

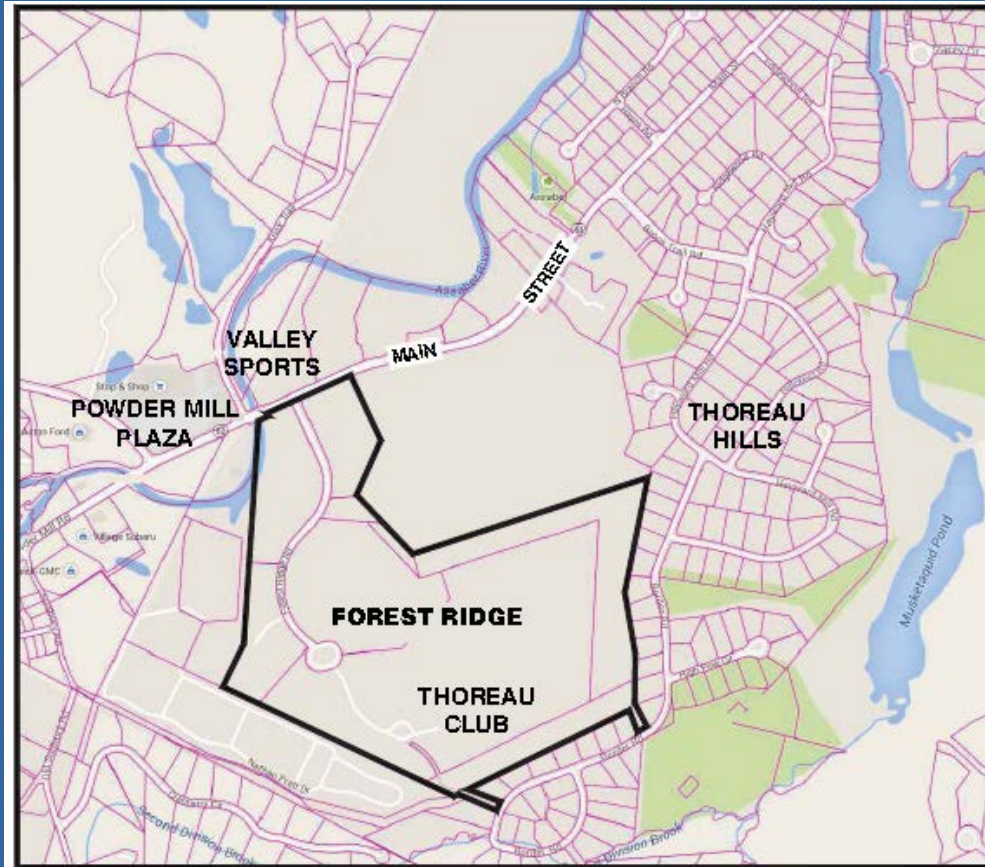
ARTICLE 19. Alternative PRD and

**ARTICLE 20. Release of Residential
Restriction**

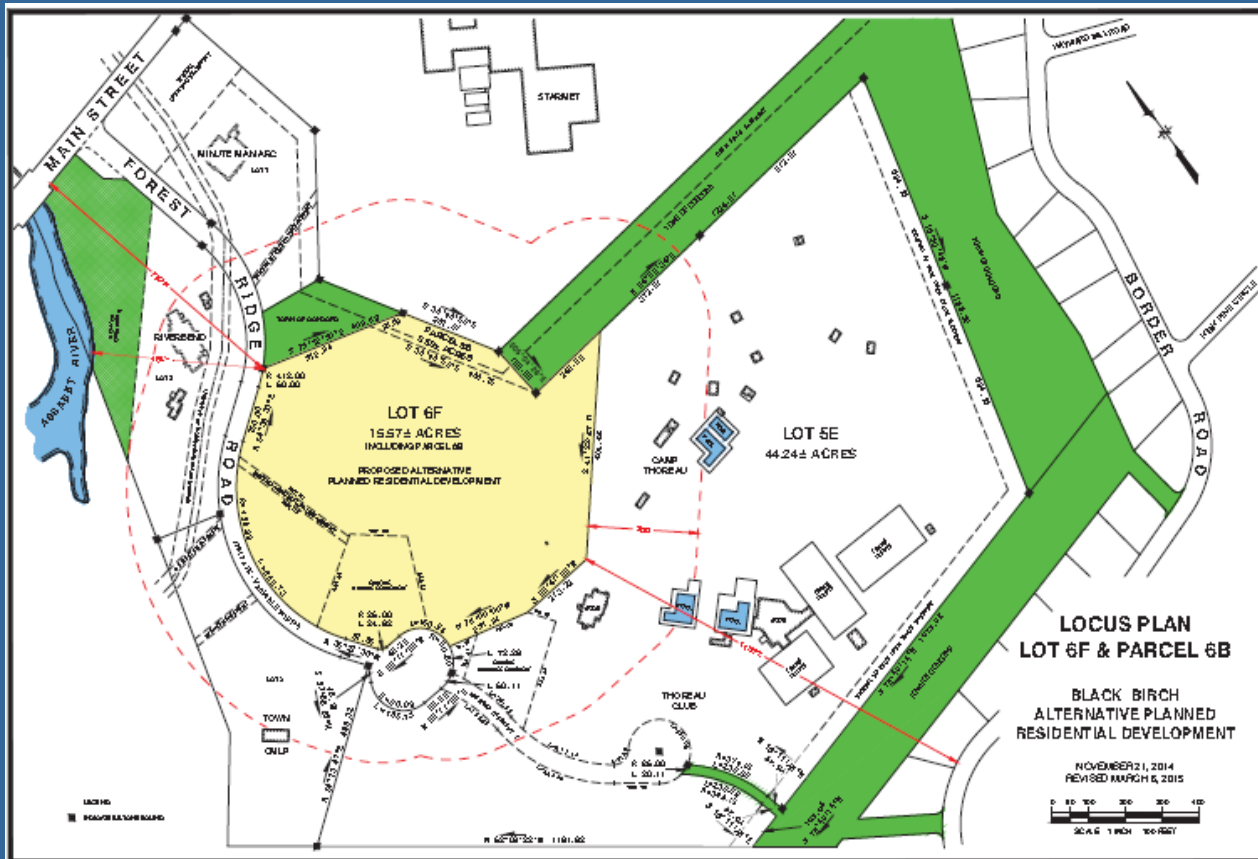
**ARTICLE 19. Mr. McBride moves:
that the Town take affirmative action under Article 19
as printed in the Warrant**

**ARTICLE 20. Mr. McBride moves:
that the Town take affirmative action under Article 20
as printed in the Warrant**

ARTICLE 19. Alternative PRD



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Proposed Use

- **25 unit residential community for persons 55 and older**
- **Two and three-bedroom units ranging from 1,700 to 2,500 square feet**
- **50% Common Open Space with walking trails**

ARTICLE 19. Alternative PRD



ARTICLE 19. Alternative PRD

Why Town Meeting Approval

- **Forest Ridge is zoned Limited Industrial Park**
- **Permitted uses in this District include Alternative Planned Residential Developments (PRD)**
- **Alternative PRD proposals must be submitted to and approved by a two-thirds vote of Town Meeting**
- **Riverbend, a 19 unit Alternative PRD located on Forest Ridge Road, was approved by Town Meeting in 2001**

ARTICLE 19. Alternative PRD

- **Town Meeting approval of Article 19 establishes the following site-specific standards:**
 - **Max. number of units shall not exceed twenty-five (25)**
 - **Each unit shall be occupied by at least one person age fifty-five (55) or older**
 - **Three (3) units shall be deed-restricted in perpetuity as affordable units**
 - **Common Open Space shall not be less than eight (8) acres**
- **Following approval by Town meeting, these site-specific standards cannot be varied by any other Board or Committee**

ARTICLE 19. Alternative PRD

Required Approvals after Town Meeting

- **A Special Permit from the Board of Appeals**
- **The Special Permit is based upon recommendations from:**
 - **Planning Board; and**
 - **Natural Resources Commission**

Town Offered Right of First Refusal under Chapter 61B

ARTICLE 19. Alternative PRD

- Existing and Projected Annual Property Tax

	<u>Annual Tax</u>
• Existing Property Tax based upon recreational use of land	\$5,100
• Projected Property Tax based upon office use of property	\$130,000
• Projected Property Tax based upon Black Birch's 25 residential units	\$271,000

ARTICLE 19. Alternative PRD

Principal members of our Development Team are residents of Concord:

- Developer/Builder Jack McBride
ABODE Builders
- Land Planning Kevin Hurley
Hurley Associates
- Architects Elise Braceras Stone
Paul A. Mahoney

Worked closely with Town Boards and Committees,
Town Staff and our Forest Ridge Neighbors

ARTICLE 20. Release of Residential Restriction

- **Authorize the Board of Selectmen to release land from residential restriction**
- **Same type of release Voted by Town Meeting in 2001 to allow the residences at Riverbend on Forest Ridge Road**
- **Allows maximum of 25 units each occupied by at least one person age 55 or older**

ARTICLE 19 and 20



Your support of Article 19 and 20 will facilitate new construction of twenty-five (25) energy-efficient homes for individuals age 55 or older.

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