



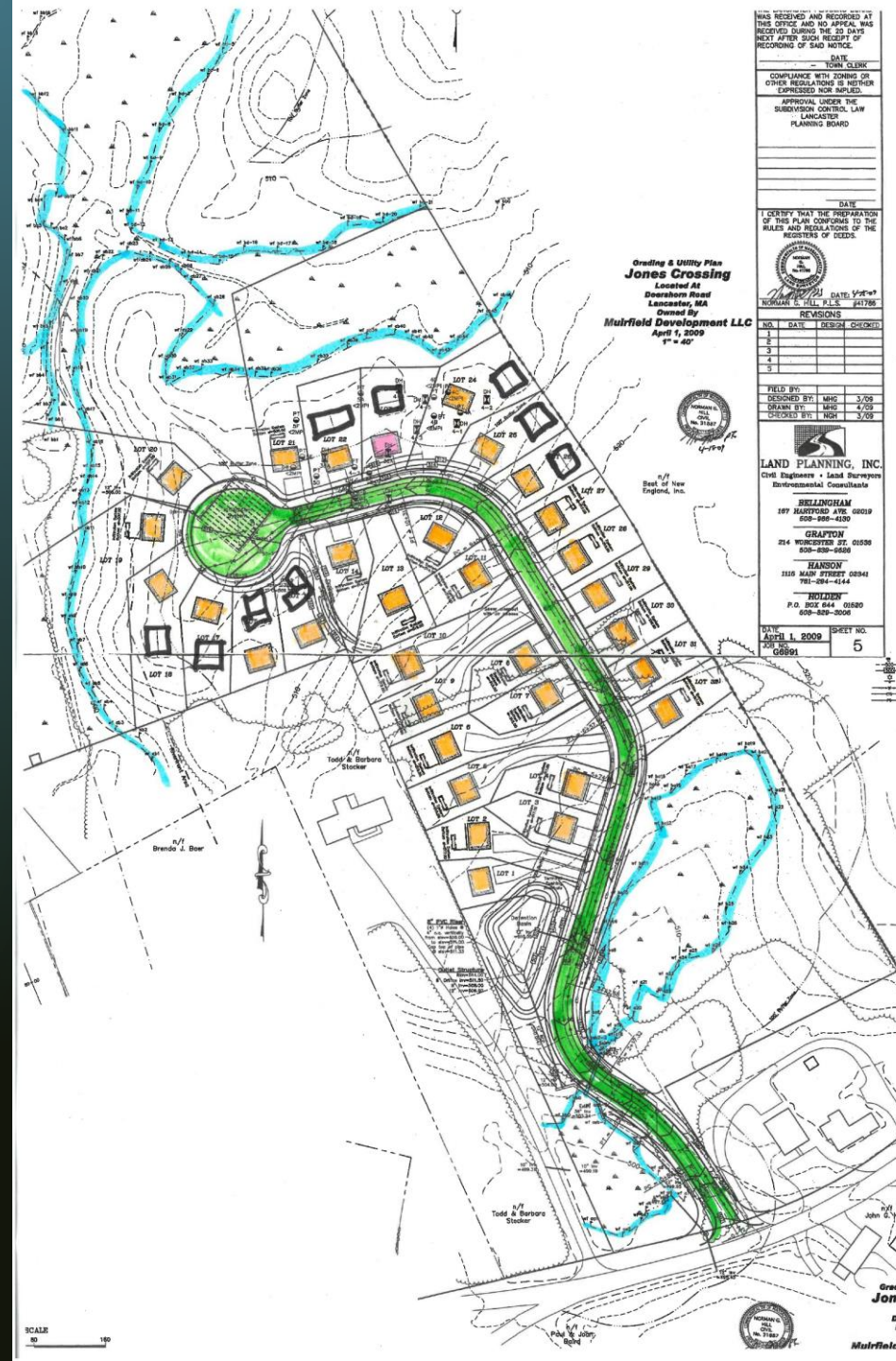
Jones Crossing Lancaster

- **CONCEPTUAL DEVELOPMENT
PLAN**
- **COTTAGE RENTAL HOMES**
- **SEPTEMBER 2, 2021 UPDATE**

GOAL:

Transform Unattractive and
Cumbersome Single Family (For Sale)
Subdivision to
Charming Rental Community of
Cottage Style Homes

Current Approved Site Plan



Proposed Conceptual Plan

- Create a True Neighborhood (not just a road with homes)
- Develop a Focal Point for Project
- Enhance a Sense of Community
- Ensure adequate parking while limiting its impact on neighborhood
- Enhance property entrance



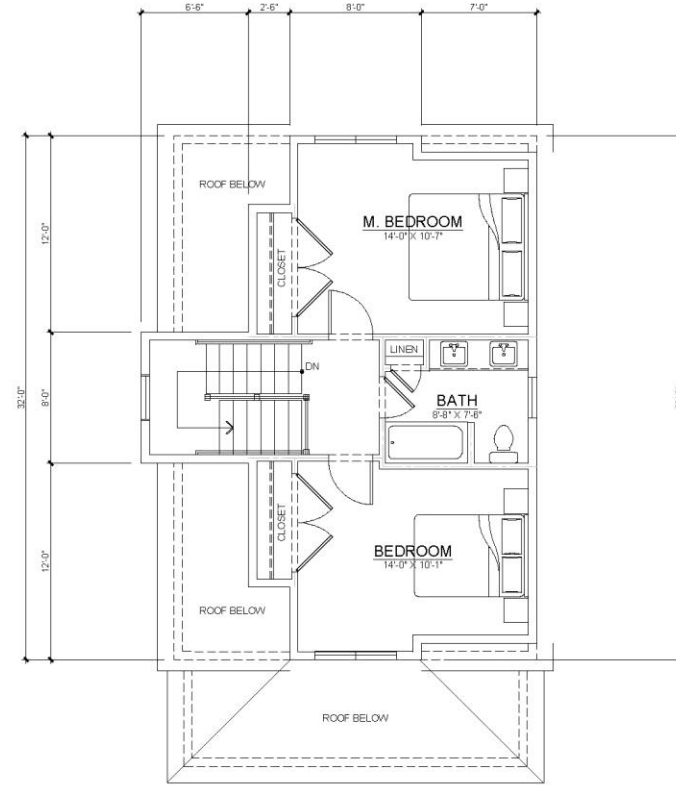
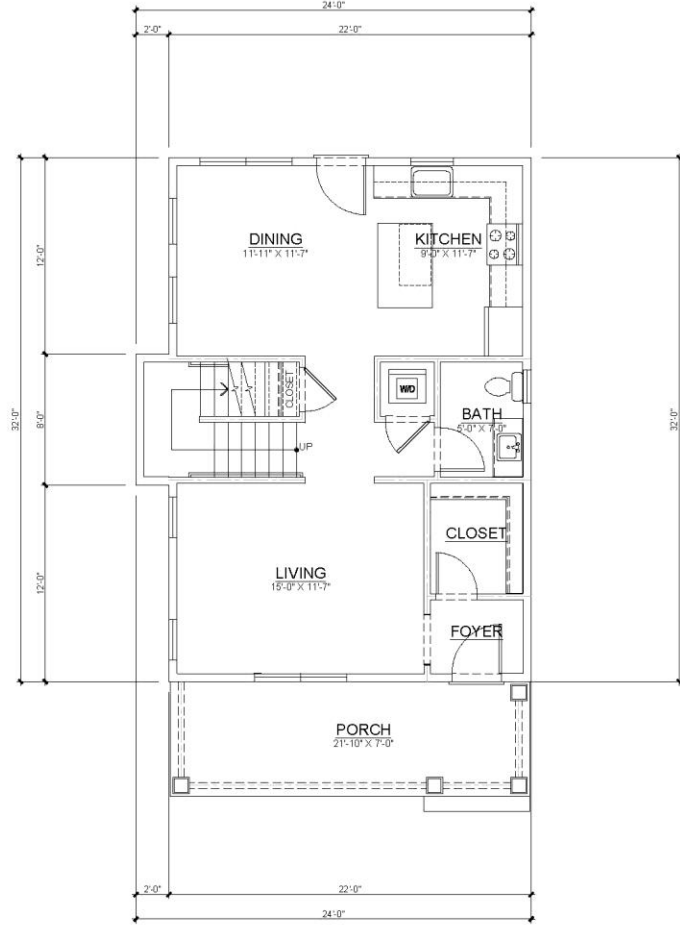
Proposed Redevelopment Plan Dodson & Flinker Northhampton, MA



Cottage Rentals

2 Bedroom – 2 level Cottage





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STOW COTTAGES
STOW, MA
FLOOR PLANS
SMALL COTTAGE

20-036 PL-CS
04/15/21
1/8" = 1' - 0"

A101

Cottage Rentals

2 Bedroom – Bungalow





FLOOR PLAN
1,224 S.F.



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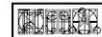
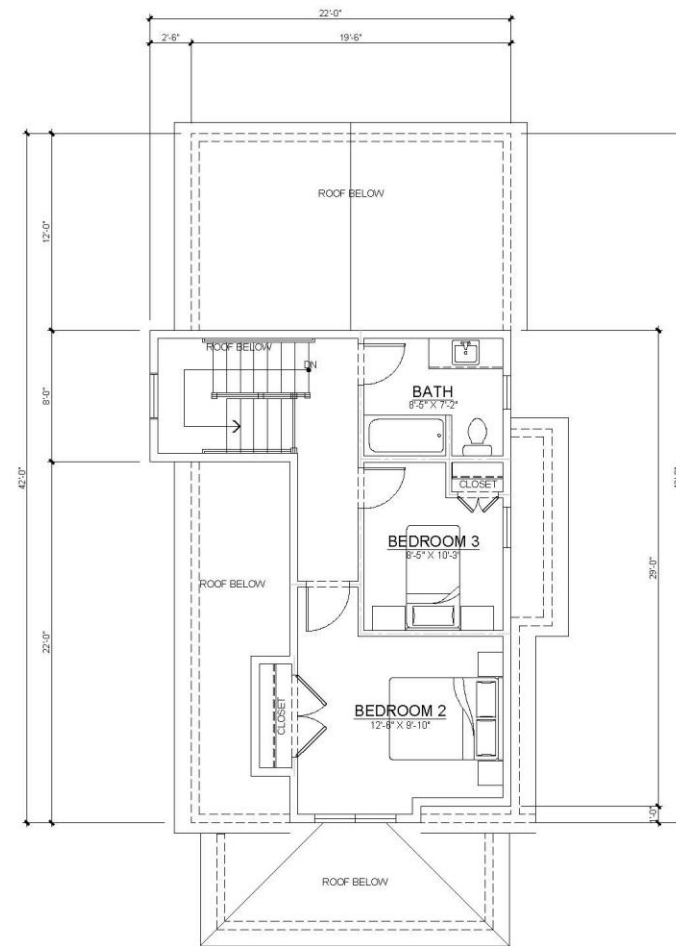
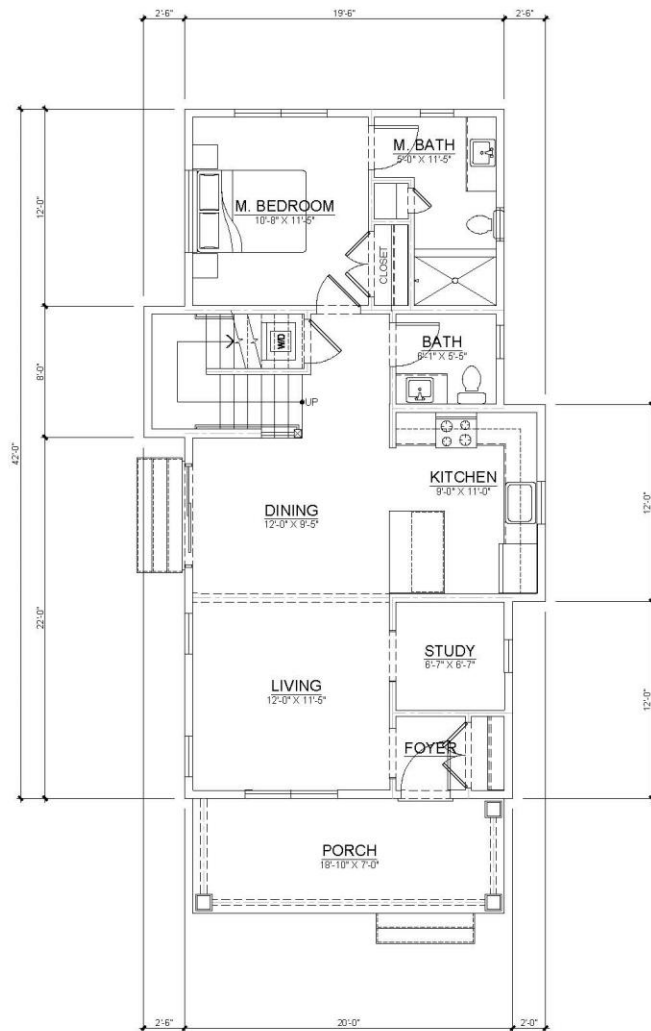
STOW COTTAGES
STOW, MA
FLOOR PLAN

2D-036 PLAN
04/15/21
1/8" = 1' - 0"

Cottage Rentals

3 Bedroom – 2 level Cottage





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STOW COTTAGES
 STOW, MA
 FLOOR PLANS
 SMALL COTTAGE - 3 BEDROOM

20-036 PL-CS
 04/15/21
 1/8" = 1' - 0"

Redevelopment Steps

- ~~• Revision of Site Plan~~
 - ~~• We have hired Dodson & Flinker of Northampton, MA to redesign site~~
 - ~~• *Minimize Intrusion into Wetland Buffer Zones*~~
 - ~~• *Enhance community concept as compared to linear subdivision layout*~~
 - ~~• *Maintain Existing Buffers*~~
- Seek Approval of Existing Septic Systems from Board of Health
- File Order Of Conditions with Conservation Commission based upon plan revisions
- Meet with ZBA to secure necessary changes
- Finalize Regulatory Agreement with Mass Housing
- Construction Start 120 – 150 Days