

POSSIBLE PUBLIC USES FOR LOT 15

(1/06/12)

The following drawings illustrate some basic existing conditions on Lot 15 and show how that piece of land could be used for various public activities. The different plans are only *examples* and should not be taken as recommended site plans. They include a variety of outdoor recreational areas and structures combined with preservation of most or all of an existing wetland area.

The three examples show a range of possibilities; there are, no doubt, others. More citizen discussion and study are needed before any specific plans are developed or schedule proposed for Town consideration. All of the examples are projects that imply—indeed will require—an extended time to complete, say five to ten years, possibly more for projects involving multistoried buildings.

The project costs illustrate preliminary development budget amounts based on current construction costs and architectural and engineering fees. They will obviously have to be refined as each phase of development is planned. In addition to these budget items, there will be other development expenses (e.g. legal, permitting, bond interest) and, eventually, maintenance costs that are not included in these project costs.

The Lot 15 Committee did not examine the load-bearing capacity of the existing soil. It should be noted, however anecdotally, that previously proposed private developments that included buildings were abandoned, in part, because of the relatively high cost of the foundations that would have been required. Although we have no hard evidence that this is the situation, we caution against proceeding with any proposals that include multi-storied structures without thorough investigation of the load-bearing potential of Lot 15 soil.

Similarly, the Lot 15 Committee has not done a detailed investigation of the hydrological aspects of Lot 15 (e.g. potential for flooding, ability to accommodate storm water, filtering of pollutants). These aspects also need thorough study before any extensive Town investment is made to develop Lot 15.