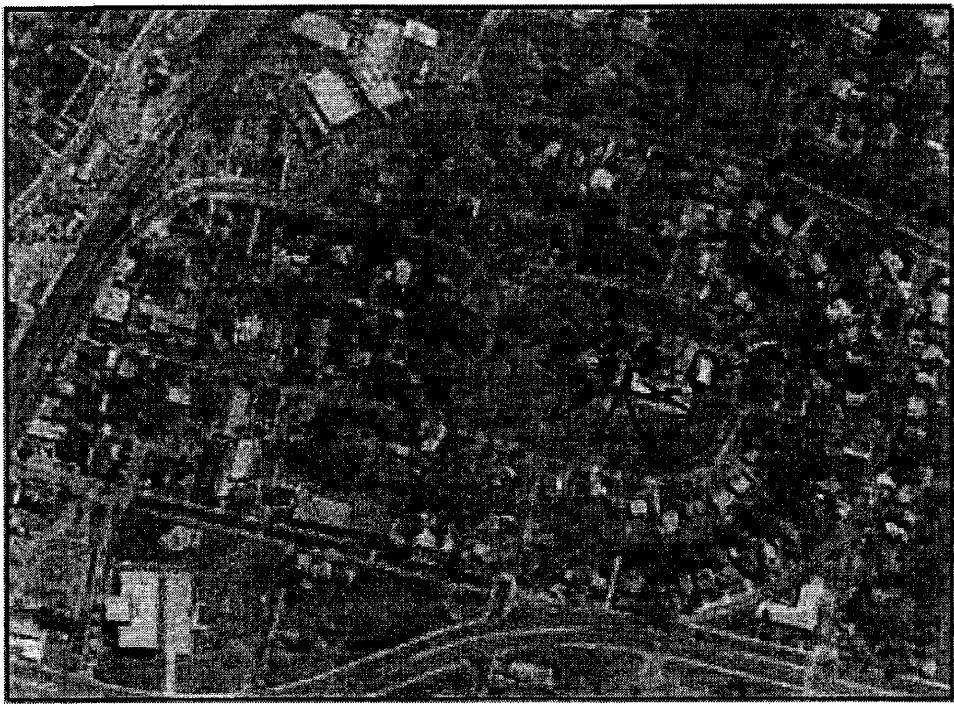


SITE ANALYSIS

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 BLACK Marker to identify potential views and/or 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 'make sense' – fits context, neighborhood
- Any replacement structure is architecturally compatible
- Preserve historic structures
- Balance green space + structures
- Enhance landscaping / trees

SITE ANALYSIS

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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 massing + scale
- for redevelopment

SITE ANALYSIS

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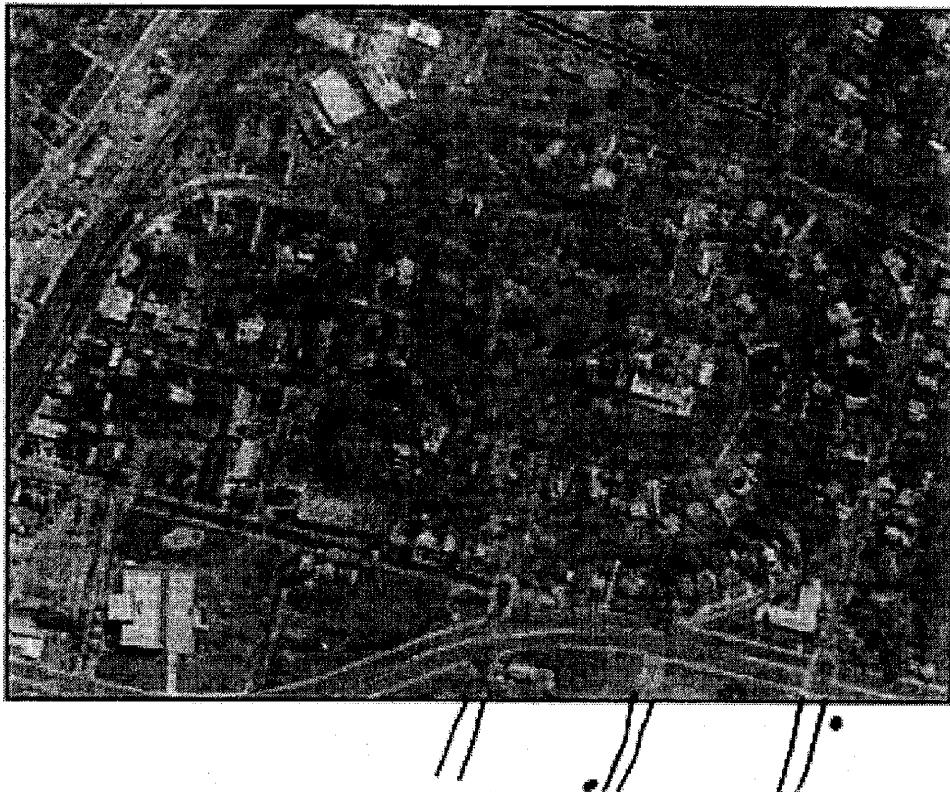
DEVELOPMENT PRINCIPLES

Please list principles and/or 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

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 opportunities.



DEVELOPMENT PRINCIPLES

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

- * **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, propane, barn)**
- * **Economically viable, self sustaining (w/mgmt plan)**
- * **Maintain the green space**
- * **Proposed 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**

SITE ANALYSIS

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DEVELOPMENT PRINCIPLES

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

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

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

Emitte Entite
Easement and Perpetuity on Open Space, 360°
Preserve Trees under professional Arborist

Community use + access

Preserve Historical Value

Preserve and Restore Pre-1955 mansion

Limit Intensity of site use to

30 parking spaces (existing)

No additional Pavement

Limit noise and traffic

No additional runoff

Short term tenants (~~long~~ space)

Enhance Spirit of the Community

Save the carriage house

Clean Air

Site plan for the Warner Property showing proposed development areas and constraints.