

SITE ANALYSIS

Please mark the plan below to identify areas and features relevant to future development of the property. Please use the GREEN Marker to identify items that should be preserved, the RED Marker to identify items to be changed or removed, and the BLUE Marker to identify potential views and/or other opportunities



DEVELOPMENT PRINCIPLES

Please list principles and/or objectives that should govern future use of the Property

- No increase in traffic
- No ~~increase~~ to asphalt area
- Community enrichment
- Preserve or increase green space
- Intergenerational
- Use 'makes sense' - fits context, neighborhood
- Any replacement structure is architecturally compatible
- Preserve historic structures
- Balance green space, structures
- Enhance landscaping / trees

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DEVELOPMENT PRINCIPLES

Please list principles and or objectives that should govern future use of the Property:

- affordable housing
- seniors
- disabled

- serving the community
- preserve green space
- retain availability for public events
- use for educational purpose (historical)
- appropriate messaging + scale for redevelopment

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DEVELOPMENT PRINCIPLES

Please list principles and objectives that should govern future use of the Property.

- * PRESERVE MANSION & BARN (INTERIORS)
- * PRESERVE GREENSPACE & TREES
- * RESPECT THE CHARACTER & AMBIENCE OF HISTORIC DISTRICT
- * ONGOING, TRUE PARTNERSHIP BETWEEN COUNTY & TOWN.
- * RESUME COMMUNITY ACTIVITIES ON CIRCLE
- * FOCAL POINT OF THE TOWN.
- * MINIMAL NEGATIVE LONG-TERM IMPACT ON COMMUNITY
- * NO FEE-SIMPLE SALE/SUBDIVISION OF PROPERTY
- * REASONABLE PUBLIC ACCESS TO THE GROUNDS
- * ADEQUATE FUNDING FOR MAINTENANCE

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- ★ LOW Impact - traffic, noise, pollution
litter, stormwater/sewage, light,
- ★ public safety not compromised, parking, trees
- ★ Adherence to preservation ordinance
& preserve community character
- Retain as a community resource
(grounds, house, programs, barn)
- ★ Economically viable, self sustaining (w/ mgmt Plan)
- ★ Maintain the green space
- Property reflects the living history of
the Town
- Compatible with the residential character
of the community
- • Stable, long-term use
- No increase in footprint (sq footage)
- Restore integrity of mansion & outbuildings

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- * - Dynamic, Community enriching uses
- * - Economic Viability
- Beautification of Garden, green space
- Access to the Open Space Community
- * - Define historic structure (vs. any additions)
- * - Potential rental uses:
 - Non-Profit/education orientation
 - Senior residential (low traffic)
 - Artist uses
- Any add'l development not to exceed existing building (footprint)

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DEVELOPMENT PRINCIPLES

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- Entire Easement of Perpetuity on Open Space 360°
- Preserve Trees under professional Arborist
- Community use + access
- Preserve Historical Value
- Preserve and Restore Pre-1955 mansions
- Limit Intensity of site use to 30 parking spaces (existing)
- No additional Pavement
- Limit noise and traffic
- No additional runoff
- Short term tenants (~~CPAC~~ CPAC)
- Enhance Spirit of the Community
- SAVE The Carriage House
- Clean Air