Neck Farm Estates

A Chapter 40B Project with 11 Rental Units

Neck Farm, LLC
13 Neck Road, Lancaster, Massachusetts

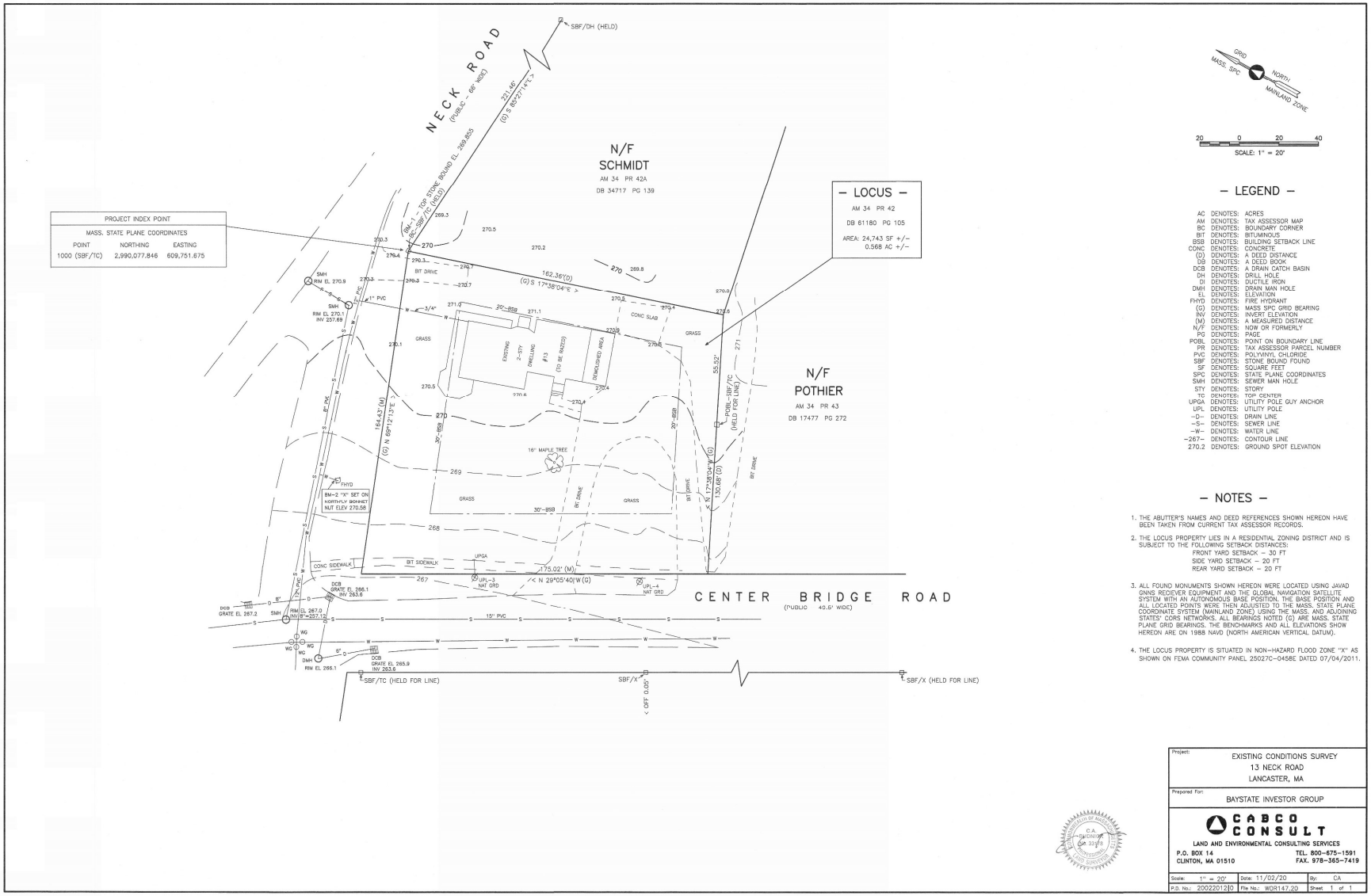
Development Team

- *Neck Farm, LLC* – Applicant
- *LDS Consulting Group, LLC* – Affordable Housing Consultant
- *Hancock and Associates* – Engineering
- *Maugel Destefano* – Architects
- *Blatman, Bobrowski, Haverty & Silverstein, LLC* - Attorney for Applicant

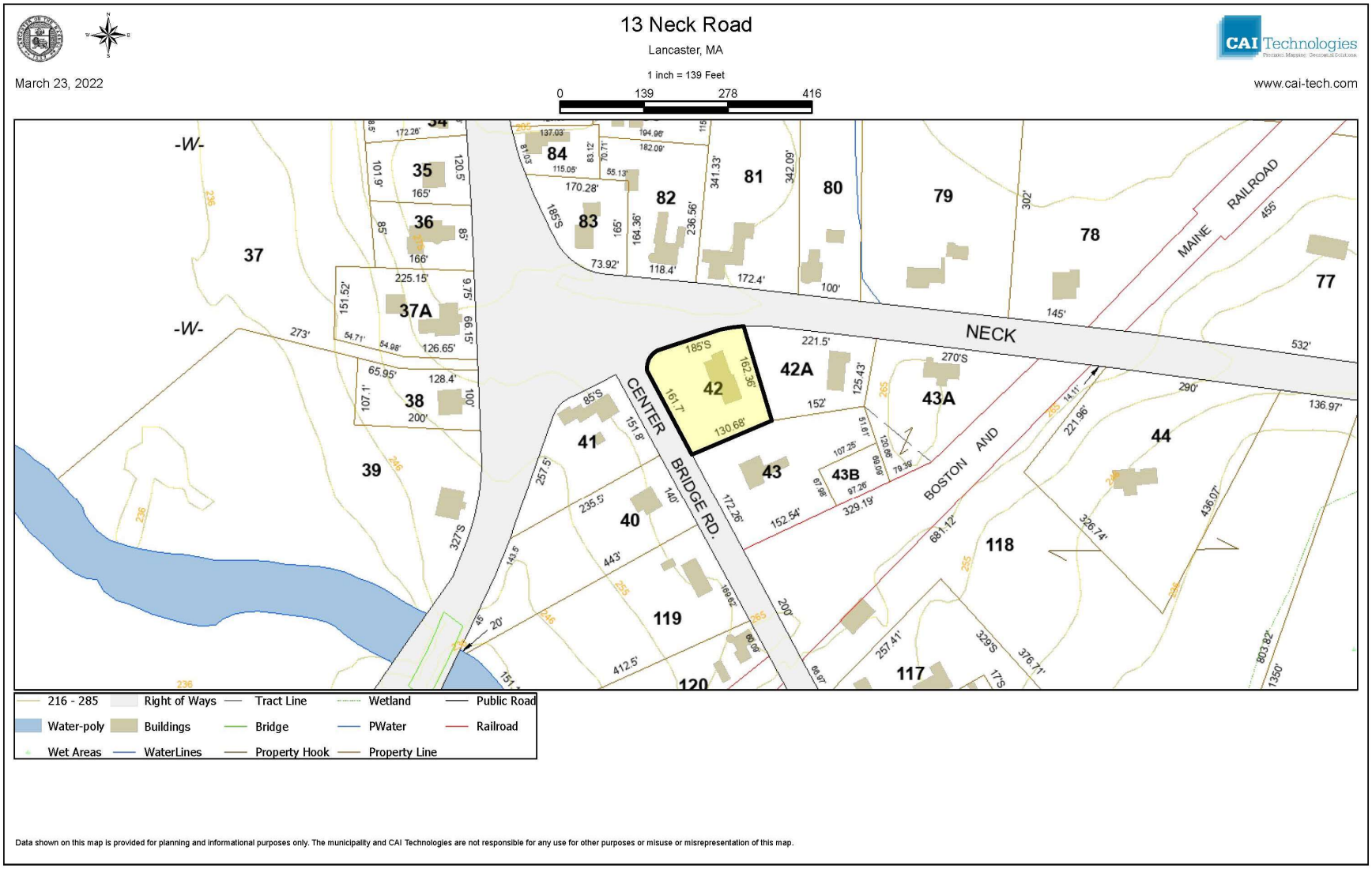
OVERVIEW

- Location
- Design
- Consistency with Chapter 40B

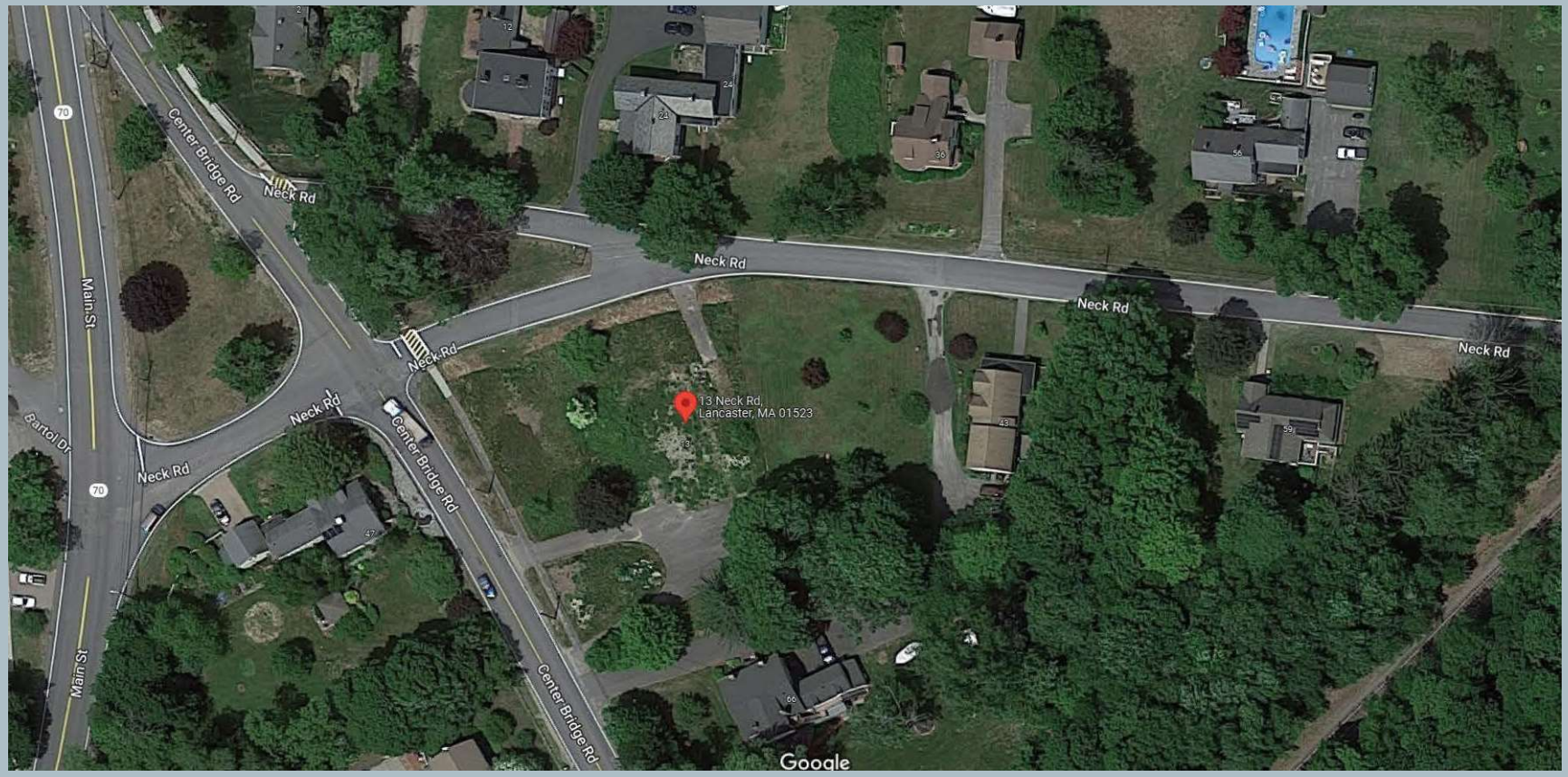
EXISTING CONDITIONS



LOCATION


13 Neck Road
Lancaster, MA
March 23, 2022
1 inch = 139 Feet
0
139
278
416
CAI Technologies
www.cai-tech.com
NECK
CENTER
BRIDGE RD.
BOSTON AND
MAINE
RAILROAD
42
42A
43
43A
43B
44
41
40
39
38
37
37A
36
35
34
84
83
82
81
80
79
78
77
118
119
120
117
216 - 285
Right of Ways
Tract Line
Wetland
Public Road
Water-poly
Buildings
Bridge
PWater
Railroad
Wet Areas
WaterLines
Property Hook
Property Line
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

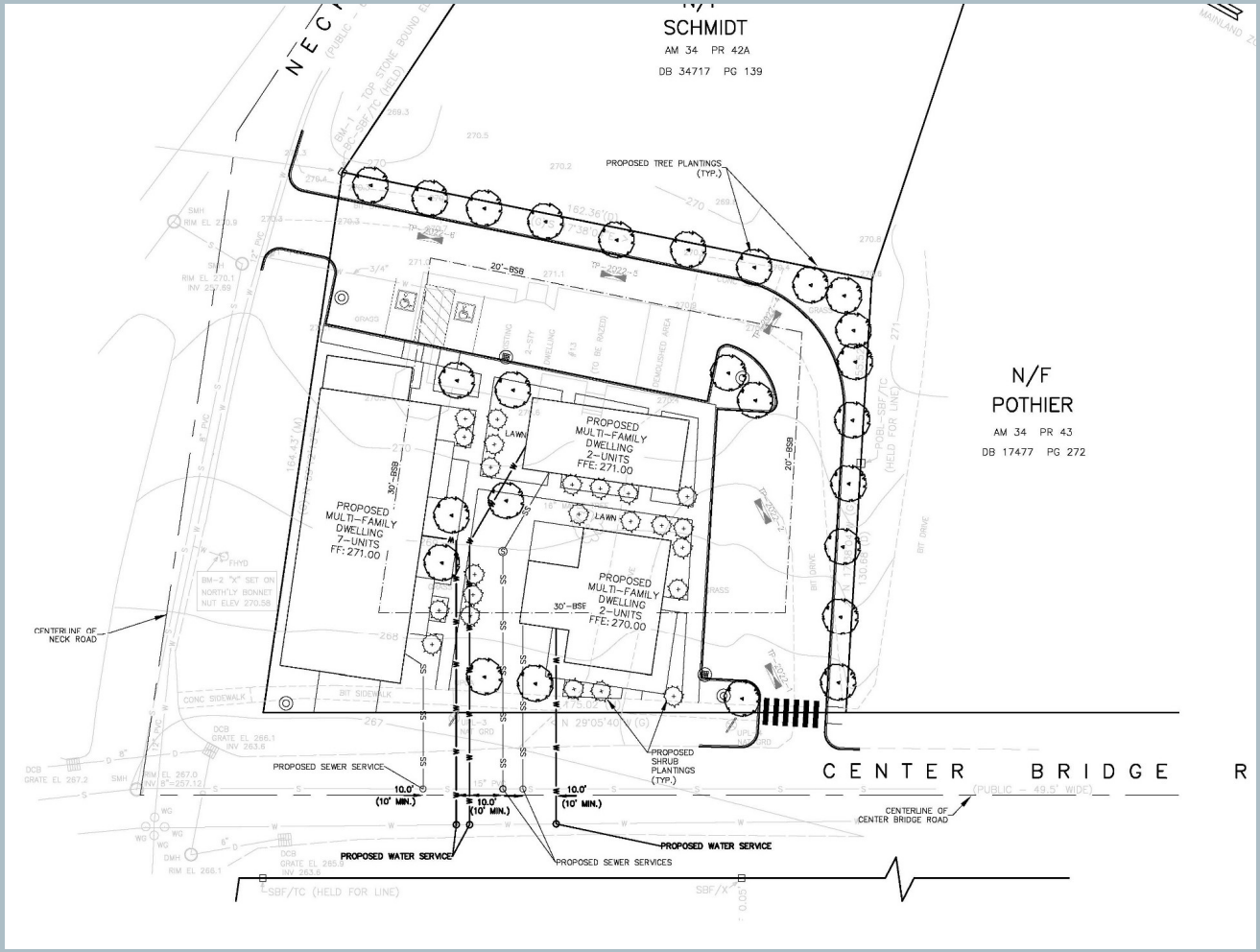
LOCATION


Center Bridge Rd
Neck Rd
Neck Rd
Neck Rd
Neck Rd
Neck Rd
Main St
Bartol Dr
Neck Rd
Neck Rd
Center Bridge Rd
Center Bridge Rd
Main St
13 Neck Rd,
Lancaster, MA 01523
Google

DESIGN
Neck Farm Estates

- The project will consist of eleven (11) residential units in three multi-family dwellings.
  - Building One to Contain 7 Units
  - Building Two to Contain 2 Units; and
  - Building Three to Contain 2 Units
- The project is designed to integrate the architecture of the surrounding area.

SITE PLAN


SCHMIDT
AM 34 PR 42A
DB 34717 PG 139
N/F
POTHIER
AM 34 PR 43
DB 17477 PG 272
PROPOSED TREE PLANTINGS (TYP.)
PROPOSED MULTI-FAMILY DWELLING 2-UNITS FFE: 271.00
PROPOSED MULTI-FAMILY DWELLING 7-UNITS FF: 271.00
PROPOSED MULTI-FAMILY DWELLING 2-UNITS FFE: 270.00
LAWN
20'-BSB
30'-BSB
CENTERLINE OF NECK ROAD
PROPOSED SEWER SERVICE
PROPOSED SHRUB PLANTINGS (TYP.)
10.0' (10' MIN.)
PROPOSED WATER SERVICE
PROPOSED SEWER SERVICES
CENTER BRIDGE R
CENTERLINE OF CENTER BRIDGE ROAD
(PUBLIC – 49.5' WIDE)
SBF/TC (HELD FOR LINE)
CONC SIDEWALK
BIT SIDEWALK
BIT DRIVE
BM-2 "X" SET ON NORTH'LY BONNET NUT ELEV 270.58

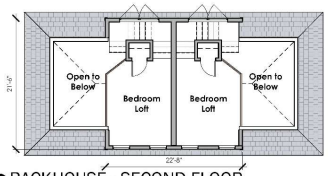
DESIGN
Neck Farm Estates

13 Neck Road, Lancaster MA / CONCEPT RENDERING VIEW / 15 February 2023

MAUGEL DESTEFANO ARCHITECTS

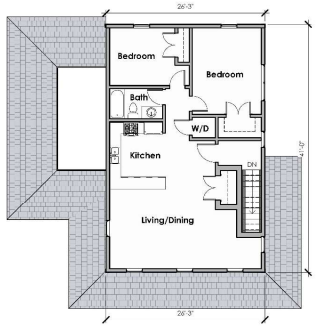
Neck Farm Estates
Floor Plans

12 EAST ELEVATION - BACK HOUSE
SCALE 1/8" = 1'-0"



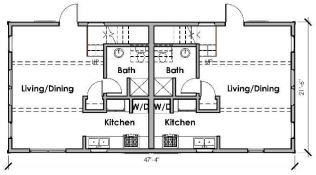
9 BACKHOUSE - SECOND FLOOR
SCALE 1/8" = 1'-0"

6 WEST ELEVATION - FARMHOUSE
SCALE 1/8" = 1'-0"



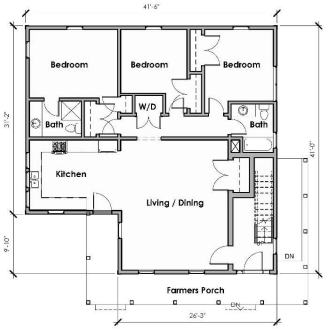
3 FARMHOUSE SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

11 WEST ELEVATION - BACK HOUSE
SCALE 1/8" = 1'-0"



8 BACKHOUSE - FIRST FLOOR
SCALE 1/8" = 1'-0"

5 EAST ELEVATION - FARMHOUSE
SCALE 1/8" = 1'-0"



2 FARMHOUSE FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

10 SOUTH ELEVATION - BACK HOUSE
SCALE 1/8" = 1'-0"

7 NORTH ELEVATION - BACK HOUSE
SCALE 1/8" = 1'-0"

4 NORTH ELEVATION - FARMHOUSE
SCALE 1/8" = 1'-0"

1 SOUTH ELEVATION- FARMHOUSE
SCALE 1/8" = 1'-0"

13 Neck Road, Lancaster MA / FARMHOUSE PLANS & ELEVATIONS / 15 February 2023

Shaping the Exceptional / 200 Ayer Road / Suite 200 / Harvard, MA 01451 / 978 458 2800

MAUGEL DESTEFANO ARCHITECTS

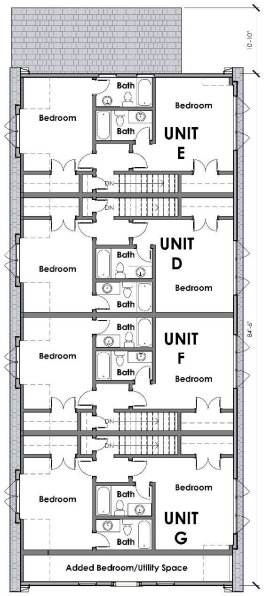
Neck Farm Estates
Floor Plans

6 EAST ELEVATION - BARN
SCALE 1/8" = 1'-0"

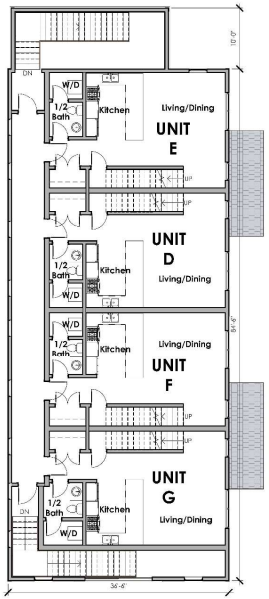
7 WEST ELEVATION - BARN
SCALE 1/8" = 1'-0"

5 NORTH ELEVATION - BARN
SCALE 1/8" = 1'-0"

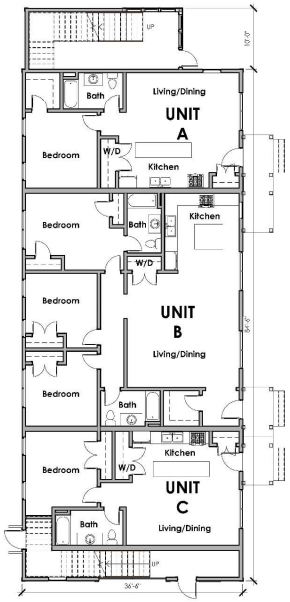
4 SOUTH ELEVATION - BARN
SCALE 1/8" = 1'-0"



3 BARN - THIRD FLOOR
SCALE 1/8" = 1'-0"



2 BARN - SECOND FLOOR
SCALE 1/8" = 1'-0"



1 BARN - FIRST FLOOR
SCALE 1/8" = 1'-0"

13 Neck Road, Lancaster MA / BARN PLANS AND ELEVATIONS / 15 February 2023

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MAUGEL DESTEFANO ARCHITECTS

Neck Farm Estates Architectures

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MAUGEL DESTEFANO ARCHITECTS

Neck Farm Estates Architectures

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MAUGEL DESTEFANO ARCHITECTS

Neck Farm Estates Architectures

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MAUGEL DESTEFANO ARCHITECTS

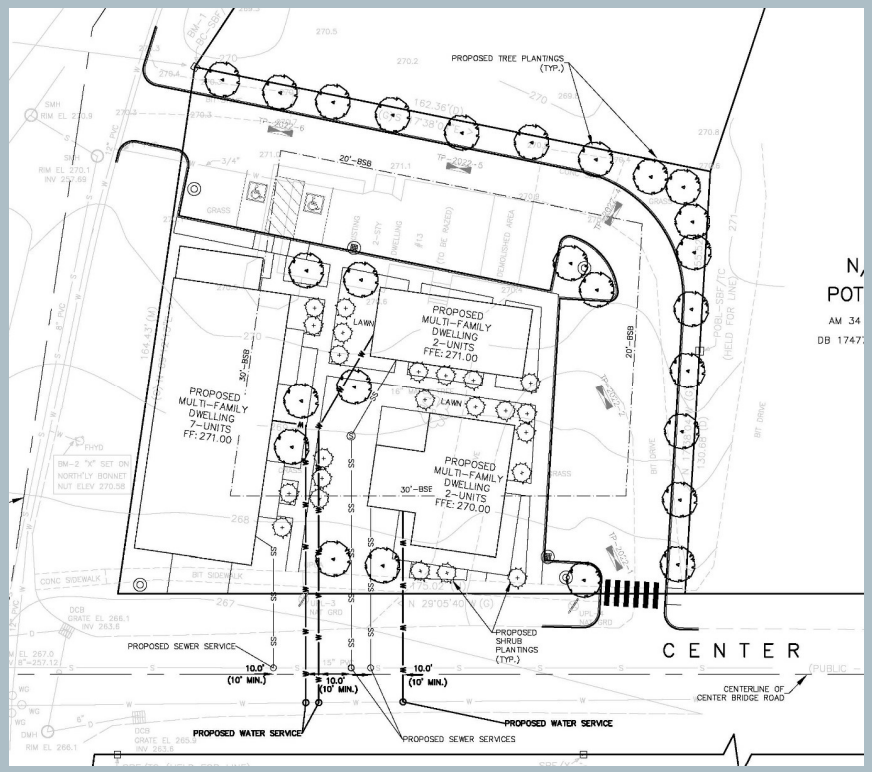
Neck Farm Estates
Unit Mix

Unit Mix Type	Affordable Unit - Other Description	Bedroom Type	Bathroom Type	Number Of Units	Unit Square Feet	Monthly Rent	Utility Allowance
Affordable Unit - Below 80%		2 Bedroom	2 Baths	1	1,064	1,743	269
Affordable Unit - Below 80%		1 Bedroom	1 Bath	1	620	1,476	200
Affordable Unit - Below 80%		3 Bedroom	2 Baths	1	1,200	1,991	334
Market		3 Bedroom	2 Baths	1	1,322	2,625	0
Market		1 Bedroom	1 Bath	3	620	1,650	0
Market		2 Bedroom	2 Baths	4	1,064	2,200	0

Neck Farm Estates
Local Consistency with Chapter 40B

- Add 3 Affordable Units / 8 Market Rate Units
- Affordable units will be distributed throughout the project and will be indistinguishable from their market rate neighbors
- Consistent with Lancaster Master Plan / Housing Production Plan "to preserve Lancaster as a diverse community of people, sustainable over the long term, with equity and access for all."

Next Steps

- File for Project Eligibility Letter (PEL)
- File with the Zoning Board of Appeals for a Comprehensive Permit

End
Neck Farm Estates