

# DCAMM PROPERTY 220 OLD COMMON RD. LANCASTER, MA

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Conceptual Site Reuse  
Presentation to the  
Lancaster Select Board

November 6, 2023

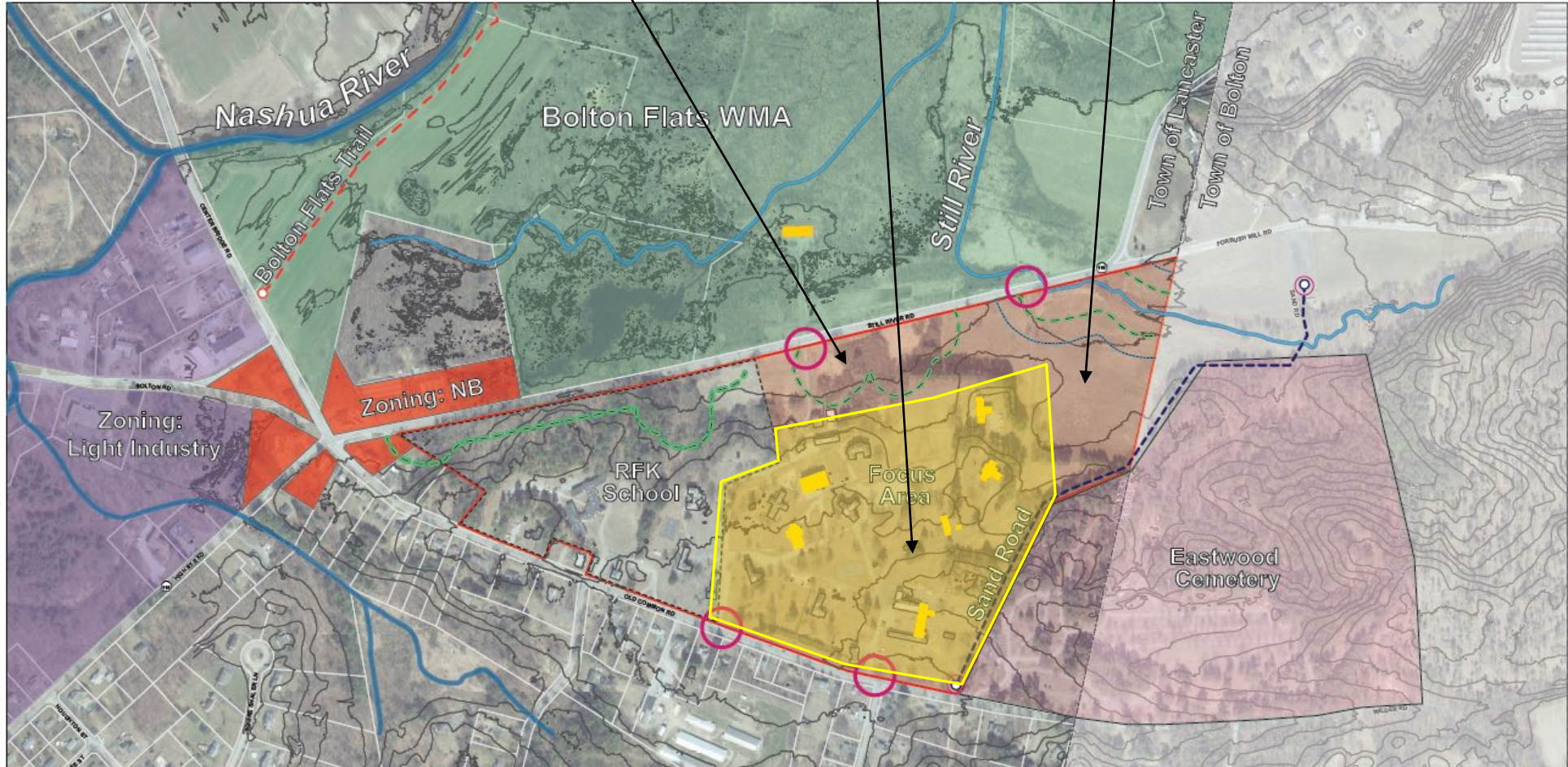


# FOCUS AREA

Undevelopable  
(Wetlands and 21E)

**FOCUS AREA FOR  
DEVELOPMENT**  
(approx. 35 Ac.)

Set aside for potential Town  
water supply (~15 Ac.)



## LEGEND

100ft Wetland Buffer

200ft Riverfront Buffer

WMA

Buildings to Reuse: DCAMM Master Plan

Site Boundary

5FT Contours

Bolton Flats Trail

Site Access Points

Eastwood Cemetery

RFK Children's Action Corps

Zoning: Neighborhood Business

Zoning: Light Industry

# PROPOSED CONCEPTS

## 1. New Construction Residential (Lower Density)

- Open Space Residential Development w/Townhouses

## 2. Adaptive Reuse + New Construction Mixed-Use

- Commercial (Lifestyle Retail & Café)
- Residential (Low Density & High Density)
- Open Space & Community Space

## 3. New Construction Mixed-Use Residential (Higher Density)

- Single-Family Homes, Townhouses/Condos
- Multi-Story Buildings (Apartments/Retail/Office)
- Open Space

## 4. Adaptive Reuse + New Construction Mixed-Use

- Single-Family Homes and Townhouses/Condos
- Commercial (Retail) and Apartment Buildings
- Open Space & Community Space (Linear Park, Field, Playground)

### A note about:

### SITE ACCESS

In each scenario, we propose that a redeveloped site use the two existing access driveways from Still River Road as main access points for entering and exiting the site. Emergency access is proposed for the existing access driveways along Old Common Road. This is in response to resident concerns about negative impact of increased traffic on Old Common Road.

# CONCEPT 4

## 1. Mixed-Use Core Area

- Commercial: 2 Buildings – 7,500 SF each; Subdividable
  - Residential Apartment Buildings (4)
    - Existing Building (1) – 3 floors – 18 Units
    - New Construction (1) – 3 floors – 36 Units
    - New Construction (2) – 2 floors – 40 Units
- Subtotal: Commercial – 15,000 SF*  
*Residential – 94 Units (+/-)*

## 2. Single-Family Houses

- New Construction (8) @ 3,000 SF each
- Subtotal: 8 Units*

## 3. Townhouses

- New Construction
    - 10 Structures @ 1,500 SF – 34 Units
    - 8 Structures (w/Garage) @ 2,250 SF – 30 Units
- Subtotal: 64 Units (+/-)*

## 4. Senior Housing

- Existing Building: 3 floors – 14 Units
  - New Construction: 2 floors – 12 Units
- Subtotal: 26 Units (+/-)*

## 5. Community Space

- Playing Field
- Playground Area

**Total** Housing Units: 192 (+/-)  
Commercial: 15,000 SF  
Parking Spaces – 408 (+/-)





Old Common Road looking across site toward Still River Road  
(Lancaster Property Record Cards, Town Website)



Bird's Eye View from Old Common Road looking toward Still River Road



Bird's Eye View from Still River Road looking toward Old Common Road



Street View - Old Common Rd. (Current)



Street View - Old Common Rd. (Conceptual)





# FINAL THOUGHTS

- Concept 4 could accommodate additional residential density.
- Demolition of historic buildings requires close coordination with MHC.
- Predevelopment and redevelopment actions may trigger local permitting process, including changes to zoning, as well as State and Federal project review and permitting.
- Awareness of potential for Town liability (environmental) through site acquisition from DCAMM.
- Proximity of 21E site and its impact on potential water supply area.
- Responsible party for management and maintenance of open space.
- Public water and sewer capacity for this site and any potential limitation to development program.