

### By-Right

Advantage

- No town involvement

Disadvantage

- No town goals

### Mixed Use

Advantage

- Low density
- Multiple community uses
- Compatible with Master Plan
- 100% affordable units

Disadvantage

- High cost
- Few affordable units
- Noise of recreation field
- Traffic
- Over-ride
- Renovation to rectory required-costly
- Community over-use (noise/traffic)

### Compact

Advantage

- Flexibility (# of units, population served)
- Church interior can be preserved
- Preserves frontage view
- Financially feasible

Disadvantage

- Circulation
- Parking close to residences
- Scale too dense
- Does not preserve church intact
- Community use requires over-ride
- Large scale development view from rear
- Different design from existing neighborhood

### Cluster

Advantage

- Somewhat compatible scale
- Flexibility for own/rent mix
- Good circulation
- Decentralizes Parking
- CPA Eligible

Disadvantage

- More expensive
- Maintenance of rental units

- # of affordable units
- Flexibility of use (assisted living)

- Dense
- Demolish church
- Against Master Plan & Selectmen's guidance
- Not popular

(A)

- Church preservation not CPA eligible