

## Development Agreement with BPR Sudbury Development LLC

### Summary of Key Terms

#### A. Developer's Obligations

1. General: Comply with laws of the Town, Commonwealth of Massachusetts and federal agencies.
2. Comply with the Conformance Recommendation of the Planning Board, which will be incorporated by reference into this agreement.
3. Traffic Mitigation
  - a. Developer completes at its expense \$2,000,000 in traffic and pedestrian improvements specified in Conformance Agreement.
4. Community Benefits
  - a. Estimated gross tax in excess of \$1,700,000 annually
  - b. Anticipated net revenues in the range of \$571,500 and \$694,400
  - c. Conveyance of 8,000 square feet of land valued at \$200,000 for use as a potential future fire station (Future expansion of Fire Station on Route 20)
    - i. Developer allows potential future fire station to use:
      1. Wastewater system (value \$25,000)
      2. Stormwater system (value \$25,000)
    - ii. Developer will maintain Fire Station landscaping (value \$10,000 annually)
  - d. One-time contribution of \$500,000 to the Town for the maintenance, construction and reconstruction of Recreation Fields
  - e. One-time contribution of \$850,000 to the Town for public safety purposes
  - f. One-time contribution of \$100,000 to the Town for Senior Center transportation
  - g. One-time contribution of \$850,000 to the Town for improved technology at schools or other buildings
  - h. One-time contribution of \$80,000 towards the design of the Future Fire Station
  - i. One-time contribution of \$15,000 towards a sidewalk along Boston Post Road from 501 Boston Post Road to Nobscot Rd
  - j. One-time contribution of \$100,000 to fund any fiscal mitigation requirements or off-site mitigation obligations imposed as lawful conditions of the comprehensive permit issued by the ZBA.
5. Reimbursement of legal fees in connection with review of the project or advice related to the Project
6. Cost of Special Town Meeting to take place on June 13
7. Payment of \$20,000 for outside consultants contracted by the Town to review site plans and stormwater management.

#### B. Town Obligations

1. Cooperate in presenting warrant articles to a town Meeting in furtherance of the Project.
  - a. Adoption of new Zoning to govern the site
  - b. Approval of Master Plan
  - c. Authorization of the Board to accept the conveyance of certain land and easements to the Town and if necessary to convey those easements to the Developer.
2. Reasonably cooperate in the conversion of Avalon Sudbury to a Local Initiative Program Project under 40B and cooperate with the Developer to cause the LIP application to be approved by DHCD.