



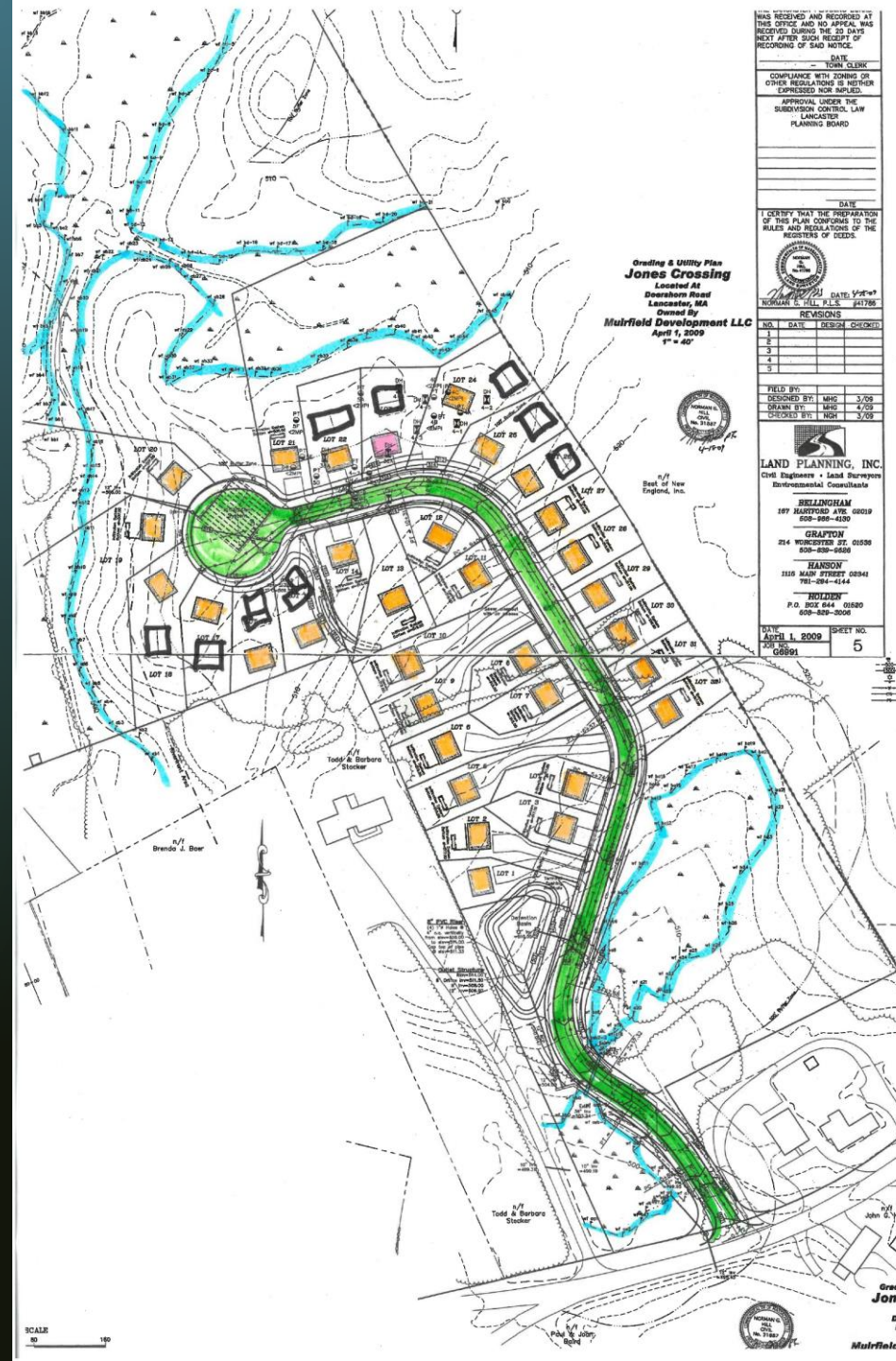
Jones Crossing Lancaster

- REDEVELOPMENT PLAN
- COTTAGE RENTALS HOMES
- MCO & ASSOCIATES, INC
- JULY 15, 2021

GOAL:

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

Current Approved Site Plan



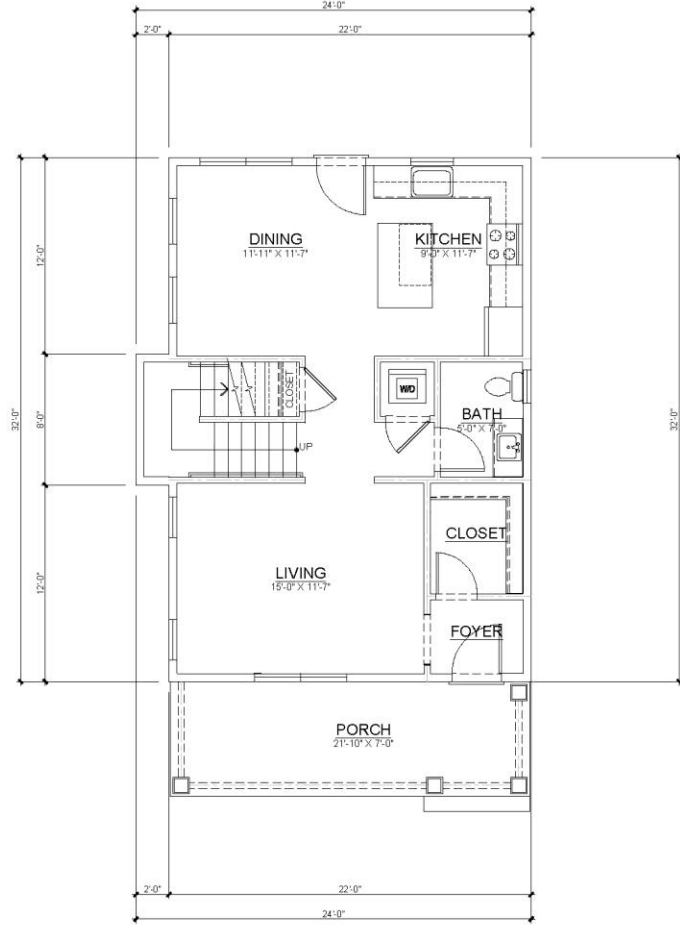
Benefits to Town of Lancaster

- Site Clean Up and Project Completion
- 32 Affordable Units towards Lancaster SHI (vs 8 in current plan)
- Environmentally Friendly
 - Use only Existing Septic Systems
 - No Fossil Fuels – Split Zone Heat /AC Systems
 - Limit Scope of Work
- Housing Diversity for Town
 - Limited Rentals in Lancaster
 - 1st Floor Bedrooms for Elderly and Handicapped Renters

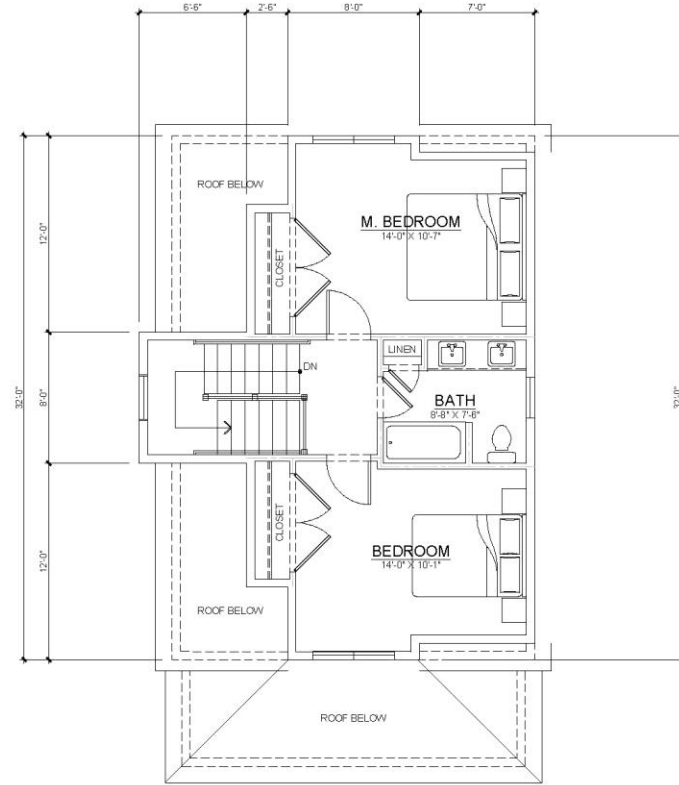
Cottage Rentals

2 Bedroom – 2 level Cottage





FIRST FLOOR PLAN
720 S.F.



SECOND FLOOR PLAN
576 S.F.



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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

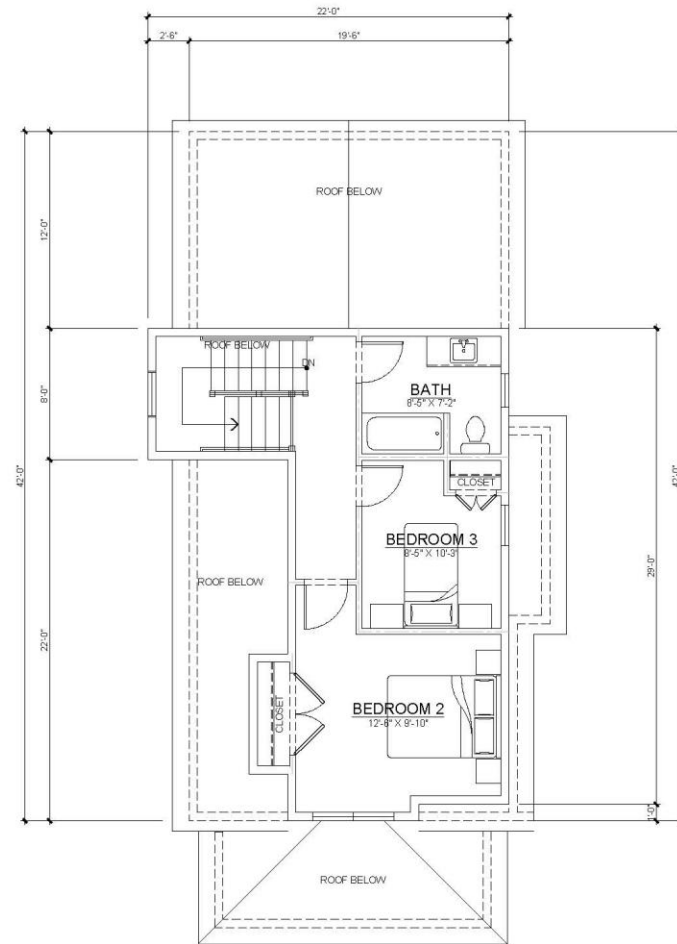
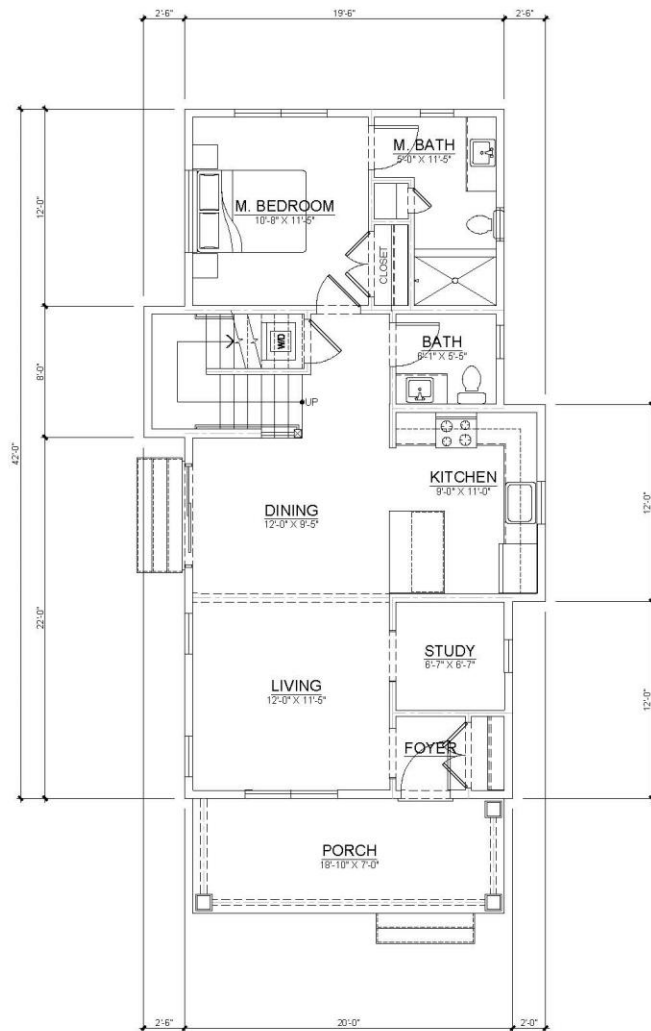




Cottage Rentals

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"

A101

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