



# Jones Crossing Lancaster

- **ZBA PRESENTATION**
- **OCTOBER 28, 2021**
- **PROPOSED RE-DEVELOPMENT PLAN**
- **CHANGE TO COTTAGE RENTAL HOMES**
- **REDEVELOPMENT STEPS**
- **BENEFITS TO TOWN**

# GOAL:

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

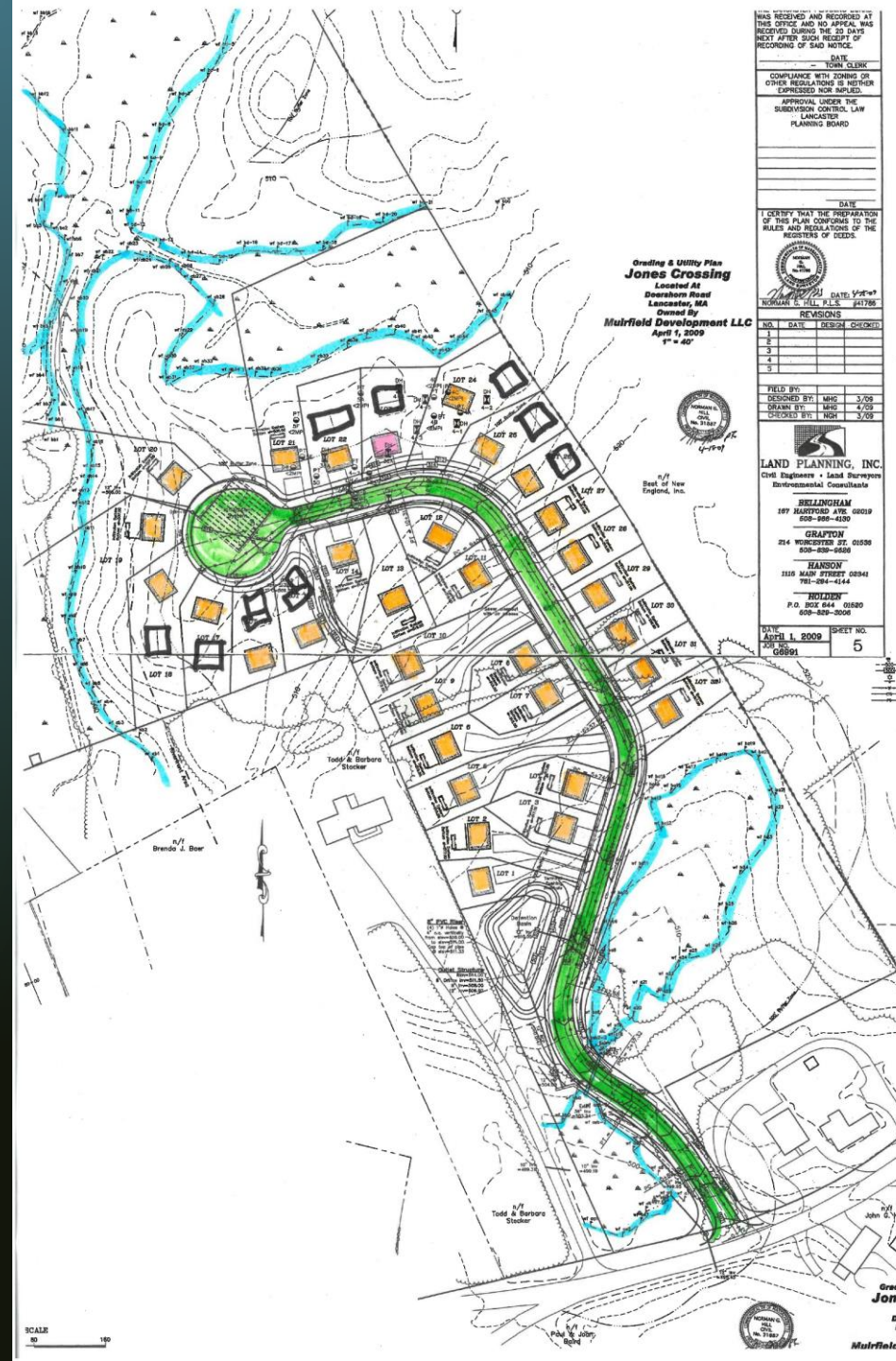


# Current Approved & Existing Home at Site





# 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

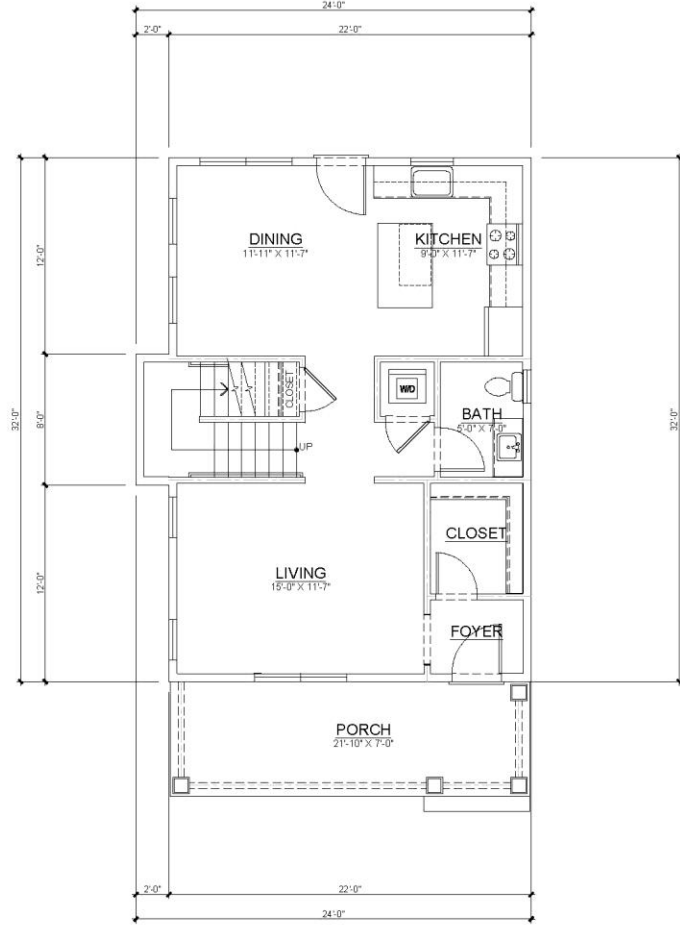


# Cottage Rentals

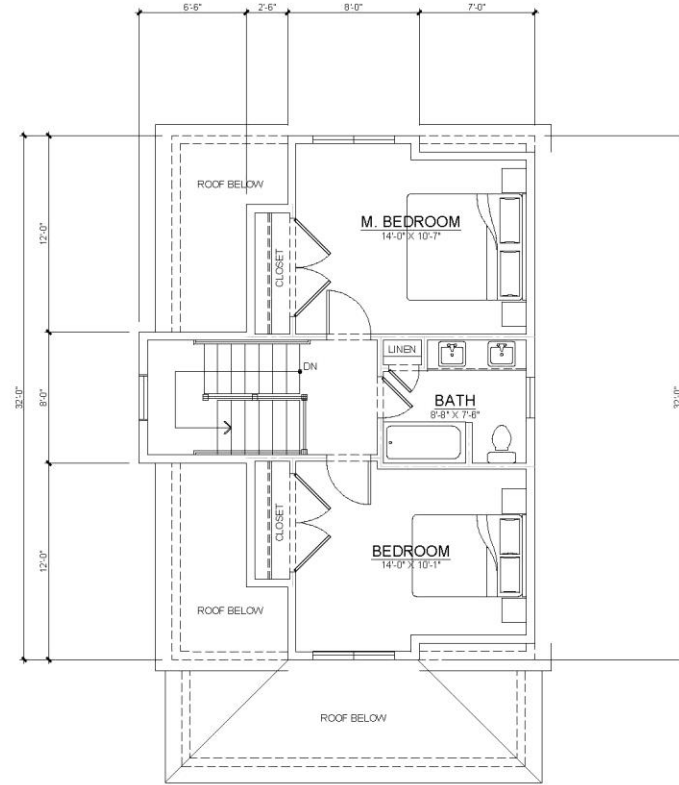
## 2 Bedroom – 2 level Cottage







**FIRST FLOOR PLAN**  
720 S.F.



**SECOND FLOOR PLAN**  
576 S.F.



**JOSEPH TATONE & ASSOCIATES, LLC**  
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178 Park Street, Suite 102, New Bedford, MA 01864  
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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

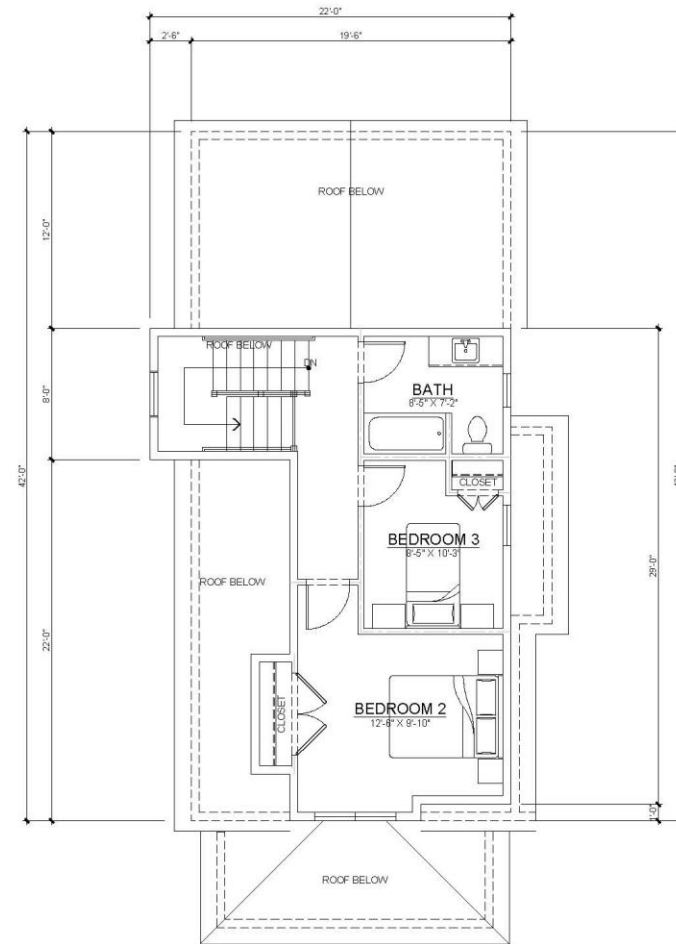
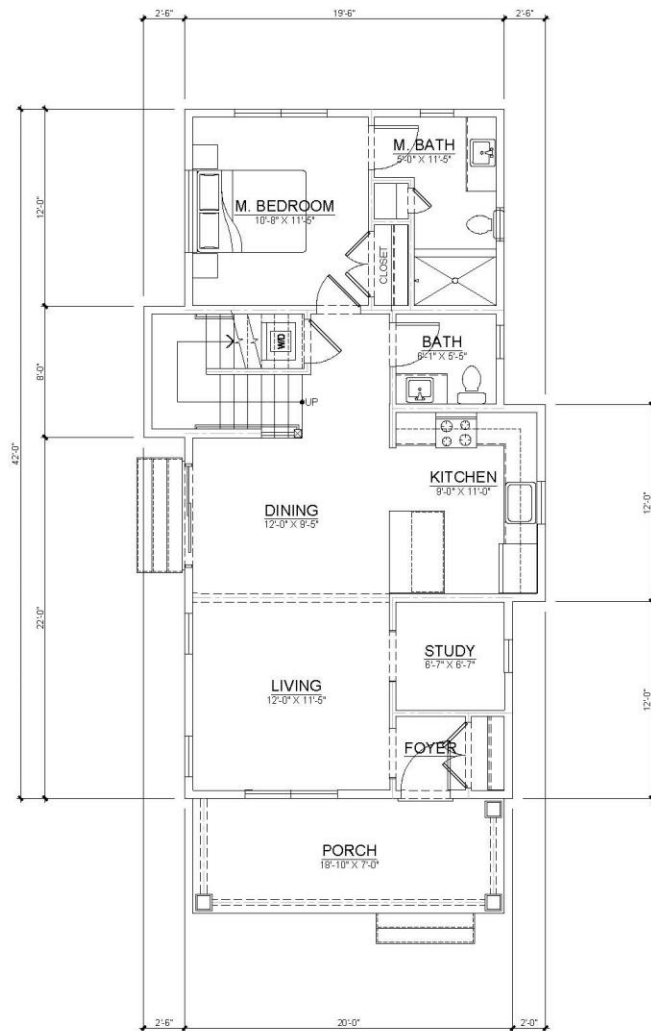
2D-036 PLAN  
04/15/21  
1/8" = 1' - 0"

# 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"

A101

# Redevelopment Steps

- Revision of Site Plan
- **Affordable Housing Trust** – Have met with Trust on a couple of occasions to secure support and keep updated on progress.
- **Board of Health** - Have met with BOH and agreed on scope of work required to Update/Expand systems to service 32 rental cottages.
- **Conservation Commission** – Order of Conditions required for install of some of homes. Existing Order will be addressed directly with DEP.
- **Zoning Board of Appeals** - Work with ZBA to request formal transfer of Permit to MCO and make changes to permit to accommodate new plan.
- Finalize Regulatory Agreement with Mass Housing
- Construction Start 120 – 150 Days



# Changes to Comprehensive Permit & Benefits to Lancaster

- Change from For Sale homes to Rental Cottages - all 32 units would now count to Lancaster SHI
- Predominantly 2 bedroom cottages targeting young professionals and empty nesters with one level (bungalow) living
- Limited number of 3 bedroom cottages due to septic limitations
- Maintain Existing Roadway and infrastructure
- Eliminate Subdivision plan to remove confusing lot plans, easements and mix & match septic systems.
- One owner for all facilities; one owner to address any issues from Town of Lancaster
- Same number of units, less bedrooms, less overall impact to site and existing drainage facilities
- Energy Efficient homes with no fossil fuels on site reducing overall environmental impact
- Experienced **Local** Affordable Housing developer – will be holding the property as personal asset for foreseeable future.
- Clean up and complete local eye sore after many years of false starts



# Existing Home at Property





Thank you for your Consideration

