

Fifteen Great Road



10/22/2012

(1)

Agenda

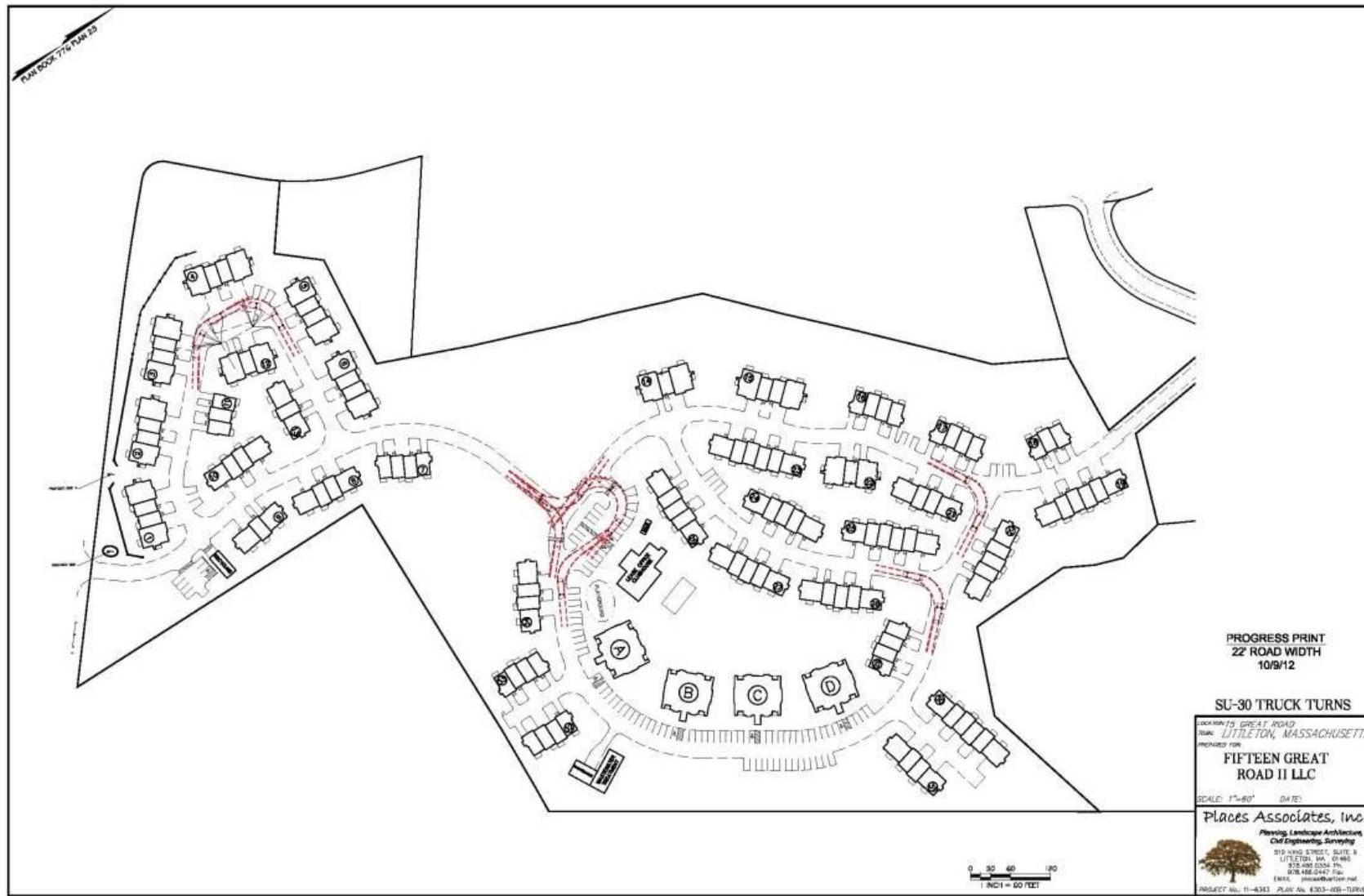
- Project Updates
 - Received MEPA certificate
 - Received permit for 55,005 GPD leach field
 - Working on Highway Access Permit
 - Submitted definitive subdivision for adjacent land
 - Meeting Scheduled with Littleton Garden Club
 - LWD
 - Meetings with DPW, Fire Safety, BOH, BOH Agent, and LWD since last ZBA
 - Updated Landscape Plan
- Waiver list review
- Plan update- 22 foot travel ways – all 20 foot or more Town Home driveways.
- WWTF vs. adjustment of unit mix
 - Presentation
 - Poll board
- Schedule Decision subcommittee

Updated Landscape Plan



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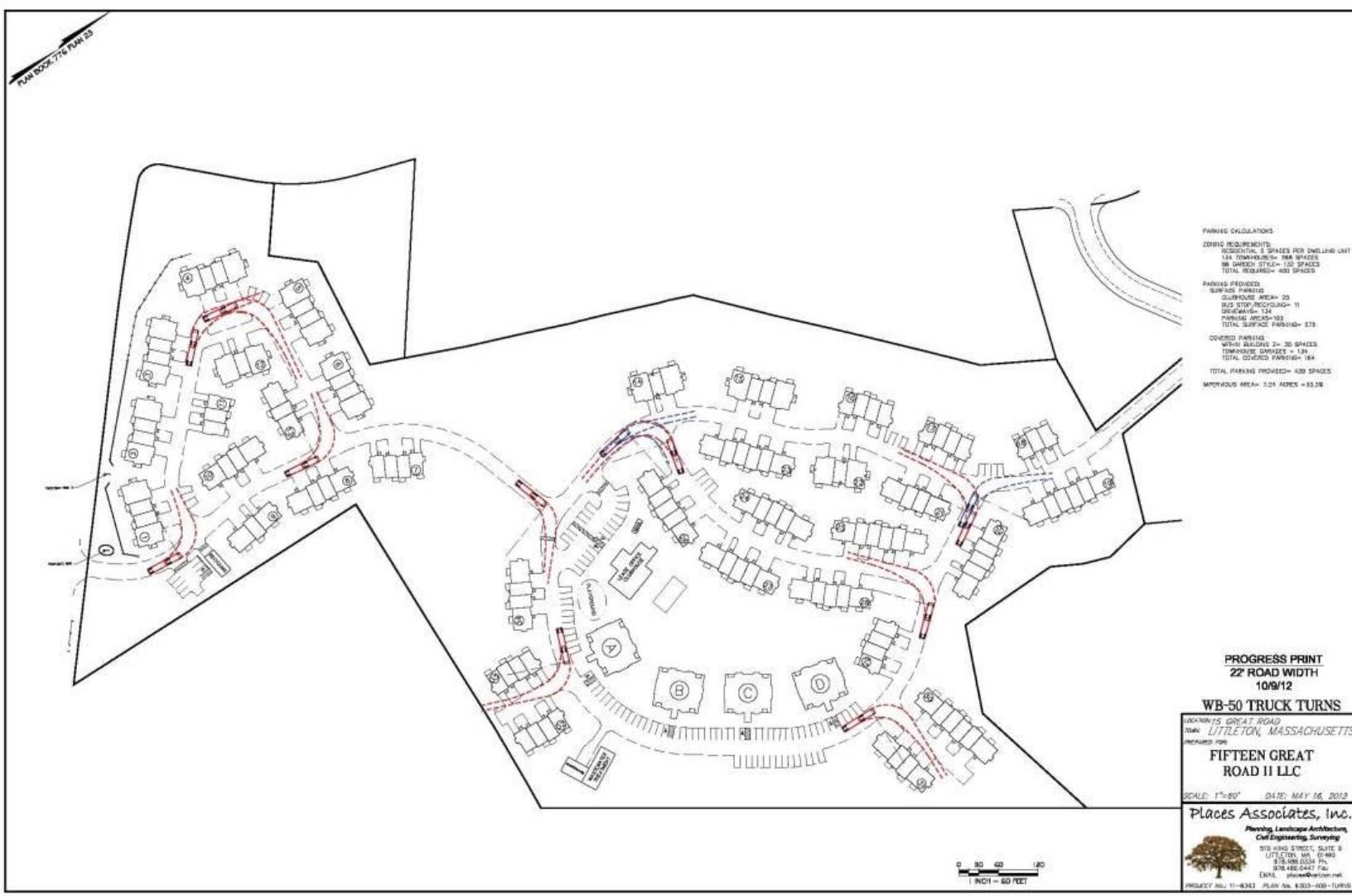
Updated Turning Radius – SU30



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Updated Turning Radius – WB50



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WWTF vs. Adjustment of unit mix

- Presentation

Publicly Presented Subdivision and WWTF Information

Audience	Date
Department Head Meeting	4/14/11
Selectmen Meeting	4/25/11
Housing Authority Meeting	5/5/11
ZBA Meeting	9/27/11
ZBA Meeting	3/5/12
ZBA Meeting	5/17/12
Planning Board Preliminary Subdivision Hearing	1/12/12, 4/26/12, 5/24/12, 6/28/12
Board of Health	7/17/12

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Mass Development Subsidy Agent Meeting 04/2011
Abutter Meeting 04/2011

Road Option A



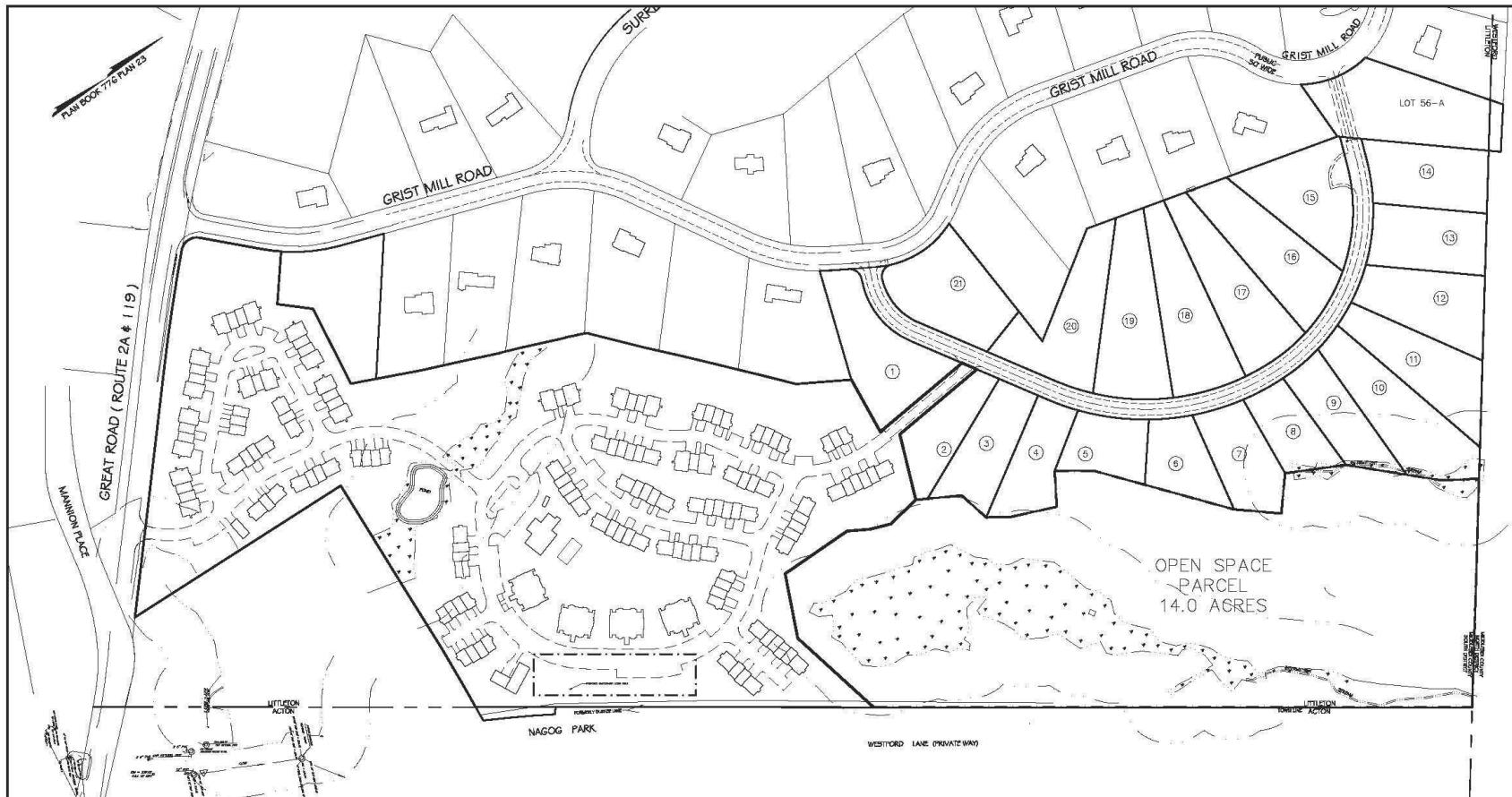
ADDRESSABLE IN GLOBAL SOLUTION

Road Option B



ADDRESSABLE IN GLOBAL SOLUTION

September 2012 Combined 40B-40A Design



Selectmen Presentation April 2011

Selectman Presentation 4-25-11

Possible Uses- Remaining Land

- Goals
 - Use land
 - Share infrastructure
 - Road
 - WWTF
 - Utilities
- No definitive plans
- Current zoning allows
 - Single family homes
 - Non-profit elder housing
- With zoning change or use variance
 - For-profit elder housing
 - Other uses

Selectman Presentation 4-25-11

Construction Economics

- High fixed costs ... need economies of scale
 - Subdivision road
 - Site work
 - WWTF
 - Storm water management
 - Utilities

Selectman Presentation 4-25-11

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Project/Product Design Drivers

Project/Product Design Drivers

ZBA Presentation September 2011

ZBA Presentation 9-27-11

Development Summary

- 200 Apartments
 - 62 1-bed units - 31%
 - 78 2-bed units - 39%
 - 60 3-bed units - 30%
- 6 Buildings - five 3-story (28 & 24 Units) and one 4-story (64 Units)
- Affordable - 40 (20%) @ 50% AMI or 50 (25%) @ 80% AMI
- All 200 units count toward 10% requirement
- 10 H/C accessible and 94 H/C adaptable units
- ~~23 +/- acres of 48 acres parcel~~
- WWTF – Title V rating 55,000 gal/day
 - Actual 25-30,000 gal/day

ZBA Presentation 9-27-11

High Fixed Cost

- WWTF Cost per Unit Based on Units:

100 Units = \$2,000,000 or \$20,000 / unit

200 Units = \$2,150,000 or \$10,750 / unit

250 Units = \$2,300,000 or \$9,200 / unit

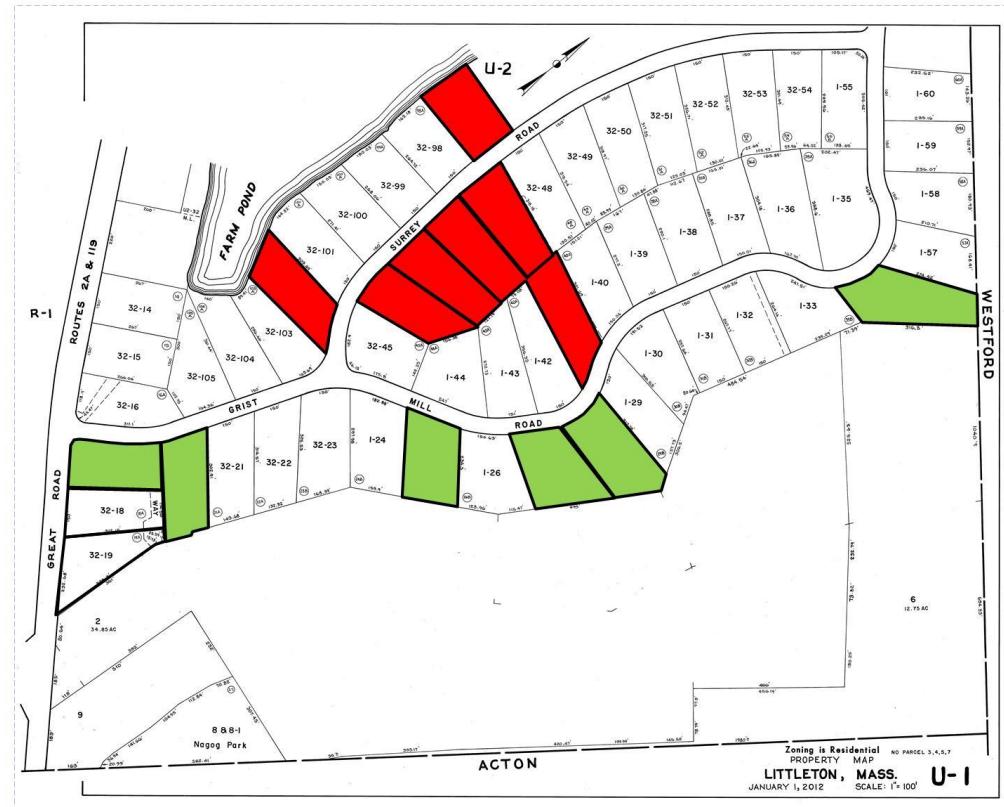
WWTF Investment Makes lots more valuable to Town

Potential Annual Revenues:

60,000±
70,000 ±
\$130,000 ±

Average Real
Estate and Excise
Taxes Abutting
lots: \$10,000+

More taxes collected per foot of road



Prior BOH regulation cost town \$1,300,000 in forgone taxes 2000-2011

What does our project do for the town?

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ZBA Presentation 5-17-12

Upfront	Back Taxes Paid	\$185,000
Construction	Construction Related Fees	<u>\$330,000</u>
	Total Prior to Building Permits	\$515,000
Potential Annual Revenue		
	Townhome Apartments	513,000
	6 Grist Mill lots	60,000
	7 Surrey Rd lots	70,000
	19 New Subdivision lots	<u>190,000</u>
	Total Potential Recurring	\$733,000

ZBA Presentation 5-17-12

Planning Board Letter – Where are Local Concerns?

“ZBA should not allow WWTF to serve subdivision”

“40B land would be limited to approximately 21 units under 40A”
(21 +20= 41 combined lots $41 \times 4\text{Br} \times 110\text{GPD}=18,040 \text{ g.p.d.}$)

“No basis for making the 40B development larger than necessary for the purpose of providing an “amenity” to a separate abutting development “ **(amenity = economic benefit)**”

“40B and subdivision should each stand on its own” **(receive no economic advantage)**

“Applicants Plan for single WWTF goes beyond the intent of M.G.L c.40B, §§20-23”

WWTF Shared Cost Impact

As Proposed

	Units	Bedrooms	SF	GPD		% of cost	Total Cost	
				Total	Bedrooms		\$ 2,500,000.00	Per bedroom
1 bedroom	48	1.0		48	5280			
2 bedrooms	78	2.0		156	17160			
3 bedrooms	64	3.0		192	21120			
				75				
				gpd/1000				
Clubhouse		sq ft		3000 sq ft		225		
40B TOTAL	190			396	43785		80%	\$ 1,990,046.36
New lots	6	3.0		18	1980			
new sub lots	9	4.0		36	3960			
Lots 27+28+56	3	4.0		12	1320			
Lots 20+25	2	4.0		8	880			
Contingent Gristmill lots*	7	4.0		28	3080			
SUB DIVISION								
TOTAL	27			102	11220		20%	\$ 509,953.64
TOTAL ALL	217			498	55005			\$ 4,999.55
								\$ 18,887.17

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Standalone Cost – 40B

Standalone 40B Current Bedroom Configuration

	Units	Bedrooms	SF	Total Bedrooms	GPD	% of cost	Total Cost	Per bedroom	Per Unit
1 bedroom	48	1.0		48	5280				
2 bedrooms	78	2.0		156	17160				
3 bedrooms	64	3.0		192	21120				
					75 gpd/1000				
Clubhouse		sq ft		3000 sq ft			225		
40B TOTAL	190				396	43785	100%	\$ 2,500,000.00	\$ 6,313.13 \$ 13,157.89
New lots	0	3.0		0	0				
new sub lots	0	4.0		0	0				
Lots 27+28+56	0	4.0		0	0				
Lots 20+25	0	4.0		0	0				
Contingent Gristmill lots*	0	4.0		0	0				
SUB DIVISION TOTAL	0			0	0	0%	\$	- \$	-
TOTAL ALL	190			396	43785				

Costs: New Unit Mix

Standalone 40B ALL 3-Bedroom Configuration

	Units	Bedrooms	SF	Total Bedrooms	GPD	% of cost	Total Cost	Per bedroom	Per Unit
1 bedroom	48	1.0		48	110				
2 bedrooms	0	2.0		0	5280				
3 bedrooms	142	3.0		426	46860				
				75	gpd/1000				
Clubhouse		sq ft		3000 sq ft			225		
40B TOTAL	190				474	52365	100%	\$ 2,500,000.00	\$ 5,274.26
New lots	0	3.0		0					
new sub lots	0	4.0		0					
Lots 27+28+56	0	4.0		0					
Lots 20+25	0	4.0		0					
Contingent Gristmill lots*	0	4.0		0					
SUB DIVISION TOTAL	0			0		0	0%	\$ -	\$ -
TOTAL ALL	190			474		52365			

WWTF Operational Expenses/ Impact on Tenant Expense

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	<u>2011*</u>	Per Bedroom		
		With Subdivision	Without Subdivision	New Mix
Number of Bedrooms		498	396	474
Total Utilities	\$ 38,835.28	\$ 77.98	\$ 98.07	\$ 81.93
Total Landscaping	\$ 6,850.00	\$ 13.76	\$ 17.30	\$ 14.45
Total Maintenance	\$ 77,795.99	\$ 156.22	\$ 196.45	\$ 164.13
Total Office Operations	\$ 11,458.37	\$ 23.01	\$ 28.94	\$ 24.17
Total Insurance	\$ 1,569.36	\$ 3.15	\$ 3.96	\$ 3.31
Total Taxes	\$ 1,486.95	\$ 2.99	\$ 3.75	\$ 3.14
Total Operating expense	\$137,995.95	\$ 277.10	\$ 348.47	\$ 291.13

MGL CH 186 Section 22C: Landlords may sub-meter and charge for water and sewer.

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* Avalon Acton Actual Expenses 2011

Adjustment of unit mix

- With Adjusted Economics Total Beds: 474
 - 48 1-Bedroom Units
 - 0 2-Bedroom Units
 - 142 3-Bedroom Units

Until use of WWTF is definitively allowed for non-40B land, Fifteen Great Road's official proposed unit mix for the 40B is as shown above

New Unit Mix Impact on Health, Safety and Environment

- Traffic Unchanged
- Parking Unchanged
- Drainage Unchanged
- Waivers Unchanged
- Site Plan Unchanged

- NO Health, Safety or Environmental Issues

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Fifteen Great Road WWTF Position

- WWTF is good for Littleton and for the environment
- WWTF is required by law and permitted “as of right”
- ZBA has no authority to regulate or restrict use.
- Fifteen Great Road will appeal any ZBA provision which restricts the use of the WWTF to the 40B only.
- **Until use of WWTF is definitively allowed for non-40B land, Fifteen Great Road’s official proposed unit mix for the 40B is 142 3-Bedrooms and 48 1-bedrooms.**

WWTF vs. Adjustment of unit mix

- Poll board

Decision Subcommittee

- Next Meeting Date

10/22/2012