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January 10, 2024

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

RE: Heritage Landing 40B/Additional Plan Revisions

Dear Members of the Board:

Enclosed, please find a revised plan of land for the Heritage Landing project. The plans are dated as revised as of January 3, 2024. As with the prior revision, the project contains 28 units. However, the project as now proposed, contains 6 duplex buildings (12 units therein) and 16 single family units. The within modification was prepared to principally address matters that arose during discussions with NHESP; for example, you will see that the stormwater basin was relocated to the edge of the Open Space Parcel, the septic field areas were moved closer to the boundaries of the lots, and overall the units were concentrated in a smaller area, resulting in additional open space.

Of course, the revised plan also pulls units away from the MIT land and away from the gun range. As was the case with the previous plan, with the number of units reduced, we expect that all septic system requirements can be fulfilled within the site (including nitrogen loading requirements), and we are optimistic that we can satisfy the requirements of the NHESP within the site.

We trust this information will be helpful.

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


Paul F. Alphen, Esq.