

# Southern Conomo Point Subdivision Project



**Conomo Point Planning Committee**

**April 30, 2009**



# Presentation Outline

1. Project Goals
2. Scope of Work
3. Preliminary Findings
4. Next Steps



# Project Goals

## Development of a Subdivision Plan, Appraisal and Zoning Regulations for Southern Conomo Point:

1. Identify the highest and best use for the property.
2. Identify an equitable allocation of vacant areas to abutting structures.
3. Ensure the plan will meet all local and state permitting requirements.
4. Explore alternative subdivision layouts that would address these project goals.

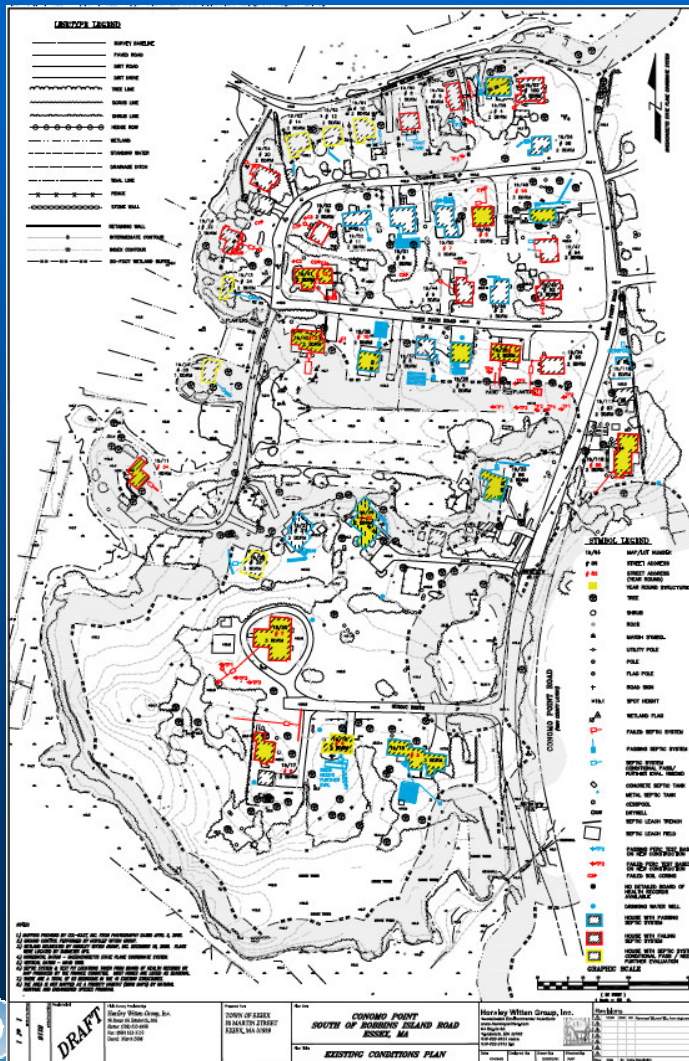


# Scope of Work

1. Existing Conditions Plan
2. Three Conceptual Subdivision Plans
3. Plan Selection & Development of a Preliminary Subdivision Plan
4. Final Subdivision Plan
5. Zoning Amendments



# Existing Conditions Plan



- 23 Acres +/-
- 41 Structures
- 16 Year-Round / 25 Seasonal Use
- Water Service:
  - Seasonal Water Line / Wells
- Septic Systems:
  - 15 Passed
  - 7 Conditionally Passed
  - 19 Failed

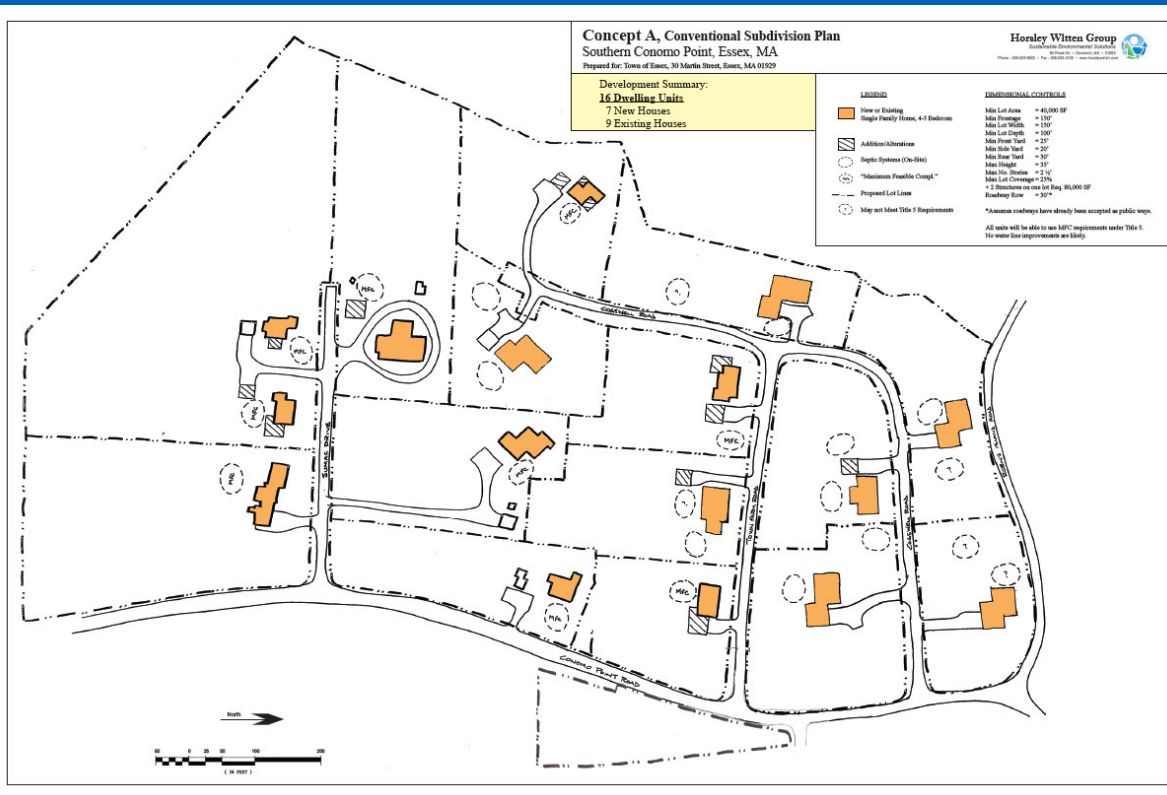
# Three Concept Plans

1. **Conventional Subdivision Design:**
  - Full compliance with existing Zoning
  - One acre lots
  - 150 feet of frontage
  - Year-round single family houses
2. **Existing Conditions:**
  - Mix of year-round and seasonal uses
  - Minor adjustments of property lines
  - No conversion of seasonal to year-round use
3. **Conservation Subdivision Design:**
  - Common open space areas
  - Modified seasonal cottage community
  - Neighborhood open space areas





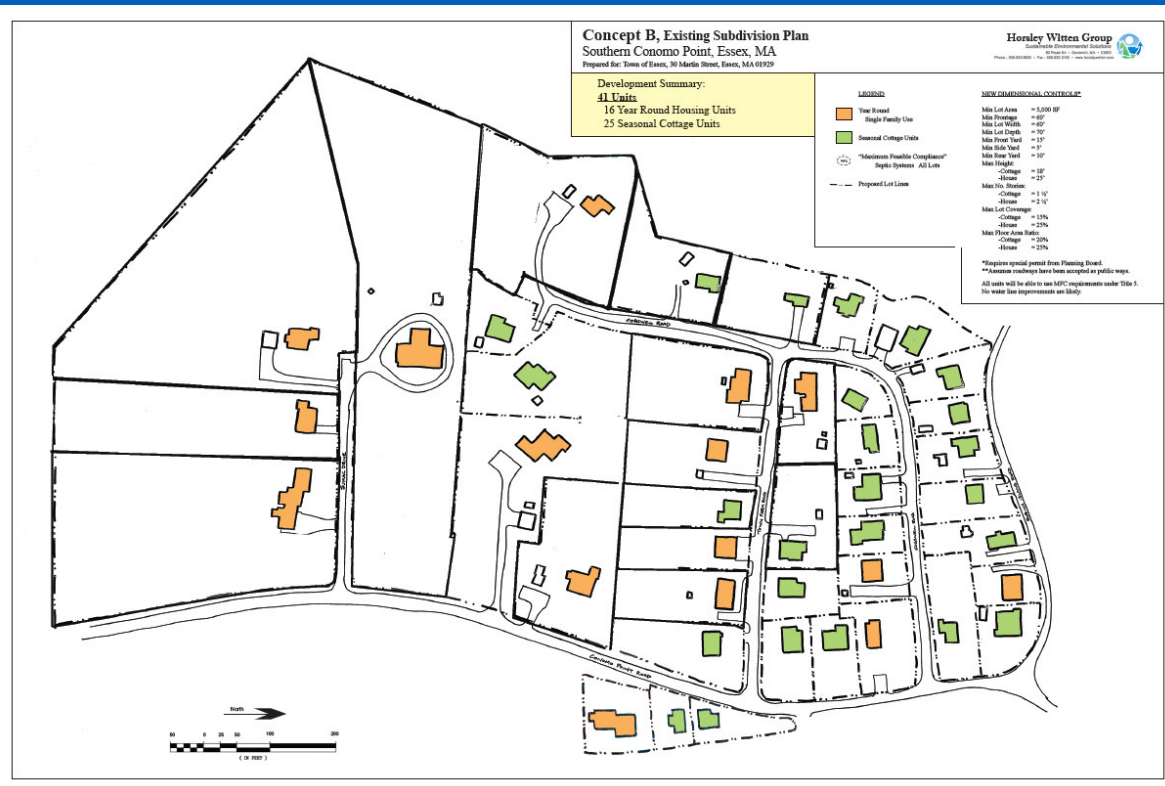
# 1. Conventional Subdivision Design



- 16 units on 15 lots
- 16 year-round units
- Large lots (40,000 SF+)
- Low Density (.7U/Acre)
- On-Site Septic Systems
- Private Drinking Water Wells
- No Zoning Changes



## 2. Existing Conditions

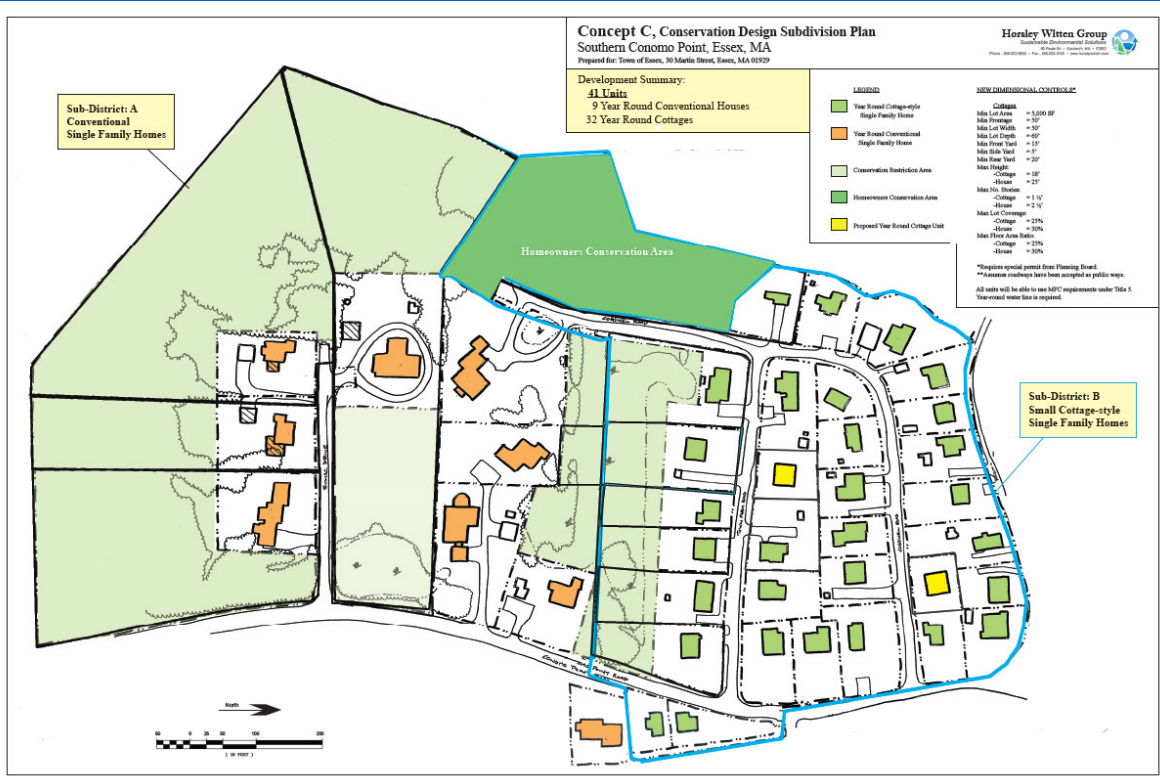


- 41 units on 41 lots
- 16 year-round/ 25 seasonal units
- Small lots (5,000 SF+)
- Low density (1.8U/Acre)
- On-site septic systems
- Private drinking water wells for year-round units / seasonal water line for seasonal uses
- Zoning changes needed





# 3. Conservation Design Subdivision



- 41 units on 41 lots
- 9 conventional and 32 cottage-style year-round units
- Small lots (5,000 SF+)
- Low density (1.8U/Acre)
- On-site septic systems
- Public drinking water wells
- Zoning changes needed



# Preliminary Findings

1. Infrastructure Improvements:
  - Roadway, Water and Wastewater Systems
2. Financial Analysis:
  - Preliminary Analysis
  - Alternate Scenario
3. Selection of a Preferred Concept Plan:
  - Min. Disruption to structures and lots
  - Highest and Best Use Analysis
  - Simplify the Zoning Issues
  - Min. infrastructure costs
4. Zoning Options:
  - Overlay District / New District
  - Design Standards



# Infrastructure Improvements

## 1. Existing Streets:

- Prior Street Acceptance
- Potential for Upgrades

## 2. Wastewater Improvements:

- Maximum Feasible Compliance Standards

## 3. Water Improvements:

- Private Wells
- Seasonal Water Line
- Year-round Water Line



# Preliminary Financial Analysis

## Comparison of Three Concept Plans:

- Key Assumptions
  - Present Market Value
  - Infrastructure Improvements
- Findings
  - Highest and Best Use

	Concept A Plan	Concept B Plan	Concept C Plan
Preliminary Market Value - Revised Version	\$2,400,000	\$3,900,000	\$2,000,000

Notes:

#1 All lot values reflect land value only, i.e., value of improvements are excluded.

#2 Concept C includes the cost for water line upgrades; A & B are based on wells only.



# Alternate Scenario for Concept B

Conversion of Existing 25 Seasonal Units to  
Year-Round Use:

- Key Assumptions
- Findings

Value Concept	Concept B.1 Plan	Concept B.2 Plan
Market Value (Discounted Sellout)	\$3,900,000	\$2,300,000
Gross Sellout	\$6,296,250	\$7,350,000



# Zoning Options

- Overlay District / New Zoning District
- Design Standards:
  - Setbacks
  - Height
  - Volume
  - Lot Coverage
  - Impervious Surfaces





# Next Steps

1. Finalize the preferred Concept Plan
2. Develop a Preliminary Subdivision Plan with full Cost Assessment, Market Value Report, and a draft Zoning Bylaw Amendment.
3. Prepare a final Subdivision Plan and final Zoning Bylaw Amendment.

