



## **Partridgeberry Woods Homeowners Trust**

**P. O. Box 605, Groton, MA 01450**

Maura Fitzgerald 448-6071

Jayme Kulesz 448-2696

Doug Roeck 448-3826

Sue Shepherd 448-0104

John Mattison 448-8167



**<http://www.pbwoods.org>**

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**February 2007**

To: PBW Homeowners Whose Property Abuts the Pond on Parcel D  
Subject: Groton Conservation Commission and Wetland Restrictions

This letter is just a brief notice to all pond abutters to reiterate important information regarding the pond located on Parcel D. Although the pond is part of our common land jurisdiction, it is also governed by various rules and regulations administered by the Groton Conservation Commission (GCC). Any individual homeowner who owns land within 100 feet of the edge of the wetlands is also subject to the regulations of the GCC. Relevant information to keep in mind when considering landscaping / changes to your property adjacent to the pond are summarized below.

- The pond, other portions of the common land areas and portions of the individual homeowners' land that are defined as "wetlands" are under the jurisdiction of the GCC.
- Since the pond resides within the PBW common land area, it is considered conservation land and is also restricted by the Massachusetts Wetlands Protection Act and the Groton Wetlands By-Law.
- The implications of the first two items require that no structure be built or located within 100 feet of "any freshwater wetland; marsh; flat; wet meadow; bog; swamp; vernal pool; bank; reservoir, lake or pond of any size; creek, beach or land under water bodies" regardless of whether or not that 100 feet falls within your own property line.
- Similarly, removal of trees and vegetation within 100 feet of the edge of the wetlands requires the approval of the GCC (and the Groton Wetlands By-Law specifically controls "cutting or destruction of vegetation, including cutting of trees" within "the adjacent upland resource area", i.e. within 100 feet of the edge of the wetlands).
- The PBW Trustees also request that if the removal of trees is in question, that we be notified in writing as to the GCC review date and the subsequent date scheduled for tree removal.
- The Trustees would also like to know which company will be removing the trees. This is a precautionary measure deemed necessary to help ensure that the company has adequate insurance to cover any



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unintended damage to the common land area such as tire tracks or other damage caused by felled trees.

In the near future, we hope to post the applicable regulations on our website. We thank you for your consideration in this matter and we look forward to any comments or questions that you may have.