

AT A GLANCE

IF you vote YES

- 2.54 M Sq. Ft. Industrial or Comm.
- 146 40R Rentals
- 52 Students
- 40S Funds Eligible
- \$788K 40R Incentive
- Access to Mitigation \$
- 'Safe Harbor' Pathway¹

IF you vote NO

- 1.53 M Sq. Ft. Industrial or Comm.
- 200-590 40B Sale Units
- 181-537 Students
- 40S Funds Not Eligible
- \$0 in State Incentive
- No Mitigation Funds

TRAFFIC IMPROVEMENT PLANS*



McGovern Blvd & Rt 70

- Install Bike & Ped access lanes & signals on Rt 70.
- Add right-turn south-bound & left-turn north-bound lanes to Rt 70.
- New traffic signals on site and coordinated with 117/70 & MRE.
- Extend shoulder pavement markings on Rt 2 expanding rest & staging space.

*12/15/21 Traffic Impact Report
TEC Engineering Corp

Rt 2 & Associated Exits

- Widening of Rt 2 W shoulder for acceleration & deceleration lanes.
- New ramp realignment on Rt 2 Interchange at Exits 102, 103 & 104.

40R Infrastructure

- Extend MART route by installing 2 on-site stops.
- Bike & Ped. Connections.
- Resident services such as playground, laundry & exercise facilities.
- Emphasis on walkability & heavy landscaping.

¹The State mandates communities to have greater than 10% Affordable Housing available. Lancaster is currently at 4.9%

THE BOTTOM DOLLAR

Supplied by Lancaster Finance Committee

	YES VOTE	NO VOTE
	<i>Projected</i>	
Gross Real Estate Tax Revenues <i>Industrial</i>	\$3,990,575	\$2,507,980
Gross Real Estate Tax Revenues <i>Retail</i>	\$79,356	\$37,577
Gross Real Estate Tax Revenue <i>Residential</i>	\$588,168	\$1,188,352
Gross Incoming Revenue		
Annually	\$4,658,099	\$3,733,909
Education Costs ²	-\$839,332	-4,164,378
Municipal Services Costs	-\$311,680	-\$341,297
CPA Revenues	\$46,581	\$37,340
Net Tax Revenues		
Annually	\$3,553,688	-\$734,426*

**Every \$1M added in Town expenses (budget) increases the average single family tax bill by appx. \$350.*

What about Personal Property (pp) Taxes?

The personal property (pp) estimates are simply that, estimates. However, overlooking them would leave out a very *real* portion of the financial puzzle. The table above does not reflect any pp taxes collected; the tenants will determine how much property is assessed and the aggregate amount that may be collected on an annual basis.

Is there any kind of estimate we can see now?

Typically, pp income for commercial entities is projected at a base cost per SF. For the proposed total buildout—pending affirmative action on both the EZ & 40R, the cost is estimated at a rate of \$41.60 per SF. At that rate, the pp investment is estimated at \$0.45 SF which equates to appx. \$500,000 in ADDITIONAL revenue dollars per year.

² Based on 52 40R students vs. 267 40B students

North Lancaster Zoning Proposals



SPECIAL TOWN MEETING

November 14, 2022

7:00 PM

Mary Rowlandson
Elementary Auditorium



Existing Site Conditions

TOWN OF LANCASTER

Phone: 978-365-3326

E-mail: Comments-NL@lanasterma.net

Two Zoning Amendments

Why?

The idea is to expand the enterprise zoning district to promote commercial development for Lancaster. Doing so will help to increase the Town's Commercial tax base, stop fiscal shortfalls, stabilize Town services and reduce the pressure on our residential tax payers.

What Does Building 'By-Right' Mean?

A by-right approval is granted when a development proposal strictly conforms to the current zoning and building codes, and thus qualifies for construction without rezoning and special approvals. By-right development, whether under existing or amended zoning, still necessitates site plan review from state and local regulatory authorities.

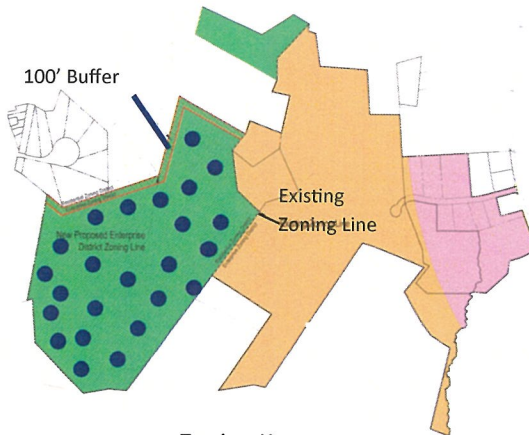
How Does By-Right Relate to N. Lancaster?

Capital Group will develop the parcels of land off McGovern Blvd./Rt 70 **regardless**. If the proposed Zoning Amendments are not granted, the developers remain able to build within the existing areas and zoning. These alternative plans include smaller industrial spaces and 200-590 residential

ARTICLE 3 40R ZONING AMENDMENT

Creates a mixed-use development area pursuant to M.G.L. Ch.40R containing a combination of residential & commercial spaces. In this scenario, approximately 38 acres along Rt 70 will include:

- ⇒ 146 mixed-income dwelling units
- ⇒ Storefronts and other enterprise spaces created to include offices, restaurants, retail shops and medical spaces.
- ⇒ Possibility of future additional 40R mixed-use



Zoning Key

- 100' No Build
- Enterprise Zoning Dist.
- Proposed Enterprise
- Dist.
- EZ-A Retail Sub-District

ARTICLE 4 ENTERPRISE ZONING AMENDMENT

Expands the existing enterprise district to include the adjacent residential area. In this scenario, a larger-scale commercially zoned project is proposed including:

- ⇒ Per the concept plan, a maximum total ground floor area of 2.54 M sq. ft. in warehouse space.
- ⇒ Associated enterprise parking areas, roadways, and sidewalks.
- ⇒ Stormwater management systems subject to local and state permitting and site plan approval.
- ⇒ A project that must adhere to all state and local statutes, regulation and bylaws, including all environmental permitting.

YES VOTE

Proposed 40R (Rt 70) & EZ District Expansion



NO VOTE — Proposed By-Right Development & 40B Project (Phase I 40B depicted here in Green)

This publication is provided for voting informational purposes and does not constitute endorsements for or against any proposed zoning amendments or relative Town Meeting Article. The contents are intended to be used in conjunction with other studies, materials, and renderings which are posted on the Town's website for review.