

### TOWN OF OXFORD Planning & Zoning Commission

S.B. Church Memorial Town Hall 486 Oxford Road, Oxford, Connecticut 06478-1298 www.Oxford-CT.gov

### **Regular Meeting Minutes**

Tuesday, February 20, 2018 7:30 PM Main Meeting Room S.B. Church Memorial Town Hall

### **CALL TO ORDER**

Chairman Jeff Luff called the meeting to order at 7;30 PM.

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

**Present:** 

John Kerwin, Pete Zbras, Arnie Jensen, Jeff Luff, Pat Cocchiarealla, Dan Wall (arrived

at 7:49 PM) and Tanya Carver.

Not Present: Bob Costigan.

Also Present: Jessica Pennell, Steven S. Macary, ZEO and Land Use Counsel, Peter Olson.

### **SEATING OF ALTERNATES**

Chairman Jeff Luff seated Alternate Commissioner John Kerwin.

**AMENDMENTS TO AGENDA** - NONE.

**CORRESPONDENCE** – NONE.

AUDIENCE OF CITIZENS (Items not listed on the agenda)

Linda Czaplinski, 30 Freeman Road stated that she wanted to follow up with the Commission regarding the minutes and posting on the website.

Discussion ensued between Commission members, staff and Mrs. Czaplinski.

### **NEW BUSINESS - NONE.**

### **OLD BUSINESS**

1. Z-17-147 [VCMUD] 300 & 304 Oxford Road – Owner & Applicant: Oxford Towne Center, LLC (Phase 3A Site Plan Application - Residential Units)

The public will be given the opportunity to ask questions and make comments on this application.

**Dominick Thomas, 315 Main Street, Derby, Attorney** for the applicant stated that they are present to respond to the concerns and questions that were raised at the last meeting. He noted that the floor plans have been submitted and distributed to the Commission as requested at the last meeting.

**Chairman Jeff Luff** noted for the record that all the documents regarding this application were made readily accessible to the public.

Kyle Bogardus, Langan Engineering and Environmental Services, Engineer for the applicant answered questions and made comments regarding traffic, site circulation, the loading and unloading associated with moving, He referred to the memo dated 1/31/18 (ATTACHMENT A) that was included with the application submission. He also discussed the intersection site lines associated with the residential entrance and the queuing analysis.

Commissioner Tanya Carver expressed concerns regarding the left hand turn.

Commissioner Dan Wall arrived at 7:49 PM.

**Kyle Bogardus** addressed her concerns and discussed modifications that were made to the plan that addressed concerns raised at the last meeting.

Tom Arcari, QA&M Architecture, Farmington, Architect for the applicant, presented the detailed floor plans submitted this evening (ATTACHMENT B).

A lengthy discussion ensued regarding the finalized floor plans, the marketing that would be used, the timeframe that the applicant would be working towards the finalization of this Phase.

Tom Haynes, Owner, Oxford Towne Center, LLC and Kathy Ekstrom, Project Manager replied to comments from Commissioners.

Stanley Gniazdowski, Realty Concepts, Guilford presented the updated fiscal impact analysis and submitted the documents to the Commission (ATTACHMENT C).

Commissioners questioned the updated analysis.

Stanley Gniazdowski answered the questions relevant to the fiscal impact analysis.

**Attorney Thomas** made statements regarding the number of school age children and the Rutgers Study utilized in the analysis.

**Chairman Jeff Luff** opened the floor to the Public.

### **PUBLIC COMMENTS:**

Linda Czaplinski, 30 Freeman Road asked questions about the occupancy of the building, the significance of the change from the original conceptual plan and current site plan, voiced concerns about the developer proposing more buildings in the future. She also asked about the electrical lines and generators. She asserted that the Commission is not compliant with their own regulations. She referred to sections of the Zoning Regulations.

Chairman Jeff Luff invited the applicant to respond to the public questions.

Kyle Bogardus answered the questions regarding the electrical and generators.

Tom Haynes made a statement regarding the future goals of generating their own power for the site.

Attorney Thomas made statements regarding the occupancy and the VCMUD regulations.

**Kyle Bogardus** discussed the process that has been followed and noted that many changes that have been made are related to the original conditions of approval.

Commissioners made statements regarding the VCMUD regulation.

MOTION BY Commission Secretary Pat Cocchiarella to recess the meeting at 8:55 PM. Second by Commissioner Pete Zbras.

All (7) Ayes.

Motion passed 7-0.

MOTION BY Commission Secretary Pat Cocchiarella to reconvene the meeting at 9:07 PM. Second by Commissioner Pete Zbras.

All (7) Ayes.

Motion passed 7-0.

The Commission discussed items regarding the overall changes to the project and plans.

**Peter Olson, Land Use Counsel** spoke briefly about the fees. He also noted the difference between the planning fees versus the zoning fees. He explained that this application would fall under the zoning fees.

**Commissioners** discussed specific conditions that could be applied to the approval.

Commissioner Tanya Carver made references to the 5/27/14 Public Hearing and other documentation that was presented in 2014.

**Commissioners** discussed their interpretation of a substantial change, if Brian Miller should review the application and the VCMUD regulations.

**MOTION BY Commission Secretary Pat Cocchiarella** to request Land Use Counsel, Peter Olson draft a resolution of approval for application Z-17-147.

### Second by Vice Chairman Arnie Jensen.

Further discussion ensued; Chairman Jeff Luff gave each Commissioner the floor, one at a time, to speak on the project and its changes.

**Commissioners** expressed their objections or satisfactions on the changes.

Commission Secretary Pat Cocchiarella moved the question.

Chairman Jeff Luff took a Roll Call vote.

Ayes (4) – Commission Alternate John Kerwin, Commissioner Pete Zbras, Chairman Jeff Luff, Commission Secretary Pat Cocchiarella.

Nays (3) – Vice Chairman Arnie Jensen, Commissioner Dan Wall and Commissioner Tanya Carver.

Motion passed 4-3.

### **ZONING ENFORCEMENT**

 Report of the ZEO on complaints, violations and any other items deemed necessary for discussion and/or action by the Commission.

### **APPROVAL OF MINUTES**

- 1. 12/19/17 Public Hearing Minutes
- 2. 12/19/17 Regular Meeting Minutes
- MOTION BY Vice Chairman Arnie Jensen to approve the 2/6/2018 Regular Meeting minutes as presented.

Second by Commission Secretary Pat Cocchiarella.

Ayes (6), Abstentions (2) – Commissioner Harold Cosgrove and Commissioner Dan Wall. Motion passed 6-2.

### **INVOICES**

### **OTHER BUSINESS**

Commission Alternate John Kerwin noted that there is a section in the Town Charter that addresses the filing of minutes.

1. Update on Corrections/Modifications of the POCD.

Chairman Jeff Luff informed the Commission that he spoke to Brian Miller and requested that he submit the revised draft copy of the POCD to the Commissioners this week.

2. Any other business the Commission deems necessary for discussion.

### **ADOURNMENT**

**MOTION BY Commission Alternate John Kerwin** to adjourn the meeting at 10:02 PM. **Second by Commissioner Tanya Carver.** 

All (7) Ayes.

Motion passed 7-0.

Respectfully submitted,

Jessica Pennell Planning & Zoning Department

Planning & Zoning Commission

18 MAR -1 FR : 37



### Memorandum

### 555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

To:

Steven S. Macary - Oxford Zoning Enforcement Officer

From:

Luke Mauro, P.E., PTOE - Langan

Kyle Bogardus, P.E., CPESC - Langan

Date:

01/31/2018

Re:

Traffic Memorandum

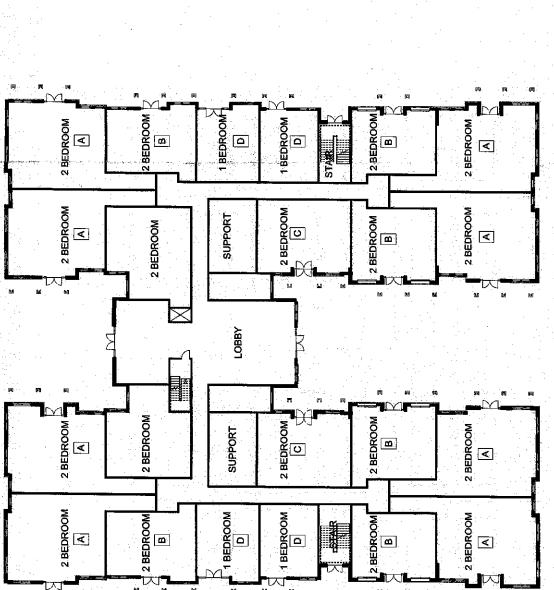
Quarry Walk Residential Site Plan Application

Langan Project No.: 140092601

Langan CT, Inc. has prepared this memorandum to summarize the traffic impacts associated with the residential site plan application for Quarry Walk located at 300 Oxford Road (State Route 67) in Oxford, CT. The 150 total residential units proposed as part of this application were included in the original and amended conceptual site plan applications approved by the Planning & Zoning Commission. The site generated trips associated with the 150 residential units were also included in the Traffic Impact Study completed by Langan as part of the original conceptual site plan application materials submitted in April 2014.

As part of the residential site plan approval we are proposing a third site access drive off of Oxford Road (Route 67) to provide a direct connection to the residential portion of the development. Not only does this residential access drive provide residents with a direct connection to Oxford Road, it also provides emergency responders a way to get to the residential portion of the development without having to drive thru the commercial portion of Quarry Walk, cutting down on emergency response times. In addition, it is anticipated that the construction of the residential access drive will improve the future full build-out traffic operating conditions for the Quarry Walk signalized driveway, as most residential trips will likely utilize the residential access drive and therefore reduce potential future traffic volumes at the existing signal.

We are in the process of amending our Major Traffic Generator (MTG) Certificate for this development issued by the Office of the State Traffic Administration (OSTA) to include the new residential access drive, the individually approved site plan applications and the property acquisitions obtained by Haynes in order to accommodate the overall development. In the future, as specific commercial tenants evolve throughout the design process, the development program will likely change; therefore causing a change to the anticipated trip generation for the overall development. The traffic impacts will be continuously evaluated to ensure there are no adverse impacts to the area roadway network as more and more tenants come on-line. The OSTA approval will need to be revised throughout this development process; therefore requiring OSTA's review and approval of the trip generation and potential traffic impacts as the project progresses.



FIRST FLOOR UNIT COUNT
(18) 2 BEDROOM UNITS
(4) 1 BEDROOM UNITS
22 TOTAL UNITS
(BUILDING A: 72 TOTAL UNITS)

\* NUMBER OF 1-BEDROOM & 2-BEDROOM UNITS WILL BE BASED ON MARKET DEMAND AND DEVELOPED IN ACCORDANCE WITH CURRENT UNIT TYPE CRITERIA.

RESIDENCES AT QUARRY WALK | 300 OXFORD ROAD

FIRST FLOOR PLAN - BUILDING A

25 TOTAL UNIT COUNT (16) 2 BEDROOM UNITS (9) 1 BEDROOM UNITS 25 TOTAL UNITS (ea. floor) (BUILDING A: 72 TOTAL UNITS)

2 BEDROOM

2 BEDROOM

4

2 BEDROOM
A

2 BEDROOM

∢

**4** 

фиц

8

2 BEDROOM

2 BEDROOM

2 BEDROOM

2 BEDROOM

æ

В

8

1 BEDROOM D

2 BEDROOM

2 BEDROOM

O.

1 BEDROOM

D

ပ

1 BEDROOM
D

SUPPORT

1 BEDROOM

1 BEDROOM

SUPPORT

1 BEDROOM

Ω

2 BEDROOM

∢

2 BEDROOM
A

2 BEDROOM

2 BEDROOM

⋖

<

2 BEDROOM

1 BEDROOM

1 BEDROOM

1 BEDROOM

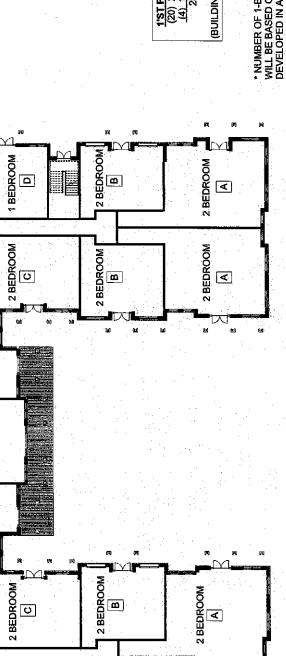
2 BEDROOM

m

ω.

\* NUMBER OF 1-BEDROOM & 2-BEDROOM UNITS WILL BE BASED ON MARKET DEMAND AND DEVELOPED IN ACCORDANCE WITH CURRENT UNIT TYPE CRITERIA.

SECOND & THIRD FLOOR PLANS - BUILDING A 



2 BEDROOM

COMMUNITY

COMMUNITY

2 BEDROOM

m

2 BEDROOM

В

2 BEDROOM

2 BEDROOM

⋖

2 BEDROOM
A

2 BEDROOM

2 BEDROOM

⋖

**A** 

1 BEDROOM

Δ

SUPPORT

2 BEDROOM

LIVING ROOM

2 BEDROOM

SUPPORT

1 BEDROOM

ы

1 BEDROOM

D

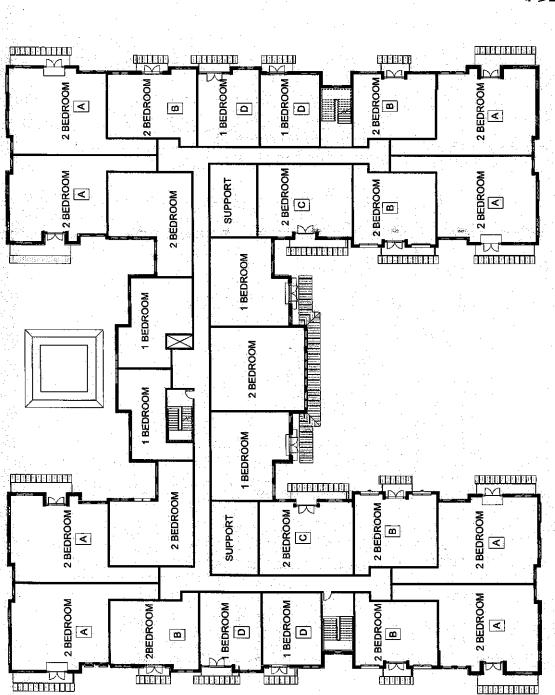
2 BEDROOM

В

1'ST FLOOR UNIT COUNT (20) 2 BEDROOM UNITS (4) 1 BEDROOM UNITS 24 TOTAL UNITS (BUILDING B: 78 TOTAL UNITS) \* NUMBER OF 1-BEDROOM & 2-BEDROOM UNITS WILL BE BASED ON MARKET DEMAND AND DEVELOPED IN ACCORDANCE WITH CURRENT UNIT TYPE CRITERIA.

**QA+M** architecture

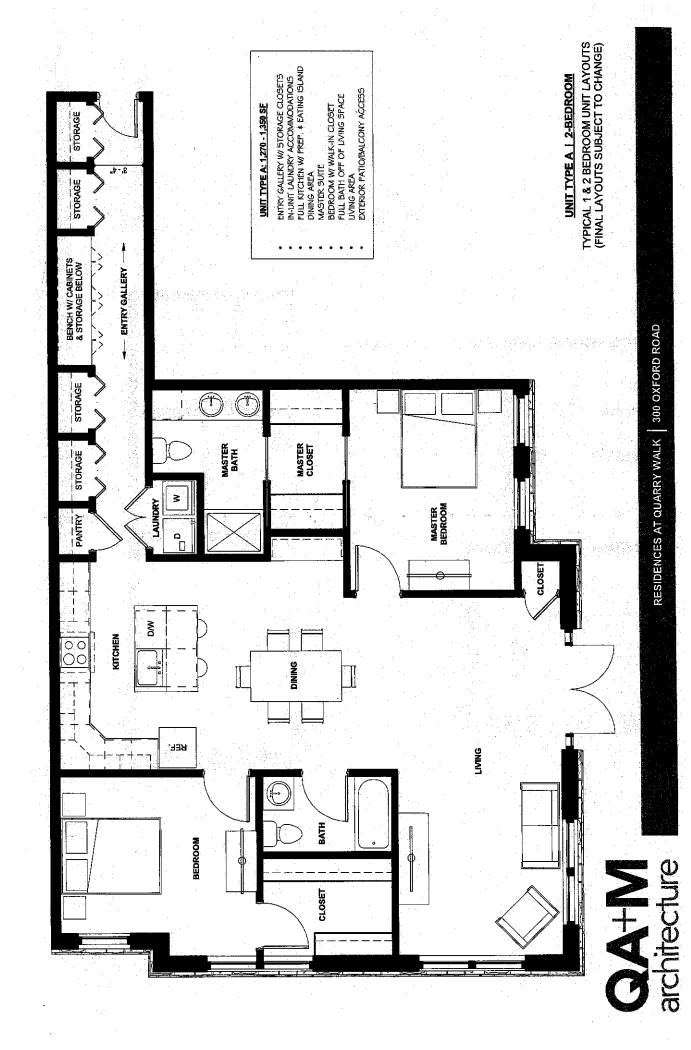
2 BEDROOM A RESIDENCES AT QUARRY WALK | 300 OXFORD ROAD



2ndi3rd FLOOR UNIT COUNT (19) 2 BEDROOM UNITS (8) 1 BEDROOM UNITS 27 TOTAL UNITS (ea. floor) (BUILDING B: 78 TOTAL UNITS) \*NUMBER OF 1-BEDROOM & 2-BEDROOM UNITS WILL BE BASED ON MARKET DEMAND AND DEVELOPED IN ACCORDANCE WITH CURRENT UNIT TYPE CRITERIA.

RESIDENCES AT QUARRY WALK | 300 OXFORD ROAD

SECOND & THIRD FLOOR PLANS - BUILDING B

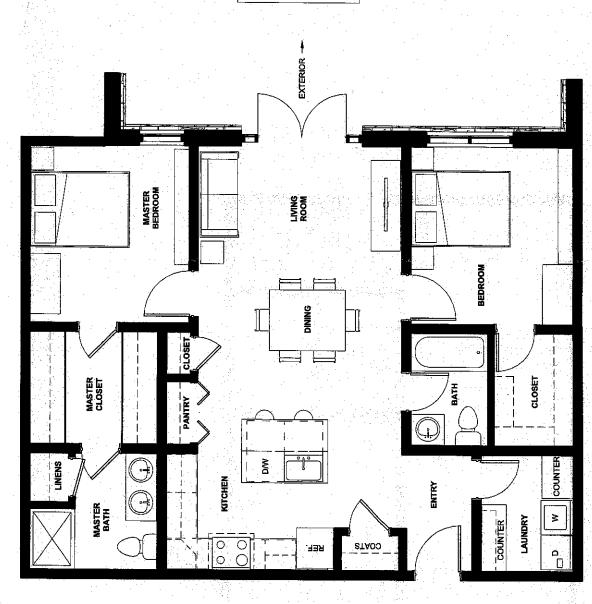


LAUNDRY / STORAGE ROOM
KITCHEN W/ DINING ISLAND
MASTER SUITE
BEDROOM W/ WAIK-IN CLOSET
FULL BATH OFF OF LIVING SPACE
LIVING AREA
EXTERIOR PATIO/BALCONY ACCESS

UNIT TYPE B: 790 - 890 SF

TYPICAL 1 & 2 BEDROOM UNIT LAYOUTS (FINAL LAYOUTS SUBJECT TO CHANGE)

RESIDENCES AT QUARRY WALK 300 OXFORD ROAD



UNIT TYPE C: 980 - 1,000 SF

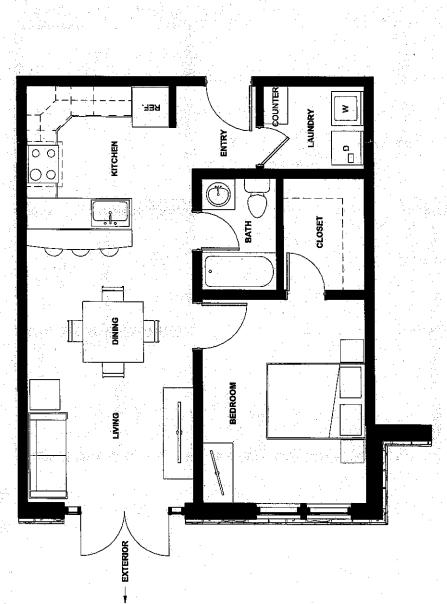
LAUNDRY / STORAGE ROOM KITCHEN W/ PREP & EATING ISLAND DINING AREA

MASTER SUITE
BEDROOM WI WALK-IN CLOSET
FULL BATH OFF OF LIVING SPACE
LIVING AREA
EXTERIOR PATIO/BALCONY ACCESS

TYPICAL 1 & 2 BEDROOM UNIT LAYOUTS (FINAL LAYOUTS SUBJECT TO CHANGE) UNIT TYPE C | 2-BEDROOM

TYPICAL 1 & 2 BEDROOM UNIT LAYOUTS (FINAL LAYOUTS SUBJECT TO CHANGE) UNIT TYPE D | 1-BEDROOM









### REALTY CONCEPTS INC

Counselors- Investment Managers- Appraisers

2514 Boston Post Road, Unit 9C • Guilford, CT 06437 • t (203) 453-1117 • f (203) 458-2689 • stang@realtyconcepts.net

February 20, 2018

Atty. Dominick J. Thomas 315 Main Street Derby, CT 0418

RE: Quarry Walk
Proposed Residential Apartments
300 Oxford Road (CT RT 67)
Oxford, CT

**Dear Attorney Thomas:** 

At your request and authorization, I have prepared a comparative analysis for the 2014 fiscal impact analysis originally submitted with current tax mill rate and current cost to educate a child in Oxford, CT. In addition, I have developed a 2014 vs. 2017 comparative Impact Analysis as requested. Finally, a current Quarry Walk Fiscal Impact reflecting more retail/office square footage and proposed 150 unit residential complex.

This is a general consulting report and is not a consulting appraisal report or appraisal report as defined under the Uniform Standards of Professional Appraisal Practice (USPAP). The date of this analysis is January 31, 2018.

Please find the above referenced analysis on the following pages.

Respectfully:

Stanley A. Gniazdowski, CRE, CCIM

Consultant

Residential & Retail/Office

# 2014 Original Fiscal Impact as Presented vs. Original Data with current Mill Rate and Education Cost

REVENUE		To Town	Net Cost/Revenue	iorai Cust	Total Continues	Elderly Services	Public Works	Ambulance	Police	Fire	Total Ed Cost	Cost/Child+2.5%	Rounded Total	Total	3 BR	2 BR	1 BR		School Chidlren	Municipa		Total Pers	Times Mi	70% Assessment	Total Value	Est. Avg. Value	Total Autos	Cars/Unit	Residential Units	resolidi Fiobella	David	Total Rea	Times Mi	70% Assessment		150	<b>.</b>	75	75	0	Units	Real Property	
REVENUE /LOSS to Town			Revenue		AIGO	rvices	G	. 10			ost	1+2.5%	Total	150		150	0	Units	idlren	Municipal Expenses		Total Pers Property Tax	Times Mill Rate(201:	sment	ō	/alue	S	-	al Units	TOPELY		Total Real Estate Taxes	Times Mill Rate(201)	sment		Total	3 BR	2 BR TH	2 BR Gard	198		ећу	
OWn:							And the second s		A Secretary September 1997		more management by a second of	The second secon			0.65	0.2	0.2	Factor	The second secon	The state of the s	Total Revenue	8		\$1,575,000	\$2,250,000	\$10,000	225	1.5	150			es	0.02221	\$29,400,000	And the state of t		8		\$240,000		Price/Unit	Market Rate	Residential Component
\$700,390					Entr'7TC	\$5,112	SS	\$5,000	\$30,978	\$0	\$394,890	\$13,163	30	38	•	8		SAC			A Commence of the Commence of										The second secon			And the second s	The state of the s	Total Est. Value	. \$0	\$24,000,000	\$18,000,000		Revenue		omponent
			\$239,566	(5448,389)									i I I I		i de la constanta de la consta						\$687,955	\$34,981		22			5					\$652,974				\$42,000,000							10.000
	7				Public Activities	Elderly Services	Public Works	Ambulance	Police	i Fire	Total Ed Cost	Cost/Child		Total	388	2 BR	1 BR		School Chidlren		30	Total Per	Times M	70% Assessment	Total Value	Est. Avg. Value			Personal			Total Rea	Times M	70% Assessment		214865 s/t Total			Aria Aria				Retail C
					CIVICIES	rvices	orks	æ.		A CONTRACTOR OF THE CONTRACTOR	tso	•		0	0	0	•	Units	sidlren			Total Personal Property Tax	Times Mill Rate(2012)	ssment	E .	Value			Personal Property			Iotal Real Estate Taxes	Times Mill Rate(2012)	ssment		/*Total				-			Retail Component
					+							i i La	:					Factor	l .		The second section is a second	rty Tex										es	2		9								
					50	8	8	\$5,000	\$50,000	\$5,000	\$0				0			SAC	And the second of the second of the second of			to the gas blooding on the	0.02221	\$3,850,000	\$5,500,000	\$5,500,000		The second secon		The second of th	School and the second school and the second		0.02221	\$19,600,000	A second of the second of	Total Est. Val							
		7	\$460.825	(\$60,000)			*														\$520.825	\$85,509										\$435,316				\$28,000,000	4						

## Residential Only 2014 Fiscal Impact Analysis vs. 2017 Fiscal Impact Analysis with 2017 Mill Rate & Education Cost

2014 Report-April   Residential Componenti-Contois   Easier   Ea			-							
A Report-Aprility         Residential Component-Condos         2014 Report-Aprility         I classes         Residential Component-Condos           Units         Mariest state.         Revenue         Residential Component-Condos         Residential Component-Condos           To         1 88         Pricy/Unit         Revenue         50         1 88         Pricy/Unit         Residential Component-Condos           75         2 88 HM         \$524,000,000         \$54,000,000         75         2 88 HM         \$240,000         \$24,000,000           76         1 88         \$524,000,000         75         2 88 HM         \$240,000         \$24,000,000           77         2 88 HM         \$240,000,000         75         2 88 HM         \$240,000         \$24,000,000           78         2 88 HM         \$240,000,000         75         2 88 HM         \$240,000,000         \$24,000,000           79         1 90         2 84,000,000         75         2 88 HM         \$240,000,000         \$24,000,000           1 90         2 90         2 90         75         2 88 HM         \$24,000,000         \$24,000,000           1 90         2 90         2 90         2 84,000,000         \$24,000,000         \$24,000,000         \$24,000,000         \$24,000,000		4					With a property of the control of		The state of the s	To Town
A Report-Aprill         Residential Commonent-Condus         2014 Report-April         Edicost         Residential Commonent-Condus           Poperty Units         198         Price/Unit         Revenue         190         198         Marieri Reas         Residential Commonent-Condus         Residential Commonent-Condus         Marieri Reas         Residential Commonent-Condus         Marieri Reas         Residential Commonent-Condus         Residential Commonent-Condus         Marieri Reas         Residential Commonent-Condus         Marieri Reas         Residential Commonent-Condus         Residential Commonent-Condus         Station, commonent-Condus	3				Net Cost/Revenue	\$350.402	1000	The second care of the second ca	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	let Cost/Revenue
4 Report-April         Residential Commonent-Conrides         2014 Report-April         Executes         Residential Commonent-Conrides           Property Louis         Pricylunit         Revenue         2014 Report-April         Executes         Residential Commonent-Conrides           0         198.         Pricylunit         Revenue         198.         Muries Istan.         Muries Istan.         Residential Commonent-Conrides           75         2 sit 71         198.         \$240,000         \$25,000,000         75         2 sit Garden         \$240,000         \$24,000,000           75         2 sit 71         2 sit Garden         \$240,000         \$24,000,000         75         2 sit Garden         \$240,000,000         \$24,000,000           199         Conal         \$22,000,000         \$24,000,000         795. Assessment         \$28,000,000         \$24,000,000           199         Conal Institution         1,55         200         795. Assessment         \$20,000,000         \$20,000,000           190         2 sit Milestand Traces         1,55         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200         200										
4 Report-April         Residential Component-Connides         2014 Report-April         Flaxes of Residential Component (April 1984)         Flaxes of Report-April 1984 (April 1984)         Component (April 1984)         Component (April 1984)         Component (April 1984)         Componential Component (April 1984)         April 1984 (April 1984)         April 198					Total Cost	(\$416,229)				Total Cost
4 Report-April         Residential Component-Connoose         2014 Report-April         Flass 6 Residential Component Floring/Unit         Flass 6 Residential Component Floring/Unit         Advance Floring/Unit         Septiminal Component Floring/Unit	\$12,409				Public Activities		\$12,409			ublic Activities
4 Report-April         Residential Component-Condos         2014 Report-April         Flaxes of Residential Component Florential Component Florenti	\$5,112	}	A STATE OF THE PARTY OF THE PAR		Elderly Services	The state of the s	\$5,112		The second secon	ideny services
4 Report-April Poperty         Residential Component Condos         2014 Report-April Edos         Facos Residential Component Poperty         In James Residential Component Poperty         East Property Education (Market Residential Component Poperty         In James Residential Component Poperty         Education Residential Component Poperty         Education Residential Component Poperty         In James Residential Compon	y		en como con con escape de la constitución de la con	Committee of the Commit	Public Works		OÉ	The state of the s	The second second second second	AND MANAGEMENT
4 Report-April Property         Residential Component Condos         2014 Report-April Edit Residential Component Residential Component Property         I average Residential Component Residen	von,c¢				Amount		ooo,cc	The second secon		iblia Marka
A Report-April   Residential Component-Condos   2014 Report-April   1205   12	À 200				Ambilono		2000		~	mhulance
A Report-April   Residential Component-Contos   Component Property   Mariest Rate   Mariest Ra	\$30 978		And the Samuel Control of the Contro		Police		\$30.978			Police
A Report-April   Residential Component-Contos   2014 Report-April   Ed Cost   Residential Component	\$0				Tire	The state of the s	\$0			F
A Report-April         Residential Component-Contoos         2014 Report-April         Ed Corp.         Residential Component Property         Component Property         Ed Corp.         Residential Component Property         Ed Corp.         Property	394,890	<b>4</b> ?	: :		Total Ed Cost		\$362,730			Total Ed Cost
A Report-April   Residential Component-Condos   12014 Report-April   Ed Cost   Residential Component   12014 Report-April   12014 Report-	\$13,163	 !			Cost/Child		\$12,091	***************************************	and the state of t	Cost/Child+2.5%
A Report-April   Residential Component-Condos   1014 Report-April   12025	30		And American Company of the Company		Rounded Total	a section contrates and as-	30	the second of the second secon	and otherwise of the common of the color and the second of	bunded lotal
4 Report-April Units         Residential Component-Condos         2014 Report-April Ecost         Cases residential Component Property         Constitution Revenue         2014 Report-April Ecost         Taces of Market Rate         S20,000         1 BR         \$20,000         2 BR Garden         \$280,000         529,000,000         75         2 BR Riad         \$280,000         59         1 BR         \$20,000         59         1 BR         \$20,000         50         1 BR         \$20,000         50         1 BR         \$20,000         50         1 S         2 BR Garden         \$20,000         \$20,000         50         1 BR         \$20,000         \$20,000         \$20,000         \$20,000         \$20,000         \$20,000         \$20,000         \$20,000         \$20,000         \$20,000         \$20,000         \$20,000         \$20,000         \$20,000         \$20,000         <	30		mention where the many products are a second or second o	150	Total		30	the state of the s	150	TOTAL
A Report-April   Residential Component-Condos   1 A Report-April   Edcost   Residential Component   1 A Residential Component   1 BR			3.0	0	3.67		The second secon	CO.U	- Charles American Commence of	007
4 Report-April         Residential Component-Condos         2014 Report-April         EdCost Residential Component Property         Laces & Market Rate         Laces & Market Rate         Laces & Market Rate         2014 Report-April         EdCost Residential Component Residential Component Residential Component Property         Market Rate         Market Rate <td>. 20</td> <td>Ŀĸ</td> <td>The second secon</td> <td></td> <td>) P C</td> <td>The second second second</td> <td>the price of the control of the control of</td> <td>Company of the company of the compan</td> <td>the transfer of the same and th</td> <td></td>	. 20	Ŀĸ	The second secon		) P C	The second second second	the price of the control of the control of	Company of the compan	the transfer of the same and th	
A Report-April   Residential Component-Condos   2014 Report-April   Ed Cost   Residential Component	3 .	<b>9</b> (1		3	3 RB		and the second second second		5	男
Paper   Pape	0	2							0	
April   Residential Component-Condos   Market Rate   Mar	3	SAC	Factor	Units			SAC			
rt-April         Residential Component-Condos         2014 Report-April Fed Cost         I awes & Residential Component Component Fed Cost         I awe Property         Ed Cost         Residential Component Market Rate           1 BR         Price/Unit         8240,000         0         1 BR         Price/Unit           2 BR TH         \$240,000         \$93,000,000         75         2 BR TH         \$240,000           2 BR TH         \$29,000,000         150         150         150           1 E(2012)         1 Cotal Est Value         \$42,000,000         150         150           1 ER         1 Cotal Est Value         \$42,000,000         150         150         150           1 E(2012)         1 Cotal Est Value         \$229,000,000         150         150         150           1 ER TH         \$240,000         20         150         150         150         150           1 ER TH         \$240,000         20         150					School Chidiren			The second of th		School Chidlren
rt-April         Residential Component-Condos         2014 Report-April         Flaves &		2 2	The state of the s		Municipal Expenses					Municipal Expenses
rt-April         Residential Component-Condos         2014 Report-April         Ed Cost         Residential Component           s         1 s         Price/Unit         Revenue         2014 Report-April         Ed Cost         Residential Componer           1 sr         Price/Unit         Revenue         Units         Price/Unit         Marier Rate           2 BR Garden         \$240,000         \$18,000,000         75         2 BR TH         \$240,000           3 BR         \$0         \$0         \$0         3 BR         \$0           1 te(2012)         Total         \$22,000,000         70% Assessment         \$0           1 te(2012)         \$0         \$0         \$0         \$0           1 te(2012)         \$0 <td></td> <td></td> <td>the special parameter is some the contract of the special parameter in the special parameter is the special parameter is the special parameter in the special parameter is the special parameter is</td> <td></td> <td>The section of the se</td> <td></td> <td></td> <td>The second secon</td> <td>A commonweal distance of the common c</td> <td>the real factors and the second and</td>			the special parameter is some the contract of the special parameter in the special parameter is the special parameter is the special parameter in the special parameter is		The section of the se			The second secon	A commonweal distance of the common c	the real factors and the second and
rt-April         Residential Component-Condos         2014 Re port-April         Ed Cost         Residential Componential Compon	Q.		Total Revenue			\$766,631	Commence of the same of the sa	Revenue	Total	from the format of the first programme of the first of the format of the format of the first of
rt-April         Residential Component-Condos         2014 Report-April         Ed Cost Residential Component State Market Rate         I axes of Cost Residential Component Market Rate         I axes of Cost Residential Component Market Rate         Price/Unit         \$240,000         1 BR         1 BR         1 BR         1 BR			· Vancous and the second secon		Total Pers Property Tax	£38,981	And the same of th	The second secon		Total Pers Property Tax
rrt-April         Residential Component-Condos         2014 Report-April         Ed Cost Residential Component Market Rate         Residential Component Rate         Residential Component Rate         Market Rate Rate Real Property         Market Rate         S220,000         1 BR         \$220,000         \$240,000         75         2 BR Garden         \$220,000 <t< td=""><td></td><td>Z</td><td>0.022</td><td></td><td>Times Mill Rate(2012)</td><td></td><td>Control of the Control of the Contro</td><td>0.02475</td><td></td><td>Times Mill Rate(2012)</td></t<>		Z	0.022		Times Mill Rate(2012)		Control of the Contro	0.02475		Times Mill Rate(2012)
rrt-April         Residential Component-Condos         2014 Report-April         Fd Cost         Residential Component           1 RR         Market Rate         Revenue         Units         Market Rate         Mericet Rate           1 RR         \$240,000         \$18,000,000         75         2 BR Garden         \$240,000           2 BR Garden         \$224,000,000         \$24,000,000         75         2 BR TH         \$320,000           3 BR         \$0         \$0         90         90         3 BR         \$0           1 te[2012]         Total         \$22,000,000         100,000         100,000         100,000         100,000           1 te[2012]         0.002475         Total Real Estate Taxes         0.002221         0.002221           2 tell Taxes         \$722,5500         Total Real Estate Taxes         150         150           1 tell Taxes         \$150         Personal Property         150         150           1 tell Taxes         \$150         Personal Property         150           1 tell Taxes         \$22,000         Personal Property         150           1 tell Taxes         \$150,000         Personal Property         \$22,50,000           2 tell Taxes         \$150,000         Personal Property <td></td> <td>0</td> <td>\$1,575,00</td> <td></td> <td>70% Assessment</td> <td></td> <td>Specimental and a contract of the contract of</td> <td>\$1,575,000</td> <td>1000</td> <td>70% Assessment</td>		0	\$1,575,00		70% Assessment		Specimental and a contract of the contract of	\$1,575,000	1000	70% Assessment
rrt-April         Residential Component-Condos         2014 Report-April         Ed Cost         Residential Component           1 BR         Price/Unit         Revenue         Units         Price/Unit         Market Rate           2 BR Garden         \$224,000,000         \$1,800,000         75         2 BR Garden         \$240,000           2 BR TH         \$320,000         \$0         \$0         3 BR         \$0           3 BR         \$0         Total         \$22,000,000         150         Total           1 [2012]         Total         \$22,000,000         70% Assessment         \$23,400,000           2 [2012]         0.002475         Times [2012]         Times [2012]         0.02221           2 [2012]         \$0         Personal Property         150         Personal Property           2 [2012]         Residential Units         150         150           2 [2013]         Est. Ang. Value         \$10,000         \$10,000		•	\$2,250,00		Total Value		Control of the contro	\$2,250,000		Total Value
rrt-Aprili         Residential Component-Condos         2014 Report-April         Ed Cost Property         Residential Component Component Component Price/Unit         Component Component Price/Unit         Component Component Price/Unit         Ed Cost Presidential Component Price/Unit         Residential Component Price/Unit         Market Rate Property         Personal Property         Personal Property         Personal Property         Personal Property         Page Price/Unit         Page		0	\$10,00		Est. Avg. Value			\$10,000		Est. Avg. Value
rtf-April         Residential Component-Condos         2014 Report-April         Ed Cost         Residential Component           s         1 BR         Market Rate         Revenue         Units         Price/Unit         Market Rate           1 BR         \$224,000         \$18,000,000         75         2 BR Garden         \$240,000           2 BR TH         \$320,000         \$24,000,000         75         2 BR TH         \$320,000           3 BR         \$0         \$0         90         2 BR TH         \$320,000           1 tet (2012)         Total         S53,400,000         150         Total Real Estate Taxes         \$29,400,000           1 tet Taxes         \$23,400,000         \$727,550         Total Real Estate Taxes         \$29,400,000           2 tet Taxes         \$25,400,000         \$727,550         Total Real Estate Taxes         \$29,400,000           2 tet Taxes         \$25,400,000         Residential Units         \$25,400,000           2 tet Taxes         \$25,400,000         Total Real Estate Taxes         \$29,400,000           2 tet Taxes         \$25,400,000         Total Real Estate Taxes         \$29,400,000           2 tet Taxes         \$25,400,000         Residential Units         \$29,400,000		u	22		Total Autos		4	225		Total Autos
rtt-April         Residential Component-Condos         2014 Report-April         Ed Cost         Residential Component           s         1 BR         Market Rate         Revenue         Units         1 BR         Market Rate           2 BR Garden         \$240,000         \$18,000,000         75         2 BR Garden         \$240,000           2 BR TH         \$320,000         \$24,000,000         75         2 BR TH         \$320,000           3 BR         \$0         \$24,000,000         150         Total         \$320,000           50         3 BR         \$0         3 BR         \$0         3 BR           70tal         \$524,000,000         150         Total         \$320,000           50         3 BR         \$0         3 BR         \$0           70tal         \$524,000,000         150         Total         \$320,000           50         3 BR         \$0         3 BR         \$0           70tal         \$524,000,000         150         Total         \$29,400,000           80         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0         \$0		'n			Cars/Unit		Contract to the contract to th	1.5		Cars/Unit
rtt-April         Residential Component-Condos         2014 Report-April         I axes & laxes & laxes   laxes & laxes   la		8	Ħ		Residential Units		7	150		Residential Units
rrt-April         Residential Component-Condos         2014 Report-April         Ed Cost         Residential Component           s         1 BR         Market Rate         Revenue         Units         Ed Cost         Market Rate           2 BR Garden         \$240,000         \$18,000,000         75         2 BR Garden         \$240,000           2 BR TH         \$320,000         \$24,000,000         75         2 BR TH         \$320,000           3 BR         \$0         \$0         3 BR         \$0         3 BR         \$0           rotal         Total         Total Est. Value         \$42,000,000         70% Assessment         \$29,400,000         \$29,400,000           reft Taxes         \$0         \$727,650         Total Estate Taxes         \$0         0.02221										make the second of the second
rrt-April         Residential Component-Condos         2014 Report-April         Ed Cost         Residential Component           s         Market Rate         Market Rate         Price/Unit         Revenue         Units         Market Rate         Market Rate         Price/Unit         Price/Unit         Price/Unit         Price/Unit         Price/Unit         \$240,000         75         2 BR Garden         \$240,000         \$24,000,000         75         2 BR TH         \$320,000         \$38R         \$9         0         3 BR         \$9         9         0         3 BR         \$9         \$9         9         150         Total         \$320,000         \$9         150         Total         \$29,400,000         \$29,400,000         150         Total         \$29,400,000         \$29,400,00		**			Personal Property				200	Personal Property
rrt-April         Residential Component-Condos         2014 Report-April         Ed Cost         Residential Component           s         1 BR         Market Rate         Revenue         Units         Price/Unit         Price/Unit         Price/Unit         Price/Unit         \$240,000         5240,000         75         2 BR Garden         \$240,000         \$320,000         \$320,000         5320,000         5320,000         5320,000         5320,000         5320,000         5320,000         5320,000         5320,000         3 BR         \$320,000         \$320,000         5320,000         <	•	The second secon	The second of th		Total Real Estate Taxes	\$727,650		the control of the co	the second control of	Total Real Estate Taxes
rrt-April         Residential Component-Condos         2014 Report-April         Ed Cost         Residential Component           s         1 BR         Market Rate         Revenue         Units         Ed Cost         Market Rate           1 BR         Price/Unit         Revenue         0         1 BR         Price/Unit           2 BR Garden         \$240,000         \$18,000,000         75         2 BR Garden         \$240,000           2 BR TH         \$320,000         \$24,000,000         75         2 BR TH         \$320,000           3 BR         \$0         \$0         3 BR         \$0           Total         Total         \$42,000,000         150         Total           \$29,400,000         70% Assessment         \$29,400,000		12	0.022		Times Mill Rate (2012)	A CHARLEST STATE OF THE CONTRACT OF THE CONTRA		0.02475	And the second s	Times Mill Rate (2012)
rt-April Residential Component-Condos 2014 Report-April Ed Cost Residential Componer  Market Rate Revenue Units Price/Unit Revenue Units DR Garden \$240,000 518,000,000 75 2BR Garden \$240,000 524,000,000 75 2BR TH \$320,000 524,000,000 75 2BR TH \$320,000 50 2BR TH \$320,000 50 2BR TH \$320,000 50 0 3BR \$320,000 50 0 3BR \$320,000 50 0 3BR \$320,000 50 0 50 50 50 50 50 50 50 50 50 50 5		5	\$29,400,00		70% Assessment			\$29,400,000		70% Assessment
rrt-April         Residential Component-Condos         2014 Report-April         Ed Cost         Residential Component           s         Market Rate         Real Property         Market Rate         Market Rate           1 BR         Price/Unit         Revenue         Units         Price/Unit           2 BR Garden         \$240,000         \$18,000,000         75         2 BR Garden         \$240,000           2 BR TH         \$320,000         \$24,000,000         75         2 BR TH         \$320,000           3 BR         \$0         0         3 BR         \$0           Total         Total Est. Value         \$42,000,000         150         Total	A CONTRACTOR OF THE PARTY OF TH		The second secon							
rrt-April         Residential Component-Condos         2014 Report-April         Ed Cost         Residential Component-Componen	st. Value \$42,			Total		\$42,000,000	Total Est. Value		Total	
rt-April         Residential Component-Condos         2014 Report-April         Ed Cost         Residential Component-Component	\$0		\$	3 BR			\$	\$0	35R	
rt-April Residential Component-Condos 2014 Report-April Ed Cost Residential Component-  Market Rate Market Rate Price/Unit Revenue Units Price/Unit Revenue 0 1 BR \$240,000 \$18,000,000 75 2 BR Garden \$240,000	,000,000		\$320,00	2 BR TH			\$24,000,000	\$320,000	28RTH	
rt-April Residential Component-Condos 2014 Report-April Ed Cost Market Rate Real Property s Price/Unit Revenue Units 1 BR 0 1 BR	000,000		\$240,00	2 BR Garden	K		\$18,000,000	\$240,000	2 BR Garden	
rt-April Residential Component-Condos 2014 Report-April Ed Cost Market Rate Revenue Real Property S Price/Unit Revenue Units					0		State of the Control	A district of the control of the con	<b>19</b>	
rt-April Residential Component-Condos 2014 Report-April Ed Cost  Market Rate Real Property	6	Revent	Price/Unit		Units		Revenue	Unit	Price/	Units
Residential Component-Condos 2014 Report-April Ed Cost			Market Rate		Real Property		*	t Rate	Marke	Real Property
	Sopr	nent-Con	Residential Compor	1	2014 Report-April	5 · · · · · · · · · · · · · · · · · · ·	Condos	dential Component-	Resid	U14 Keport-April

### Current Estimated Residential & Retail/Office Fiscal Impact

								Stores		lo lown
\$524,436	A CONTRACTOR OF THE PARTY OF TH		Revenue	Net Cost/Revenue	\$186,121				evenue	ver cost/kevenue
										}
(\$60,000)					(\$291,949)		TOWN OF THE PARTY			Total Cost
	\$0		tivities	Public Activities		\$8,105		Section of design	vities .	Public Activities
	\$0	de la companya de la	ervices	Elderly Services		\$6,410		1	vices	Elderly Services
	\$o		orks	Public Works		\$		***	S	Public Works
	\$5,000		8	Ambulance		\$5,000				Ambulance
1	\$50,000		]	Police		\$48,663				Police
****	\$5,000			Fire		\$6		other co.		Fire
	\$0		Cost	Total Ed Cost	and the second of the second o	\$223,771		-	st	Total Ed Cost
			<u>.</u>	Cost/Child		\$13,163			+2.5%	Cost/Child+2.5%
			1			17		-for-	otal	Rounded Total
			o	Total		16.5		( <del>-</del>	150	Total
	0	0		3 BR		0	0.65		0	388
		0		2 BR		16.5	0.11	) <u>.</u>	150	2 BR
		0		1 BR		0	0.06	, <u> </u>	0	1 BR
	SAC	Factor	Units			SAC		Factor	Units	
			hidlren	School Chidlren					diren	School Chidlren
- 4									Expenses	Municipal Expenses
					and the state of t		and the second s		The state of the s	
\$584,436	The second secon	A STATE OF THE PARTY OF THE PAR	Annual Street Street Street		\$478,070		Total Revenue	· · · · · · · · · · · · · · · · · · ·		
\$85,509	and the second s	erty Tax	Total Personal Property Tax	Total Per	<u>\$34,981</u>			×	Total Pers Property Tay	tal Pers
	0.02221	<u>5</u>	Times Mill Rate(2012)	Times M			0.02221		Times Mill Rate (2012)	mes Mill
	\$3,850,000	1	ssment	70% Assessment			\$1,575,000		sment	70% Assessment
	\$5,500,000		ē	Total Value		1	\$2,250,000			Total Value
	\$5,500,000		Value	Est. Avg. Value			\$10,000	****	alue	Est. Avg. Value
the first of the control of the cont	1						225		5	Total Autos
			Der Am				1.5			Cars/Unit
			Personal Property	Personal			150		l Units	Residential Units
									горегtу	Personal Property
The second secon					The second secon					
\$498,927		xes	Total Real Estate Taxes	Total Rea	\$443,089.50			S	Total Real Estate Taxes	tal Real I
	0.02221	<u>D</u>	Times Mill Rate(2012)	Times M			0.02221		Times Mill Rate(2012)	mes Mill
	\$22,464,050		ssment	70% Assessment			\$19,950,000	to:	sment	70% Assessment
\$32,091,500	iotal Est. Value	00:00T¢	320,915 10(8) 5/1	516,075	\$28,500,000	iotal Est. Value	,			
			8	APPROVED		\$28,500,000	\$150			190,000
									2 BR Units	Acres 14
						7		}		150
		<b></b>				Revenue		Cost/SF		Unit
			} - - 				t Rate	Market Rate	₹	Real Property
					The same of the sa	The Contract of the Contract and				