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January 27, 2022

Select Board
Town of Groton
173 Main Street
Groton, MA 01450

CERTIFIED MAIL 7020 0640 0002 0047 8239

RE: Heritage Landing/Cow Pond Brook Road/Application for Chapter 40B Project Eligibility/Site Approval

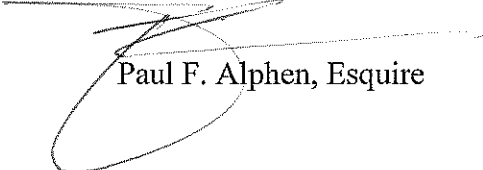
Dear Chairperson Pine, Mr. Haddad and Members of the Board,

This office represents Defcon 1, LLC, the owner of a parcel of vacant land on the easterly side of Cow Pond Brook Road containing approximately 15.5 acres and shown on Assessors' Map 248 as Parcel 42. Defcon 1, LLC or a limited dividend corporation to be created at a later date, is interested in developing the property as a home ownership residential comprehensive permit development. In that regard, one of the first steps is to submit an application to MassHousing for Chapter 40B Project Eligibility/Site Approval. Concurrent with the submission of the application, the applicant is to submit a copy of the application to the CEO of the municipality.

Enclosed, please find a REVISED hard copy of the application package with the attachments. The prior submission contained some typographical errors and we are providing the enclosed package with the errors corrected. Our clients will continue to reach out to local officials to discuss the project going forward. Meanwhile, should you have any questions please feel free to me at any time.

Thank you for your attention to this matter.

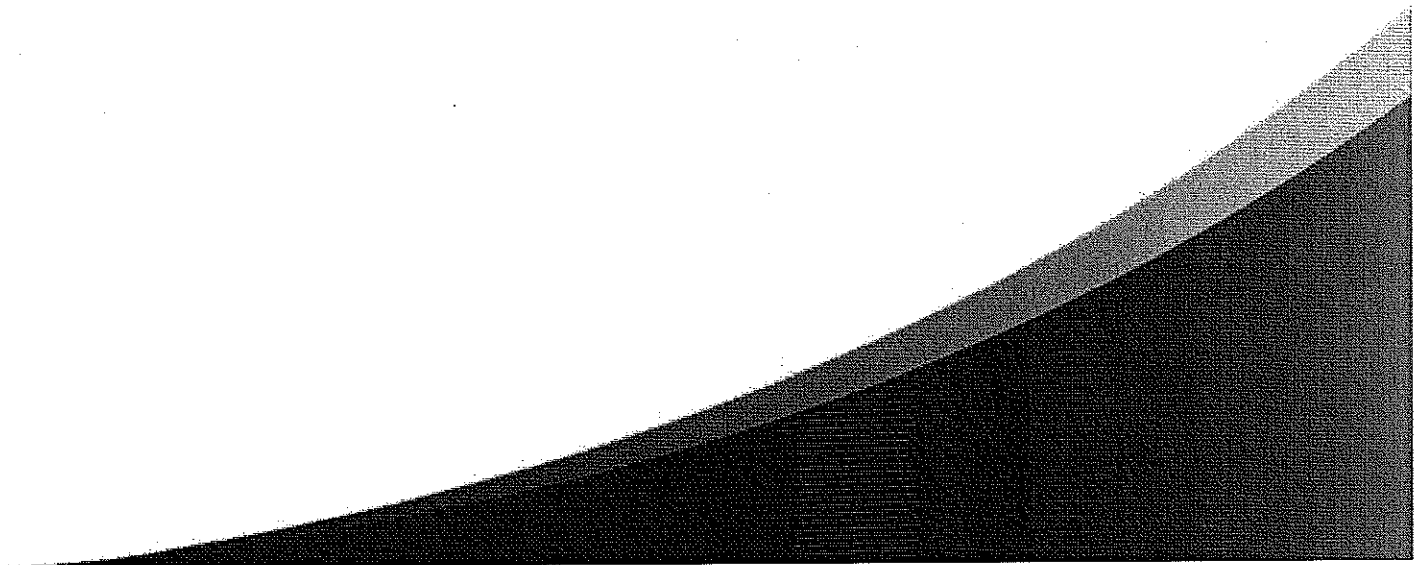
Very truly yours,
Alphen & Santos, P.C.


Paul F. Alphen, Esquire



**Comprehensive Permit
Site Approval Application
Homeownership**

www.masshousing.com | www.masshousingrental.com



Comprehensive Permit Site Approval Application/Homeownership

Attached is the Massachusetts Housing Finance Agency ("MassHousing") application form for Project Eligibility/Site Approval ("Site Approval") under the state's comprehensive permit statute (M.G.L. c. 40B, Sections 20-23 enacted as Chapter 774 of the Acts of 1969) known as "Chapter 40B". Developers seeking a comprehensive permit to construct affordable housing under Chapter 40B and intending to use a MassHousing financing program or financing through the New England Fund ("NEF") program must receive Site Approval from MassHousing. This approval (also referred to as "project eligibility approval") is a required component of any comprehensive permit application to be submitted to the local Zoning Board of Appeals of the municipality in which the development is to be located.

As part of its review of your application, MassHousing will conduct an inspection of the site and will solicit comments from the relevant municipality. MassHousing will consider any relevant concerns that the municipality might have about the proposed project or the developer. The applicant is encouraged, therefore, to make contact with the municipality prior to submitting the Site Approval application in order to ensure that the applicant understands any concerns that the municipality may be likely to raise regarding the proposed development.

In order for a project to receive Site Approval, MassHousing must determine that (i) the applicant has sufficient legal control of the site, (ii) the applicant is a public agency, non-profit organization or limited dividend organization, and (iii) the applicant and the project are generally eligible under the requirements of the MassHousing program selected by the applicant, subject to final eligibility review and approval. Furthermore, MassHousing must determine that the site of the proposed project is generally appropriate for residential development (taking into consideration municipal actions previously taken to meet affordable housing needs) and that the conceptual project design is generally appropriate for the site. In order for MassHousing to be able to make these findings (required by 760 CMR 56.04 (4)), it is important that you answer all questions in the application and include all required attachments.

Please note that MassHousing requires that all applicants meet with a member of our Planning and Programs Department staff before submitting their application. Applications for any projects that have not been the subject of a required pre-application meeting will not be accepted or processed.

Upon completion of its analysis, MassHousing will either issue a Site Approval Letter that approves, conditionally approves or denies the application. If the application is approved, the applicant should apply to the Zoning Board of Appeals within two years from the date of the Site Approval Letter (unless MassHousing extends such term in writing).

Please note that Site Approval from MassHousing does not constitute a loan commitment by MassHousing or any other financing program. All potential MassHousing financing is subject to further review and underwriting by MassHousing's Rental Lending Department.

Please be sure you have familiarized yourself with all of the applicable requirements set forth in the Chapter 40B regulations and guidelines, which can be found at

<https://www.mass.gov/doc/760-cmr-56-comprehensive-permit-low-or-moderate-income-housing/download>
www.mass.gov/hed/docs/dhcd/legal/comprehensivepermitguidelines.pdf.

Instructions for completing the Site Approval Application are included in the application form which is attached. The completed application form and all additional documentation should be sent, after your pre-application meeting has been held, to:

**Manager of Planning Programs
One Beacon Street, Boston, MA 02108**

We look forward to working with you on your proposed development. Please contact Jessica Malcolm at 617-854-1201 or jmalcolm@masshousing.com to discuss scheduling your pre-application meeting or if there is any assistance that we can provide in the meantime to make your application process a smooth and efficient one.

Our Commitment to You

MassHousing recognizes that applicants seek some measure of predictability regarding the timeframe for our processing of their applications. Our staff will endeavor to adhere to the following schedule for reviewing applications for site approval :

Within one week of receipt of your application (provided that you have attended a required pre-application meeting) a member of our staff will notify you of any of the items listed on the checklist at the end of the application form that were missing from your application package. Please note that our acknowledgement of receipt of an item does not indicate that any substantive review has yet taken place.

If your application package is missing any of the items indicated on the checklist by an asterisk, we will not be able to continue processing your application until such items are received.

If we have received the information which is crucial to the commencement of our review process, we will proceed to (i) give the municipality a period of thirty (30) days in which to submit comments relating to your proposal, (ii) schedule and conduct a site visit, and (iii) solicit bids for and commission and review an "as is" appraisal of your site.

If during our review of your application package we determine that additional information or clarification is needed, we will notify you as soon as possible. Depending on when we receive such additional information, this may affect the amount of time required for MassHousing to complete the site approval process.

Assuming that your application package was complete and that you respond in a timely manner to requests for additional information or clarification, we would expect to issue or deny your site approval within 90 days of our receipt of your application package.



**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

Section 1: GENERAL INFORMATION

Name of Proposed Project: Heritage Landing
Municipality: Groton **County:** Middlesex
Address of Site: Cow Pond Brook Road
Cross Street:
Zip Code: 01450
Tax Parcel I.D. Number(s): 248/42

Name of Proposed Development Entity TBD
(typically a single purpose entity):
Entity Type: Limited Dividend Organization
** If the Proposed Development Entity is a Non-Profit, please contact MassHousing regarding additional documentation that must be submitted.*
Has this entity already been formed? No **State Formed:** Massachusetts

Name of Applicant: George Defelice
(typically the Proposed Development Entity or its controlling entity or individual)
Applicant's Web Address:
 Does the Applicant have a related party relationship with any other member of the development team? Yes
 If yes, please explain:
 Defcon1, LLC is the owner of the property, and a new Limited Dividend Organization will be formed with some of the same principals for purposes of development.

<u>Primary Contact Information:</u>	<u>StateDesc</u>
Contact Name: George Defelice	Relationship to Applicant:
Company Name:	
Address: 390 Broadway Rd	
Municipality: Dracut	State: Massachusetts Zip: 01826
Phone: 978-452-6967	Cell Phone: 978-815-8340
Email: gdefelice@defelicecorp.com	

Secondary Contact Information:

Contact Name: Paul F. Alphen, Esq	Relationship to Applicant:	
Company Name: Alphen & Santos, P.C.	Attorney	
Address: 200 Littleton Road		
Municipality: Westford	State: Massachusetts	Zip: 01886
Phone: 9786923107	Cell Phone: 978-204-6351	
Email: palphen@alphensantos.com		

Additional Contact Information:

Contact Name:	Relationship to Applicant:	
Company Name:		
Address:		
Municipality:	State:	Zip:
Phone:	Cell Phone:	
Email:		

Anticipated Financing: MassHousing

Name of Lender (if not MassHousing financed):

Age Restriction: None

Brief Project Description:

Residential development with 28 single family units and 12 duplex units; total units: 40. Approx. 1,400 ft of roadway. Units are proposed to have 2.5 stories with the MB on the first floor with a total of 3 bedrooms, each with an attached garage.

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

Section 2: EXISTING CONDITIONS / SITE INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the site is generally appropriate for residential development.

Buildable Area Calculations	(Acres)	
	Total Site Area:	15.50
	Wetland Area (per MA DEP):	0.00
	Flood Hazard Area (per FEMA):	0.00
	Endangered Species Habitat (per MESA):	5.91
	Conservation / Article 97 Land:	0.00
	Protected Agricultural Land (i.e. EO 193):	0.00
	Other Non-Buildable:	0.00
	Total Non-Buildable Area:	5.91
	Total Buildable Area:	9.59

Current use of the site and prior use if known:

Vacant. Former gravel removal operation.

Is the site located entirely within one municipality? Yes

If not, in what other municipality is the site located?

How much land is in each municipality?

Additional Site Addresses:

Current zoning classification and principal permitted uses:

RA: agriculture, residential

Previous Development Efforts

Please list any previous applications pertaining to construction on or development of the site, including (i) type of application (comprehensive permit, subdivision, special permit, etc.); (ii) application filing date; (iii) date of denial, approval or withdrawal. Also indicate the current Applicant's role, if any, in the previous applications.

Note that, pursuant to 760 CMR 56.03 (1), a decision of a Zoning Board of Appeals to deny a Comprehensive Permit, or (if the Statutory Minima defined at 760 CMR 56.03 (3) (b or c) have been satisfied) grant a Comprehensive Permit with conditions, shall be upheld if a related application has previously been received, as set forth in 760 CMR 56.03 (7).

A prior owner obtained a Special Permit in 2004 for a 48 unit subsidized elderly housing project. The permit was extended in 2006, but never exercised. The approved site plan is attached as the "By Right Site Plan"

To the best of your knowledge, has this site ever been rejected for project eligibility/site approval by another subsidizing agency or authority? No

If Rejected, Please Explain:

Existing Utilities and Infrastructure	Yes/No	Description
Wastewater- private wastewater treatment	Yes	Site to be served by onsite septic
Wastewater - public sewer	No	Not available
Storm Sewer	No	Not available
Water-public water	Yes	Applicant to extend public water to site
Water-private well	No	
Natural Gas	Yes	
Electricity	Yes	
Roadway Access to Site	Yes	Abutting public way
Sidewalk Access to Site	No	
Other	No	

Describe Surrounding Land Uses:

Groton solar farm and DPW facility; conservation land; parks/ball fields; residential

Surrounding Land Use/Amenities	Distance from Site	Available by Public Transportation?
Shopping Facilities	5.90	No
Schools	6.40	No
Government Offices	5.70	No
Multi-Family Housing	7.00	No
Public Safety Facilities	4.30	No
Office/Industrial Uses	5.50	No
Conservation Land	0.01	No
Recreational Facilities	0.01	No
Houses of Worship	5.60	No
Other	0.00	N/A

Public transportation near the Site, including type of transportation and distance from site:

Site Characteristics and Development Constraints

Are there any easements, rights of way or other restrictions of record affecting the development of the site?	No
Is there any evidence of hazardous, flammable or explosive material on the site?	No
Is the site, or any portion thereof, located within a designated flood hazard area?	No
Does the site include areas designated by Natural Heritage as endangered species habitat?	Yes
Are there documented state-designated wetlands on the site?	No
Are there documented vernal pools on the site?	No
Is the site within a local or state Historic District or listed on the National Register or Historic Places?	No
Has the site or any building(s) on the site been designated as a local, state or national landmark?	No
Are there existing buildings and structures on site?	No
Does the site include documented archeological resources?	No
Does the site include any known significant areas of ledge or steep slopes?	No

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

Section 3: PROJECT INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that the proposed project appears generally eligible under the requirements of the housing subsidy program and that the conceptual project design is generally appropriate for the site.

Construction Type: New Construction

Total Dwelling Units:	40	Total Number of Affordable Units:	10
Number of Market Units:	30	Number of AMI 50% Affordable Units:	0
		Number of AMI 80% Affordable Units:	10

Unit Information:

Unit Type	Bedrooms	Baths	# Of Units	Unit Sq. Ft.	Sales Price	Condo/HO Fee
Market	3 Bedroom	2.5 Bat	23	1,700	\$480,303	\$500
Affordable Unit - Below 80%	3 Bedroom	2.5 Bat	5	1,700	\$200,000	\$500
Market	3 Bedroom	2.5 Bat	7	1,700	\$425,000	\$500
Affordable Unit - Below 80%	3 Bedroom	2.5 Bat	5	1,700	\$218,819	\$500

Approach to calculating any additional fees relating to Condominium Association or Homeowners Association:

Shared cost of roadway and storm water system maintenance, common septic system, landscaping and related insurance, taxes and admin expenses to be paid equally by all unit owners

Percentage of Units with 3 or More Bedrooms: 100

** Note that the January 17, 2014 Interagency Agreement Regarding Housing Opportunities for Families with Children requires that at least 10% of the units in the Project must have three (3) or more bedrooms. Evidence of compliance with this requirement must be provided at Final Approval.*

Handicapped Accessible Units - Total:	10	Market Rate:	5	Affordable:	5
Gross Density (units per acre):	2.5806	Net Density (units per buildableacre):	2.5806		

Building Information

Building Type	Building Style	Construction Type	Stories	Height	GFA	Number Bldg
Residential	Single family detached	Construction	2	34	1,700	30
Residential	Townhouse	Construction	2	34	1,700	5

Will all features and amenities available to market unit residents also be available to affordable unit residents?

Yes

If not, explain the differences:

Parking

Total Parking Spaces Provided: 80 **Ratio of Parking Spaces to Housing Units:** 2.00

Lot Coverage

Buildings: 25%	Parking and Paved Areas: 25%
Usable Open Space: 50%	Unusable Open Space: 0%
Lot Coverage: 50%	

Does project fit definition of "Large Project" (as defined in 760 CMR 56.03 (6))?

No

Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects

Section 4: SITE CONTROL

Grantor/Seller:

Grantee/Buyer:

Grantee/Buyer Type: Applicant

If Other, Explain:

Are the Parties Related? No

For Deeds or Ground Leases:

Date(s) of Deed(s) or Ground Leases(s): 09/14/2018

Purchase Price: \$400,000

For Purchase and Sales Agreements or Option Agreements:

Date of Agreement:

Expiration Date:

Date of Extension (if extension granted):

New Expiration Date (if extension granted):

Purchase Price: \$0

Will any easements or rights of way over other properties be required in order to develop the site as proposed? No

If Yes, Current Status of Easement: Owned by Development Entity

Date(s) of Easements(s):

For Easements:

Date of Agreement:

Purchase Price: 0.00

For Easement Purchase and Sales Agreements or Easement Option Agreements:

Expiration Date:

Date of Extension (if extension granted):

New Expiration Date (if extension granted)

Purchase Price: \$0

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

Section 5: FINANCIAL INFORMATION

In order to issue Site Approval, MassHousing must find (as required by 760 CMR 56.04 (4)) that an initial pro forma has been reviewed and that the Proposed Project appears financially feasible and consistent with the Chapter 40B Guidelines, and that the Proposed Project is fundable under the applicable program.

Initial Capital Budget

Sales / Revenue

Market: 14,021,969
Affordable: \$2,094,095
Related Party: \$0
Other Income: \$0
Total Sales/Revenue: 16,116,064

Pre-Permit Land Value

Item	Budgeted
As-Is Market Value*:	\$400,000
Reasonable Carrying Costs:	34,300
Subtotal - Pre-Permit Land Value:	\$434,300

** As-Is market value to be determined by a MassHousing commissioned appraisal*

Uses (Costs)

Item	Budgeted
Acquisition Cost (Actual):	
Actual Acquisition Cost: Land	\$400,000
Actual Acquisition Cost: Buildings	\$0
Reasonable Carrying Costs	\$34,300
Total Acquisition Cost (Actual)	\$434,300
Construction Costs-Residential Construction Costs (Hard Costs):	
Building Structure Costs	\$9,169,679
Hard Cost Contingency	\$100,886
Subtotal - Residential Construction (Hard Costs)	\$9,270,565
Construction Costs-Site Work (Hard Costs):	
Earth Work	\$233,000
Utilities: On-Site	\$151,000
Utilities: Off-Site	\$179,000
Roads and Walks	\$308,000
Site Improvement	\$51,000
Lawns and Plantings	\$198,000
Geotechnical Condition	\$0
Environmental Remediation	\$20,000
Demolition	\$0
Unusual Site Conditions/Other Site Work	\$25,000
Subtotal - Site Work (Hard Costs)	\$1,165,000
Construction Costs-General Conditions, Builders Overhead and Profit (Hard Costs):	
General Conditions	\$50,000
Builder's Overhead	\$209,000
Builder's Profit	\$485,000
Subtotal - General Conditions, Builder's Overhead & Profit	\$744,000
General Development Costs (Soft Costs):	
Appraisal and Marketing Study <i>(not 40B "As Is" Appraisal)</i>	\$10,000
Lottery	\$0
Commissions/Advertising-Affordable	\$0
Commissions/Advertising-Market	\$547,925
Model Unit	\$8,000
Closing Costs <i>(unit sales)</i>	\$136,062
Real Estate Taxes	\$10,700
Utility Usage <i>(during construction)</i>	\$2,500
Insurance <i>(during construction)</i>	\$154,000

Security <i>(during construction)</i>	\$0
Inspecting Engineer <i>(during construction)</i>	\$15,000
Construction Loan Interest	\$680,000
General Development Costs (Soft Costs) - continued	

Item	Budgeted
Fees to Construction Lender:	\$18,000
Fees to Other Lenders:	\$0
Architectural	\$6,400
Engineering	\$110,000
Survey, Permits, etc.	\$13,500
Clerk of the Works	\$200,000
Construction Manager	\$0
Bond Premiums <i>(payment/performance/lien bond)</i>	\$0
Legal	\$60,000
Title <i>(including title insurance)</i> and Recording	\$1,000
Accounting and Cost Certification <i>(incl. 40B)</i>	\$30,000
Relocation	\$0
40B Site Approval Processing Fee	\$7,650
40B Technical Assistance / Mediation Fee	\$4,700
40B Land Appraisal Cost <i>(as-is value)</i>	\$4,500
40B Final Approval Processing Fee	\$2,500
40B Subsidizing Agency Cost Certification Examination Fee	\$7,500
40B Monitoring Agent Fee	\$10,700
40B Surety Fees	\$0
Other Financing Fees	\$0
Development Consultant	\$0
Other Consultant:	\$0
Other Consultant:	\$0
Soft Cost Contingency	\$220,600
Other Development Costs	\$0
Subtotal - General Development Costs (Soft Costs)	\$2,261,237

Developer Overhead:	
Developer Overhead	\$317,160
Subtotal Developer Fee and Overhead	\$317,160

Summary of Subtotals

Item	Budgeted
Sales/Revenue	\$16,116,064
Pre-Permit Land Value	\$434,300
Residential Construction	\$9,270,565
Site Work (Hard Costs)	\$1,165,000
General Conditions, Builder's Overhead & Profit (Hard Costs)	\$744,000
General Development Costs (Soft Costs)	\$2,261,237
Developer Fee and Overhead	\$317,160

Summary

Total Sales/Revenue	\$16,116,064
Total Uses (TDC)	\$14,192,262
Profit (Loss) from Sales Revenue	\$1,923,802
Percentage of Profit (Loss) Over the Total Development Costs (TDC)	13.5553

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

Section 6: APPLICANT QUALIFICATIONS, ENTITY INFORMATION, AND CERTIFICATION

In order to issue Site Approval MassHousing must find (as required by 760 CRM 56.04 (4)) that the applicant is either a non-profit public agency or would be eligible to apply as a Limited Dividend Organization and meets the general eligibility standards of the program.

Development Team:

Company Name	Contact Name	Contact Role	Applicant	Dev Entity	Primary
TBD	George Defelice	Contractor	Yes	No	No
	George Defelice	Developer	No	Yes	No
	Leon Constantine	Developer	No	No	No
Jozokos Architecture, Inc	Jim Jozokos	Consultant - Architect and Engineering	No	No	Yes
George Defelice	George Defelice	Developer	No	No	Yes
Alphen & Santos, P.C.	Paul F. Alphen, Esq	Attorney	No	No	Yes

Entities Responsible for Development Tasks:

Development Task	Developer / Applicant	Contact Name / Company
Architecture and Engineering	No	Jozokos Architecture, Inc, Jim Jozokos
Construction Management	No	Leon Constantine
Finance Package	No	George Defelice, George Defelice
Local Permitting	No	Alphen & Santos, P.C., Paul F. Alphen

Affiliated Entities:

Company Name	Individual Name	Affiliation	Relation
Defcon1, LLC		Principals and Controlling Entity	Applicant

Previous Applications:

Project Name:	Filing Date:
Municipality:	Decision Date:
Subsidizing Agency:	Decision:
Type:	Other Reference:

Certification and Acknowledgement

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

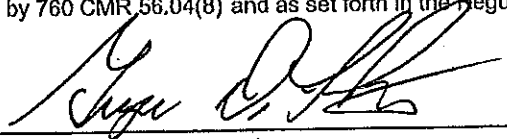
(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

Signature: 
 Name: George Defelice
 Title: President
 Date: 1/4/2002

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

Section 7: NOTIFICATION AND FEES

Notices

Event	Date
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Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing:	
Date of Pre-Application Meeting with MassHousing:	09/01/2021
Date copy of complete application sent to chief elected office of municipality:	01/14/2022
Date notice of application sent to DHCD:	01/19/2022

Fees

All fees that are payable to MassHousing should be sent via ACH/Wire Transfer. Please contact MassHousing for the ACH/Wire Transfer instructions.

Fees payable to the Massachusetts Housing Partnership should be sent directly to MHP with the MHP Cover Letter

Fee	Amount	Instructions
MassHousing Application Processing Fee:	\$7,650	payable to MassHousing
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)
Unit Fee:	\$2,000	(\$50 per Unit)
Total TA/Mediation and Unit Fee:	\$4,500	(Payable to Massachusetts Housing Partnership)

Land Appraisal Cost: You will be required to pay for an "as-is" market value appraisal of the Site to be commission by MassHousing. MasHousing will contact you once a quote has been received for the cost of the appraisal.

SUSTAINABLE DEVELOPMENT CRITERIA SCORECARD

MassHousing encourages housing development that is consistent with sustainable development designs and green building practices. Please provide information indicating that your development complies with either Method 1 or Method 2 of the Sustainable Development Principles

Method 1 - Redevelop First

If Rehabilitation:

Rehabilitation/Redevelopment/Improvements to Structure	No
Rehabilitation/Redevelopment/Improvements to Infrastructure	No

If New Construction:

- Contributes to revitalization of town center or neighborhood	Yes
- Walkable to:	
(a) transit	No
(b) downtown or village center	No
(c) school	No
(d) library	No
(e) retail, services, or employment center	No
- Located in municipally-approved growth center	No

Explanation (Required):

Project includes the extension of the municipal water line which will serve additional homeowners.

Method 2 - Consistency with Sustainable Development Principals

Development meets a minimum of **five (5)** of the Commonwealth's *Sustainable Development Principles* as shown in the next section below.

If the development involves strong municipal support, the development need only meet four (4) of the Sustainable Development Principles. However, one (1) of the Principles met must be **Protect Land and Ecosystems**. Please check the applicable boxes within the "Optional - Demonstration of Municipal Support" section below, include an explanation in the box if necessary and provide attachments where applicable.

Optional - Demonstration of Municipal Support

- Letter of Support from the Chief Elected Official of the municipality * No
- Housing development involves municipal funding No
- Housing development involves land owned or donated by the municipality No

**Other acceptable evidence: Zoning variance issued by ZBA for project; Minutes from Board of Selectman meeting showing that project was discussed and approved, etc.*

Explanation (Required)

Please explain at the end of each category how the development follows the relevant *Sustainable Development Principle(s)* and explain how the development demonstrates each of the checked "X" statements listed under the *Sustainable Development Principle(s)*.

(1) Concentrate Development and Mix Uses

Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes.

- Higher density than surrounding area Yes
- Mixes uses or adds new uses to an existing neighborhood No
- Includes multi-family housing Yes
- Utilizes existing water/sewer infrastructure No
- Compact and/or clustered so as to preserve undeveloped land Yes
- Reuse existing sites, structured, or infrastructure Yes
- Pedestrian friendly No
- Other (discuss below No

Explanation (Required)

Project will reuse a former earth removal location, and employs some multi family units and higher density than the otherwise permitted 1 unit per 2 acre requirement.

(2) Advance Equity & Make Efficient Decisions

Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions .

Promote development in accordance with smart growth and environmental stewardship.

- Concerted public participation effort (beyond the minimally required public hearings) No
- Streamlined permitting process, such as 40B or 40R Yes
- Universal Design and/or visitability No
- Creates affordable housing in middle to upper income area and/or meets regional need Yes
- Creates affordable housing in high poverty area No
- Promotes diversity and social equity and improves the neighborhood Yes
- Includes environmental cleanup and/or neighborhood improvement in an Environmental Justice Community No
- Other (discuss below) No

Explanation (Required)

(3) Protect Land and Ecosystems

Protect and restore environmentally sensitive lands, natural resources, agricultural lands, critical habitats, wetlands and water resources, and cultural and historic landscapes. Increase the quantity, quality and accessibility of open spaces and recreational opportunities.

- Creation or preservation of open space or passive recreational facilities No
- Protection of sensitive land, including prime agricultural land, critical habitats, and wetlands No
- Enviromental remediation or clean up Yes
- Responds to state or federal mandate (e.g., clean drinking water, drainage, etc.) No
- Eliminates or reduces neighborhood blight No
- Addresses public health and safety risk No
- Cultural or Historic landscape/existing neighborhood enhancement No
- Other (discuss below) No

Explanation (Required)

(4) Use Natural Resources Wisely

Construct and promote developments, buildings, and infrastructure that conserve natural resources by reducing waste and pollution through efficient use of land, energy, water and materials.

- Uses alternative technologies for water and/or wastewater treatment No
- Uses low impact development (LID) for other innovative techniques Yes
- Other (discuss below) No

Explanation (Required)

(5) Expand Housing Opportunities

Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and single-family homes, in a way that is compatible with a community's character and vision and with providing new housing choices for people of all means.

- Includes rental units, including for low/mod households No
- Includes homeownership units, including for low/mod households Yes
- Includes housing options for special needs and disabled population No
- Expands the term of affordability Yes
- Homes are near jobs, transit and other services No
- Other (discuss below) No

Explanation (Required)

(6) Provide Transportation Choice

Maintain and expand transportation options that maximize mobility, reduce congestion, conserve fuel and improve air quality. Prioritize rail, bus, boat, rapid and surface transit, shared-vehicle and shared-ride services, bicycling and walking. Invest strategically in existing and new passenger and freight transportation infrastructure that supports sound economic development consistent with smart growth objectives.

- Walkable to public transportation No
- Reduces dependence on private automobiles (e.g., provides previously unavailable shared transportation, such as Zip Car or shuttle buses) No
- Increased bike and ped access No
- For rural areas, located in close proximity (i.e., approximately one mile) to a transportation corridor that provides access to employment centers, retail/commercial centers, civic or cultural destinations No
- Other (discuss below) No

Explanation (Required)

(7) Increase Job and Business Opportunities

Attract businesses and jobs to locations near housing, infrastructure, and transportation options. Promote economic development in industry clusters. Expand access to education, training and entrepreneurial opportunities. Support growth of local businesses, including sustainable natural resource-based businesses, such as agriculture, forestry, clean energy technology and fisheries.

- Permanent Jobs No
- Permanent jobs for low- or moderate- income persons No
- Jobs near housing, service or transit No
- Housing near an employment center No
- Expand access to education, training or entrepreneurial opportunities No
- Support local business No
- Support natural resource-based businesses (i.e., farming, forestry, or aquaculture) No
- Re-uses or recycles materials from a local or regional industry's waste stream No
- Support manufacture of resource-efficient materials, such as recycled or low-toxicity materials No
- Support businesses that utilize locally produced resources such as locally harvested wood or agricultural products No
- Other (discuss below) No

Explanation (Required)

(8) Promote Clean Energy

Maximize energy efficiency and renewable energy opportunities. Support energy conservation strategies, local clean power generation, distributed generation technologies, and innovative industries. Reduce greenhouse gas emissions and consumption of fossil fuels.

- Energy Star or Equivalent* Yes
- Uses renewable energy source, recycled and/or non-/low-toxic materials, exceeds the state energy code, is configured to optimize solar access, and/or otherwise results in was reduction and conservation of resources No
- Other (discuss below) No

*All units are required by MassHousing to be Energy Star Efficient. Please include in your explanation a description of how the development will meet Energy Star criteria.

Explanation (Required)

(9) Plan Regionally

Support the development and implementation of local and regional, state and interstate plans that have broad public support and are consistent with these principles. Foster development projects, land and water conservation, transportation and housing that have a regional or multi-community benefit. Consider the long term costs and benefits to the Commonwealth.

- Consistent with a municipally supported regional plan No
- Addresses barriers identified in a Regional Analysis of Impediments to Fair Housing No
- Measureable public benefit beyond the applicant community No
- Other (discuss below) No

Explanation (Required)

**Application for Chapter 40B Project Eligibility / Site Approval
for MassHousing-Financed and New England Fund ("NEF") Homeownership Projects**

Section 7. NOTIFICATION AND FEES

Notices

Event	Date
-------	------

Date(s) of meetings, if any, with municipal officials prior to submission of application to MassHousing:
 Date of Pre-Application Meeting with MassHousing: 09/01/2021
 Date copy of complete application sent to chief elected office of municipality:
 Date notice of application sent to DHCD:

Fees

All fees that are payable to MassHousing should be sent via ACH/Wire Transfer. Please contact MassHousing for the ACH/Wire Transfer instructions.

Fees payable to the Massachusetts Housing Partnership should be sent directly to MHP with the MHP Cover Letter

Fee	Amount	Instructions
MassHousing Application Processing Fee:	\$7,650	payable to MassHousing
Chapter 40B Technical Assistance/Mediation Fee:	\$2,500	(Limited Dividend Sponsor \$2,500, Non-Profit or Public Agency Sponsor \$1,000)
Unit Fee:	\$2,000	(\$50 per Unit)
Total TA/Mediation and Unit Fee:	\$4,500	(Payable to Massachusetts Housing Partnership)

Land Appraisal Cost: You will be required to pay for an "as-is" market value appraisal of the Site to be commissioned by MassHousing. MassHousing will contact you once a quote has been received for the cost of the appraisal.

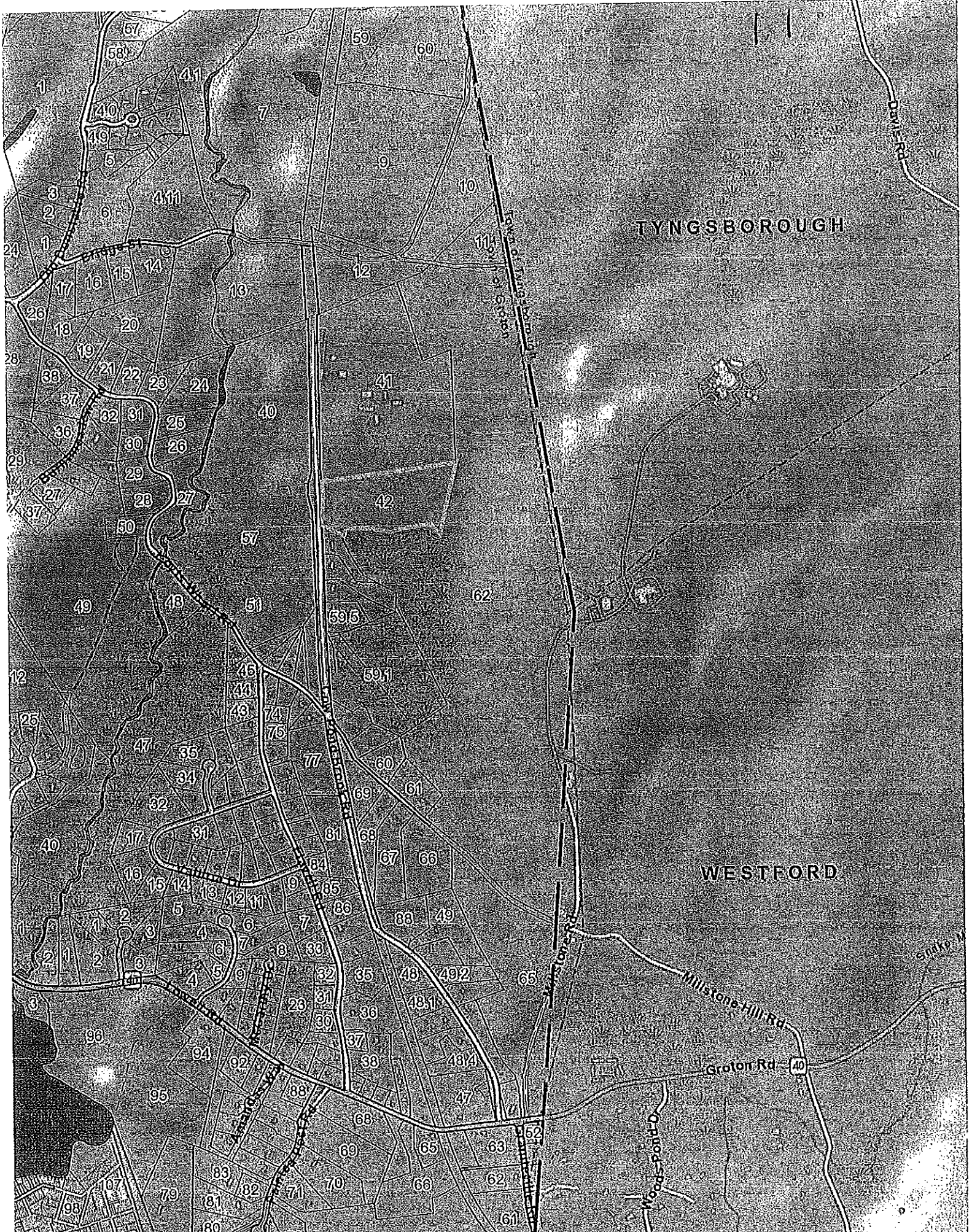
GENERAL ATTACHMENTS

1.1 Location Map: locus

1.1 Location Map: usgs map

1.2 Tax Map: Assessors' Map

1.3 Directions



TYNGSBOROUGH

WESTFORD

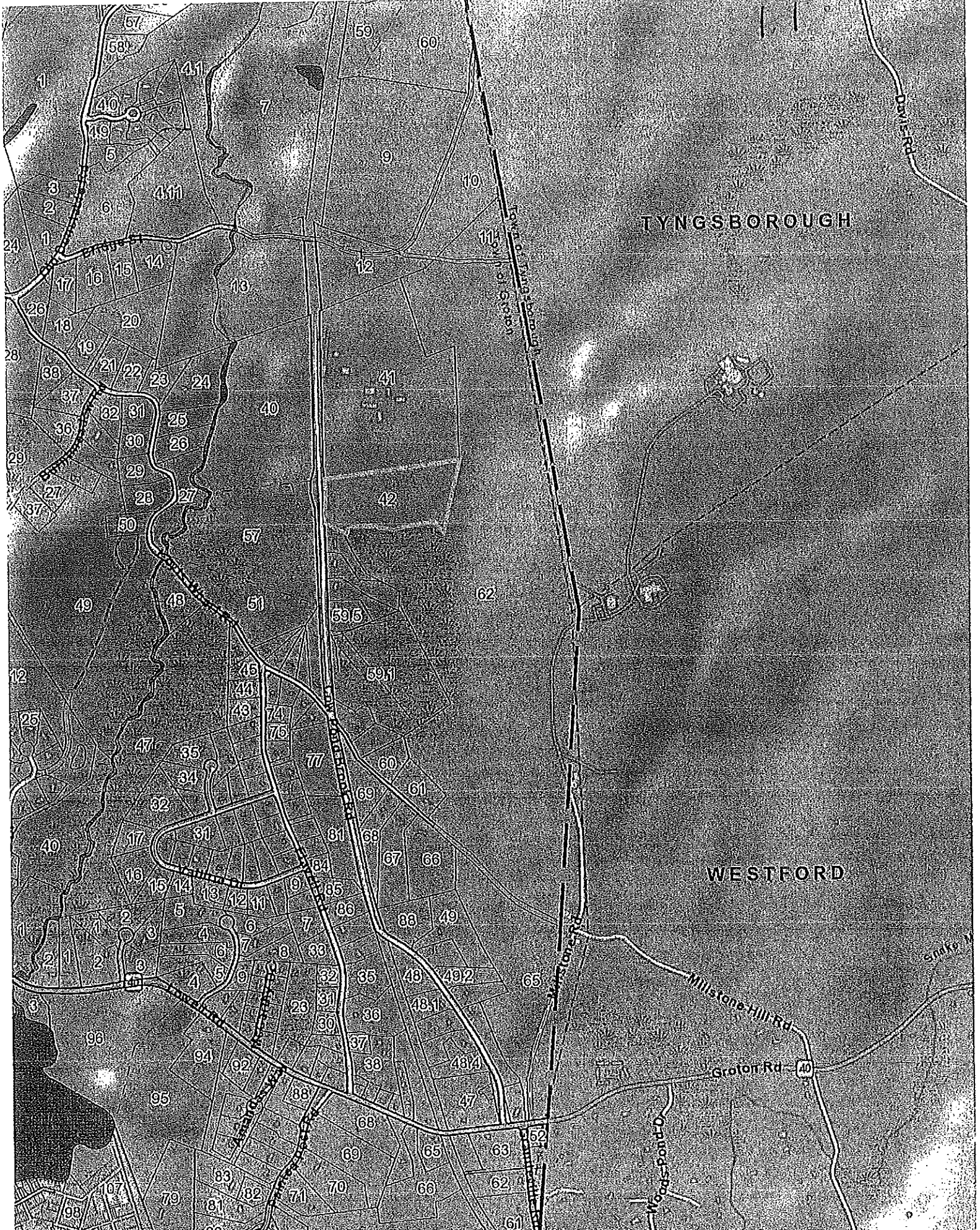
Millstone Hill Rd

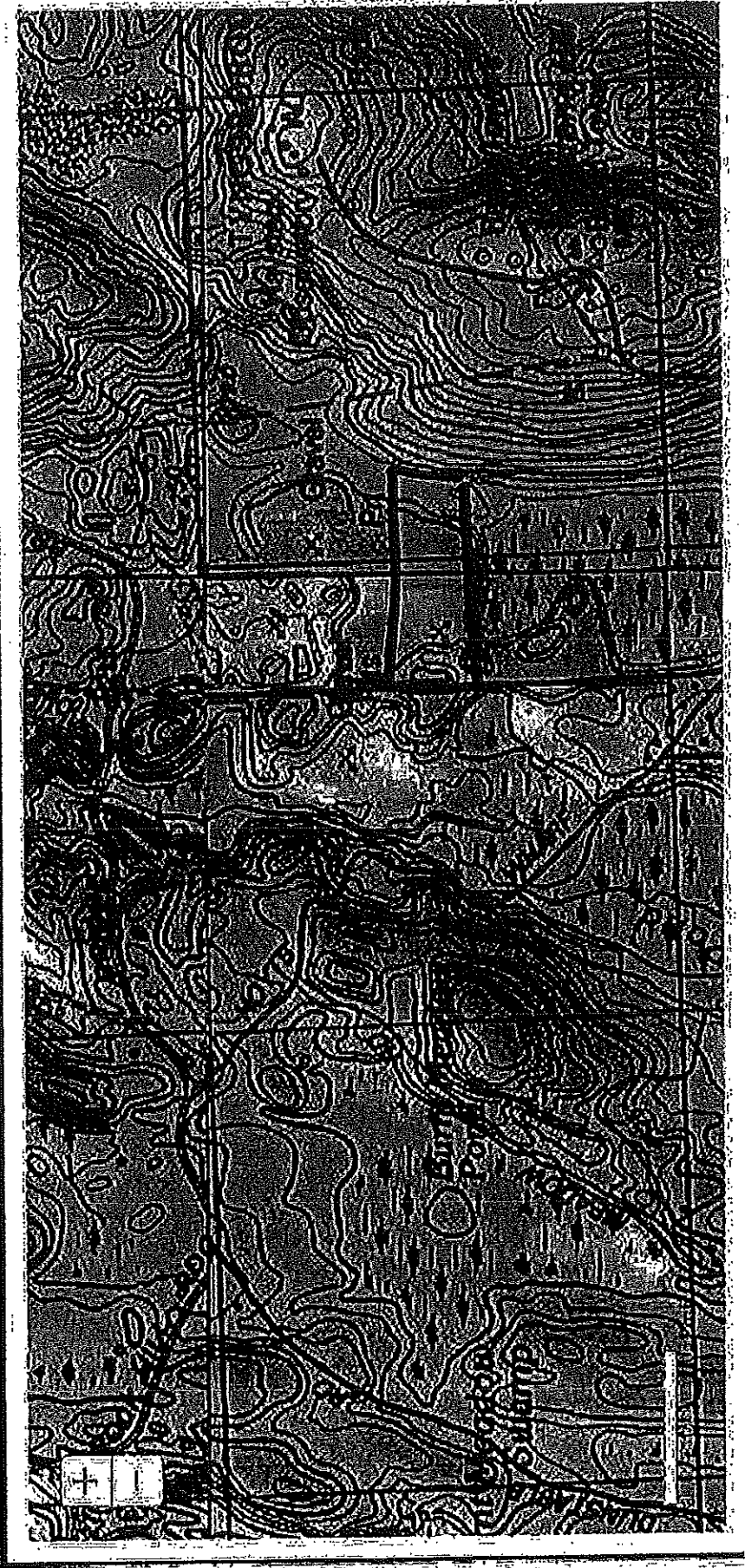
Grafton Rd 40

Wood Pond Rd

Darts Rd

Snake M





[Questions about sites/data?](#)

[Feedback on this web site](#)

[Automated retrievals](#)

[Help](#)

[Data Tips](#)

[Explanation of terms](#)

[Subscribe for system changes](#)

[News](#)

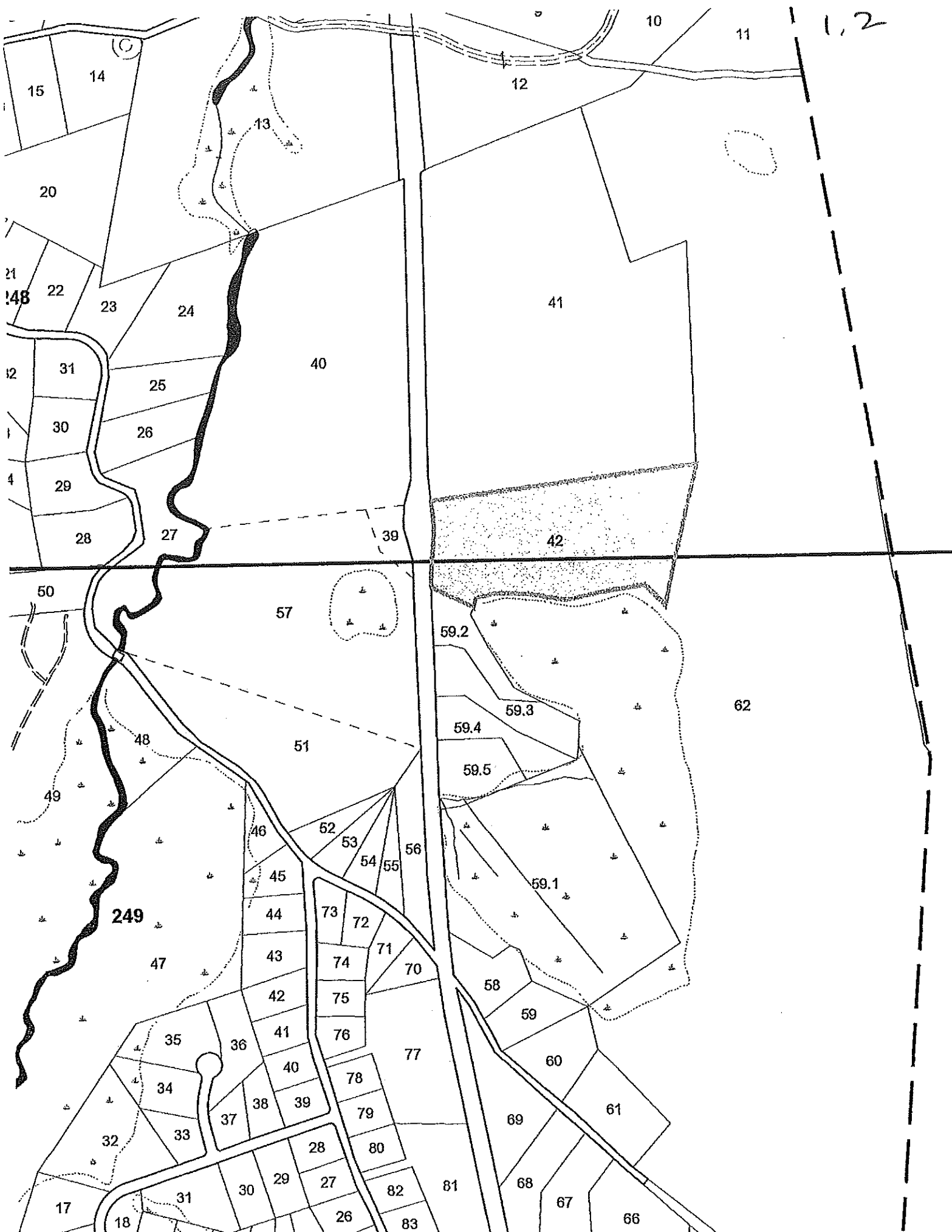
[Accessibility](#)

[FOIA](#)

[Privacy](#)

[Policies and Notices](#)

1.1



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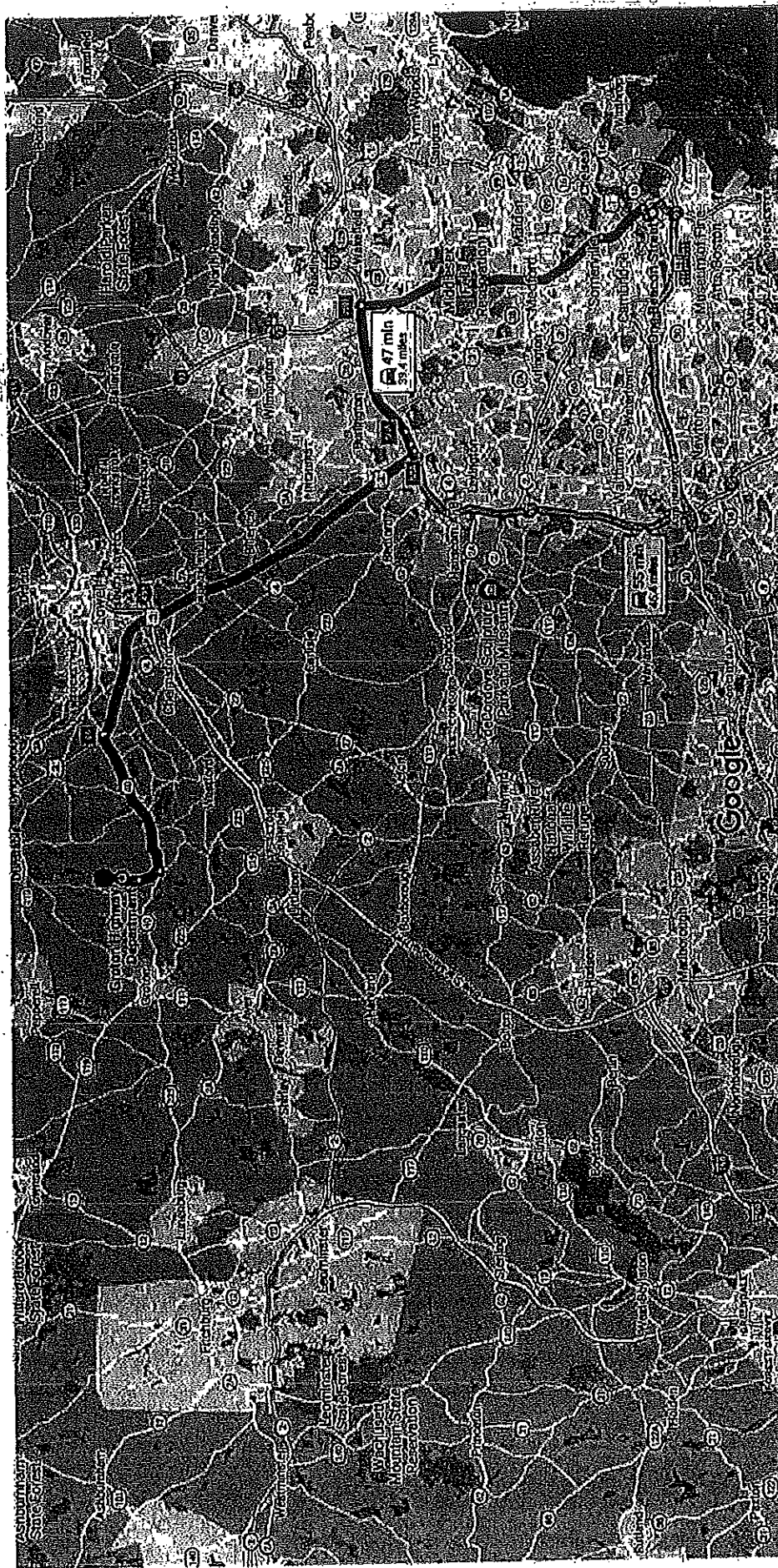
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67

66

Google Maps One Beacon Street to Groton Highway Department

Drive 39.4 miles, 47 min



Map data ©2021 2 mi

One Beacon Street

1 Beacon St, Boston, MA 02108

Take I-93 N, I-95 S and US-3 N to MA-40 W in Chelmsford.

Take exit 86 from US-3 N

37 min (32.8 mi)

1.3

- ↑ 1. Head north on Somerset St toward Pemberton Square 230 ft
- ↙ 2. Somerset St turns left and becomes Ashburton Pl 203 ft
- ↗ 3. Slight right toward Bowdoin St 217 ft
- ↗ 4. Continue onto Bowdoin St 0.1 mi
- ↗ 5. Turn right onto Cambridge St 443 ft
- ↙ 6. Turn left onto Sudbury St 0.3 mi
- ↙ 7. Turn left to merge onto I-93 N 1.8 mi
- ↙ 8. Keep left to stay on I-93 N 8.9 mi
- ↘ 9. Take exit 28B to merge onto I-95 S toward Waltham 5.1 mi
- ↘ 10. Take exit 50A-50B for US-3 N/Middlesex Turnpike toward Lowell/Burlington 0.5 mi
- ↙ 11. Keep left to continue toward US-3 N 0.2 mi
- ↘ 12. Keep right at the fork to continue on Exit 50A, follow signs for I-95 S/US-3 N/Lowell 0.3 mi
- ↗ 13. Continue onto US-3 N 14.9 mi
- ↘ 14. Take exit 86 to merge onto MA-40 W toward Westford 0.4 mi

11/9/21, 11:40 AM

Continue on MA-40 W. Drive to Cow Pond Brook Rd in

Groton

12 min (6.6 mi)

15. Merge onto MA-40 W

5.2 mi

16. Turn right onto Cow Pond Brook Rd

0.9 mi

17. Continue straight to stay on Cow Pond Brook Rd

0.5 mi

Groton Highway Department

600 Cow Pond Brook Rd, Groton, MA 01450

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

SITE INFORMATION ATTACHMENTS

2.1 Existing Conditions Plan existing conditions

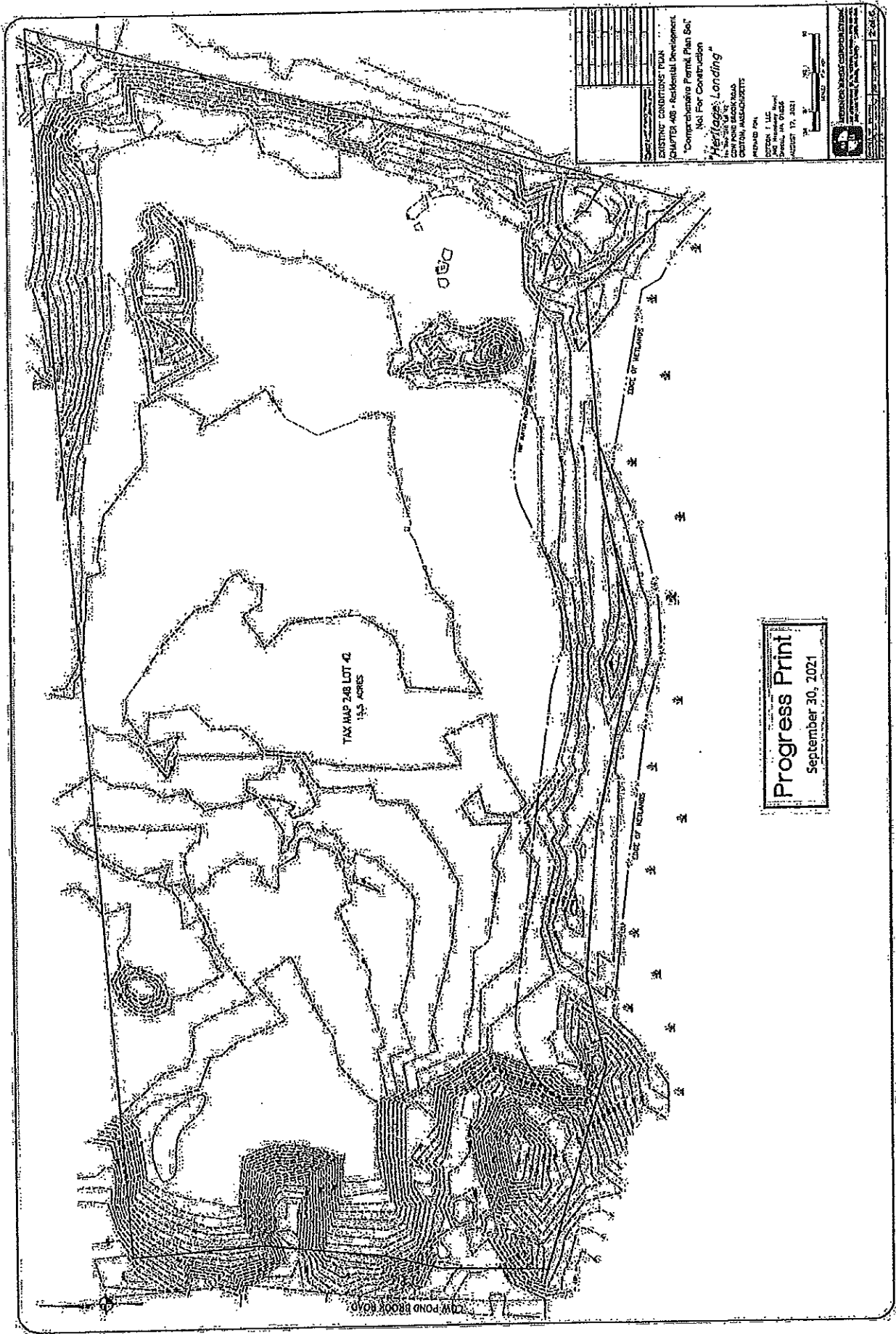
2.2 Aerial Photographs: heritage landing google earth.

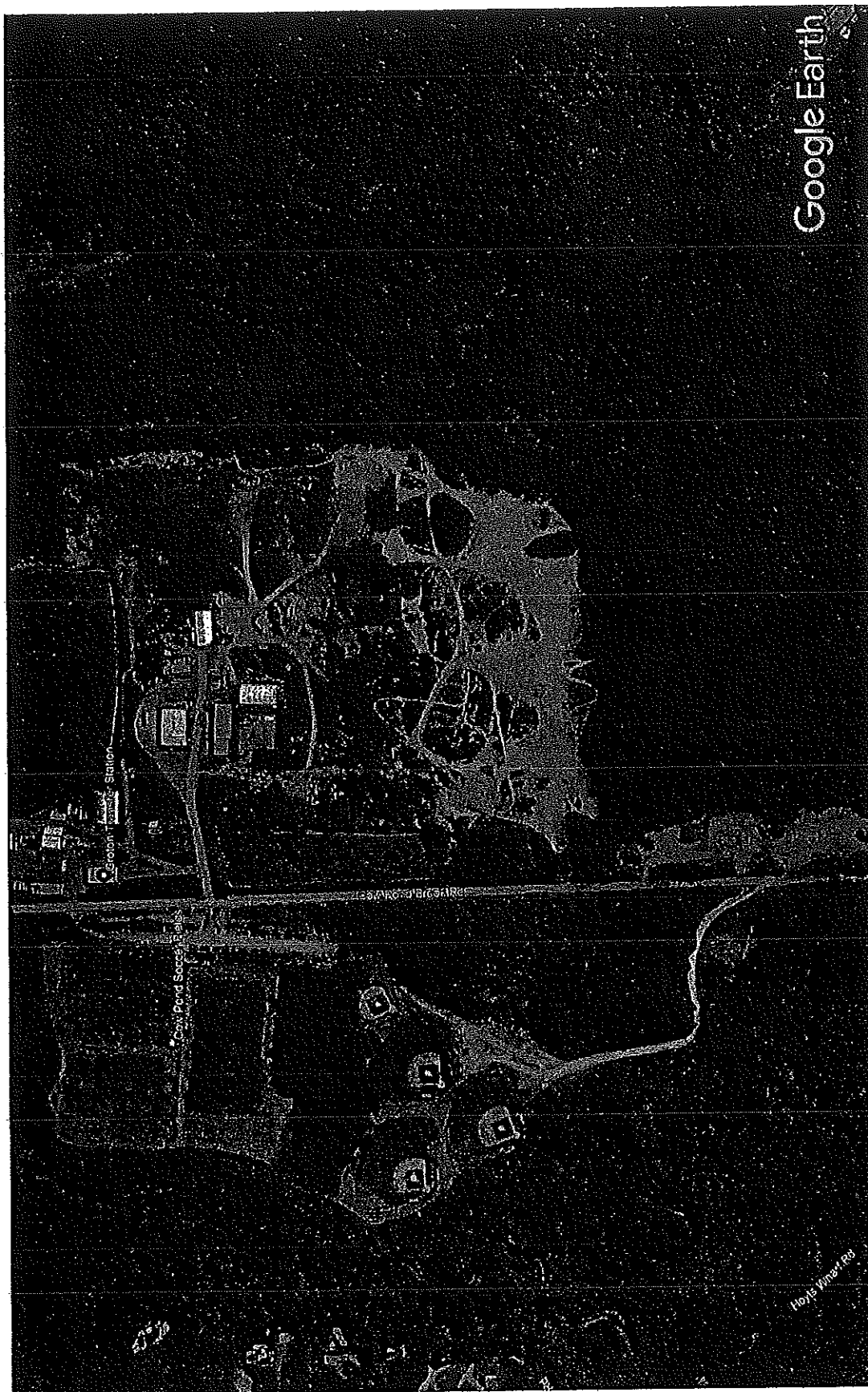
2.3 Site/Context Photographs: heritage landing fema

2.3 Site/Context Photographs: Heritage Landing site and abutting property

2.4 Documentation Regarding Site Characteristics/Constraints: NHESP map

2.5 By-Right Site Plan: SitePlan-SiteLayout-from-2004.pdf





© 2006

LEGEND

STEEL FLOOR INHALED AREAS SUBJECT TO FLOODING IN A MAJOR DAMAGE FLOOD... SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING IN A MAJOR DAMAGE FLOOD... SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING IN A MAJOR DAMAGE FLOOD...

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PANEL 207E
FIRM FLOOD INSURANCE I
MIDDLESEX COUNTY
MASSACHUSETTS
ALL RESTRICTIONS
PANEL 207 OF 65
PRELIMINARY MAP FOR REVISION
ISSUED BY
FEDERAL EMERGENCY MANAGEMENT AGENCY
FEDERAL BUREAU OF SURVEY
WASHINGTON, D.C. 20548

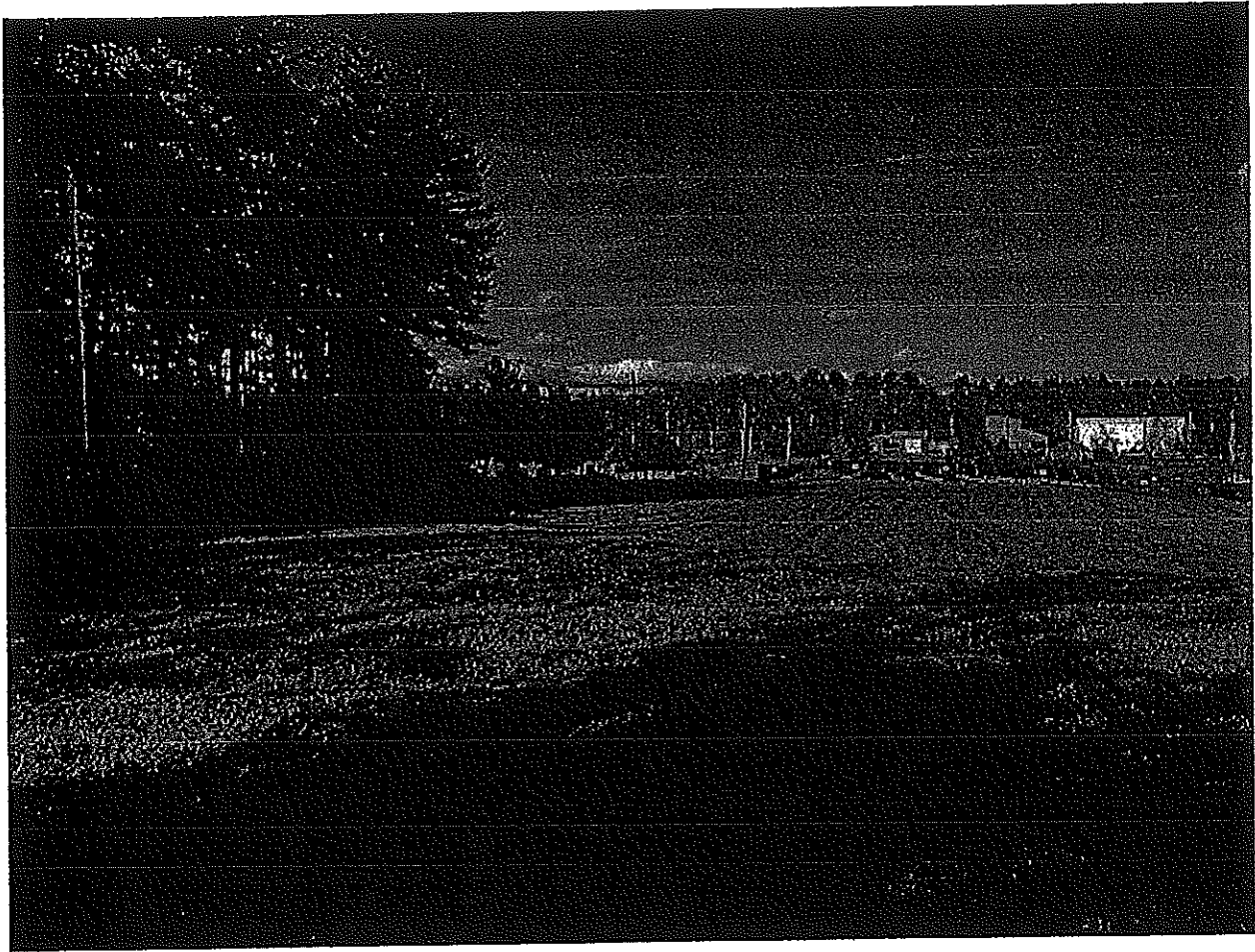


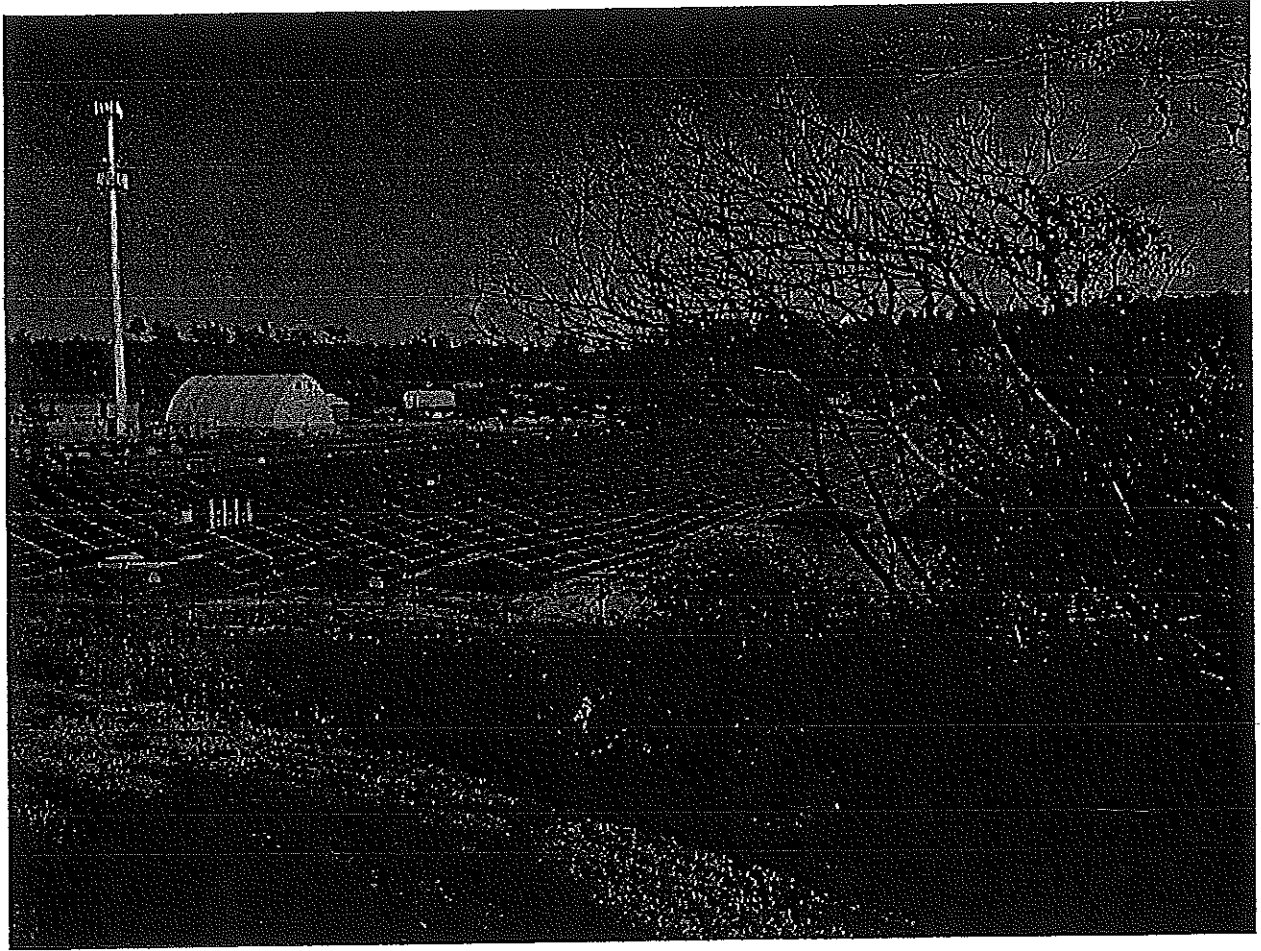
NOTES TO USERS

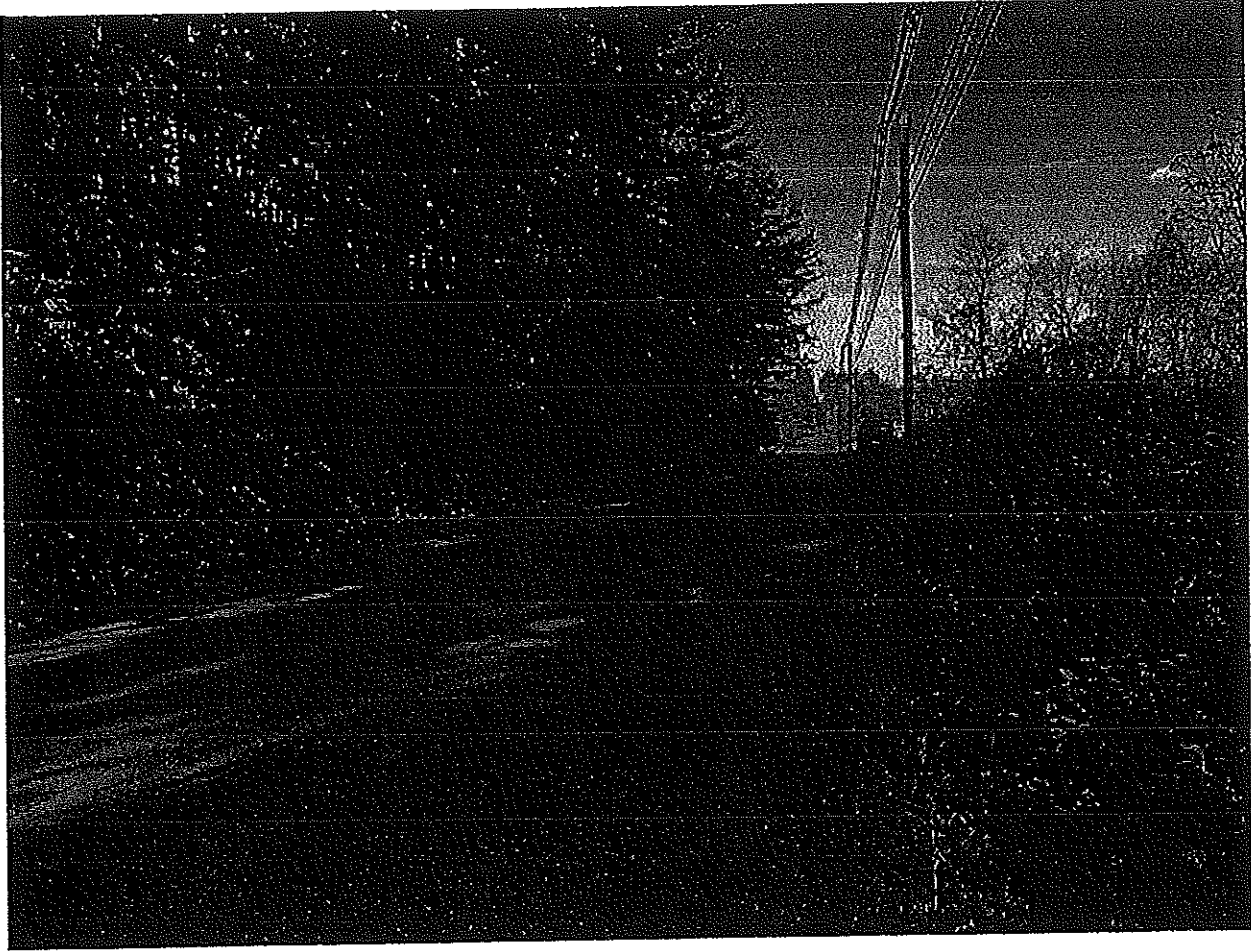
FIRM is participating in the Flood Insurance Program... This map is a preliminary map for revision... It is not intended to be used for any other purpose... The map is based on the best available data at the time of publication...

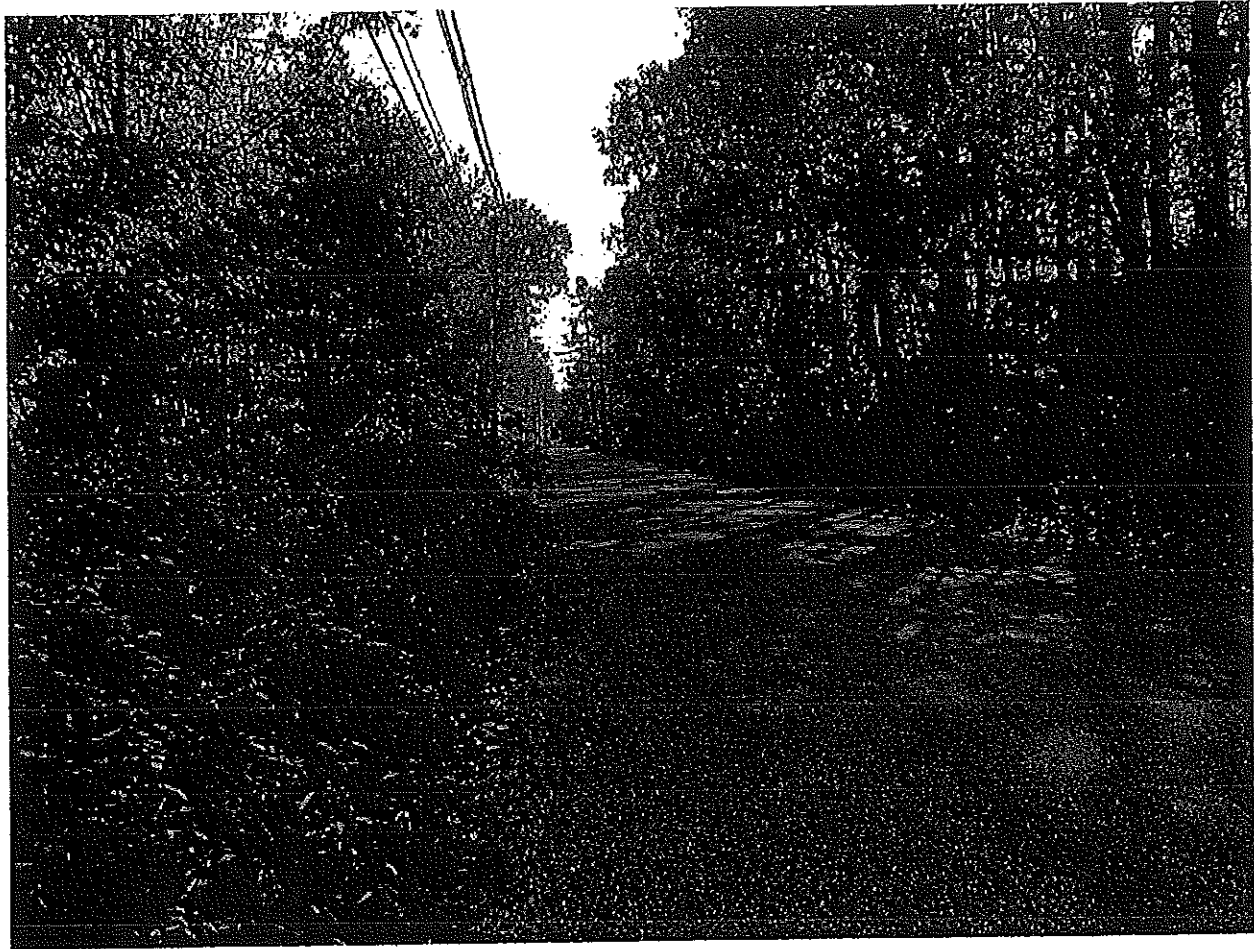
1. This map is a preliminary map for revision... 2. The map is based on the best available data at the time of publication... 3. It is not intended to be used for any other purpose... 4. The map is based on the best available data at the time of publication...

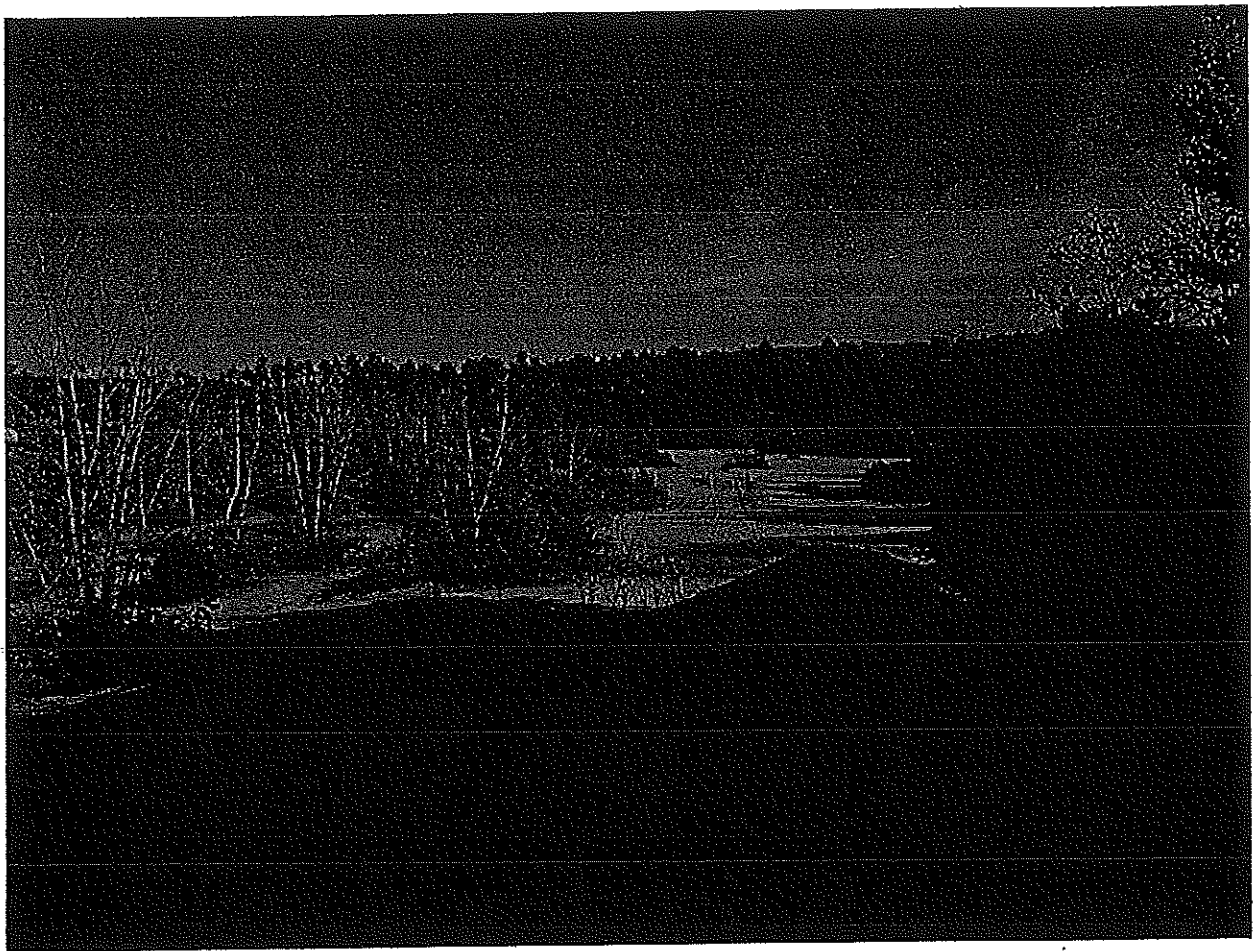
2.3

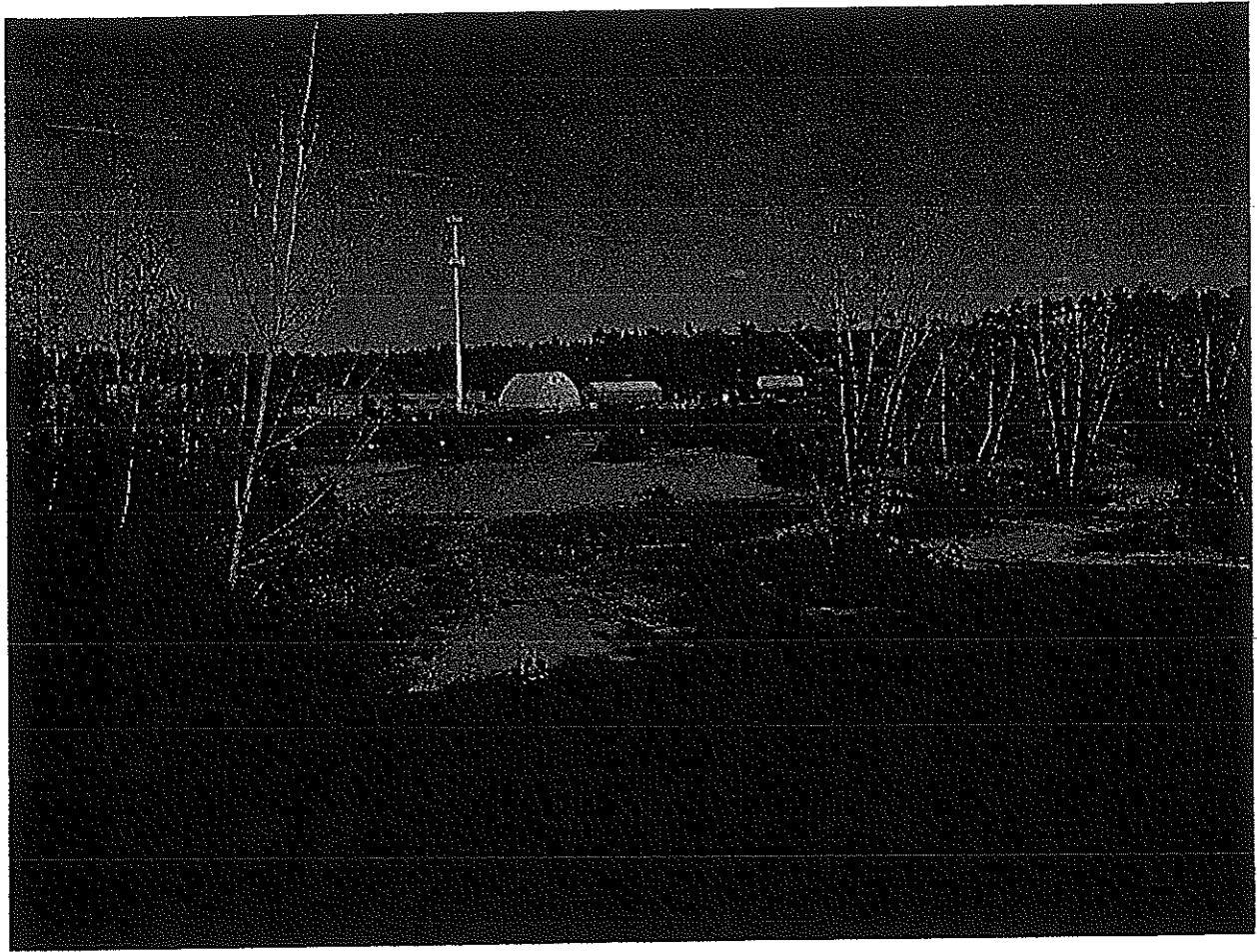












NHESP Estimated Habitats of Rare

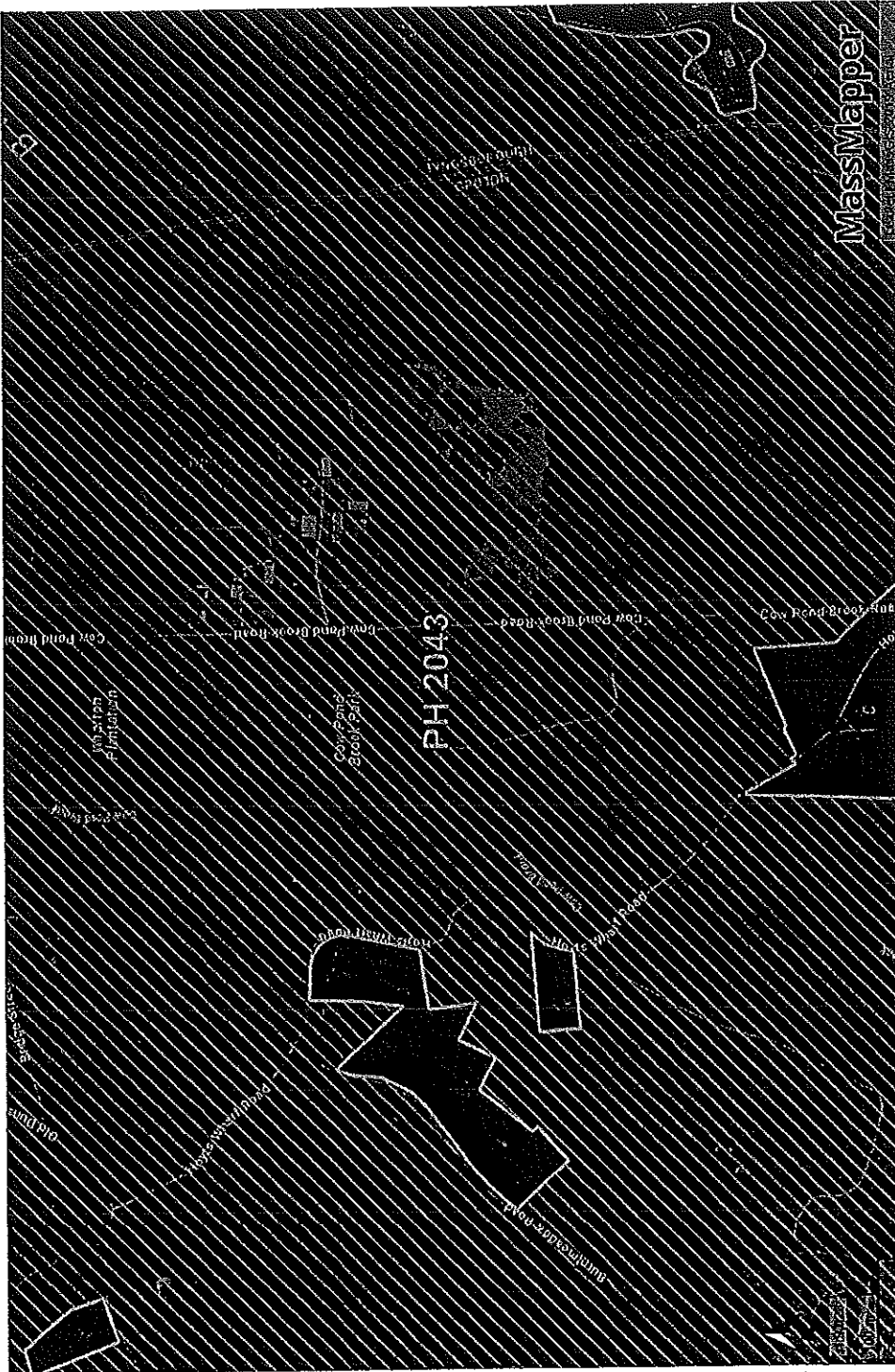
Wildlife



NHESP Priority Habitats of Rare Species



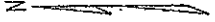
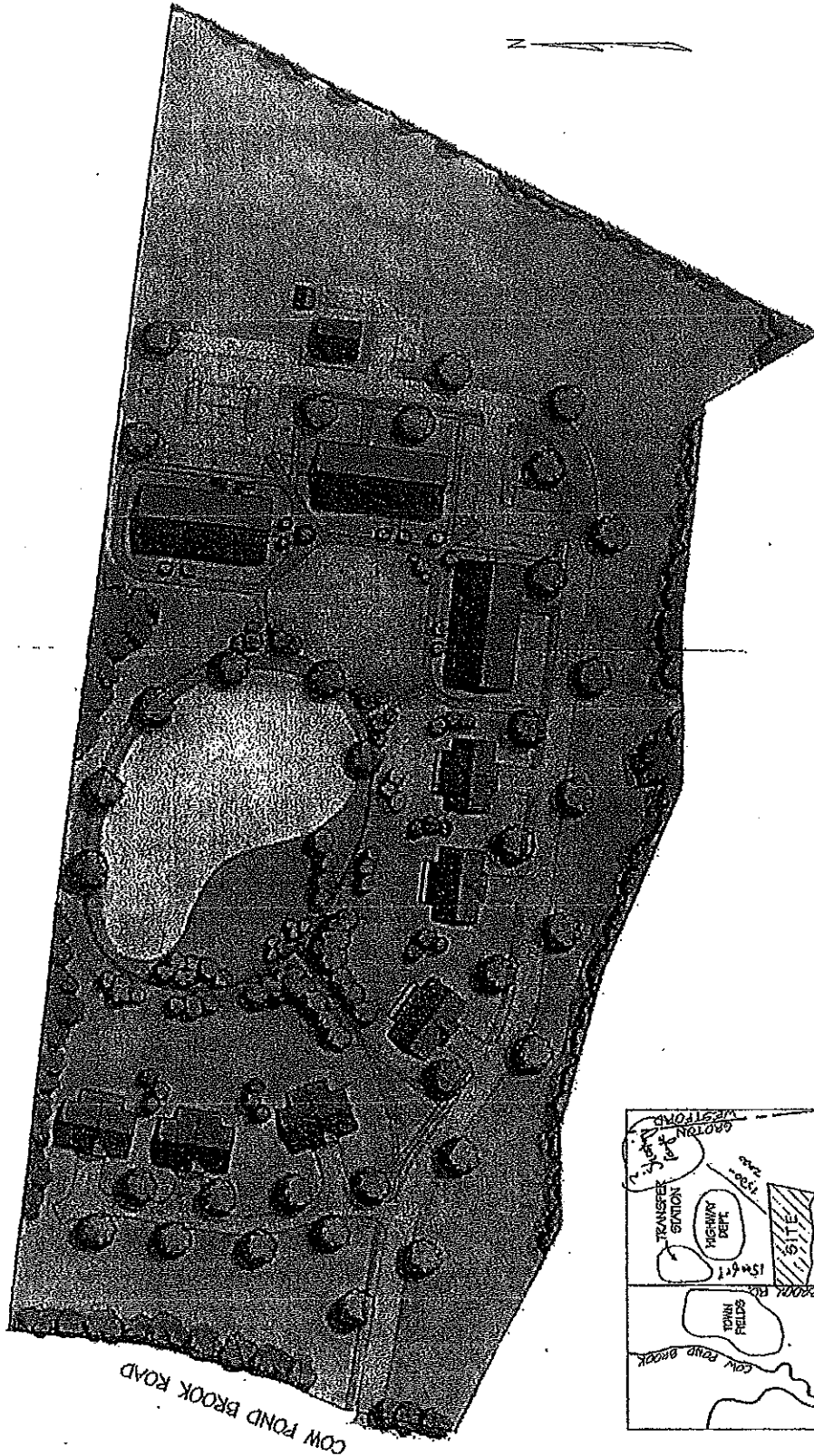
Map Features for Imagery



Additional information regarding the developable area:

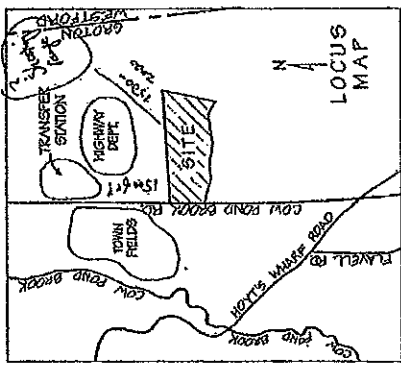
All of the subject property is within the NHESP endangered species habitat area. The endangered species is the Blanding's Turtle. The applicant is in discussions with representatives of NHESP to discuss ways to mitigation for the habitat area and in the process the developed portion of the project will not include the southerly 5.91 acres of the parcel. Additionally, it is anticipated that land on the opposite of Cow Pond Brook Road will be permanently restricted from development to provide additional mitigation.

2.5




Site Layout
 The Residences at Oliver Wright Meadows
 prepared by
 Pine & Swallow Associates, Inc.
 August 2004

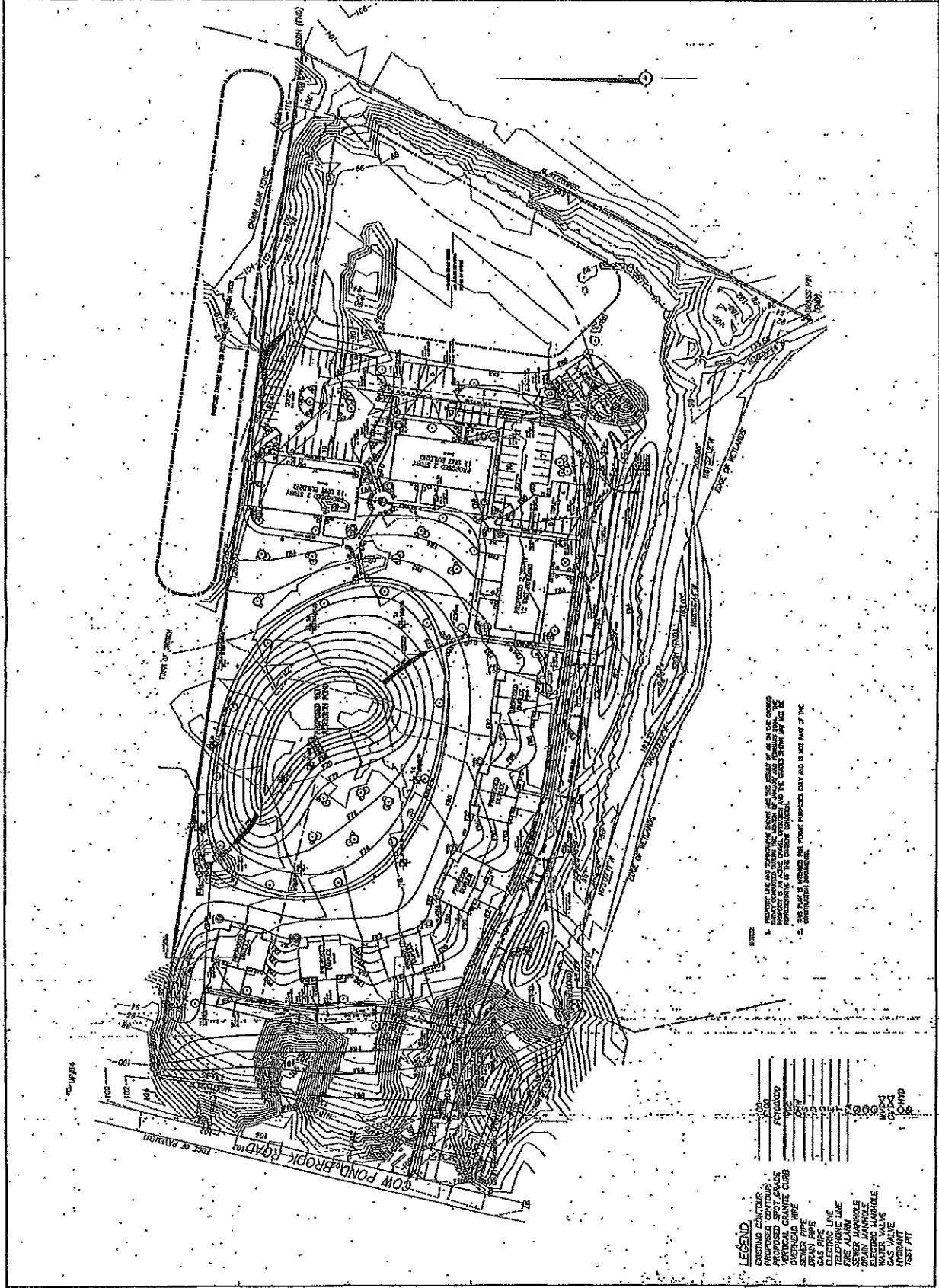
Scale in Feet



COW POND BROOK ROAD

50/5/1

 Belanger & Foley, Inc. ARCHITECTURE, INTERIORS & PLANNING 1500 UNIVERSITY AVENUE, SUITE 200 WASHINGTON, D.C. 20004 (202) 462-1100	RESIDENCES AT OLIVER WRIGHT MEADOWS	PROPOSED SITE PLAN		SHEET NO.
		PROJECT NO.	DATE	SCALE

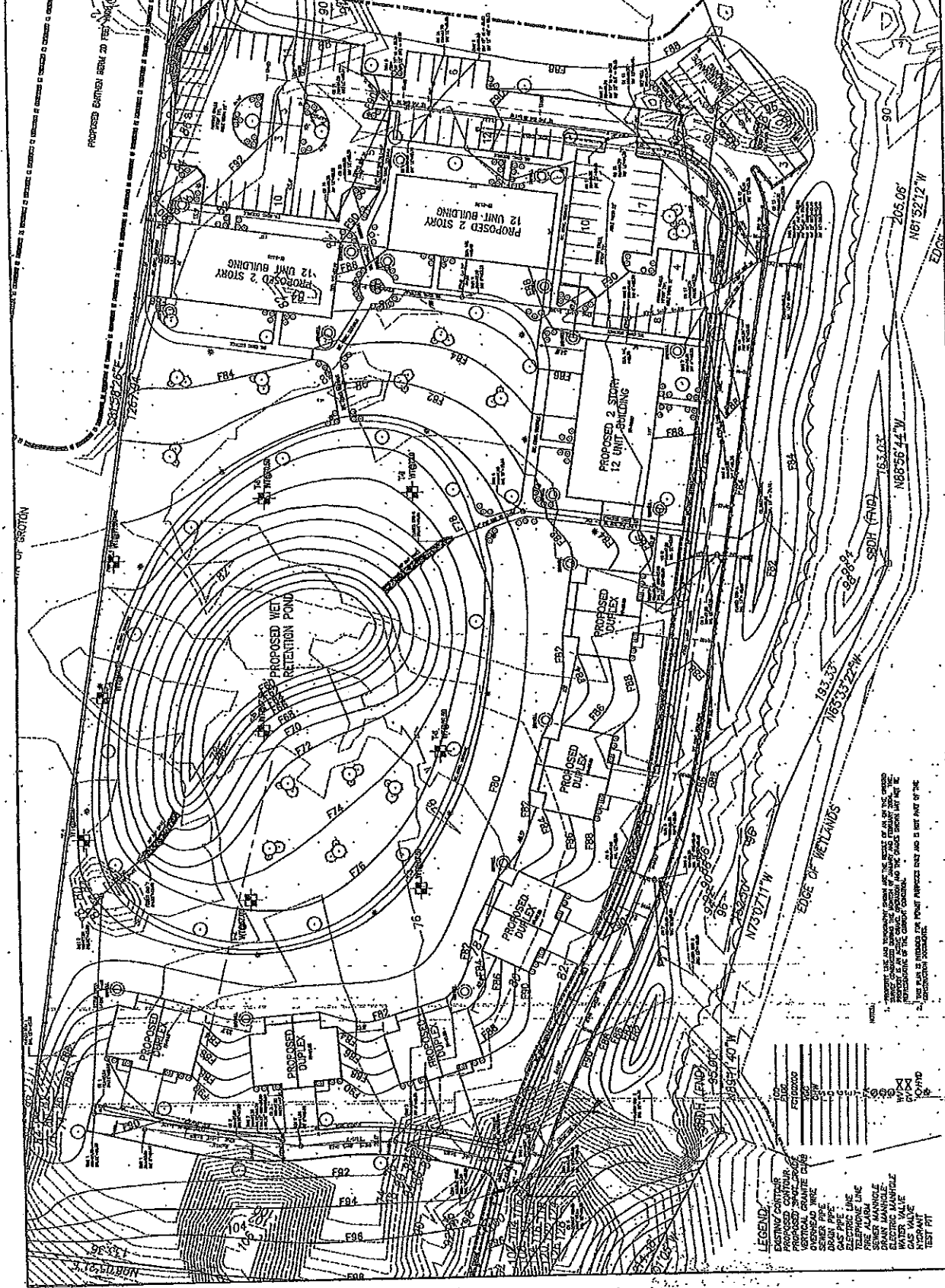


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THIS PLAN IS INTENDED FOR PERMIT PURPOSES ONLY AND IS NOT PART OF THE CONSTRUCTION DOCUMENTS.

LEGEND

---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED DRIVE
---	VERTICAL CURVE
---	DISPERSED CURVE
---	GRASS
---	PAVING
---	ASPHALT
---	CONCRETE
---	SEWER MAIN
---	SEWER MANHOLE
---	ELECTRIC MAIN
---	ELECTRIC MANHOLE
---	WATER MAIN
---	WATER VALVE
---	GAS MAIN
---	GAS VALVE
---	TEST PIT



PROJECT ATTACHMENTS

3.1 Preliminary Site Layout Plan(s): Heritage Landing -40B Plan Set Jan 13

3.2 Graphic Representations of Project/Preliminary Architectural Plans: Heritage Duplex 2nd flrpln

3.2 Graphic Representations of Project/Preliminary Architectural Plans: Heritage Duplex elevations.

3.2 Graphic Representations of Project/Preliminary Architectural Plans: Heritage Duplex Main flrpln.

3.2 Graphic Representations of Project/Preliminary Architectural Plans: Heritage Single Family elevations

3.2 Graphic Representations of Project/Preliminary Architectural Plans: Heritage Single Family floorplans

3.3 Narrative Description of Design Approach: Site Design Narrative .

3.4 Tabular Zoning Analysis: ZONING TABULATION Heritage Landing.

CHAPTER 40B - Residential Development
 "Comprehensive Permit Plan Set"
 Not For Construction

"Heritage Landing"

Cow Pond Brook Road
 GROTON, MASSACHUSETTS

DATE OF PLAN: JANUARY 12, 2022

CHAPTER 40B - Residential Development

28 - Single-Family Units

6 Duplexes - 12 Units

TOTAL UNITS- 40 Units

Proposed Roadway- 1,600 l.f.±

Subject Property & Zoning Information

TAX MAP 248 LOT 42

COW POND BROOK ROAD

GROTON, MASSACHUSETTS

1. PROPERTY OWNER AND ADDRESS:

MEISNER BREM CORPORATION
 142 LITTLETON ROAD, STE 105, WESTFORD, MA 01886 • (978) 892-1313
 202 MAIN STREET, SALEM, NH 03079 • (603) 893-3301

2. TOTAL LOT AREA (S.A. ±):

1,600 ±

3. ZONING:

RA - Residential Agriculture

Multiple Development Regulations

Front Yard - 20'

Side - 10'

Rear - 10'

NOTE: THE INFORMATION SHOWN ON THIS PLAN IS FOR INFORMATION ONLY. THE NUMBER OF UNITS SHOWN IS NOT BASED ON AN ACTUAL SURVEY OF THE PROPERTY AND IS SUBJECT TO CHANGE WITH AN ACTUAL SURVEY & PERMITS.

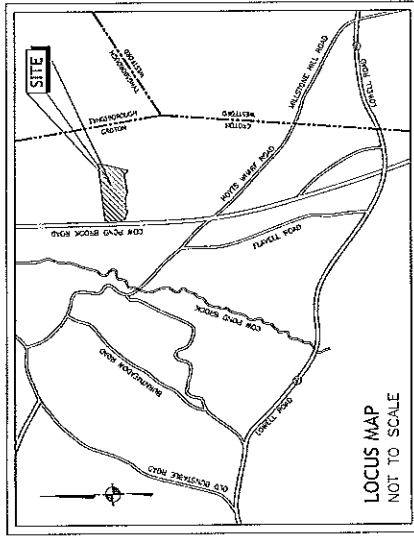
ANY DECISIONS MADE SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT.

SHEET INDEX

"40-B" COMPREHENSIVE PERMIT PLAN SET

SHEET # DESCRIPTION

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 OPEN SPACE PLAN
- 4 GRADING & UTILITY PLAN
- 5 PROFILE PLAN



Tax Map 248 Lot 42
 COW POND BROOK ROAD
 GROTON, MASSACHUSETTS

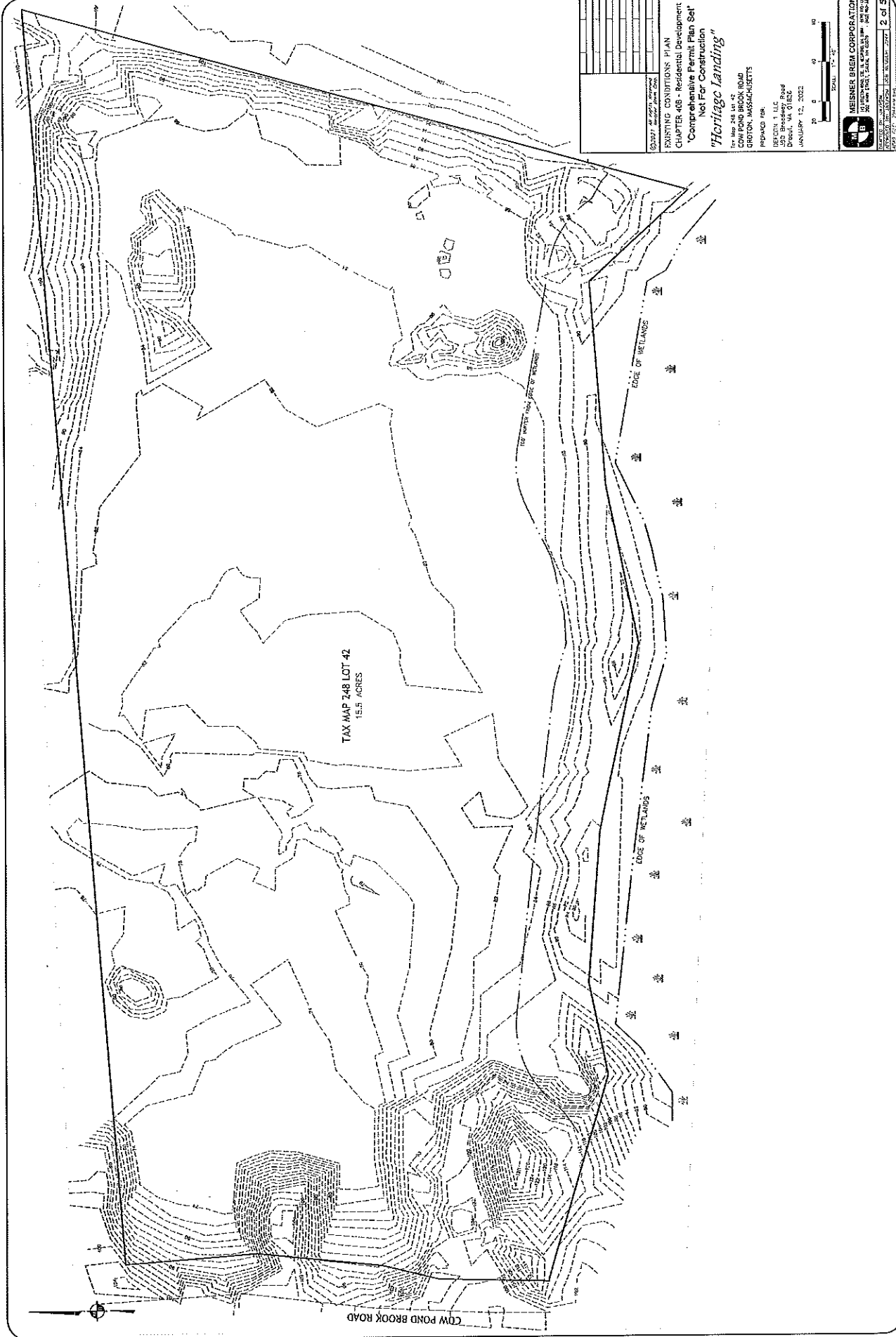
DATE OF PLAN: JANUARY 12, 2022

REVISION 1: JANUARY 25, 2022



MEISNER BREM CORPORATION
 142 LITTLETON ROAD, STE 105, WESTFORD, MA 01886 • (978) 892-1313
 202 MAIN STREET, SALEM, NH 03079 • (603) 893-3301

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<p> EXISTING CONDITIONS PLAN CHAPTER 48B - Residential Development Comprehensive Permit Plan Set Not For Construction <i>"Heritage Landing"</i> Tax Map 248 Lot 42 COW POND BROOK ROAD GROTON, MASSACHUSETTS PREPARED FOR: BEPCON, A LLC 200 Brookfield Street Groton, MA 01445 JANUARY 12, 2023 </p>	<p> MEISNER BREM CORPORATION 100 WEST STREET, SUITE 200 GROTON, MASSACHUSETTS 01445 TEL: 508.339.7272 FAX: 508.339.7274 WWW.MEISNERBREM.COM </p>
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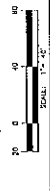
COW POND BROOK ROAD

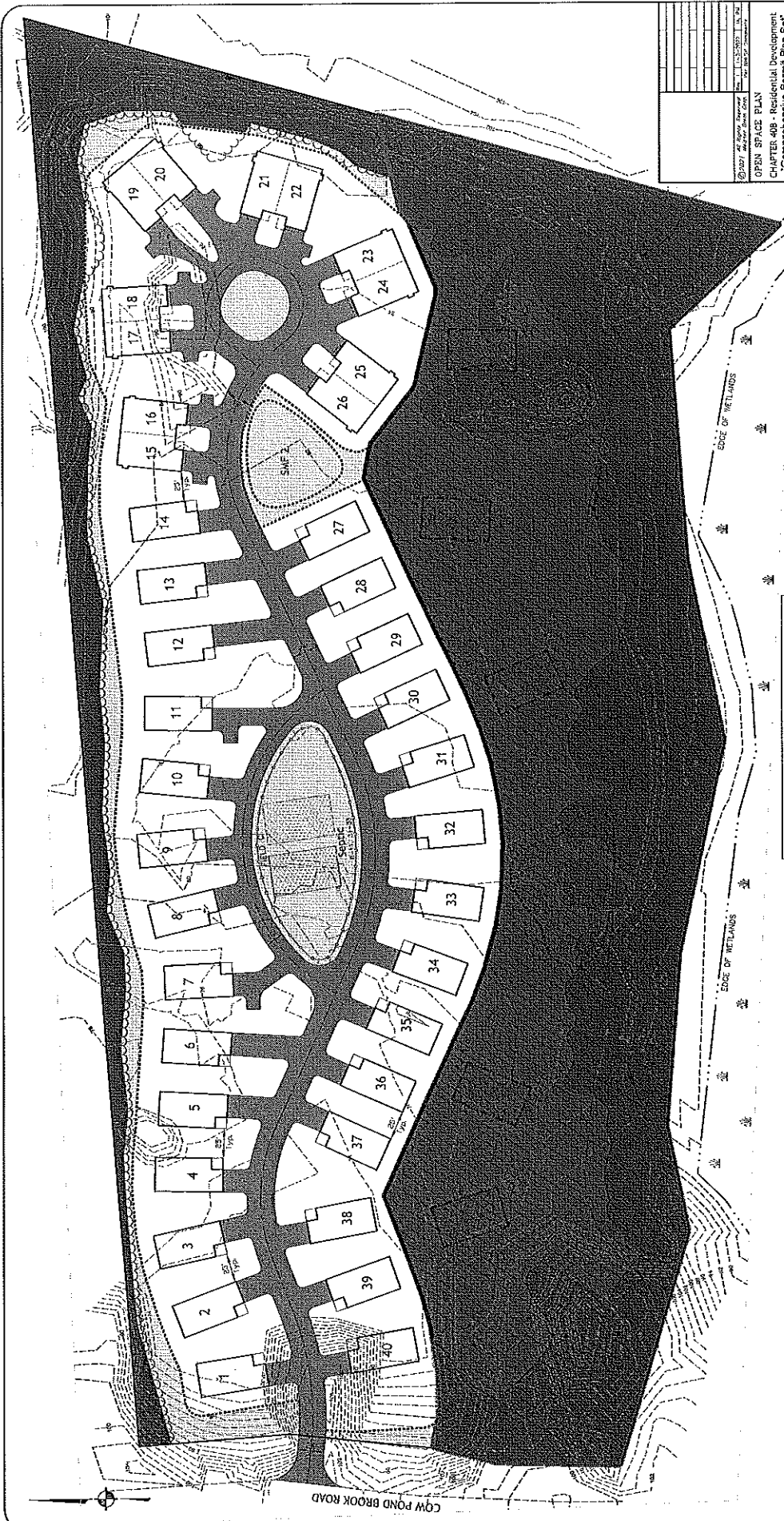
TAX MAP 248 LOT 42
15.5 ACRES

EDGE OF WETLANDS

EDGE OF WETLANDS

THE WATER TABLE OF WETLANDS





2021 40 UNIT RESIDENTIAL DEVELOPMENT
 CHAPTER 408 - Residential Development
 "Comprehensive Permit Plan Set"
 Not For Construction
 "Heritage Landing"
 PREPARED FOR:
 MESSNER BREEM CORPORATION
 330 Broadway Road
 Dennis, MA 01876
 DECEMBER 14, 2021

SCALE: 1" = 40'
 0 20 40 80

MESSNER BREEM CORPORATION
 330 Broadway Road
 Dennis, MA 01876
 TEL: 978.385.2727 FAX: 978.385.2728

SHEET NO. 3 OF 5

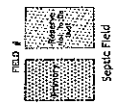
NHESP Open Space Area Tabulation

Total Parcel Area	15.5 Acres
Total Limit of Work (LOW)	7.58 Acres
Open Space within LOW	0.43 Acres
Total Open Space	8.37 Acres
Total NHESP Area	5.91 Acres
Lease Forested Area	3.16 Acres
Lease Usable Area	0.45 Acres
Total Usable Area	2.30 Acres

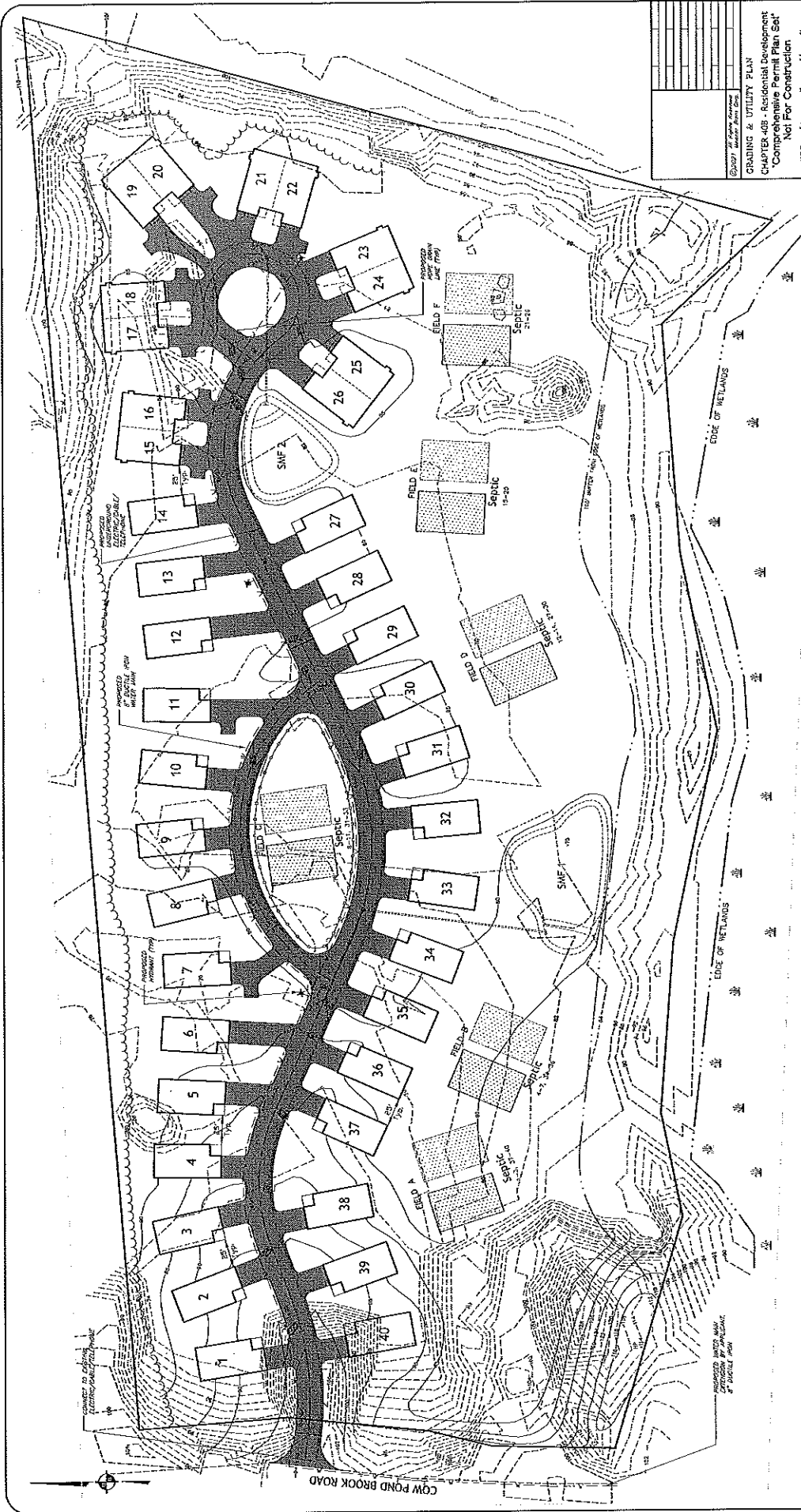
*NOTE: "Usable" refers to Areas within the Total NHESP Area such as septic areas that will remain usable to habitat, but not reflected in the "Total Usable Area"

Septic Systems Allocations

FIELD	# OF UNITS	UNITS
A	7	1, 2, 3, 37, 38, 39, 40
B	7	4, 5, 6, 7, 34, 35, 36
C	7	8, 9, 10, 11, 31, 32, 33
D	7	12, 13, 14, 27, 28, 29, 30
E	6	15, 16, 17, 18, 19, 20
F	6	21, 22, 23, 24, 25, 26



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CRADING & UTILITY PLAN
 CHAPTER 40B Residential Development
 Complete Permit Plan Set
 Not For Construction

"Heritage Landing"
 741 West 7th St.
 670 POND BROOK ROAD
 GROTON, MASSACHUSETTS

DESIGNED FOR:
 BERSON & LLC
 100 State Street
 Boston, MA 02109

DATE: JANUARY 12, 2022

SCALE: 1" = 40'

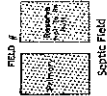
PROJECT NO. 22-001

DATE: 1/12/22

4 of 5

Septic Systems Allocations

FIELD	# OF UNITS	UNITS
A	7	1, 2, 3, 37, 38, 39, 40
B	7	4, 5, 6, 7, 34, 35, 36
C	7	8, 9, 10, 11, 31, 32, 33
D	7	12, 13, 14, 27, 28, 29, 30
E	6	15, 16, 17, 18, 19, 20
F	6	21, 22, 23, 24, 25, 26



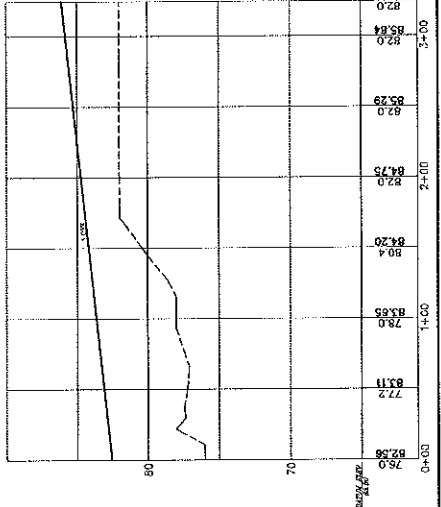
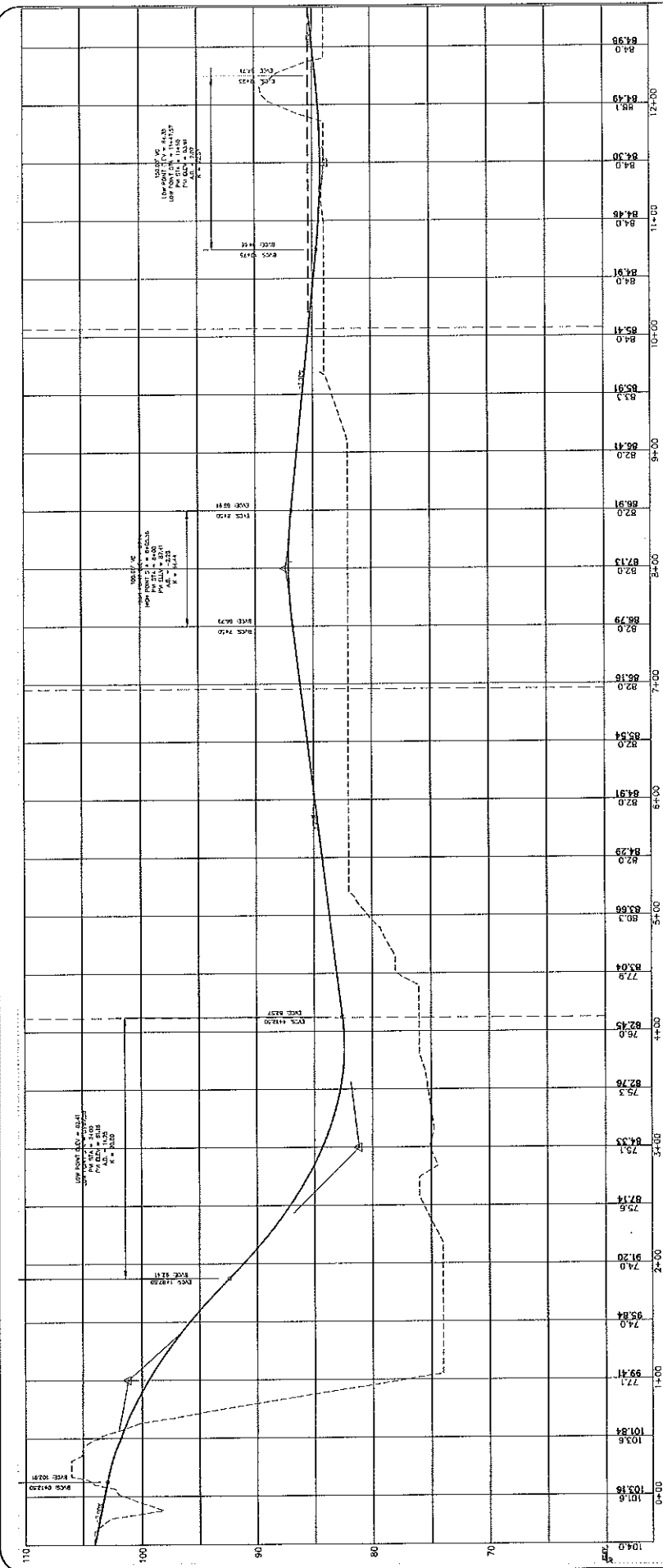
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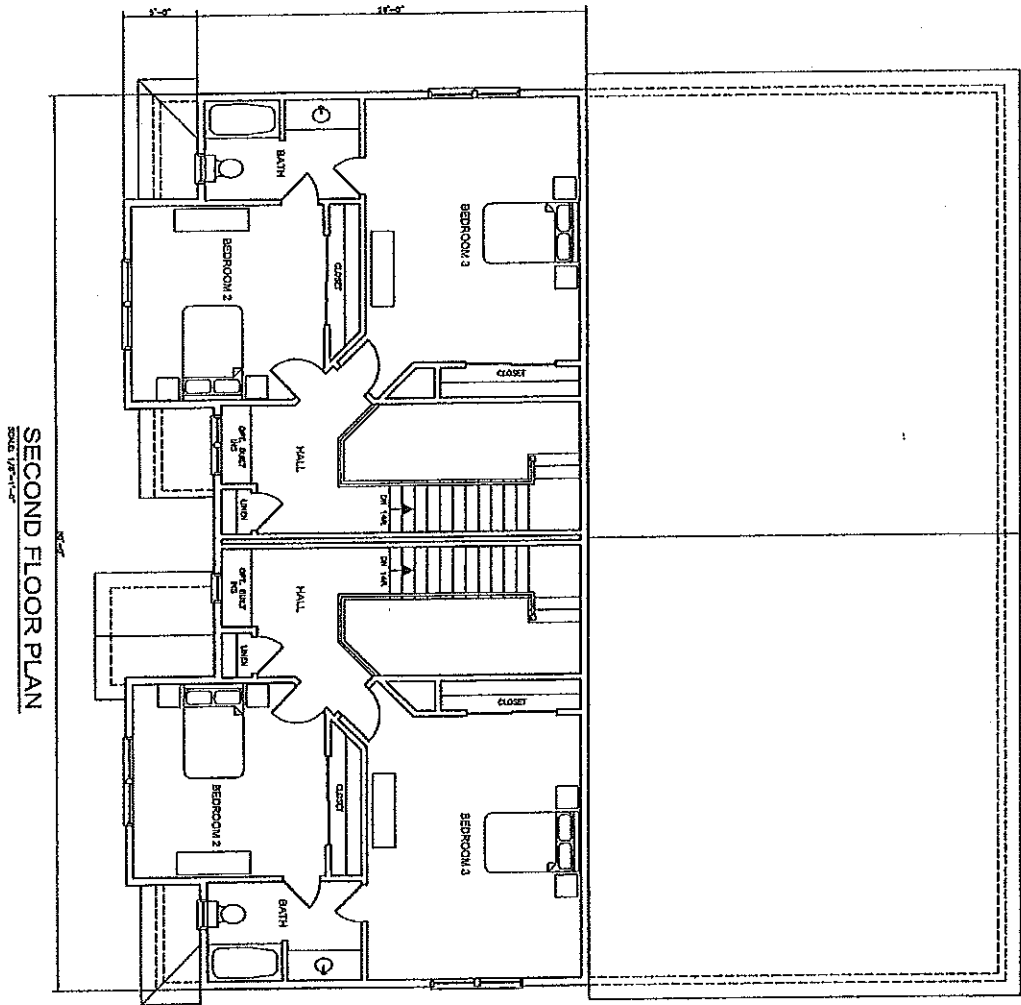
PROJECT PLAN
 CHAPTER 40B - Residential Development
 'Comprehensive Permit Plan Set'
 Not For Construction
 "Heritage Landing"
 100 West 7th St. #2
 GROTON, MASSACHUSETTS
 PREPARED FOR:
 MESSNER BREW CORPORATION
 380 Broadway Road
 Bristol, MA 01526
 JANUARY 12, 2022

SCALE: 1" = 40'
 0 20 40 80 120
 FT

MESSNER BREW CORPORATION
 100 WEST 7TH ST. #2, GROTON, MA 01445
 TEL: 508-548-2300 FAX: 508-548-2301
 WWW.MESSNERBREW.COM

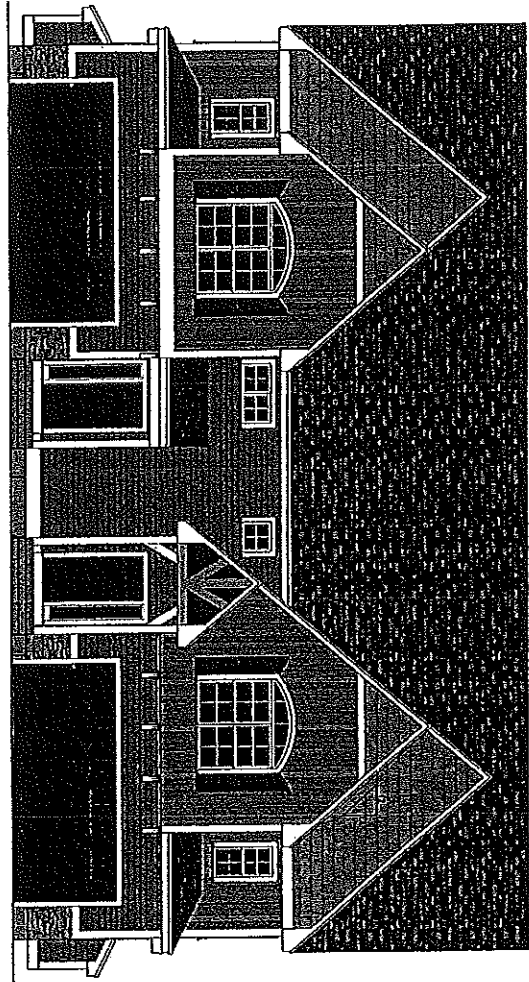
5 of 5



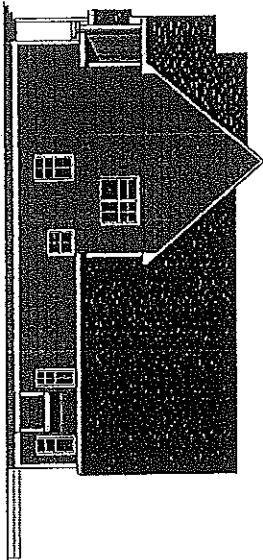


SECOND FLOOR PLAN
SCALE 1/8"=1'-0"

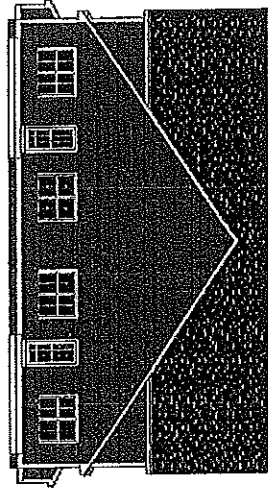
Sheet 2 of 9	PROGRESS NOT FOR CONSTRUCTION	Title:	Project:	Copyright © Jozokos Architecture, Inc. All rights reserved.	Date:	Project No.: 21198
		SECOND FLOOR PLAN	DUPLEX - HERITAGE	For the Architectural Works Copyright Protection Act of 1990, this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect.	November 14, 2021	
		Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net		Drawn By: SD Checked By: JJ		



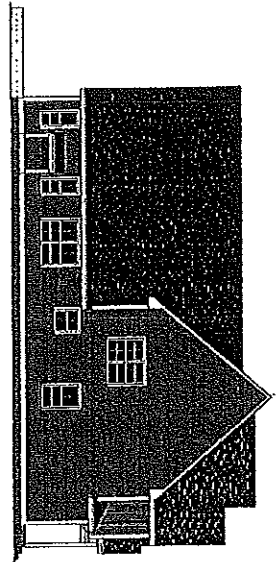
FRONT ELEVATION
SCALE 1/8"=1'-0"



RIGHT ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"

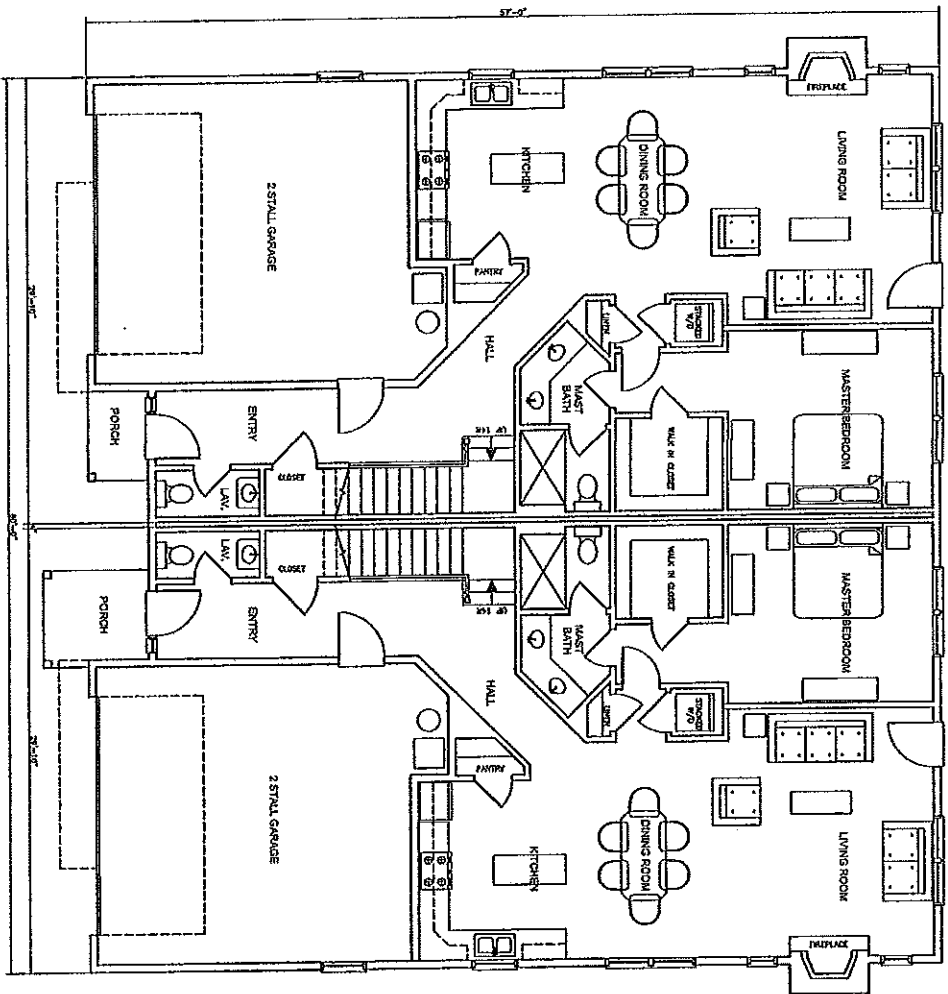


LEFT ELEVATION
SCALE 1/8"=1'-0"

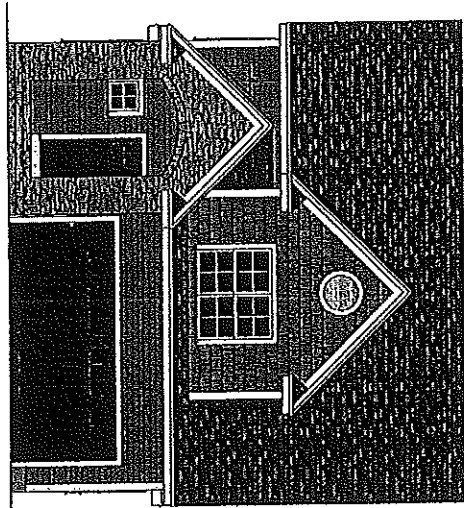
Sheet 3 of 6	PROGRESS NOT FOR CONSTRUCTION	Title:	ELEVATIONS	Project:	DUPLEX - HERITAGE	Copyright © Jozokos Architecture, Inc. All rights reserved.	Date:	November 14, 2021	Project No.:	21198
		Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net		<small>Per the Architectural Works Copyright Protection Act of 1990, this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Arch/Eng.</small>		Drawn By: SD Checked By: JJ				

3.2

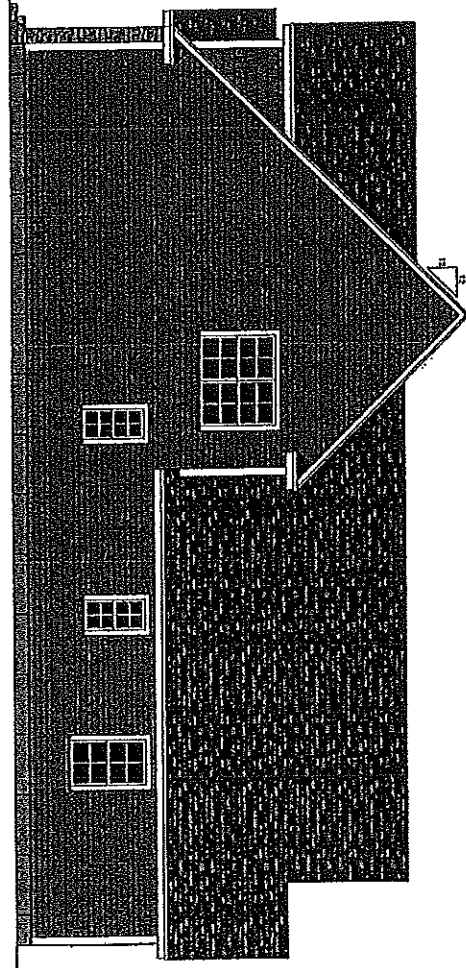
MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



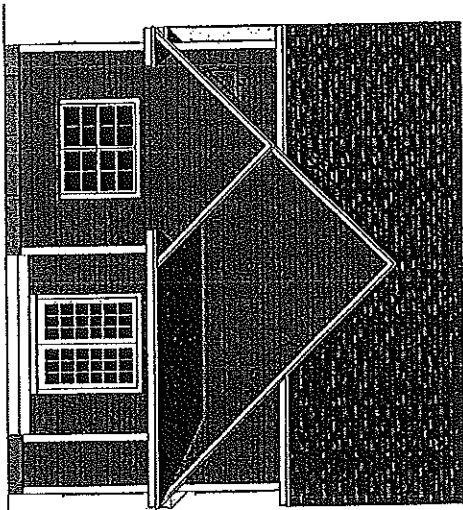
Sheet 1 of 6	PROGRESS NOT FOR CONSTRUCTION	Title:	Project:	Copyright © Jozokos Architecture, Inc. All rights reserved.	Date:	Project No.: 21198
		MAIN FLOOR PLAN	DUPLEX - HERITAGE	Per the Architectural Works Copyright Protection Act of 1990, this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect.	November 14, 2021	
		Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net			Drawn By: SD	
					Checked By: JJ	



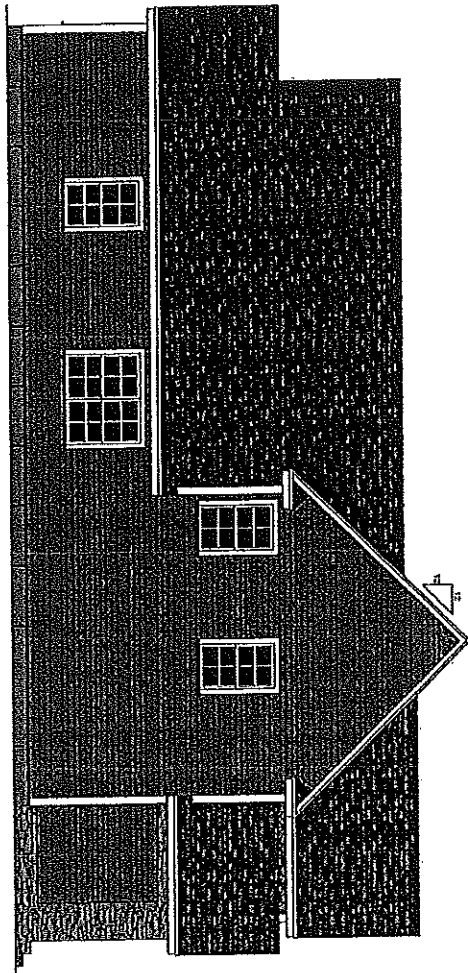
FRONT ELEVATION



RIGHT ELEVATION



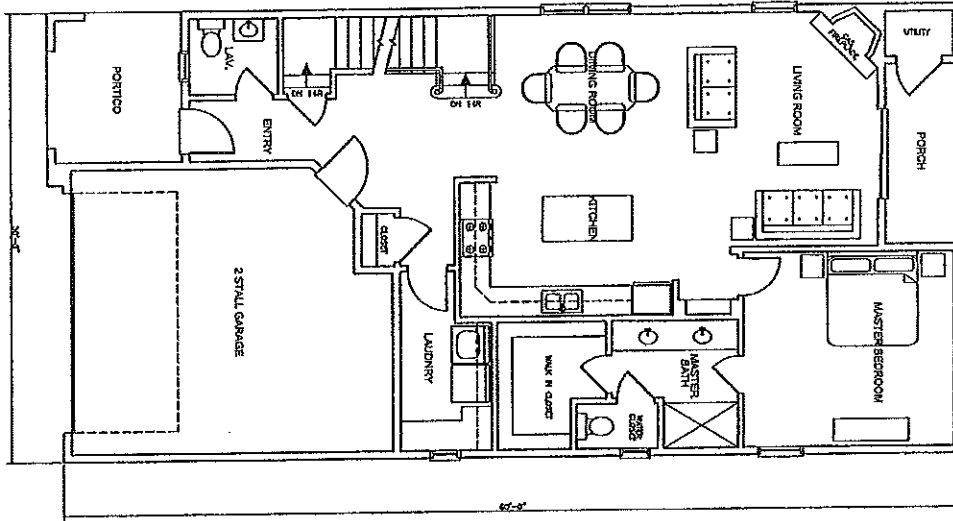
REAR ELEVATION



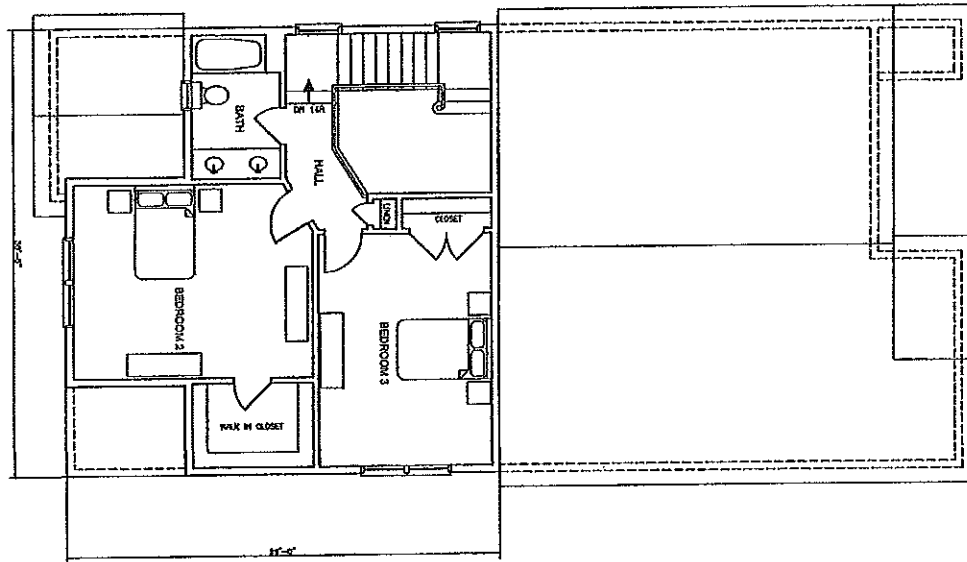
LEFT ELEVATION

Street 29	PROGRESS NOT FOR CONSTRUCTION	Title:	Project:		<small>Copyright © Jozokos Architecture, Inc. All rights reserved. Per the Architectural Works Copyright Protection Act of 1990, this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not intended to be used as a contract and shall be void if used as such by James J. Jozokos, Architect.</small>	Date:	Project No.: 21198
		ELEVATIONS	HERITAGE SINGLE FAMILY			November 14, 2021	
		Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net			Drawn By: SD	Checked By: JJ	

MAIN FLOOR PLAN
SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



Sheet 1 of 6	PROGRESS NOT FOR CONSTRUCTION	Title:	FLOOR PLANS	Project:	HERITAGE SINGLE FAMILY	Copyright © Jozokos Architecture, Inc. All rights reserved. Per the Architectural Works Copyright Protection Act of 1990, this document shall not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Jozokos Architecture, Inc. This document is not effective unless signed & sealed by James J. Jozokos, Architect.	Date:	November 14, 2021	Project No.: 21198
		Drawn By:	SD	Checked By:	JJ				
		Jozokos Architecture Inc. 1147 Main Street #115, Tewksbury, MA (978) 985-1813 jozokos@comcast.net							

Site layout: The project in question includes 40 homes. Of these, 28 will be single-family, 12 will be duplexes, and 10 will be affordable units (5 single family and 5 duplexes); 100% of which will be handicap-accessible. The community will be established as an HOA. Each unit will have an open-space, exclusive-use area. It will be accessible through a U-shaped private way.

Style and exterior materials: Architecturally, the buildings can be described as colonial in style. We have planned for a vinyl impression cedar shake exterior to give a colonial feel to the overall neighborhood and design. We will mix in a few masonry products on the exterior across some units to accent the colonial design.

Approach to building massing: The two designs that we have chosen are very complementary to each other. They all have the same building height and widths. We have chosen similar exterior finishes to complement each other as well. The measure of cedar shank impressions, clapboard, and stone provide a small village feel to this project. We have also incorporated an open green space in the center of the project with tree planting which will complement the "village" style setting we have tried to create.

Relationship of the project to adjacent properties: The homes have been designed to fit in typology and relation with adjacent buildings and streets. There are only two homes directly adjacent to the subject property, which are both colonial, single-families, thereby matching the architecture that we have selected for this project. In relation to adjacent streets, the property is lower in elevation than the existing roadway. We have created a long, U-shaped private way to access these homes.

Rights of way to existing development patterns: The surrounding area is extremely wooded and secluded - abutted by athletic fields to the west, highly elevated land to the east, a solar farm to the north, and sparse residential areas to the south.

"HERITAGE LANDING"
GROTON, MASSACHUSETTS

ZONING TABULATION

GROTON TAX MAP 248, PARCEL 42

TOTAL SITE AREA = 15.5 ACRES

ZONING DISTRICT: RA

and potentially a portion in the O (Official Open Space District)

RA ZONE – DIMENSIONAL REQUIREMENTS

And, to the degree applicable, the Official Open Space District

	<u>RA REQUIRED</u>	<u>OOSD</u>	<u>PROPOSED</u>
MINIMUM AREA	80,000 S.F.	-----	675,180 S.F.
MINIMUM FRONTAGE	225 FEET	-----	428'+
MINIMUM FRONT YARD	50 FEET	50 FT	80'+
MINIMUM SIDE YARD	15 FEET	15 FT	30'+
MINIMUM REAR YARD	15 FEET	15 FT	50'+
MAXIMUM BUILDING COVERAGE	N/A	N/A	12%
MAXIMUM IMPERVIOUS COVERAGE	25%	25%	25.1%
MAXIMUM BUILDING HEIGHT	35'+/-	35' +/-	TBD
MAXIMUM NUMBER OF STORIES	3	3	2.5 STORY
MAXIMUM GROSS FLOOR AREA RATIO	NONE	NONE	11.1%
NUMBER OF UNITS/ACRE	0.5	N/A	0.28 UNITS/ACRE
NUMBER OF UNITS/BUILDABLE ACRE	N/A	N/A	0.28 UNITS/ACRE
TOTAL NUMBER OF PARKING SPACES	80 (2/UNIT)	80	80 SPACES

Other applicable waivers required:

Section 218-5.2 the "Schedule of use regulations" permits single family detached dwellings in the RA district, and two-family attached dwellings provided their external appearance is not significantly different from a single family dwelling. To the degree that the units do not meet the external appearance requirement, a waiver will be required.

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 space for another building.

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. NOTE: The Groton 2020 Comprehensive Plan (referenced in the Purpose clause of the Zoning Bylaw) contains Objectives that encourage housing that is affordable and suitable for people at all stages of their lives, but it attempts to do so while maintaining two (2) acre lot size as the underlying base density for the entire town.

Official Open Space District. From the Zoning Map, it appears that the easterly boundary and portions of the southerly boundary are in the Official Open Space District. The Zoning Bylaw states: "Where the boundary lines are shown approximately on the location of property or lot lines and the exact location of property, lot or boundary lines is not indicated by means of dimensions shown in figures, then the property or lot lines shall be the boundary lines." We are trying to determine if the zoning district was intended to follow the property lines and/or if the property line controls. We have requested from the Town Clerk and the Planning Department information regarding the adoption of the zoning designation upon the property. If the property is partly within the O District, residential dwelling are not permitted in those portions of the property per Section 218-5.2 the "Schedule of use regulations".

Section 218-2.5 requires Site Plan Review by the Planning Board for any application for a building permit involving multifamily use. Since two-family use is allowed by-right in the RA district and multi-family use is considered to be a building containing 3 or more dwelling units, it would appear that site plan approval would not be required, but if it is, the proposed project would require Major Site Plan Review in accordance with Section 218-2.5 C. 2.

Section 218-8.1.C. (5) states that "Parking areas shall be so designed that no vehicle will be required to back into a public way to exit from a parking space." Notwithstanding the provision, it has not been applied to residential driveways and should not be applicable here.

SITE CONTROL ATTACHMENTS

4.1 Evidence of Site Control: defcon1 deed in.

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 143195
Document Type	: DEED
Recorded Date	: September 17, 2018
Recorded Time	: 09:21:57 AM
Recorded Book and Page	: 71623 / 272
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2250075
Recording Fee (including excise)	: \$1,949.00

 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 09/17/2018 09:21 AM
 Ctrl# 289334 31438 Doc# 00143195
 Fee: \$1.824.00 Cons: \$400.000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
 208 Cambridge Street
 Cambridge, MA 02141
 617-679-6300
www.middlesexsouthregistry.com

QUITCLAIM DEED

I, James M. Patierno, a Trustee of the Missick Realty Nominee Trust u/d/t dated April 30, 2001 and recorded with the Middlesex North District Registry of Deeds in Book 11670, Page 215, as amended of record, of Tyngsborough, Massachusetts,

for consideration paid and in full consideration of the amount of Four Hundred Thousand and 00/100 (\$400,000.00) Dollars,

grants to Defcon 1, LLC, a Massachusetts limited liability company, having a mailing address of 390 Broadway Road, Dracut, Massachusetts,

with Quitclaim Covenants,

A certain parcel of land situated in the easterly part of said Groton, bounded and described as follows:

Beginning at the northwesterly corner thereof at the easterly side of land now or formerly of the Nashua, Acton and Boston railroad and at land formerly supposed to be of Laommi Chamberlain;

Thence running in a straight line southeasterly about thirteen hundred (1300) feet to land now or formerly of George Nutting;

Thence southwesterly on said Nutting's land about six hundred seventy-six and one-half (676 ½) feet to land now or formerly of said Nutting;

Thence in a broken course, northwesterly, southwesterly and northwesterly about twelve hundred seventeen (1217) feet to the easterly line of the said Railroad land;

Thence northwesterly on the said railroad land about four hundred twenty-eight (428) feet to the point of beginning. Said lot is known as the Oliver Wright Lot.

This conveyance is made subject to any easements of rights of way of record if any there be.

Containing fifteen and fifty-one one hundredths acres, more or less and being shown as Map 248, Parcel 42, previously known as Lot L 44 on the records of the assessors of the Town of Groton.

Property Address: Land off Cow Pond Brook Road, Groton, MA

Said land is further shown and described on a plan of land entitled "Plan of Land in Groton, Mass.", owned by V.H. Shea Corporation, Richard L. McGlinchey, September 15, 1973" and recorded in said Registry in Book 12547, Page 619.

Together with, as appurtenant to the granted premises, in common with the Grantors and others:

(a) An easement for access to Map 248 Parcel 42, formerly known as Lot L 44 by trucks and other vehicles, from Route 40 to said premises over as much of that way shown on a plan entitled "Road Layout Plan in Groton, Mass.", Richard L. McGlinchey, Surveyor recorded with said Deeds as Plan No. 1044 of 1976 in Book 13059, Page 690.

(b) The right to use, for access as aforesaid, the easement granted by John J. Cronin and Jeremiah B. Cronin by deed dated August 26, 1968, Book 11736, Page 9, over so much of the abandoned right-of-way conveyed to said John J. Cronin and Jeremiah B. Cronin by Andrew A. Caffrey by deed dated January 5, 1962, Book 11647, Page 184, as lies within twenty-five feet pm each side of the center line of said way from Bridge Street to Route 40. The Town of Groton expressly reserves its right to use said way.

This property is conveyed subject to the restriction that this property shall never be used for land fill purposes or sand, mineral, gravel or other earth removal operations and business. It is intended and agreed that the above restrictions shall run with the land and shall be binding upon the Grantee, to the fullest extent permitted by law and equity, for the benefit and in favor, and enforceable by the Town of Groton.

Subject to other provisions of this Deed, all of the terms, covenants and conditions contained herein shall inure to the benefit of and shall bind, as the case may be, not only the parties hereto, but the heirs, executors, administrators, successors, assigns and legal representatives of the respective parties hereto.

Meaning and intending to convey the same premises conveyed to the within Grantor by Deed dated February 23, 2004 and recorded with the Middlesex South District Registry of Deeds in Book 42262, Page 28. See also Release Deed recorded in Book 42262, Page 27.

EXECUTED as an instrument under seal this 14 day of September, 2018.

Missick Realty Nominee Trust

By: James M. Patierno, Trustee

COMMONWEALTH OF MASSACHUSETTS

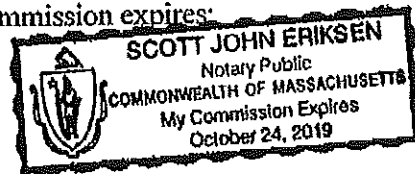
Middlesex, ss

On this 14 day of September, 2018, before me, the undersigned notary personally appeared, James M. Patierno, proved to me through satisfactory evidence of identification which was MA Drivers License to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the Missick Realty Nominee Trust.

Scott John Eriksen

Notary Public:

My commission expires:



FINANCIAL ATTACHMENTS

5.1 New England Fund Lender Letter Of Interest: Enterprise Bank Letter of Interest

5.1



November 30, 2021

Heritage Landing Housing Project
Ed O'Neil
390 Broadway Road
Dracut, MA 01826

Re: Heritage Landing Housing Project

Dear Mr. O'Neil:

On behalf of Enterprise Bank, I am pleased to write this letter of interest in providing financing in connection with the development of the Heritage Landing Housing Project at Cow Pond Brook Road, Groton, MA.

It is our understanding that the project involves the development of forty-four (44) new units of affordable housing. I have reviewed the proposed plans for the project and Enterprise Bank is interested in providing construction to permanent financing for the project. We will work with Mr. O'Neil to move forward quickly with our due diligence and approval process for this request.

We look forward to this opportunity to work with the Mr. O'Neil on this development project.

Sincerely,

A handwritten signature in cursive script that reads 'Kathryn Ferguson'.

Kathryn T. Ferguson
Assistant Vice President
Commercial Lending Officer

QUALIFICATIONS ATTACHMENTS

- 6.1 Development Team Qualifications: alphen 40B background.
- 6.1 Development Team Qualifications: jeff brem 12182020.
- 6.1 Development Team Qualifications: principals experience
- 6.2 Applicant Entity 40B Experience: applicant 40B experience
- 6.3 Request for Fair Housing Experience: applicant fair housing experience
- 6.4 Applicant's Certification: applicants certification.
- 6.5 Signed Certifications & Acknowledgement: Applicant certification.pdf

MEISNER BREM CORPORATION



JEFFREY A. BREM, P.E.

Chief Civil Engineer, President

OCCUPATION:

President and Chief Civil Engineer: Meisner Brem Corporation, Westford, MA and Salem, NH

EDUCATION:

B.S. Civil Engineering, University of Maine, Orono, 1982
Harvard University Graduate School of Design – Full Coursework of Golf Course Design, 1998-1999
Various Business Courses at So. NH University and Seminars and Continuing Education for PE

REGISTRATION:

Registered Professional Engineer (Civil): Massachusetts, New Hampshire, Maine
(California–inactive, original registration)
Massachusetts Approved Soil Evaluator – 2015+

PROFESSIONAL EXPERIENCE: 38 Years

PROFESSIONAL AFFILIATIONS:

Member & Treasurer, Board of Directors – Massachusetts State Board, Home Builders & Remodelers of MA (HBRAM), (*Member 2013 to present*), (*Treasurer, 2018-2019, Vice President 2020*)
Life Director - Northeast Builders & Remodeling Association (NEBRA) [HBAM, NAHB]
Appointed to Mass. Dept. of Environmental Protection (MassDEP) Sitting Member: Full Stormwater Management Advisory Committee and Technical Review Sub-Committee, 1995-1997, 2006, 2020
Appointed to Mass. Dept. of Environmental Protection (MassDEP) Advisory Committee on Streamlining program and Sub-Committee on Regulatory Reform, 2002 - 2007
Appointed to Mass. Dept. of Environmental Protection (MassDEP) Rivers Protection Act proposed revisions and clarifications, 2002-2003
Appointed to Mass. Dept. of Environmental Protection (MassDEP) Subcommittee of Stream Definition of the Wetland Protection Act (M.G.L. ch. 131 s.40), 1994 -1995
Past Member - American Society of Civil Engineers (ASCE)
Past Member – American Consulting Engineers Council
Past Member - Water Pollution Control Federation (WPCA, NEWPCA)

OTHER:

Award Recipient – Northeast Builders Association Builder of the Year – 2018
Award Recipient - Home Builders Association of MA President's Award
1996 – Rivers Bill and MassDEP Stormwater Management Committee
1997 – Meritorious Service
2014-2016 For Service as chair of Wetland and Water Subcommittee
Town of Carlisle Board of Health – Elected, 3 – 3 year terms, 2006-2013, *Chairman 2008-2013*.
Town of Chelmsford Open Space Committee, Cultural Council, Town Meeting Rep., Drug Prevention T.F.
Town of Chelmsford Selectmen - Elected, *One three year term Exp. 4/95*
Town of Chelmsford Sewer Commissioner - Elected, *One three year term Exp. 4/92*
Massachusetts Approved Soil Evaluator (Title 5, Septic Systems and Stormwater Management) – since 2015

Publications:

Harvard Law School Case Studies, “The Case of the Interfaith Neighbors”, by Joseph William Singer, Brandon Storm and Jeff Brem, 2015. 1st class taught in Jan, 2016
Bay State Builder Magazine, “A Quick Primer on the Brand New EPA Small Lot SWPPP Template Recently Negotiated by NAHB”, Jan 2016
Bay State Builder Magazine, “Update on MA Programmatic General Permit – US Army Corp. of Engineers”, V2,Q2, May 2016,

PAUL F. ALPHEN is a partner in the law firm of Alphen & Santos, P.C., of Westford. Much of his practice pertains to residential and commercial real estate development and land use regulation, administrative law, real estate transactional practice and title examination, representing national, regional and local entities primarily within towns along Route 495 and the Merrimack Valley. Mr. Alphen received a B.A. from Boston College in 1976, an M.A. from Boston College in 1977, a M.P.A. from Suffolk University in 1980 and a J.D. from New England School of Law in 1984. Prior to entering the practice of law in 1985, Mr. Alphen enjoyed a career in state and local government and has served on a wide variety of community committees. He was the Executive Secretary to the Westford Board of Selectmen (Town Administrator) from 1982-1985. He is a past President of the Real Estate Bar Association for Massachusetts and has been a member of the Board of Directors since 2001 and is a member of the Executive Committee, and was the founding chairman of the REBA Zoning and Land Use Committee. He is a member of the Abstract Club, and is on its Executive Committee, and is a regular contributor to REBA News. He chaired the 11th, 12th, 13th, 14th, 15th and 16th Annual Real Estate Law Conferences.

His representation of affordable housing Chapter 40B developments include the 244 unit multi-family developed approved in the Town of Boxborough at Ward Road and Cunningham Road in 2008; a 28 unit townhouse development at South Chelmsford Road in Westford approved in 2008; a 308 unit apartment development on Littleton Road in Westford approved in 2008; and a 260 unit apartment development at Westford Technology Park West in Westford approved in 2017.

PROFESSIONAL EXPERTISE:**Engineering Background:**

As President of MBC, Mr. Brem is fully responsible for administration and operations of the corporation and is the chief engineer. He is the primary liaison to all other offices of MBC as well as the corporate headquarters. He directs overall policies of the office and acts as Project Director for the individual projects in the Massachusetts office.

Mr. Brem is experienced in various types of civil engineering related projects including sanitary sewer, storm drainage and stormwater management, septic system design (SSDS), highways and roadways, surveying, and construction management. He has extensive design experience in private land development projects of all types and sizes as a consulting design engineer. He also has experience as a construction superintendent for residential and commercial projects and is familiar with design and construction practices both in the east coast and west coast areas of the U.S.

Mr. Brem is a recognized expert in the field of drainage and stormwater systems including both hydrology analysis and hydraulic design. He has been the principal engineer for over 500 projects in New England on over 4000 land acres and totaling over 3000 residential units and approximately 2 million square feet of Commercial/Industrial/Institutional space.

Mr. Brem has advised the Mass. Dept. of Environmental Protection (MassDEP) as an appointee of the Commissioner on numerous projects and is one of several primary advisors for engineering issues for the Home Builders Association of Massachusetts. He currently serves as a full sitting member of the MassDEP Stormwater Management Advisory Committee (presently inactive).

Mr. Brem has related experience in other aspects of engineering as the principal designer of a wastewater treatment plant for a private golf course and function facility in Concord, MA, as the record design architectural engineer for an 18 hole championship caliber golf course project in Dracut, MA, the supervising engineer for several projects on various asphalt and quarry plants in Massachusetts and Rhode Island for an ongoing client, PJ Keating (a subsidiary of Old Castle Materials), and various structural engineering designs or construction inspection on several projects. He also has experience in soil analysis, sewer pump station design, land surveying, land planning, transportation engineering, and other related engineering functions.

Construction Background:

During 1984 – 1987, Mr. Brem constructed 77,000 SF of retail and office space in two buildings on an 11 acre site in Merrimack, NH in the mid-1980' as Project Site Superintendent. In addition, at the same property, Mr. Brem completed the construction of 24 townhomes and started the construction on the remaining 196 units, completing the infrastructure and commencing the building(s) construction on the remaining 45 acres. He also served as owner's representative for a 13,000 SF golf course clubhouse, restaurant, and function facility in Dracut, MA in 2010.

Recreational and Golf Course Architect Background:

Mr. Brem has been involved in several recreational and golf projects over the last several years including Butter Brook Golf Club, Meadow Creek Golf Course, and Nashawtuc Country Club and several equine facilities including Cutter Farm in Dracut, MA.

Mr. Brem was the primary civil and environmental design engineer and presently serves as Record Engineer for the Bioclere™ Sewage Treatment Plant Design and permitting for Nashawtuc Country Club (NCC). Other design services for NCC include Clubhouse Renovations, Paddle Tennis Courts, parking lighting, water main extension, new maintenance barn and environmental management system, irrigation pump station, golf course layout re-configuration and permitting and other miscellaneous work over the years.

Most notably, the 18 hole championship caliber Meadow Creek Golf Course in Dracut, MA was completely designed by Mr. Brem as the golf course designer & engineer as part of a complex and encompassing approval process with the Town of Dracut and various state agencies requiring a host of local, state, and federal permits. The golf course was constructed in 2004 – 2006 and is now named Four Oaks Country Club.

SAMPLE PROJECTS (this is just a fraction sampling):**Grey Farm, Littleton, Massachusetts**

Final design of 56 single family "cluster" subdivision including layout, grading, soil testing for septic, septic system designs, storm drainage, earthwork, permitting, public hearing presentations, traffic analysis and redesign, etc.

Chelmsford Crossing – Assisted Living Facility, Chelmsford, Massachusetts

Final design of a 70 unit, 40,000 square foot Assisted Living building in Chelmsford, Massachusetts. The design included layout, grading, storm drainage, and environmental permitting including the filing of an ENF.

Chestford Acres, Tyngsboro, Massachusetts

Preliminary and final design of all phases of 72 lot subdivision on over 180 acres including layout, grading, soil testing, storm drainage design, conservation permitting for road crossings and work within 100 feet of wetland, permitting, public hearing presentations, traffic analysis and off-site roadway reconstruction design, etc.

Laurel Woods, Methuen, Massachusetts

Conceptual Planning and Final Design of a 56 unit detached condominium complex as the first of its kind in Methuen. Design included substantial permitting issues and stormwater management. Wetlands throughout the site posed significant issues. Additionally, various state permits were required.

Harris Pond, Merrimack, New Hampshire

Final design of 400 town house-style condominium with associated 77,000 s.f. of Commercial Space including layout, grading, sanitary sewer, storm drainage, highway, parking, utilities, earthwork, permitting, public hearing presentations, traffic analysis and redesign, etc.

Meadow Creek Golf Course and Residential Development, Dracut, MA

Final design of 187 unit "open space" subdivision and golf course architect for 18 hole, 6600 yard championship golf course layout. Project Manager for all the permitting efforts and designated record keeper for this huge project. This project is currently under construction.

Butter Brook Golf Course, Westford, MA

Civil engineer for the drainage and permitting aspect of this sensitively designed and partially completed project (1st Nine Holes). Lead engineer and author of the Environmental Impact Report submitted under the Massachusetts Environmental Policy Act (MEPA).

Hyacinth Common, Westford, Massachusetts

Final design of 31 single family homesites on 47 acres as an "Open Space Development" including the design of 2200 linear feet of new roadway, storm drainage, water, septic designs for each house, grading, and permitting for Planning Board and Conservation Commission approval. This project is considered a model "cluster development" in that it provides for excellent home-sites yet retains very sensitive and aesthetic land as permanent open space.

Cutter Farm, Dracut, Massachusetts

Site Plan for indoor riding facility, master planning for cross country course, outdoor arenas, turn out areas and paddocks, and future home-sites.

Sunset Lane Reconstruction, Lunenburg, Massachusetts

Preliminary and final design of a 1.1 mile long dirt "lake road" considered by the town as a "fire lane" into a 24 foot wide paved roadway with curbing throughout and guard rails in many areas. The design substantially improved the safety of the roadway in such areas as width, alignment,

sight distance, slope reconstruction and stabilization, drainage, and ownership. Sunset Lane is now considered - by the Highway Superintendent - as one of the best roadways in the town.

Allen Road Reconstruction, Phase III, Billerica, Massachusetts

Project Manager for the reconstruction of Allen Road from Baldwin Road to Bennett Circle including the complete re-design of the Webb Brook intersection. Prepared complete bidding package.

Harris Pond, Merrimack, New Hampshire

Field Superintendent for above described project for General Contractor. Fully responsible for all field operations (over 100 workers) including scheduling, inspection, take-off, contract negotiation, change order processing, requisition approval, etc. for the \$40 million project.

Meadow Creek Golf Course and Residential Development, Dracut, MA

Golf Course Architectural Engineer for project including field inspections during construction, direct field adjustments, approve changes and requisitions, and other duties as necessary to control the construction of the project from the design perspective. Also served as Owner's Representative during construction of clubhouse.

Hadley Estates and Julia Lane, Pepperell, MA

Preliminary and Final design of three interconnected and subsequent projects initially for a NH based developer and then sold to one of the largest builders in the Merrimack Valley, Robert M. Hicks of Westford, MA. This project utilizes a unique curbing/roadway drainage channel system that works flawlessly yet had local concerns during the design process. Ultimately 78 homes were constructed on 186 acres.

P.J. Keating, Lunenburg and Acushnet, MA

Industrial facilities plans and permitting for several distinct projects including new dual scale and scale house, asphalt processing, hoppers, and conveyance reconstruction, asphalt storage silo, RAP shelter, and conveyor system reconstruction on two separate plants in Massachusetts.

Mr Brem is the Chief Civil Design Engineer for over 400 residential subdivision projects and commercial Site Plans in over 75 communities in Massachusetts and southern New Hampshire attending over 1300 public hearings in 33 years with projects in the following communities:

<i>Massachusetts</i>			<i>New Hampshire</i>	
<i>Westford</i>	<i>Andover</i>	<i>North Andover</i>	<i>Salem</i>	<i>Nashua</i>
<i>Littleton</i>	<i>Lawrence</i>	<i>Lowell</i>	<i>Atkinson</i>	<i>Litchfield</i>
<i>Groton</i>	<i>Clinton</i>	<i>Newbury</i>	<i>Windham</i>	<i>Merrimack</i>
<i>Tyngsboro</i>	<i>Sterling</i>	<i>Newburyport</i>	<i>Pelham</i>	<i>Epping</i>
<i>Harvard</i>	<i>Bolton</i>	<i>Haverhill</i>	<i>Concord</i>	<i>Derry</i>
<i>Stow</i>	<i>Westminster</i>	<i>Amesbury</i>	<i>Manchester</i>	<i>Londonderry</i>
<i>Pepperell</i>	<i>Gardner</i>	<i>Wilmington</i>	<i>Hampton</i>	<i>Epsom</i>
<i>Leominster</i>	<i>Westborough</i>	<i>Lincoln</i>	<i>Chester</i>	<i>Barrington</i>
<i>Chelmsford</i>	<i>Marlborough</i>	<i>Weston</i>	<i>Hampstead</i>	<i>Louden</i>
<i>Methuen</i>	<i>Sudbury</i>	<i>Worcester</i>	<i>Freemont</i>	<i>Bow</i>
<i>Billerica</i>	<i>Wayland</i>	<i>Orange</i>	<i>Sandown</i>	<i>Seabrook</i>
<i>Acton</i>	<i>Concord</i>	<i>Templeton</i>	<i>Exeter</i>	
<i>Ayer</i>	<i>Waltham</i>	<i>Tewksbury</i>		
<i>Fitchburg</i>	<i>Reading</i>	<i>North Reading</i>		

Experience of Principals of the Developer/Applicant

***George Defelice
President
Defelice Corp Inc
Est 1986***

Specializing in Waterworks , Municipal Sewer , Highway Infrastructure

***Leon Constaine
Owner Constantine Loam & Trucking
Est 1988***

Specializing in Sand, gravel, loam processing and trucking

Although the principals do not have any direct Fair Housing Experience with a 40B Project, they have, and are reviewing, the DHCD Guidelines for 40B Comprehensive Permit Projects. They anticipate working with the Groton Housing Authority to develop and implement an Affirmative Action Fair Housing and Marketing Selection Plan.

6.4-6.5

Certification and Acknowledgement

I hereby certify on behalf of the Applicant, under pains and penalties of perjury, that the information provided above for each of the Applicant Entities is, to the best of my knowledge, true and complete; and that each of the following questions has been answered correctly to the best of my knowledge and belief:

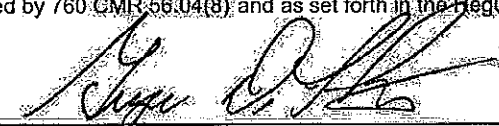
(Please attach a written explanation for all of the following questions that are answered with a "Yes". Explanations should be attached to this Section 6.)

Question	Answer
Is there pending litigation with respect to any of the Applicant Entities ?	No
Are there any outstanding liens or judgments against any properties owned by any of the Applicant Entities ?	No
Have any of the Applicant Entities failed to comply with provisions of Massachusetts law related to taxes , reporting of employees and contractors, or withholding of child support?	No
Have any of the Applicant Entities ever been the subject of a felony indictment or conviction ?	No
During the last 10 years, have any of the Applicant Entities ever been party to a lawsuit involving fraud , gross negligence, misrepresentation, dishonesty, breach of fiduciary responsibility or bankruptcy?	No
Have any of the Applicant Entities failed to carry out obligations in connection with a Comprehensive Permit issued pursuant to M.G.L. c. 40B and any regulations or guidelines promulgated thereunder (whether or not MassHousing is or was the Subsidizing Agency/Project Administrator) including, but not limited to, completion of a cost examination and return of any excess profits or distributions?	No
Have any of the Applicant Entities ever been charged with a violation of state or federal fair housing requirements ?	No
Are any of the Applicant Entities not current on all existing obligations to the Commonwealth of Massachusetts , and any agency, authority or instrument thereof?	No

I further certify that the information set forth in this application (including attachments) is true, accurate and complete as of the date hereof to the best of my/our knowledge, information and belief. I further understand that MassHousing is relying on this information in processing the request for Site Approval in connection with the above-referenced project; and

I hereby acknowledge our commitment and obligation to comply with requirements for cost examination and limitations on profits and distributions, all as found at 760 CMR 56.04(8) and will be more particularly set forth in a Regulatory Agreement by and between the Applicant and MassHousing.

I hereby acknowledge that will be required to provide financial surety by means of bond, cash escrow and a surety escrow agreement or letter of credit with the agreement that it may be called upon or used in the event that the Developer fails either to (i) complete and submit the examined Cost Certification as required by 760 CMR 56.04(8) and the Regulatory Agreement, or (ii) pay over to the Subsidizing Agency or the Municipality any funds in excess of the limitations on profits and distributions from capital sources as required by 760 CMR 56.04(8) and as set forth in the Regulatory Agreement.

Signature: 

Name: George Defelice

Title: President

Date: 1/4/2002

NOTIFICATIONS ATTACHMENTS

7.1 Narrative describing communications with municipal officials: municipal contacts

Narrative describing prior contacts with municipal officials by project consultant:

May 12 2021 Tom Orcutt Groton Water Dept

**April 8 ,2021 Mark Haad Town Manager
Fran Stanley Affordable housing**

**June 28,2021 Mark Haad Town Manager
Tom Orcutt Groton Water Dept
Fran Stanley Affordable Housing
Thomas Delaney DPW Director**

**Oct 27,2021 Affordable Housing Trust /Selectman
Robert Collins Atty**