Spring Bars Road Project Summary as of 11/18/2011

The Community Preservation Committee has been working since April, 2010 to define tasks and develop recommendations for a model plan for the property on Spring Bars Road that was once slated for 168 units in the “Little Pond Landing” 40B development.

General:
- Memorandum of understanding (MOU) developed between Selectmen (BOS) and Community Preservation Committee (CPC)
- Purchase of 21.2 acres approved by 4/2010 T.M. and closed on June 2010
- Property divided into two pieces:
  - Parcel A of 11.5 acres for community housing and other approvable uses
  - Parcel B of 9.7 acres for open space with cedar swamp and Little Pond frontage

Parcel A: Community Housing Recommendations and Other Uses:
- 11.5 acres leased long-term to developer under 40B process
  - land survey shows 4.35 buildable acres respecting set-backs
  - remainder to be landscaped for inhabitants’ use and to merge with open space
- Request for proposals (RFP) for housing developed by CPC for final action by BOS; RFP to have broad parameters to encourage multiple, creative responses
- Housing limited by MOU to 70 bedrooms and 30 units; all to be affordable
- Housing to be rental units for varied population at or below 100% of area median income (AMI); minimum of 10% to be handicapped accessible
- Connection to Town sewer approved by State; Stearns and Wheler contracted to design and budget an extension of the sewer to the property line on SBR and to complete the permitting process
- Visual design and numbers of buildings to be “compatible with design vernacular of the community;” prohibition on one large structure
- Energy needs and building performance to be at strong to excellent levels
- CPC subsidy available to reach the most visionary level of development possible; amount and process still to be determined

Open Space:
- Conservation restriction completed, to be held by ConComm
- State approves LAND grant returning $500,000 to CPA
- Assisted in the clean-up of old buildings including asbestos
- Development to include passive recreation: nature trails (some handicapped accessible), access to Little Pond, community garden, restoration of previously disturbed areas, parking, protected seating as in a gazebo, small shed
- Land stewardship by The Three Hundred Committee (T3C)