

THE BOTTOM LINE

IF you vote YES

- 2.4 M Sq. Ft. Industrial or Comm.
- 146 Rental Units
- 52 Schoolchildren
- 40S Funds Eligible
- \$788k State Incentive
- \$780k Mitigation \$\$

IF you vote NO

- 1.5 Sq. Ft. Industrial or Comm.
- 590 For Sale Condos
- 537 Schoolchildren
- 40S Funds Ineligible
- \$0 in State Incentive
- \$0 Mitigation \$\$

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.
- Install new traffic signals with timing optimizations at 117/70
- Extend shoulder pavement markings on Rt 2 expanding rest & staging space.

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

Rte 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

Off-Site Infrastructure

- Extend MART route by installing 2 on site stops
- Bike & Ped. connections to area attractions.
- Patron services such as laundry & exercise areas.

THE BOTTOM DOLLAR

Supplied by Lancaster Finance Committee

	YES VOTE	NO VOTE
Gross Real Estate Tax Revenues <i>Industrial</i>	\$3,990,575	\$2,507,981
Gross Real Estate Tax Revenues <i>Retail</i>	\$79,356	\$37,577
Gross Real Estate Tax Revenue <i>Residential</i>	\$588,168	\$957,034
Gross Incoming Revenue Annually	\$4,658,099	\$3,502,592
School Children Cost	-\$539,812	-4,309,647
Municipal Services Cost	-\$311,680	-\$329,422
CPA Revenues	\$46,581	\$35,026
Net Tax Revenues Annually	\$3,853,188	\$1,101,451*

***Every \$1M added in Town expenses (budget) increases the ave. 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 build out—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 a year.

North Lancaster zoning proposals



SPECIAL TOWN MEETING

November 14, 2022

7:00 PM

Mary Rowlandson
Elementary Auditorium



TOWN OF LANCASTER

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E-mail: Comments-NL@lancasterma.net

Enterprise Zoning Amendments

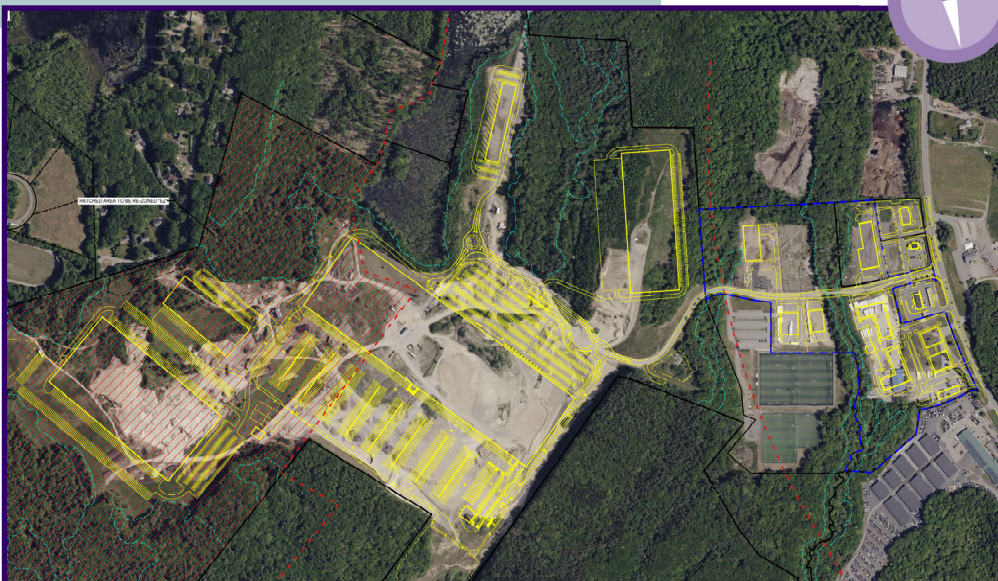
Why? The idea is to create an enterprise zoning district that will house commercial development and mixed use for Lancaster. Doing so will help to increase the Town's Commercial tax base.

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 requiring special permits or approvals. Any by-right development still necessitates a site plan review from both the Planning Board and Conservation Commission.

How Does By-Right Relate to N. Lancaster?

Capital Group will develop the parcels of land off McGovern Blvd./Rt.70. If the proposed Zoning Amendments are not granted, the developers remain able to build within the existing areas and zoning regulations. These alternative plans include smaller industrial commercial spaces and a probable 590 residential unit 40B project.



A YES Vote — Proposed EZ & 40R Re-Zone

ARTICLE 3 ENTERPRIZE ZONING AMENDMENT

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

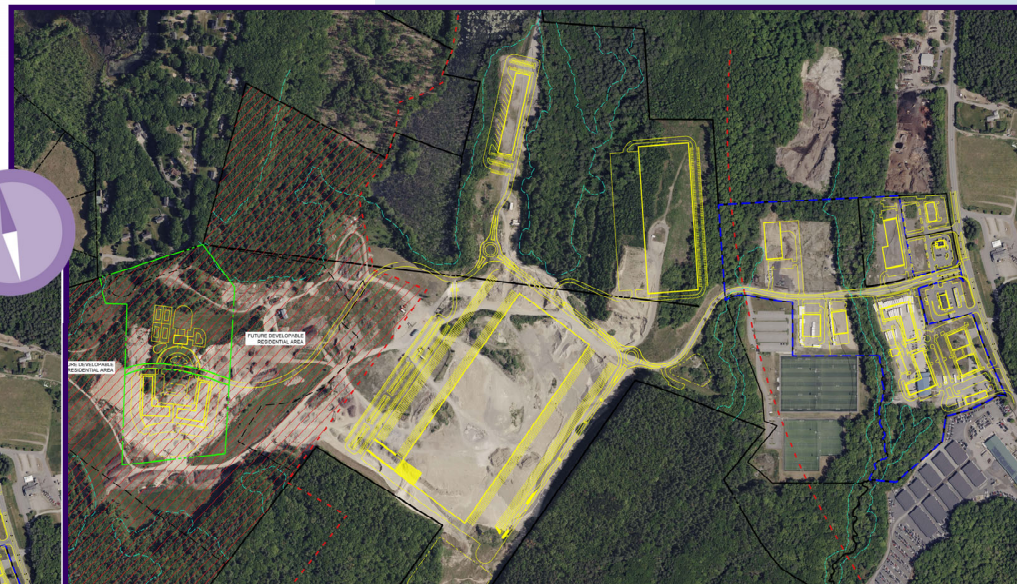
- ⇒ A maximum ground floor area of 2,540,000 sq. ft. in warehouse space.
- ⇒ Associated enterprise parking areas, roadways, and sidewalks.
- ⇒ Stormwater management systems, including similar to the design below, would move forward, subject to local and State permitting and site plan approval.

ARTICLE 4 40R ZONING AMENDMENT

Creates a mixed use development area pursuant to M.G.L. ch.40R containing a combination of residential, commercial and industrial spaces.

In this scenario, 2.41 Million Sq. Ft. of Modern Logistics Space is proposed including:

- ⇒ 146 mixed income dwelling units
- ⇒ 34,000 Sq. Ft. of commercial space
- ⇒ Storefronts and other enterprise spaces created to house offices, restaurants, retail shops and medical spaces
- ⇒ A capped max on Commercial space equal to no more than 40% of the total residential space.



A NO Vote -- By-Right Proposed Development & 40B Concept Plan

This publication is provided for voting informational purposes and does not constitute endorsements for or against any proposed zoning amendments or relative Town Meeting Articles. The contents herein are intended to be used in conjunction with other studies, materials, and renderings which are posted on the Town's website available through this link: <https://www.ci.lancaster.ma.us/administration-select-board/pages/north-lancaster-information>