



S Y M E S[®]

September 30, 2020

Ms. Kristen Ferguson, Chairperson
Concord Planning Board
141 Keyes Road
Concord, MA 01742

Re: Center & Main, 1440-1450 Main St.

Dear Ms. Ferguson and Fellow Members of the Board:

At the September 8, 2020 board meeting it was requested that we provide further information for section 5.4.2 (h) of the subdivision regulations. We pulled the records of previously approved subdivisions in Concord and are providing like kind information below.

One Time Revenue

Permit Fees: $16 \times \$4500 = \$72,000$.

Annual Revenue

16 Houses @ \$1,350, = $\$21,600,000 \times \text{tax rate of } \$14.23/\text{M} = \$307,368$.

Average value of vehicles estimated at \$30,000/household, $16 \times \$30,000 \times \$25/\text{M} = \$12,000$

Total annual estimated revenue is \$319,368. New growth revenue for 2021 is budgeted at \$900,000 in the Concord Finance Committee Report for the September 2020 town meeting.

The Town of Concord Budget & Purchasing Director estimates that the annual cost of town services per household is \$15,374. Therefore, the estimated town expense for this project is \$245,984.

Thank you,

Jeffrey J. Rhuda, Manager

S Y M E S A S S O C I A T E S , I N C .