statements regarding 3 options
term benefit to the town & positive & negative
We discussed the timeframe meaning of long
capturing the efforts of 3 people w/o a quorum.
All these slides are still in a draft form only

02/13/2019
Slides from discussion.
Recommendations:

5. Tear down & sell lots; Cost to tear down & contour the land, new lot lines to our

- Oll tanks out- all options $35K
- Oll tanks out- all options $35K
- Tear down costs for 4-5 + land restoration
- Open space on back lots - Goshard Rd.
- Year income for 8 lots or houses as is = >3 years, ball-park future
- Open space - other options Houses & land after plot plan revised...

4. Sell enough houses/land w/restictions to satisfy the loan & rest becomes

- Oll tanks out- all options $35K
- Open space - Tear down cost+ re-grading site + plantings
- Combin sturdy costs ($20-30K per unit) & pro forma schedule
- Estimate increase year/year going forward
- $18MN loan @ 5% now -
- New loan rate after 5 years? Who to ask?
- Improvements to $22,000-2,500 a month
- Rent for 15 years start revising rent upgrade to $1,800 now, add

- Determine value of open space to town?
- Rent houses for 10-15 years then open space: Renovation & maintenance

- Oll tank removal cost $35K- all options
- Value @ $300-400K each lot
- Assume 50% torn down in next 4 years
- Tax income (666) ball-park future years (15)

Risks: lead, oil tanks etc.

1. Sell as is with restrictions: Cost of value of lots, condition reports, define

Indicates information we do not believe we have?

Below are notes from yesterday's meeting highlighted in bullet points: Red

Short list of options as of 01/17/2018
Oil tanks out-all options $35K

Tax Revenue for 12 new = $3/Years, ball-park future years (15)

Lot value $300-350K per lot

Year down estimate $160K, need quote of letter + re-grading site

Recommendations...

5. Tear down all lots: Cost to tear down & contour the land, new lot lines to our

Oil tanks out-all options $35K

Tear down costs for 4.5 + land restoration

Open space on back lots-Goddard Rd.

Year (15)

Tax income for 8 lots or houses as is = >3 Years, ball-park future

~8 lots or houses as is $300-400K

4. Sell enough houses/land w/restictions to satisfy the loan & rest becomes

Oil tanks out-all options $35K

Open space-Tear down cost+re-grading site+plantings

Construction costs ($25-30K) per unit (6 pro forma schedule)

Estimate increase/year going forward

$ 1.8M loan @ 5% now -

New loan rate after 5 years? Who to ask?

Improvements to $2.2M-2.5M a month

Rent for 15 Years start ReVersion Rent upgrade to $1.800 now, add

3. Rent houses for 10-15 Years then open space: Renovation & maintenance

Oil tank removal cost $35K - all options

Value $300-400K each lot

Assume 25% Don Down w/in 3-4 Years

Tax Income (660) ball-park future years (15)

risks: leak, Oil tanks etc.

Restrictions for enough detail to evaluate, new survey based on our scenarios.

Sell as is with restrictions: Costs 8 value of lots, condition reports, define

Below are notes from yesterday's meeting, highlighted in bullet points: Read

Short list of options as of 01/17/2018
Single family homes on Castle Rd + 1-2 townhomes w/3-4 units; same as above; pro forma value of townhomes...

except no ZBA approval...

Every lot 10m sq ft, rest of land open space; as above

Configure more lots 9500 sq ft; Cost to demolish, surveys, value of lots, landscaping, ZBA approval, risks - TBD

Design & build sample home; CPA money to be used (MC)

Land after plot plan revised...

Sell enough houses/land w/ restrictions to satisfy the loan &

Data Sets: Information to develop for each option...
Start

**Over 55**: Examples from other communities or developments to

Homes = >20 units; needs examples and detailed description

Town Home(s) + open space; Cost to demo buildings, 1-2 town

Data Sets: Information to develop for each option...
Rent houses for 10-15 years then open space: Renovation & maintenance costs, revised rent, fees going forward. V

Tear down & sell lots; Cost to tear down & contour the land.

What have the costs been, how much $ has the town received to date? How important will open space be in the future if the town has no 40b strategy?

Open space, survey based on our scenarios, risks; lead, oil tanks, etc. Reports, define restrictions for enough detail to evaluate, new

Sell as is with restrictions; Cost & value of lots, condition

Data Sets: Information to develop for each opinion...
• Elevation of lots/site (include street reference on Castle/Gardner roads)
• Value of the land: Current value, Individual + combined value
• Pro-forma on long-term lease of houses

What's the site's contribution to 40b, Y1/2%, land area requirements?

• "4% is report from Jeff/TA
  
  • Current Rental Agreements - Get examples, check for variables...
  
  Condition report (G. Hall or Jeff/TA) Request current condition report

  • Oil tank issue? Tank testing? (Recommends to town potential risk)
    
    • Can we get 12 conforming lots with a house on each?
    
    12 conforming lots...not lot w/house?
    
    Answer existing house scenarios

Lot scenarios: Existing zoning, restrictions (ZBA + WW)

Plot Plan History (M/C)

Visit site to review & photograph (need punch list of objectives-PB)

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Data Sets: Information needed for primary site/lot