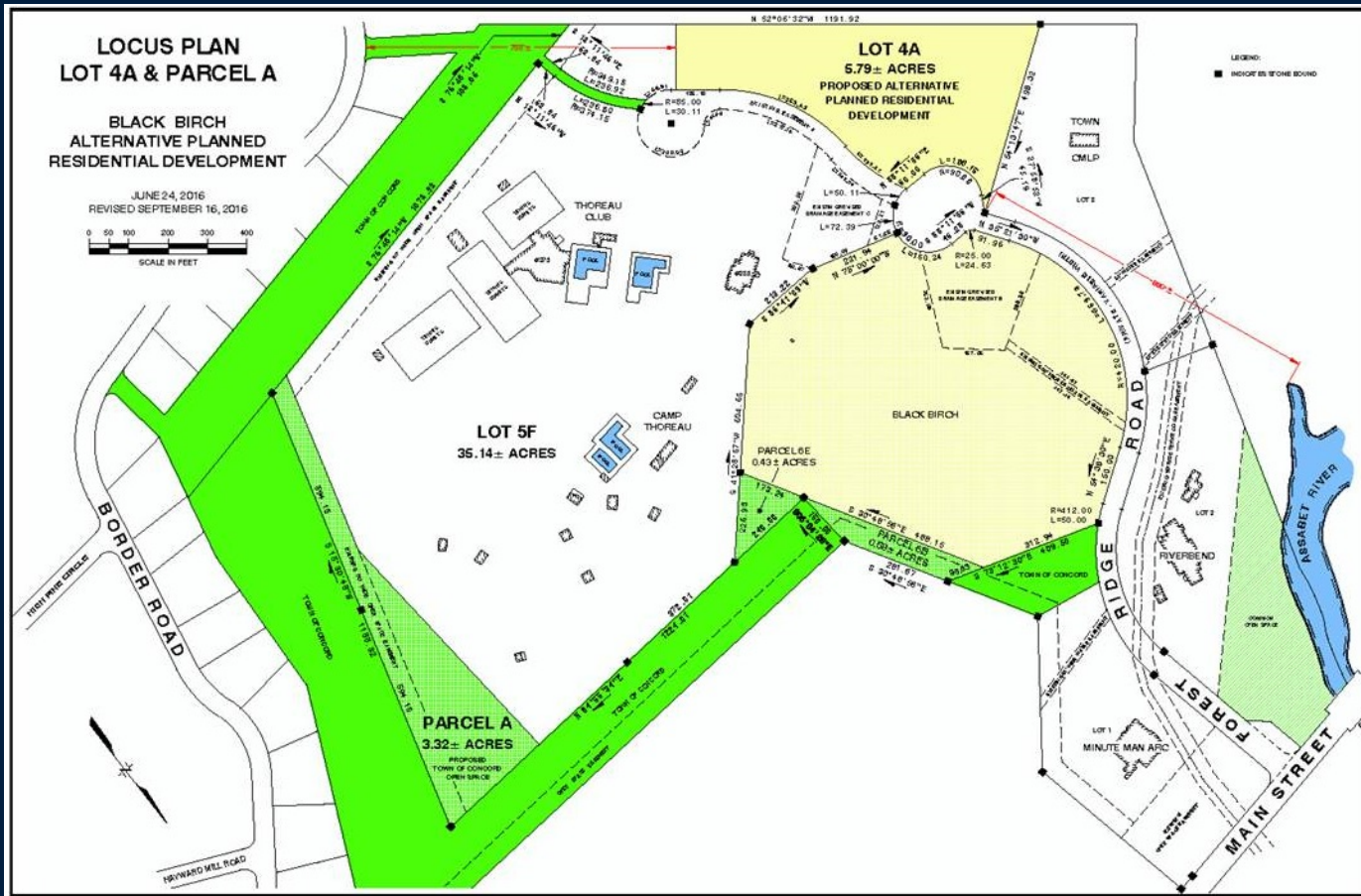


Warrant Article #3 Phase II Black Birch Alternative Planned Residential Development

Article 3. 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 as filed with the Town Clerk and Planning Board and as amended as set forth in an amendment dated November 21, 2016 and entitled “Provision of Two (2) Affordable Housing Units, Phase II Black Birch Amendment of Preliminary Site Development and Use Proposal for Lot 4A and Parcel A at Forest Ridge Road” which amendment was approved by the Planning Board on November 29, 2016 and subsequently filed with the Town Clerk and Planning Board on November 30, 2016.

Warrant Article #3

Phase II Black Birch Alternative Planned Residential Development



Warrant Article #3

Phase II Black Birch Alternative Planned Residential Development



Warrant Article #3
Phase II Black Birch Alternative Planned Residential Development

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 and Black Birch Phase I, a 25-unit Alternative PRD located on Forest Ridge Road, was approved by Town Meeting in 2015.

Warrant Article #3

Phase II Black Birch Alternative Planned Residential Development

- Town Meeting approval of Article 3 establishes the following standards:
 - Number of units shall not exceed sixteen (16) units each occupied by at least one individual who is fifty-five (55) years or older.
 - Common Open Space shall not be less than 4.6 acres, 3.3 acres of this land will be donated to the Town and the balance will be owned and used in accordance with conditions established by the Board of Appeals.
 - Two (2) of the units shall be deed-restricted in perpetuity to maintain their affordability and sold, leased or rented under conditions established by the Board of Appeals.
- Following approval by Town Meeting, these standards cannot be varied by any Board or Committee

Warrant Article #3
Phase II Black Birch Alternative Planned Residential Development

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

Warrant Article #3
Phase II Black Birch Alternative Planned Residential Development

■ Existing and Projected Annual Property Tax

	<u>Annual Tax</u>
• Existing Property Tax based upon recreational use of land	\$4,600
• Projected Property Tax based upon 16 residential units	\$257,000

Warrant Article #3
Phase II Black Birch Alternative Planned Residential Development

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

Warrant Article #3

Phase II Black Birch Alternative Planned Residential Development

Article 3. 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 as filed with the Town Clerk and Planning Board and as amended as set forth in an amendment dated November 21, 2016 and entitled “Provision of Two (2) Affordable Housing Units, Phase II Black Birch Amendment of Preliminary Site Development and Use Proposal for Lot 4A and Parcel A at Forest Ridge Road” which amendment was approved by the Planning Board on November 29, 2016 and subsequently filed with the Town Clerk and Planning Board on November 30, 2016.

Warrant Article #4
Release of Residential Restriction

Article 4. Mr. McBride moves: that the Town take affirmative action under Article 4 as printed in the Warrant.

Warrant Article #4 Release of Residential Restriction

- Authorize the Select Board to release land from residential restriction
- Same type of release voted by Town Meeting in 2001 to allow the residences at Riverbend and in 2015 to allow the residences at Black Birch Phase I
- Allows maximum of 16 units each occupied by at least one person age 55 or older

Warrant Article #4
Release of Residential Restriction

Article 4. Mr. McBride moves: that the Town take affirmative action under Article 4 as printed in the Warrant.

Warrant Article #5
Zoning Bylaw Amendment

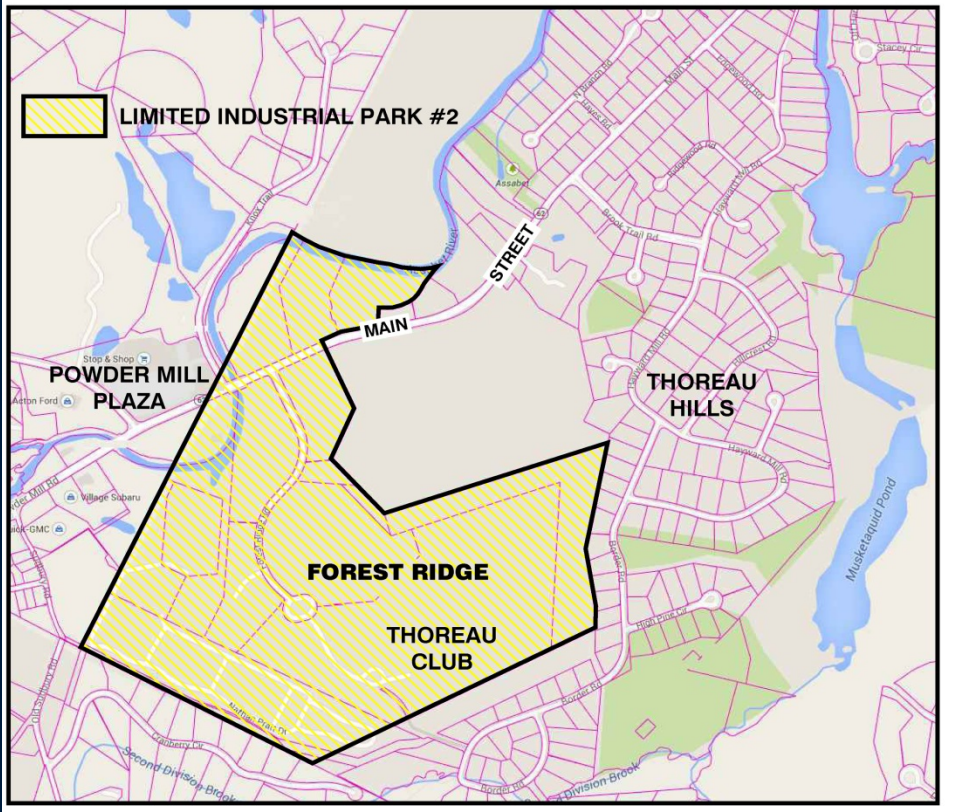
- Article 5. Mr. McBride moves: that the Town take affirmative action under Article 5 as printed in the Warrant.

Warrant Article #5
Zoning Bylaw Amendment

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

Warrant Article #5 Zoning Bylaw Amendment



Warrant Article #5
Zoning Bylaw Amendment

- Article 5. Mr. McBride moves: that the Town take affirmative action under Article 5 as printed in the Warrant.