. Snow shall be stored within the areas of the site designated on the Final Plans. To the extent snowfall exceeds the capacity of the designated snow storage areas, the Applicant shall truck excess snow off-site for proper disposal. The Condominium Association shall be responsible for snow removal and the proper disposal of snow removed off-site.
- D.10. All construction equipment must be off-loaded on the Property, and all construction-related vehicles and equipment shall be on site during construction unless approved by applicable authorities. No construction equipment or vehicles of employees or agents of the Applicant or the Applicant's contractors shall be parked on any public way unless approved by applicable Town authorities.
- D.11. The Applicant shall implement all necessary controls to ensure that noise from construction activities does not constitute a nuisance or hazard beyond the Property. Upon notification from the Building Inspector or other appropriate Town officials, the Applicant shall cease all construction activities creating noise in excess of state and federal standards and shall implement such mitigation measures as is necessary to ensure the construction activity will comply with applicable State and Federal requirements. For purposes of this condition, construction activities shall be defined as: start-up of equipment or machinery, vehicle fueling; vehicle access to and from site; delivery of building materials and supplies; delivery or removal of equipment or machinery; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities both on and off the site; removal of stumps and debris; and erection of new structures. All off-site utility work shall be coordinated and approved by the Building Department and shall not be subject to the timing restrictions set forth above.
- D.12. The Applicant shall conform to all local, State, and Federal laws regarding construction, noise, vibration, dust, and blocking of Town roads. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area.
- D.13. Site Utilities, including but not limited to telephone, electric, and cable, shall be located underground on the Project Site except as shown on the Approved Plans.
- D.14. Exterior construction activities shall be conducted between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and 8:00 a.m. and 5:00 p.m. on Saturdays. For purposes of this condition, construction activities shall be defined as: start-up of equipment or machinery, vehicle fueling; vehicle access to and from site; delivery of building materials and supplies; delivery or removal of equipment or machinery; removal of trees; grubbing; clearing; grading; filling; excavating; import or export of earth materials; installation of utilities both on and off the site; removal of stumps and debris; and erection of new structures. No exterior work that generates noise (excluding non-noise producing activities such as, but not limited to, painting and light landscaping, etc) work shall be conducted outside of the foregoing hours or on Sundays or the following National holidays: New Year's Day, President's Day, Memorial Day, Juneteenth, Fourth of July, Labor Day, Indigenous People Day, Veterans Day, Thanksgiving Day, and Christmas, except as may

be permitted by the Building Inspector and Police Chief.

- D.15. No disturbed areas shall be left in an un-stabilized condition longer than 60 days without appropriate temporary stabilization. Temporary stabilization shall be accomplished by hay bales, hay coverings or matting. Final stabilization shall be accomplished by paving or established vegetated ground cover in exposed areas.
- D.16. Construction security fencing shall be maintained in accordance with the State Building Code. The petitioner will submit a security narrative to the Building Inspector for approval in consultation with the Fire Chief and the Police Chief.
- D.17. Notwithstanding any other requirement in this Decision, the Building Inspector shall have the authority to issue partial or temporary certificates of occupancy with approval from the Fire Chief. A phased occupancy plan shall be submitted with the building permit application. The Building Inspector may allow portions of each building to be occupied provided that all life safety systems including the ~~sprinkler system and other~~ life safety features for the portion to be occupied are operational and approved by the Fire Chief. Nothing contained in this section shall limit the authority of the Building Inspector to make the final determination of phased occupancy, or final occupancy within the terms and conditions detailed in this order.

Commented [PA9]: It was our understanding that sprinkler systems were not mandated

E. Internal Accessway, Parking, and Traffic Safety Conditions

- E.1. Access and egress to the Project shall be consistent with the Approved Plans.
- E.2. Internal sidewalks with **ADA/MAAB-compliant ramps shall be constructed as shown on the Approved Plans.** ~~along the edge of the pavement along the North side of the roadway from Cow Pond Brook Road to before the driveway for Unit 8. [The applicant notes that the proposed roadway is 24' wide for purposes of anticipating walking within the roadway. The addition of sidewalks could create times when vehicles that may be parked in the driveways may interfere with sidewalk travel.]~~
- E.3. The internal roadways to each building shall be designed and constructed as depicted on the Approved Plans.
- E.4. The Final Site/Civil Plans shall include construction details for the proposed roadway (~~Resie LaneHanson Way~~) and associated site improvements, including but not limited to roadway and pavement cross-section, curb, pavement markings, and signs.
- E.5. The Applicant shall confirm with the Groton Fire Department that ~~Resie LaneHanson provides~~ Way provides sufficient width and radii to allow for proper turning and maneuvering of fire apparatus through the site.
- E.6. The Applicant shall confirm stopping sight distances on ~~Resie LaneHanson Way~~ comply with the Town Bylaw.
- E.7. The Applicant shall ensure that signs, landscaping, and other features located within the

sight triangle areas at the intersection of Cow Pond Brook Road and ~~Resie Lane~~Hanson Way are designed, installed, and maintained so as not to impede lines of sight. Such features shall not exceed 2.5 feet in height as measured from the surface elevation of the project site roadway.

E.8. The Applicant shall promptly remove snow windrows located within sight triangle areas that exceed 2.5 feet in height or that would otherwise inhibit line of sight.

E.9. ~~Appropriate directional and safety signage shall be installed by the Applicant and maintained by the Condominium Association on the internal roadways, subject to review and approval by the Groton Fire Department. All stop signs to be installed shall be consistent with the current Manual on Uniform Traffic Control Devices standards and guidelines. The interior loop portion of the roadway shall be posted as a “No Parking” area.~~

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~~E.10.~~ Applicant shall maintain the sight distance at the entrance by limiting/trimming vegetation consistent with the Approved Plans. The sight distance shall be maintained under the Town Engineer’s supervision.

~~E.10.~~

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F. Police, Fire, and Emergency Conditions

F.1. Applicant shall confirm final layout and location of all fire safety equipment (hydrants, post indicator valves, panels, etc.) with the Groton Fire Department prior to the start of construction.

~~F.2.~~ ~~Project buildings shall be outfitted with a residential sprinkler system in accordance with NFPA Regulations.~~ The Applicant shall submit final fire alarm/~~sprinkler plans~~ to the Fire Chief for review and approval prior to construction.

Commented [JA10]: It was our understanding that sprinklers were not mandated

~~F.2.~~ ~~F.3 The Applicant shall construct a six foot (6’) high chain link fence along the Northerly property line of the Project.~~

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~~F.3.~~ ~~The Applicant will provide appropriate lighting and security measures along the internal sidewalk located north of Building 2, which security measures may include surveillance cameras and/or signage.~~

Commented [JB11]: This comment appears to be left over from another project

G. Water, Stormwater, and Utilities

G.1. The Applicant shall be responsible for the design and installation of all utilities servicing the Project.

G.2. All water infrastructure shall be installed in conformance with Town of Groton requirements. The Applicant shall consult with the Department of Public Works prior to the commencement of construction.

G.3. The service size for the domestic water service shall be verified by the Department of Public Works and information on the fire service size and requirements shall be verified by the Groton Fire Department. The Applicant shall submit information regarding the size

of both the domestic and fire services as part of Final Plans, after consultation with the Department of Public Works and the Fire Department respectively.

G.4. Stormwater management facilities shall be constructed as shown on the Final Plans, and/or as required by the Order of Conditions for the Project, if applicable.

Commented [JB12]: This is already covered in several conditions above.

G.5. The Applicant shall comply with all terms and conditions of the Order of Conditions for the Project issued by the Conservation Commission under G.L. c. 131, § 40, if required. If an Order of Conditions is required, nNo work may proceed pursuant to this Comprehensive Permit until all appeals have been exhausted and the Order is recorded in the Worcester Middlesex South District Registry of Deeds. Should appeal of the Order of Conditions result in elimination or modification of any condition of the Order of Conditions and the Applicant seeks to modify the Project based thereon, any such modification must be approved by the Board in accordance with 760 CMR 56.05(11).

Commented [JB13]: As stated previously, an Order of Conditions may not be required.

H. Completion of Infrastructure

H.1. The final infrastructure for the Project, including, but not limited to, final course of pavement meeting the Town's requirements, shall be installed prior to the issuance of the final Certificate of Occupancy for the Project, or secured by a deposit of money, a bank passbook or a tri-party agreement consistent with the procedures contained in MGL Ch 41 s 81U. The final infrastructure shall include, but not be limited to intermediate and final course of pavement, remaining landscaping, and any "punch list" items identified by the Board's engineer or the Building Inspector (the "Final Infrastructure"). Alternatively, if the Applicant desires to obtain such final Certificate of Occupancy before the completion of said Final Infrastructure, it shall deposit monetary security with the Town securing the installation and construction of such Final Infrastructure. The amount of such security and any necessary contingency shall be determined by the Board, acting reasonably and upon the advice of its consulting engineer. The form of the security agreement binding such security shall be subject to review by the Town Solicitor.

I. Off-Site Improvements

I.1. Prior to issuance of the final Certificate of Occupancy, the Applicant shall install the following off-site improvements ...: (needs additional content)

J. Other General Conditions

J.1. In accordance with 760 CMR 56.05(12)(c), this Comprehensive Permit shall expire three years from the date that the permit becomes final, unless (i) prior to that time substantial use of the Comprehensive Permit has commenced or (ii) the time period is otherwise tolled in accordance with law.

J.2. The Applicant shall comply with all local regulations of the Town of Groton and its boards, commissions, and departments unless specifically waived herein or as otherwise addressed

Chapter 40B Comprehensive Permit Decision
Heritage Landing, Cow Pond Brook Road
_____, 2024

in these conditions.

J.3. This Decision prohibits the parking or storage of any unregistered vehicle on the site, and likewise prohibits the service of any vehicles on the site, except during construction.

J.4. The landscaping shall be maintained in perpetuity. Dead or diseased plantings shall be replaced within six months in accordance with growing and weather conditions.

The plans have been modified to include common parking areas between Units 26 & 25, 24 & 23, and 6 & 7

J.4. The plans will be modified to provide a turn around area for school buses at the intersection of Cow Pond Brook Road and Hanson Way at least 75' long. A school bus waiting structure shall also be constructed at that location.

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SIGNATURE PAGE TO FOLLOW
RECORD OF VOTE

The Board of Appeals voted, at its public meeting on [DATE], to grant a Comprehensive Permit subject to the above-stated Conditions and Waivers found on Exhibit A, with this decision as attested by the signature below.

For the Board:

XXX
Chair

Filed with the Town Clerk on _____, 2024.

Town Clerk

Notice: Appeals, if any, by any party other than the Applicant, shall be made pursuant to Massachusetts General Laws, Chapter 40A, s. 17, and shall be filed within twenty (20) days after the filing of this notice in the Office of the Town Clerk, Town Hall, Groton, Massachusetts. Any appeal by the Applicant shall be filed with the Housing Appeals Committee pursuant to G. L. c. 40B, § 23, within 20 days after the filing of this notice in the Office of the Town Clerk.

DRAFT DECISION

Chapter 40B Comprehensive Permit Decision
Heritage Landing
Cow Pond Brook Road
_____, 2024

EXHIBIT A: WAIVERS

Commented [FS14]: As of March 26, 2024.

The Zoning Board’s Rules and Regulations applicable to Comprehensive Permit applications specifies that the plans will be “preliminary site development plans”.

As provided by 760 CMR 56.05 (7), an applicant for a Comprehensive Permit may request waivers from local “as-of-right” requirements and regulations, and where a project does not include subdivision approval, waivers from the subdivision requirements are not required and there shall be no requirement to obtain waivers from the special permit requirements of the district:

“(7) Waivers from Local Requirements and Regulations. The Applicant may request Waivers, as listed in its application or as may subsequently arise during the hearing, and the Board shall grant such Waivers as are Consistent with Local Needs and are required to permit the construction and operation of the Project. Zoning waivers are required solely from the “as-of-right” requirements of the zoning district where the project site is located; there shall be no requirement to obtain waivers from the special permit requirements of the district. If a Project does not request a subdivision approval, waivers from subdivision requirements are not required (although a Board may look to subdivision standards, such as requirements for road construction, as a basis for required project conditions, in which case the Applicant can seek Waivers from such requirements).” 760 Mass. Code Regs. 56.05

Local Requirement		Board Decision
Zoning Bylaw Section & Requirements	Waiver	
§ 218-2.5. Site Plan Review. B. Applicability. (1) Any application for a building permit, special permit, or certificate of occupancy (for a change of use)	As a Comprehensive Permit application, the applicant has submitted “a single application to build such housing in lieu of separate applications to the applicable local boards.” (MGL c. 40B § 21) and separate Site Plan Review by the Planning Board is not applicable or should be considered a waiver request. The following is a list of the Site Plan	

Local Requirement		Board Decision
Zoning Bylaw Section & Requirements	Waiver	
<p>involving a commercial, office, industrial, institutional, or multifamily use, or structure for such use shall be subject to site plan review.</p>	<p>Review requirements from Section 218-2.5 that the applicant is seeking specific waivers. Site Plan Review is customarily applicable to commercial development and certain of the materials customarily required for commercial developments do not apply to residential developments. Additionally, the Zoning Board’s Rules and Regulations do not require the submission of many of the materials listed under Section 218-2.5. Nevertheless, below please find a list of details that the within application may not include:</p> <p>(b) The plans may not show the locus plan at 1” = 200’.</p> <p>(b) The zoning requirements chart may not include all the data specified, but this memo describes the dimension standards that will vary from the requirements.</p> <p>(d) The submission may not include all the “calculations of storm drainage to demonstrate and assure compliance with the requirements of all applicable federal, state and local regulations and guidelines, including, but not limited to, the Department of Environmental Protection Stormwater Management Policy, as it may be amended”, but it will meet the requirements of the ZBA Rules and Regulations, and more detailed stormwater calculations will be submitted for the Stormwater Management Permit. <u>During the hearing process, the Applicant submitted a Preliminary Stormwater Management Report.</u></p> <p>(e) The submission will not include “An assessment of traffic impacts and safety conditions shall be prepared by a traffic engineer.” Reference is made to the ZBA’s Rules and Regulations wherein the ZBA may require a traffic impact report during the hearing process.</p>	

Local Requirement		Board Decision
Zoning Bylaw Section & Requirements	Waiver	
	<p><u>During the hearing process, the Applicant had a Traffic Impact and Access Study performed and submitted, which was updated and submitted in response to peer review comments and requests from the Board.</u></p> <p>(f) General landscaping information will be shown on the preliminary plan, but the submission will not include “A landscaping plan shall be prepared by a registered landscape architect that shows the location of plantings around the perimeter of the building, any buffer landscaping between parcels, and landscaping of the parking area”, some of which requirements are more applicable to commercial developments.</p> <p>(h) The submission will not include “A photometric lighting plan shall be submitted that indicates the illuminations throughout the site and onto abutting ways and properties. <u>During the hearing process the applicant submitted a photometric lighting plan within the roadway areas.</u></p> <p>The plan shall indicate the lighting hours of operation, especially shutoff times”, which information is customarily applicable to commercial, not residential, developments.</p> <p>(i) Although not specifically required by the Bylaw nor the Rules and Regulations, the submission will not include “...a development impact report that may include, but not be limited to, analysis of the impacts of the proposed project on the environment (i.e., wetlands, water resources, open space), and infrastructure and services (i.e., roadways, wastewater, schools)”, and such standards are more applicable to commercial projects.</p>	

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Commented [FS15]: Applicant expects to submit a photometric lighting plan showing compliance with Dark Skies but is leaving this waiver request in place until the photometric plan is received/submitted.

Local Requirement		Board Decision
Zoning Bylaw Section & Requirements	Waiver	
	<p>(j) The submission will not include an existing conditions plan showing all land within 500 feet of the subject property. The regulations require “Existing structures on adjacent properties within 150 feet of the property”, and we do not believe that there are any with the possible exception of the solar panel equipment on abutting Town land.</p> <p>(l) The application will not include an “Analysis of the consequence of the proposed development, evaluating the following impacts at a level of detail appropriate to the scale of the development proposed:</p> <p>[1] Natural environment: groundwater and surface water quality, groundwater level, stream flow, erosion and siltation, vegetation removal (especially unusual species and mature trees) and wildlife habitats.</p> <p>[2] Public services: need for water or sewer system improvements, need for additional public recreational facilities.</p> <p>[3] Economics: municipal costs and revenues, local business activity and local jobs.</p> <p>[4] Visual environment: visibility of buildings and parking and visual consistency with existing development in the area.” Certain of those criteria are applicable to commercial projects. The ZBA Rules and Regulations do not require the submission of such an analysis, but, subject to the limitation contained within 760CMR 56.05. 4.(a) [“Consistency with Local Needs is the central issue in all Comprehensive Permit applications before the Board. Not only must all Local Requirements and Regulations applied to the Applicant be</p>	

Commented [FS16]: Note: Applicant will comply with Massachusetts Endangered Species Act which will require conservation and management plan providing a long-term Net Benefit to the conservation of the State-listed Species.

Local Requirement		Board Decision
Zoning Bylaw Section & Requirements	Waiver	
	Consistent with Local Needs, but decisions of the Board must also be Consistent with Local Needs. The Board shall not address matters in the hearing that are beyond its jurisdiction under M.G.L. C. 40B, §§20 through 23 and 760 CMR 56.00 and that lie solely within the authority of the Subsidizing Agency”] the Board may require the submission of particular analyses during the hearing process in accordance with Section 338-34 (4). (m) The application will not include “A physical or digital three-dimensional site model.”	
Section 218-2.5. D. Procedures	The applicant anticipates that through the ZBA, the application materials will be shared with and reviewed by the Land Use Departments and other departments	
Section 218-2.5.G. (2) Site Plan submission requirements	The applicant is seeking waivers of the following (the paragraph lettering below coincides with the subparagraphs within said Section of the Bylaw): (b) The plans may not show the locus plan at 1" = 200'. (b) The zoning requirements chart may not include all the data specified, but this memo describes the dimension standards that will vary from the requirements. (d) The submission may not include all the “calculations of storm drainage to demonstrate and assure compliance with the requirements of all applicable federal, state and local regulations and guidelines, including, but not limited to, the Department of Environmental Protection Stormwater Management Policy, as it may be amended”, but it will meet the requirements of the ZBA Rules and Regulations, and more detailed stormwater calculations will be submitted for the Stormwater Management Permit. (e) The submission will not include “An assessment of traffic impacts and safety conditions shall be prepared by a traffic engineer.” Reference is	The highlighted items appear to be repeated from pages 1-5

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Local Requirement		Board Decision
Zoning Bylaw Section & Requirements	Waiver	
	<p>made to the ZBA's Rules and Regulations wherein the ZBA may require a traffic impact report during the hearing process.</p> <p>(f) General landscaping information will be shown on the preliminary plan, but the submission will not include "A landscaping plan shall be prepared by a registered landscape architect that shows the location of plantings around the perimeter of the building, any buffer landscaping between parcels, and landscaping of the parking area", some of which requirements are more applicable to commercial developments.</p> <p>(h) The submission will not include "A photometric lighting plan shall be submitted that indicates the illuminations throughout the site and onto abutting ways and properties. The plan shall indicate the lighting hours of operation, especially shutoff times", which information is customarily applicable to commercial, not residential, developments.</p> <p>(i) Although not specifically required by the Bylaw nor the Rules and Regulations, the submission will not include "...a development impact report that may include, but not be limited to, analysis of the impacts of the proposed project on the environment (i.e., wetlands, water resources, open space), and infrastructure and services (i.e., roadways, wastewater, schools)", and such standards are more applicable to commercial projects.</p> <p>(j) The submission will not include an existing conditions plan showing all land within 500 feet of the subject property. The regulations require "Existing structures on adjacent properties within 150 feet of the property", and we do not believe that there are any with the possible exception of the solar panel equipment on abutting Town land.</p> <p>(l) The application will not include an "Analysis of the consequence of the proposed development, evaluating the following impacts at a level of detail appropriate to the scale of the development proposed: [1] Natural environment: groundwater and surface water quality, groundwater level, stream flow, erosion and siltation, vegetation removal (especially unusual species and mature trees) and wildlife</p>	

Commented [FS17]: Applicant expects to submit a photometric lighting plan showing compliance with Dark Skies but is leaving this waiver request in place until the photometric plan is received/submitted.

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Local Requirement		Board Decision
Zoning Bylaw Section & Requirements	Waiver	
	<p>habitats.</p> <p>[2] Public services: need for water or sewer system improvements, need for additional public recreational facilities.</p> <p>[3] Economics: municipal costs and revenues, local business activity and local jobs.</p> <p>[4] Visual environment: visibility of buildings and parking and visual consistency with existing development in the area." Certain of those criteria are applicable to commercial projects. The ZBA Rules and Regulations do not require the submission of such an analysis, but, subject to the limitation contained within 760CMR 56.05. 4.(a) ["Consistency with Local Needs is the central issue in all Comprehensive Permit applications before the Board. Not only must all Local Requirements and Regulations applied to the Applicant be consistent with Local Needs, but decisions of the Board must also be consistent with Local Needs. The Board shall not address matters in the hearing that are beyond its jurisdiction under M.G.L. c. 40B, §§20 through 23 and 760 CMR 56.00 and that lie solely within the authority of the Subsidizing Agency"] the Board may require the submission of particular analyses during the hearing process in accordance with Section 338-34 (4). (m) The application will not include "A physical or digital three-dimensional site model."</p>	
Section 218-2.5 (H) (1) Site Plan Review	(a) "Preserve trees twelve-inch caliper or larger unless it can be demonstrated that such removal is necessary for the location of structures, roads, driveways, and utilities, and it can be further demonstrated that there were no alternatives to said removal." Development is confined to the northerly portion of the previously disturbed site in order to address the requirements of the Natural Heritage and Endangered Species Program, and if there are larger caliper trees within the development area, they may not be able to be preserved.	

Commented [FS18]: Note: Applicant will comply with Massachusetts Endangered Species Act which will require conservation and management plan providing a long-term Net Benefit to the conservation of the State-listed Species.

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Local Requirement	Waiver	Board Decision
Zoning Bylaw Section & Requirements	Waiver	
	<p>(b) “Provide for landscaping around the perimeter of all structures and the parcel as a whole, including parking areas, to the satisfaction of the Planning Board”; which standard is more applicable to commercial developments.</p> <p>(c) “Meet the requirements of Chapter 198 of the Code of the Town of Groton relating to stormwater management, soil erosion and sedimentation control, including any land disturbance activities”, which will be addressed later as part of the stormwater management permit process.</p> <p>(e) [3] “Soil logs must be submitted with the application for site plan approval. The testing should be done in accordance with Title Five, 310 CMR 15.000, for seasonal high groundwater soil mottling and infiltration rates. The testing must be witnessed by a Town representative.” Soil logs are not required by the ZBA Regulations, but the applicant expects that soil data will be part of the review by the Board of Health for the septic systems and part of the review of the Stormwater Management Permit.</p> <p>(i) “Minimize lighting intrusion onto other properties and public ways with proper arrangement and shielding, while providing for security and public safety”, which standard is applicable to non-residential developments.</p>	
Other Use and Dimensional Requirements	As a Comprehensive permit application for a multifamily development in the RA District, and partly in the Official Open Space District, waivers are requested from the follow provisions:	
218-4.2. Intention of districts.	A. R-A Residential-Agricultural District is intended as a district of single-family homes and for continuance of	

Commented [FS19]: Soil logs were submitted but applicant is correct that the review of the soil data will be done by the Board of Health.

Commented [FS20]: Board might consider condition for Dark Skies compliance which would mean deleting this listed waiver related to minimizing light intrusion.

Local Requirement		Board Decision
Zoning Bylaw Section & Requirements	Waiver	
	<p>forestry and agricultural activities. Land shown as institutional properties on the Zoning Map is so shown for descriptive purposes only and is a part of the R-A District.</p> <p>G. O Official Open-Space District is intended to include areas which have already been dedicated or used for public or semipublic uses.</p> <p>Waivers are requested whereas the proposed project calls for 40 units of residential housing (more recently reduced to 28), some of which will be within duplex/multifamily buildings (12 units per the revised proposed plan), all within a single lot with ownership to be in the form of a MGL c. 183A condominium.</p>	
<p>218-5.1 Basic Requirements A. No building or structure shall be erected, altered or used and no premises or land shall be used for any purpose or in any manner other than as regulated by § 218-5.8 and as permitted and set forth in § 218-5.2, Schedule of Use Regulations.</p>	<p>Waivers are requested whereas the proposed project calls for 40-28 units of residential housing, some of which will be within duplex/multifamily buildings (10-12 units per the proposed plan), all within a single lot with ownership to be in the form of a MGL c. 183A condominium. The appearance of the duplex units will be residential in character, but not necessarily similar to single family. Also, the criteria for multifamily uses in § 218-9.3A through C cannot be met.</p> <p>34 Single-family detached dwelling: Y</p> <p>36. Two-family attached dwelling, provided that its external appearance is not significantly different from a single family dwelling: Y</p>	

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Local Requirement		Board Decision
Zoning Bylaw Section & Requirements	Waiver	
	<p><u>38. Multifamily use, as allowed by the provisions of § 218-9.3A through C: PB</u></p> <p><u>O Official Open-Space District</u></p> <p><u>34 Single-family detached dwelling: N</u></p> <p><u>36. Two-family attached dwelling, provided that its external appearance is not significantly different from a single family dwelling: N</u></p> <p><u>38. Multifamily use, as allowed by the provisions of § 218-9.3A through C : N</u></p> <p><u>Waivers are requested whereas the proposed project calls for 40 units of residential housing, some of which will be within duplex/multifamily buildings (10 units per the proposed plan), all within a single lot with ownership to be in the form of a MGL ch 183A condominium. The appearance of the duplex units will be residential in character, but not necessarily similar to single family. Also, the criteria for multifamily uses in § 218-9.3A through C cannot be met.</u></p>	
218-6.2 Schedule of Intensity Regulations	<p>Minimum Lot Dimensions The lot will meet the minimum lot area dimensions, except that all the dwellings will be on a single lot, as follows:</p> <p>Residential Agricultural Minimum Area: 80,000 sq ft</p>	

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Local Requirement		Board Decision
Zoning Bylaw Section & Requirements	Waiver	
	<p>Official Open Space District Minimum Area n/a Proposed Area: 675,180 sq ft Residential Agricultural Minimum frontage: 225 feet Official Open Space District Minimum Frontage: na Proposed frontage: 428 feet</p> <p>The yard setback requirements are typically measured within a single lot containing a single dwelling. Waivers are requested whereas Unit 1 <u>and Unit 28</u> will be <u>21 feet and 22 feet, respectively</u>^{38'} from the front lot line (and 50 feet is required), the dwellings will be closer than 50 feet from the common driveway, the buildings may be closer than the usual 15' plus 15' side yard setback (with 25' being proposed between buildings) and there will be multiple buildings on a single lot.</p>	
218-6.3.A. Frontage	<p>(1) A building lot in any district shall have frontage on and rights of access to one or more of the following for the distance required under § 218-6.2, Schedule of Intensity Regulations.</p> <p>Waivers will be required to the degree that all the dwellings will be on a single lot with <u>shared</u> frontage</p>	
218-6.3. B. Appurtenant open space. No building setback area or other open space required for a building by this chapter shall, during the life of such building, be occupied by or counted as open	<p>Waivers will be required to the degree that all the dwellings will be on a single lot with a shared driveway.</p>	

Commented [FS21]: I assumed that "frontage" was the logical end to this sentence that stopped at the word shared.

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space for another building.		
<p>218-6.3. E. Density No more than one dwelling with accessory buildings customarily incidental thereto shall be located upon any single lot in any district, except as provided in § 218-9.1F(2), Flexible development, § 218-9.3, Multifamily use, or § 218-7.3, Town Center Overlay District. A waiver will be required whereas all the dwellings will be on a single lot.</p>	<p>Waivers are requested whereas the proposed project calls for 28 units of residential housing, some of which will be within duplex/multifamily buildings (12 units per the proposed plan), all within a single lot with ownership to be in the form of a MGL ch 183A condominium, and the criteria for other multifamily uses do not apply.</p>	
<p>218-8.1.F. Shared driveways A shared driveway shall not be adequate access except that, by special permit from the Planning Board, a shared driveway may be authorized to provide access to parking spaces on no more than three lots, provided that vehicular access to the buildable portion of each lot is possible from the street providing legal frontage to the lot without reliance on the shared driveway.</p>	<p>Waivers are requested whereas all the dwellings will be on a single lot with shared access/egress via a single private drive.</p>	
Section 381-10. E. Dead-end	As no new lots are being created by the plan, and the	

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<p>streets. (1) A dead-end street, whether temporary or permanent, shall not serve more than 10 lots nor have a pavement center-line length longer than 1,000 feet from the edge of pavement of the intersecting street to the dead-end street's most distant point unless, in the opinion of the Board, a greater length is necessitated by topography or other local conditions. A dead-end street shall not access from an existing way that is a dead-end street unless the total number of lots on the existing way and the proposed subdivision road does not exceed 12. See the Determination of Dead-end Street Length Detail.</p>	<p> dwellings are proposed to be served by a private common driveway, the proposed project is not a “Subdivision” as defined by MGL ch41 s 81M. However, the applicant wishes to point out certain access drive standards that will be unique to the project. For example:</p> <p>The units will be served by a common driveway that is in excess of 1,000 feet in length and will serve 28 units. The shared driveway will be more akin to a “Lane” as defined in the Subdivision Regulations at Section 381-3, however, it will serve more than 12 dwelling units. The construction of the common driveway will be in accordance with the standards for a Shared Driveway within Chapter 345.</p>	
<p>Section 318.10.D(4).</p>	<p>Rosie Lane<u>Hanson Way</u> is proposed as a Private Way that will be part of the Common Area of the Condominium and owned and maintained by the Condominium Association. We do not anticipate that it will be considered to be a “shared driveway” whereas the regulations limit a shared driveway as access to three (3) lots. As such, it would likely fit the definition of a “Lane” or “Minor Street”. As provided by Section 381-10. D. of the Subdivision Rules and Regulations (to the degree that they are applicable to the subject project</p>	

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	which, technically, is not a subdivision) the maximum grade of a Lane or Minor Street is 10%. The current plans show a grade of 10% at a point. To the degree that waivers are required, the applicant is requesting a waiver of Section 381.10. D (2) to allow a maximum grade of 12%, and a waiver from Section 318.10.D(4) to allow a leveling area for not more than 4% at a distance of 20 feet from the nearest edge of the intersecting traveled way.	
Section 381.10.D (5).	The applicant is also requesting a waiver from Section 381.10.D (5), to the degree that a waiver from the Subdivision Rules and Regulations are applicable, to permit the grades within the right-of-way to exceed seven feet above or below existing grade, because of the unusual existing topographic conditions of the site.	
Section 381-10, Streets	A waiver is requested where the radii at the cul – de – sac is less than 150 feet. A Fire Truck Turning Template was submitted showing that fire trucks (and buses) can make the full turnaround.	
Section 381-13, Other Improvements	A waiver is requested for construction of sidewalks on one side of the street because the project is private, the sidewalk does not connect, and it is more sustainable to limit impervious areas	
Section 381-10.E2	A waiver is requested for a different cul-de-sac geometry. A Fire Truck Turning Template was submitted showing that fire trucks (and buses) can make the full turnaround. The waiver is requested for the diameter of the closed end of at least 150 feet, a radius at the outside edge of traveled way of 62 feet, and a minimum pavement width of 24 feet within the cul-de-	

Commented [FS22]: If the ZBA wants to require as a condition a sidewalk within the development, then this waiver request should be deleted.

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	sac with 20' being provided.	
Chapter 352 Groton Stormwater Permit regulations Section 352-11.C.(5) To utilize an infiltration basin as a treatment BMP in soils with an infiltration rate greater than 2.4 inches per hour (8.27 inches per hour).	A waiver is requested in its entirety for this Section 352-11.C.(5). This is a local requirement and not in the Mass. Stormwater Handbook.	
Section 352-11.C.(7) For removing less than 80% of the TSS prior to discharge to an infiltration structure used for recharge if the discharge is within an area with a rapid infiltration rate greater than 2.4 inches per hour.	A waiver is requested in its entirety for this Section 352-11.C.(7). This is a local requirement and not in the Mass. Stormwater Handbook.	
Section 352-11.C.(15) To allow recharge in one area due to the fact that the site was once a gravel pit and has excessively drained soils.	A waiver is requested in its entirety for this Section 352-11.C.(15) This is a local requirement and not in the Mass. Stormwater Handbook.	
Section 352-13.G. To allow for certain CN numbers to be consistent with TR 55 but not Table 2 and to use “good” conditions for established lawns / grass cover and woods.	A waiver is requested in its entirety for this Section 352-13.G. This is a local requirement and not in the Mass. Stormwater Handbook.	

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Section 352-24.D.(1) To allow High Density Polyethylene (HDPE) for all drain pipes since this is the current drain pipe standard and that this project is private.	A waiver is requested in its entirety for this Section 352-24.D.(1). Reinforced concrete pipe is rarely used nowadays.	
Rules and Regulation of the Town of Groton Board of Health, specifically: Chapter 315 Subsurface Sewage Disposal Regulations (Amended May 15, 2023) Section 315-3.J. – Pump Systems: (1) All force main sewer lines used for effluent pump and grinder pump systems shall be 160 pounds flex or equal. The force main, once installed, must be pressure tested at least 15 p.s.i. for 15 minutes prior to backfill. The force main must be bedded in a minimum of six inches of sand.	This may be appropriate for a single-family dwelling type system but the Heritage Landing systems will comply with Title 5 and standard engineering practice concerning the force main pipe type and sizing since it is a commercial sized system.	
Section 315-3.J. – Pump Systems (3) Rail systems for pumps up to one horsepower shall consist of 3/4-inch PVC pipe with steel rebar within for support, or approved equal. The ends of the pipe are to	All rail systems will be as supplied by the manufacturer for the specific pumps as designed and installed.	

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be sealed to prevent effluent infiltration.		
Section 315-3.J. – Pump Systems (4) Rail systems for pumps greater than one horsepower shall consist of two-inch stainless-steel pipe.	All rail systems will be as supplied by the manufacturer for the specific pumps as designed and installed.	
Section 315-3.J. – Pump Systems (6) For effluent pump systems, there shall be a drain hole to allow effluent to drain back from the force main. The drain hole shall be installed after the check valve.	This may be appropriate for a single-family dwelling type system but we will comply with Title 5, 310CMR15.221(6) concerning this item since it is a commercial sized system. This section of Title 5 states: “All pressurized pipes shall be designed and installed to meet the following requirements: (a) to prevent freezing by being installed below the frost line, by being adequately insulated if installed above the frost line, or be self-draining; (b) to specify the appropriate class or schedule of pipe to withstand maximum pressure and/or anticipated vehicular loads; and (c) to specify appropriate thrust blocking at all angles, bends, branches, plugs and wherever else necessary to prevent disruption of proper functioning of the line.”	
Section 315-3.L. - No component of a sewage disposal system, including but not limited to the leach area, sewer line, distribution box, distribution line, septic tank, clean-out, or manhole, shall be	A portion of the piping will be required to be located under the private roadway within this site.	

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located under any portion of a public or private road right-of-way.		
Section 315—5.A. - Leaching facilities (including the proposed expansion area) must be located at least 100 feet from any wetland, watercourse, wetland vegetation, seasonal streams and drainage ditches.	Drainage ditches as mentioned above is a vague term. This could be construed to include drainage swales which may be part of the storm water design. We will maintain or exceed Title 5 setback requirements	
Section 315-5.F. - A minimum of 20 feet must be available between the edge of any street right-of-way, passageway or road line and the entire exterior perimeter of any proposed leach areas.	Passageway and road line as mentioned above are vague terms. At this point the applicant does not know the exact location of the leaching systems versus any entrance drives which may be construed as passageways or road lines.	
<p>Section 315.6 – Square Footage Requirements This section requires a 50% increase over the square footage requirements of Title 5 for conventional systems.</p> <p><u>NOTE: WE NEED TO LEARN MORE ABOUT THE REQUIREMENTS FOR THE TESTING OF FILL BROUGHT</u></p>	<p>Considering the size of the systems for this site, this is an enormous increase. This may be appropriate for a single-family dwelling, but these systems will be commercially sized with pressure dosing which provides for a more complete and uniform method of applying effluent to a leach area.</p> <p><u>IF THE REGULATIONS REQUIRE TESTING IN QUANTITIES OF MATERIAL OF LESS THAN 5,000 CUBIC YARDS, A WAIVER WILL BE REQUESTED.</u></p>	

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<u>ON TO THE SITE</u>		