

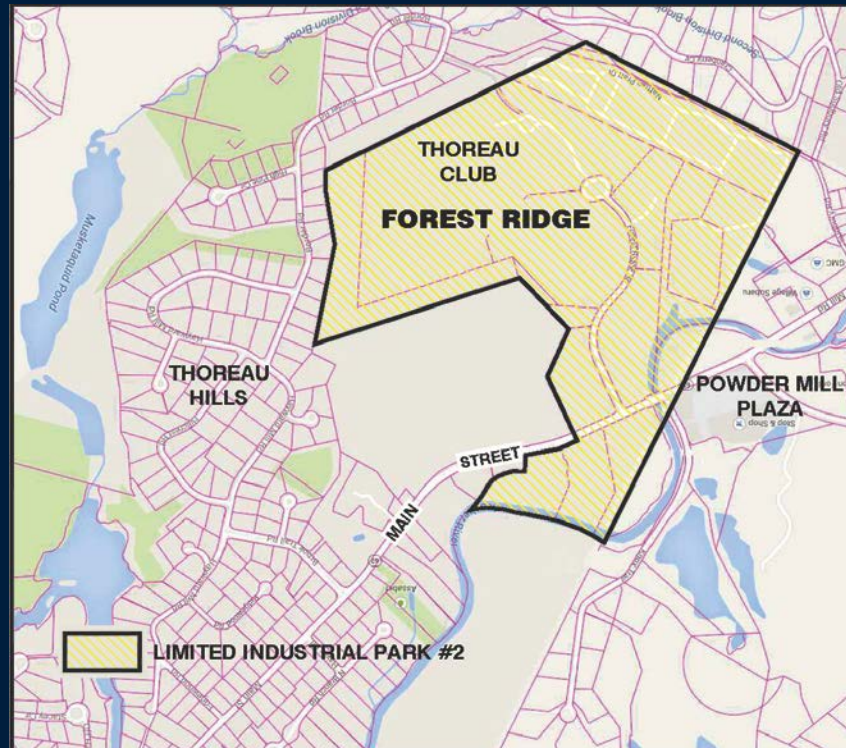
Article 42
Alternative Planned Residential Development
Lot 4A & Parcel A Forest Ridge Road

Mr. McBride moves:

That the Town vote pursuant to Section 10.3.4 of the Zoning Bylaw to approve the Phase II Black Birch Alternative PRD Preliminary Site Development and Use Proposal for Lot 4A and Parcel A Forest Ridge Road dated September 12, 2016 revised December 20, 2016 as filed with the Town Clerk and Planning Board and as amended as set forth in an amendment dated March 14, 2017 and entitled "Provision of Additional Common Open Space and Amendment of Related Provisions" which amendment was approved by the Planning Board on April 11, 2017 and subsequently filed with the Town Clerk and Planning Board on April 12, 2017.

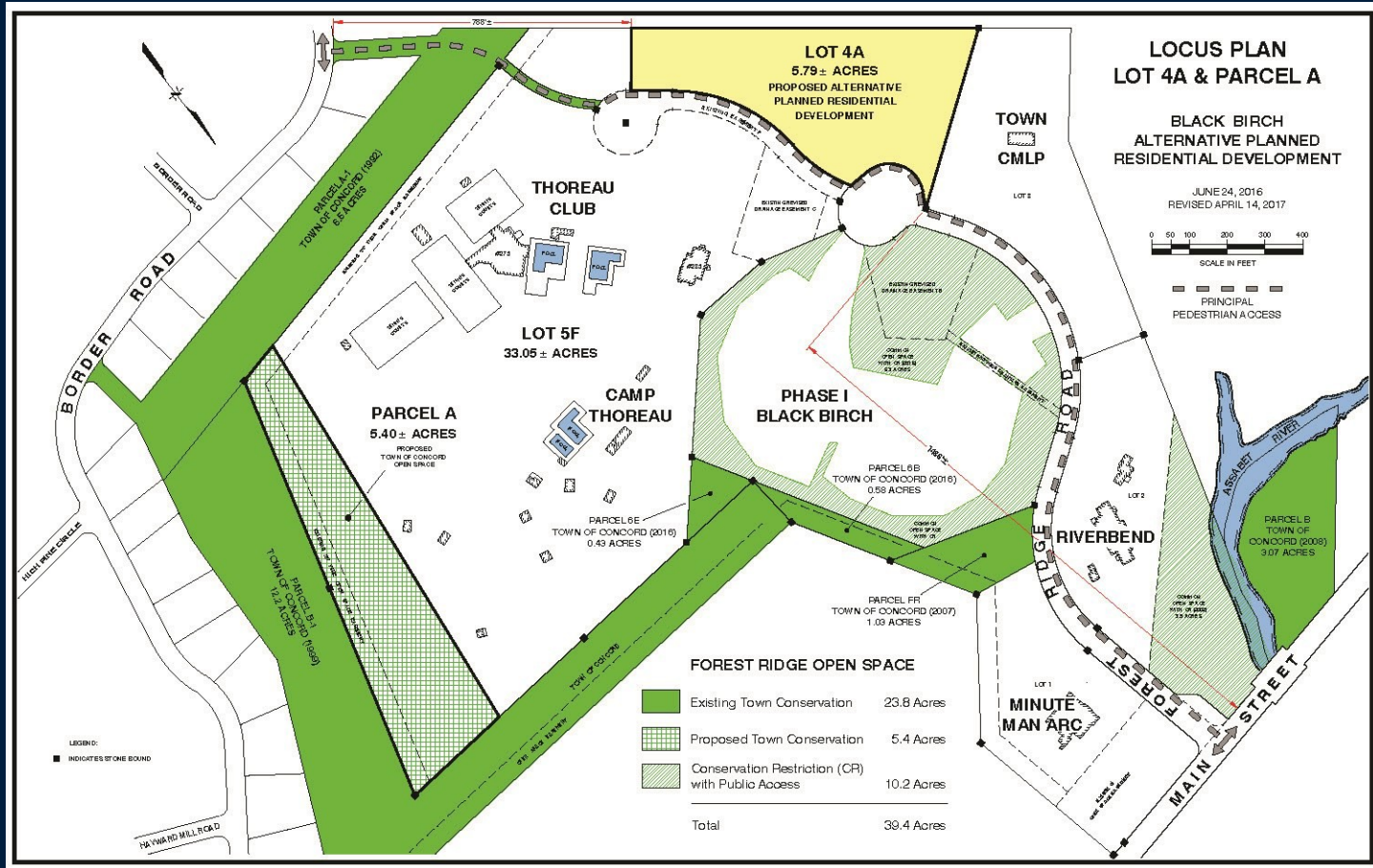
Article 42
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Limited Industrial Park #2 Zoning Map



Article 42

Alternative Planned Residential Development Lot 4A & Parcel A Forest Ridge Road



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Allowable Uses In LIP #2 District

- Office or Warehouse
- Educational or Child Care Facility
- Religious or Philanthropic
- Municipal Use
- Medical Center and Laboratory (SP)
- R&D and Light Manufacturing (SP)
- Alternative PRD (2/3 Vote of Town Meeting Required)

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Benefits of Proposed Use:

- No school impacts
- Highest property tax revenues
- 2 Affordable units count in Town's inventory
- 5.4 Acres of open space gifted to Town
- Very low traffic impacts

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Annual Property Tax Revenues to Town

- Existing Recreational Use: \$4,600
- Projected Office Use: \$74,000
- Projected Black Birch II: \$253,000
- Ten year projected tax revenues from Black Birch Phases I and II over \$5,000,00

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Affordable Housing

- Two units at no cost to Town
- Sold at 80% AMI
- Deed-Restricted in Perpetuity
- For buyers 55 and older (same as market units)

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Proposed Open Space

- 5.4 Acres gifted to Town for conservation
- Additionally, 24% of Lot 4A will be open space
- The large contiguous open space provides a natural buffer between Thoreau Hills and Forest Ridge, protects natural features and wildlife habitat and connects to existing trails.

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Why is Residential the Best Land Use

- Less traffic: 5 Peak a.m. trips/hour vs. 42 for office use
- Compatible with existing uses
- Highest revenue to the Town
- Affordable housing and open space not required with other uses

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Article 43
Release of Deed Restriction
Lot 4A Forest Ridge Road

Mr. McBride moves:

That the Town vote to authorize the Select Board to enter into an agreement to release Lot 4A Forest Ridge Road containing 5.79± acres as shown on a plan entitled "Plan of Land in Concord, Massachusetts, owned by: Todd A. Pulis, Trustee of Thoreau Realty Trust" dated March 8, 2017 to be recorded with the Middlesex South District Registry of Deeds, from a certain Easement and Restrictive Covenant Agreement dated September 19, 1990 and recorded with said Deeds in Book 20781, Page 75 and to agree that said Lot 4A may be used for residential purposes as a primary use.

Article 43
Release of Deed Restriction
Lot 4A Forest Ridge Road

- In 1990 the developer of Forest Ridge placed a deed restriction on the lots prohibiting residential use.
- In 1992 Town acquired land for Municipal Light Plant and gained an “interest” in the deed restriction.
- In 2001 Annual Town Meeting voted to approve release of restriction for Riverbend.
- In 2015 Annual Town Meeting voted to approve release of restriction for Black Birch Phase I.

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