

FUTURE TOWN CENTER / MUNICIPAL SITE  
32 ACRES

289

Lost Nation Road

Old Stage Road

Upper Main Street/Route 15



# EXISTING FACILITIES



Fire Station



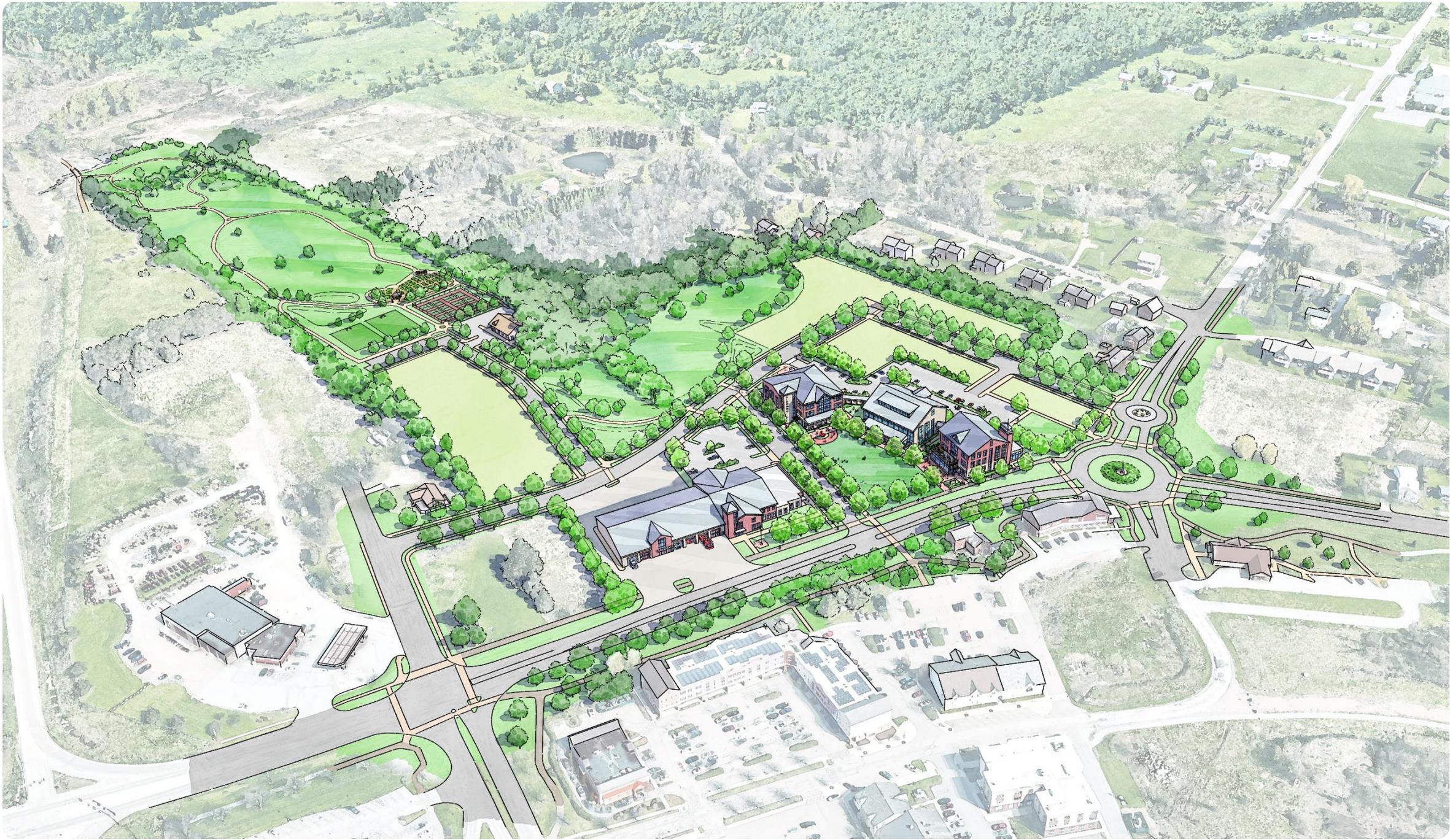
Town Hall

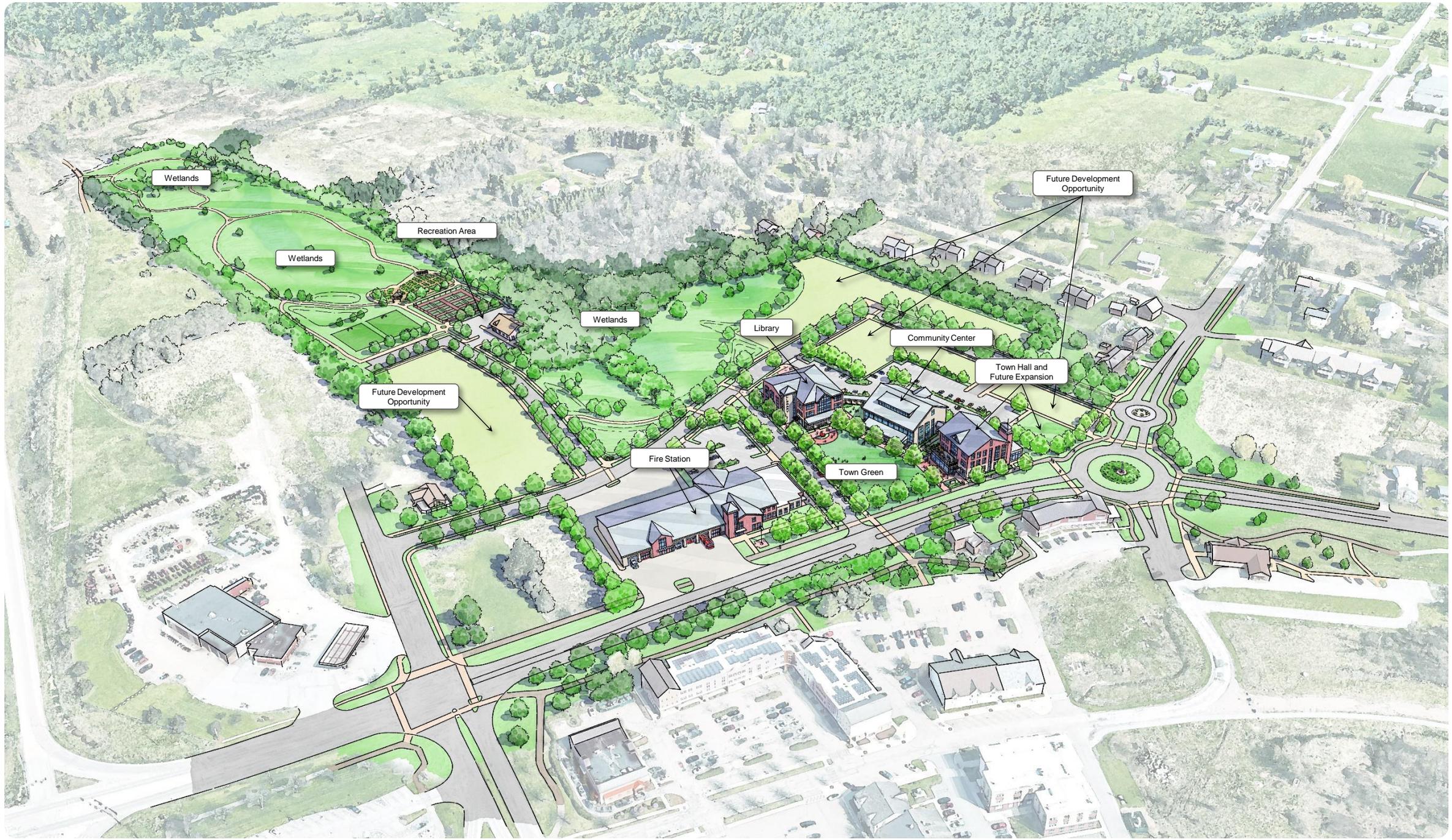


Library











# Municipal Buildings

- Library, Town Hall and Community Center
- Multimodal Hub with bike racks, bike storage, bike repair, micros transit and shelter
- 118 Space Parking lot and additional on-street parking
- Accessible parking spaces and accessible access into buildings
- Town Green



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# Fire Station

- 40 parking spaces dedicated to responders
- Direct access to route 15
- Two-Story Facility

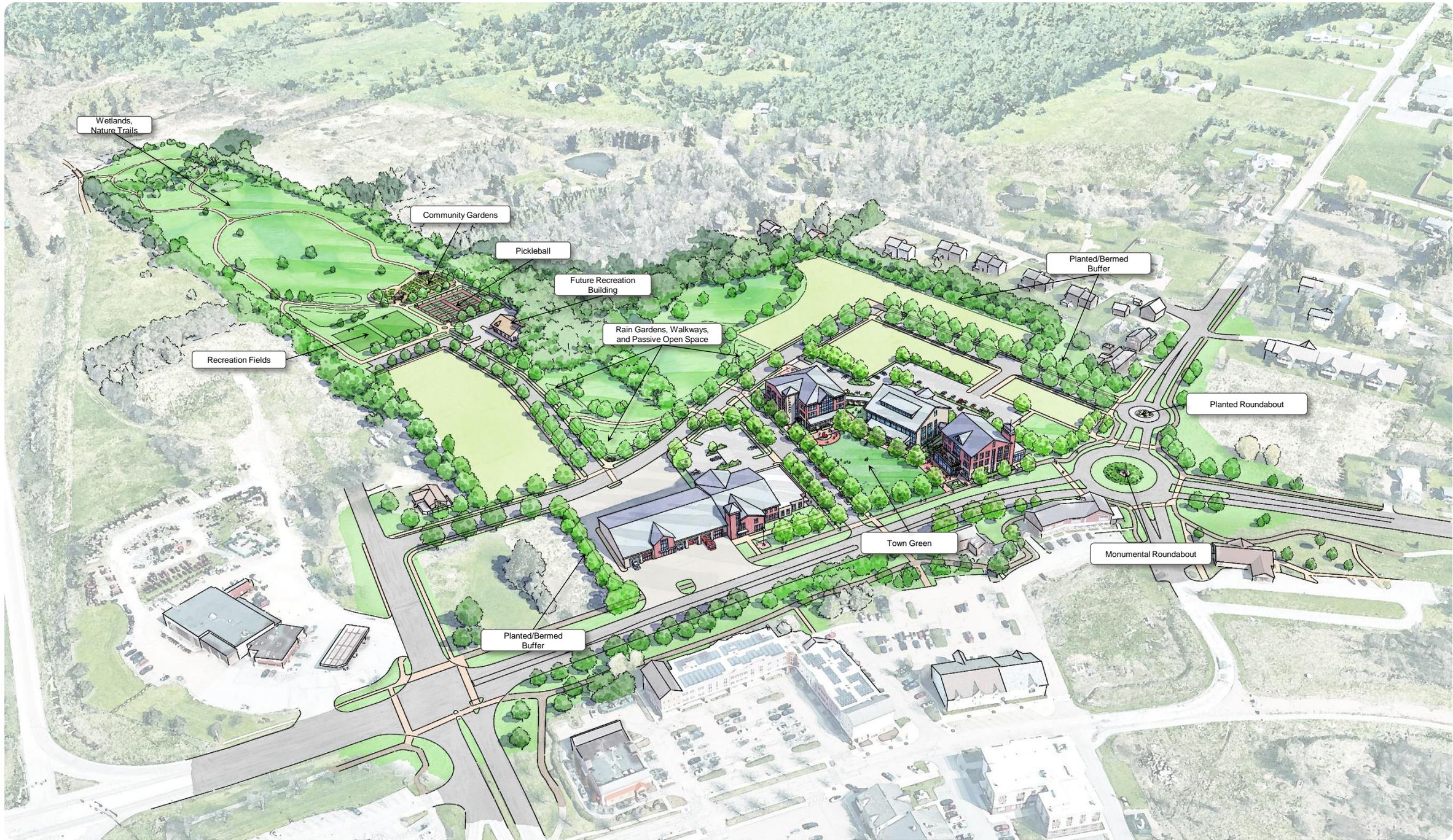


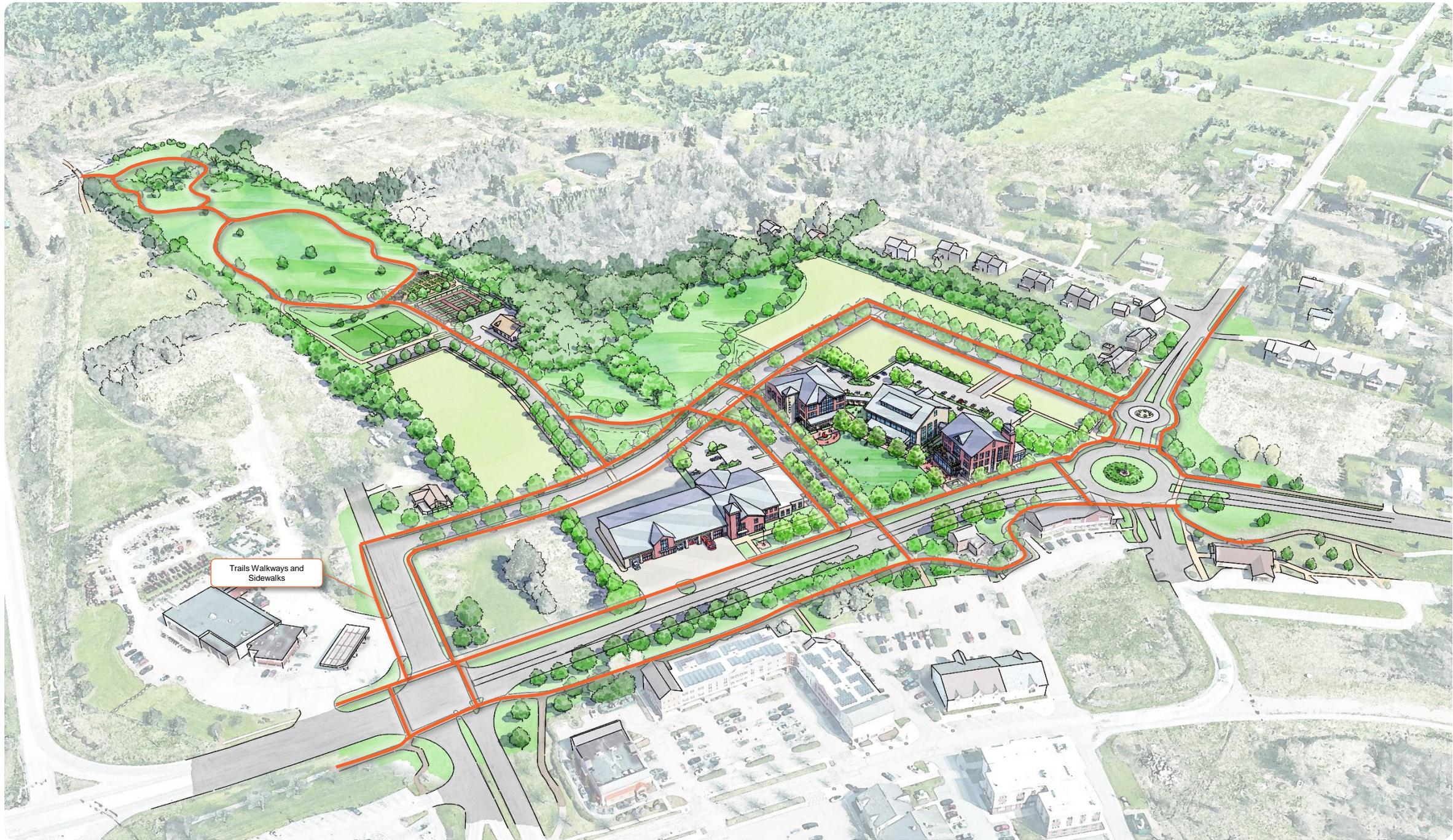


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Trails Walkways and Sidewalks



# Recreation area

- Pickle Ball Courts
- Rec. Soccer Fields
- Community Gardens
- Playground
- Walking Paths
- Rec. Building (bathrooms, storage, snack bar)
- Parking Lot with 50 parking spaces and additional on-street parking





# Recreation area

- Pickle Ball Courts
- Rec. Soccer Fields
- Community Gardens
- Playground
- Walking Paths
- Rec. Building (bathrooms, storage, snack bar)
- Parking Lot with 50 parking spaces and additional on-street parking







## Private Development Area #1

- 3-story multi family housing
- Townhomes (along site perimeter)
- 1<sup>st</sup> floor commercial along old stage frontage

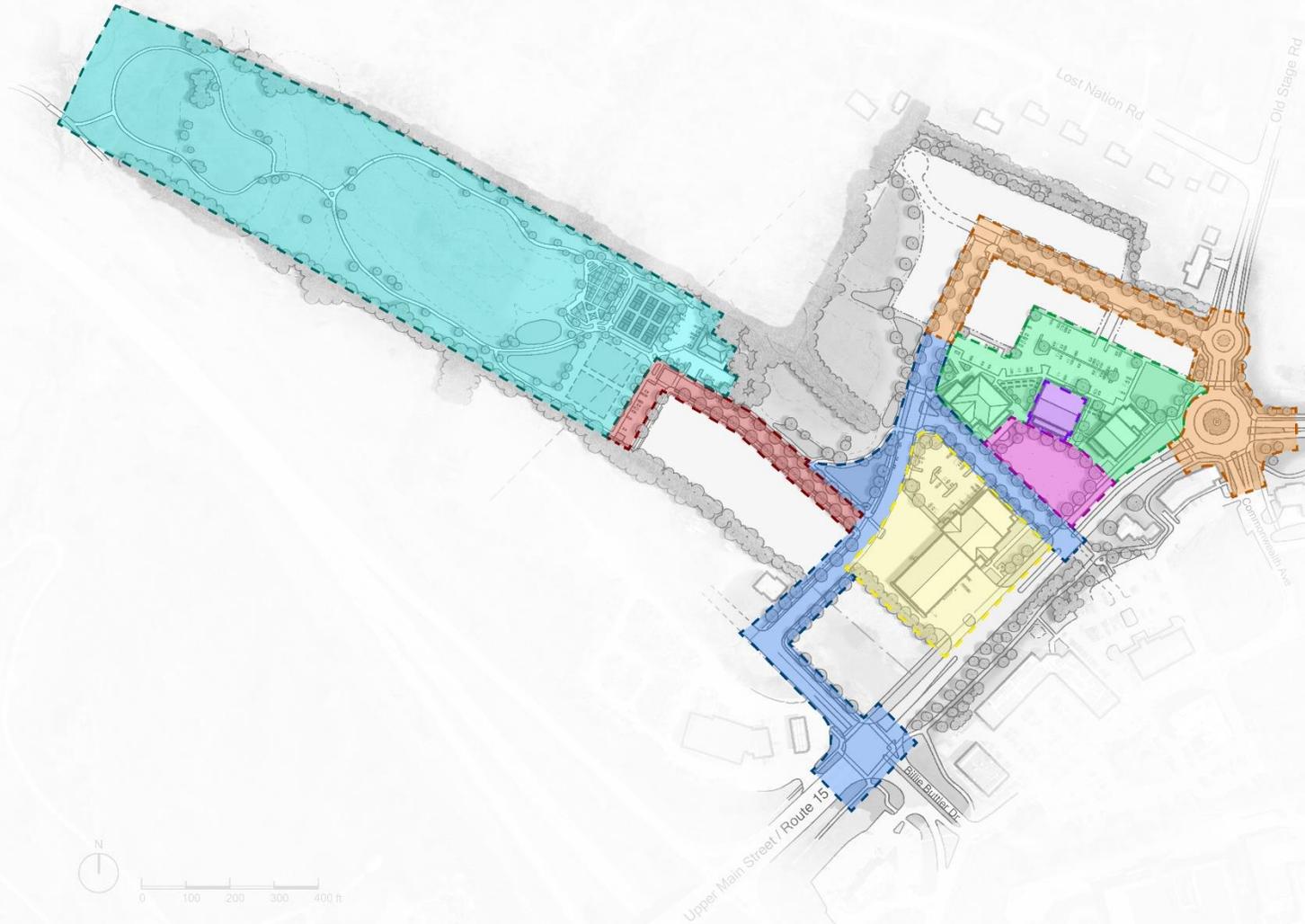




## Private Development Area #2

3-story multi family housing  
Connections to neighboring  
property





### LEGEND

- Blue Phase**  
 Description: Roadway, sidewalks, lighting, landscaping, stormwater, intersection improvements, utilities, pump station and force main to Essex Way  
 Project Cost: \$9,000,000
  
- Yellow Phase**  
 Description: Fire Station building and site including off-site stormwater treatment  
 Project Cost: \$27,000,000 (+\$425,000 for geothermal)
  
- Green Phase**  
 Description: Library, Town Hall and parking  
 Project Cost: \$21,000,000 (+\$425,000 for geothermal and +\$3,200,000 for subsurface parking)
  
- Purple Phase**  
 Description: Community Center Building  
 Project Cost: \$6,500,000 (+\$25,000 for geothermal)
  
- Pink Phase**  
 Description: Town Green  
 Project Cost: \$1,700,000
  
- Orange Phase**  
 Description: Roadway, sidewalks, lighting, landscaping, roundabouts, utilities and stormwater  
 Project Cost: \$14,000,000
  
- Red Phase**  
 Description: Roadway, sidewalks, lighting, landscaping, utilities and stormwater  
 Project Cost: \$3,700,000
  
- Cyan Phase**  
 Description: Support Building, pickle ball courts, community gardens, walking paths, stormwater treatment, parking lot.  
 Project Cost: N/A, programming not defined enough to develop cost estimate