

Under current Zoning we can do Option 1 and 2:

These would only require Planning Board approval.

#1

- **(55)** - Single Family Homes
- \$606,210 – Annual Tax Revenue to Town
- Subjecting 100 kids into the school system which is near capacity
- Town responsible for lighting road, maintaining road/snow removal and trash pick-up. Further reducing revenue to the town.

#2

- **(230)** – Over 55 Townhomes
- 1.5 Million in Annual Tax Revenue to Town
- NO KIDS....but with (3)-three other projects in town interjecting approx.. 500-600 units of age restricted living. Adding more would put all at Jeopardy. It will grossly change the demographic of the town.

If the zoning changes pass at town meeting, Option #3 is available to us.

#3 THOD

Townhouse Overlay District

- **(230)** Un-age Restricted Townhomes
- 2.1 MILLION in Annual Tax Revenue to Town
- Approx. (20)-kids in school system
- (Gables-(19) kids in Abington School System)
- Much higher Excise Tax Revenue
- Local Businesses will prosper from young professionals
- This project will interject the highest amount of Tax revenue into the town.
- Private road maintained, lighting and trash pick-up paid for by the Homeowner's association.

THOD – Townhouse Overlay District is the best choice for the town and property use. It's a more diverse project adding stability to demographic of age groups in town. This town cannot support over 800 plus units of over 55!