

Minutes of Joint Meeting

Route 20 Sewer - Citizen's Advisory and Steering Committees

Wednesday December 12, 2012

CAC Attendees: Craig Blake (Chairman), John Baranowsky (Clerk), Kirsten Roopenian , Jon Danielson, Peter Cramer, Steve Eppich, Andrew Sullivan, Mark Minassian

Steering Committee Attendees: Bob Haarde (Co-Chairman), Mike Coutu, Ted Pasquarello, Stephan Grande, and Brian McNamara

Guest: Bill Cossart

Chairman Craig Blake having determined quorums present called the meeting to ORDER at 7:36 PM.

Old Business

- Review of October 10, 2012 Meeting Minutes

The Draft Minutes included supplemental information going beyond the meeting discussion limits thereby requiring further discussion for clarification as to methods and sourcing (see presentation below).

- Presentation of Supplemental Information – John Baranowsky

John Baranowsky presented a “Compiled Land Plan in Sudbury dated November 11, 2012” with accompanying database for consideration in response to an invitation by Town of Sudbury Planning Board Chairman Michael Fee (during his October 10, 2012 presentation).

The primary plan compilation data source was the “Town of Sudbury Maps Online” web portal. Detailed Geographic Information System (GIS) maps are viewable with a web-browser at this location ([go!](#)).

Certain pertinent information such as the definitive boundaries of the proposed Route 20 Sewer District by Weston and Sampson Engineers (WSE) and zoning district boundaries (see Town of Sudbury Zoning Bylaw Article XI) are not available. By bringing the Planning Board delineated redevelopment limits (per the October 10, 2012 presentation) and the proposed Route 20 Sewer District limits and the zoning district boundaries together, a more thorough understanding of the visions (with or without overlay zoning) is likely. As an experienced Registered Professional Civil Engineer rarely has he seen a planning effort of this scope presented without such scaled compiled land plans, topographic and other resource data. He hopes that the work will be accepted and put to good use as the visioning process moves forward.

The tabulation lists all land parcels within each delineated area as individual database records (attached). Those parcels included in sewer district but not delineated as either "A", "B" or "C" can be filtered out of view. The existing zoning district in each "A", "B" or "C" area has been added as a new database field. He stated further that it does not make sense to contemplate overlay zoning without first knowing existing zoning district for each parcel included in the growth vision.

The plan as presented was drawn at a scale of 1 inch equal 400 feet to include the entire proposed Route 20 Wastewater District. This work is also available in electronic dwg file format (Autodesk Autocad Map).

In response to questions, Mr. Baranowsky reiterated that he takes no position on the merits of the proposal but is merely trying to understand what is actually being proposed. He believes such plans are essential for an endeavor such as this.

Several questions were forthcoming. Mr. Baranowsky explained that the railroad right of ways, Boston Post Road and Horse Pond Road center lines and the Mass State Plan of 1983 Coordinate System were integrated into the work thereby facilitating accurate map compilation of the public various data sources.

Craig Blake made a MOTION to accept the supplemental information provided by Mr. Baranowsky as a part of these proceedings for inclusion in these draft minutes. The MOTION was SECONDED and VOTED for unanimously.

- Approval on Minutes October 10,2012 Meeting

The October 10, 2012 Meeting Minutes were discussed and the necessary edits made. Supplemental materials (see above discussion) will be moved forward for inclusion in the December 12, 2012 Meeting Minutes. A MOTION was made, SECONDED, and unanimously VOTED to accept the minutes as edited.

- Approval on Minutes November 14,2012 Meeting

Approval of the November 14, 2012 Meeting Minutes were postponed pending review of proposed electronically transferred edits not yet evaluated or discussed.

New Business

- Update of Evaluation of Sewer Alternatives (MWRA/Framingham & Marlboro) – Andrew Sullivan

Andrew Sullivan reported that there no new information is forthcoming as his sub-committee has not met. He expects to follow up and report back with an update in January.

- Project Cost Allocation

This discussion began during the November 14, 2012 meeting but was not completed before time expired. Craig Blake recapitulated the prior discussion and outlined the next steps. A choice of the “best sewer” alternative should be made then this recommendation should be presented to the Town for an up or down vote at Town Meeting. We should not be deciding whether the concept of a sewer along the proposed corridor is “good or bad” for the Town, but instead to come up with the best possible plan consistent with our mandate.

Kirsten Roopenian read the Route 20 Sewer CAC Mission Statement hoping to clarify scope compliance beyond these narrow limits. Clearly there is a political consideration enumerated within said mission statement.

Andrew Sullivan is of the view that the project should include amenities other than the utility itself (i.e. improvements to the streetscape to make for a visually more attractive and friendly streetscape as has been discussed many times during these deliberations).

Mark Minassian asked “whether this sewer is the best alternative and does it make sense at all”? He read into the record the Route 20 Sewer Steering Committee Mission statement.

Discussion turned to roles between these two committees; Steering oversees the CAC. There is a third committee Technical Advisory Committee (TAC) listed in the CAC mission statement. Members commented that TAC has not met in months and for all intents is inactive.

Bob Haarde commented that we need to move forward and that the Steering Committee should meet with the Planning Board.

John Baranowsky commented that he has reviewed the agenda for Route 20 Sewer Steering Committee December 19, 2012 meeting noting that one new business item seems to recognize that there are indeed policy issues of a wider scope under consideration.

Bill Cossart stated that the successful soil testing at the Curtis Middle School was a “bonanza” for the project as the capacity for wastewater disposal was no longer constrained. The Curtis site allowed for inclusion of the western portion not possible beforehand.

This excess capacity represents a concern to Jon Danielson and others that more comprehensive Permit development plans (MGL Section 40B) would now be attracted to the portion of Sudbury comprised by the sewer district.

Stephan Grande countered by describing how Alan Marrone used this process in the western portion of the proposed district to his advantage in the absence of a municipal wastewater disposal system.

These discussions went back and forth as proponents argued that the properties in the western portion also have experienced problems related to poor soil conditions and failed systems.

Mr. Grande stated that the comprehensive permit problem cannot be regulated out using local zoning so long as the Town does not meet the affordable housing threshold number of units.

Craig Blake repeated the earlier suggestion that we come up with the most appropriate plan to present to the Town who will ultimately make the decision whether to move forward with the project. He suggested that we also list pros and cons and started the list by putting the 40B on the con list. This way as a committee we will be prepared to take questions from the public at Town Meeting and elsewhere.

Mark Minassian spoke in favor of the benefit to the tax base of new commercial development within the district.

The discussion returned to the subject of 40B development. Bob Haarde mentioned that when an additional 250 units of affordable housing is brought in, this State regulation can be eased up and as a result local zoning bylaws can be effectively used to shape the growth.

Peter Cramer stated that these discussions are outside our scope of work.

- Selection of Appropriate Cost Allocation

Chairman Craig Blake suggested that the goal now should be for each Route 20 Sewer CAC member to come up with the best possible sewer project (considering how best to pay for; i.e. it as property taxes and/or betterment assessments (from five available cost scenarios) and how best to educate the public on this decision. Each CAC member will be asked to indicate his/her preference. For now, assume that the decentralized plan has been selected until such time that other alternative become feasible. The recommendation made by CAC will be presented to Steering who then brings the recommendation to the Town.

Chairman Blake then asked members (both Steering and CAC) for their preferred cost allocation ratio (taxes vs. betterment) from the five available scenarios.

Ted Pasquarello prefers the 100/0 tax/betterment ratio stating that other alternatives constitute "a roll of the dice" and may introduce uncertainty into the public perception at Town Meeting such that the anticipated public acceptance or buy in will not be achieved. Further, twenty million dollars (15 million for base project, another 5 million for appurtenances) is siphoned away from otherwise available (private) redevelopment funds should costs be paid for as betterment. There will be no public buy in. Ted spoke against a tiered system stating that 4 or 5 tiers would be required and this is not practical.

Stephan Grande agreed with Mr. Pasquarello further commenting \$85/s.f. rental rates prohibit all cost allocation ratios that include a betterment component as economically infeasible for him as a property owner. "The math simply does not work".

Bill Cossart prefers the 100/0 tax/betterment allocation stating that "as soon as you throw in betterments you kill the project".

These arguments were countered with the notion that the amenities and streetscape improvements make things fairer and more equitable for all concerned parties by taking fuller advantage of the presence of the proposed sewer. But the counter argument as to a "windfall effect" from the proposed sewer was introduced then debated between Mr. Grande and Jon Danielson.

Jon Danielson stated "that when improvements are brought in it becomes possible to take more meaningful advantage of the sewer for a wider constituency making the investment fairer". He felt that the sewer potentially turns an "uneconomic" development climate into a "marginally economic" or better condition for growth in the district.

Mr. Grande countered by offering that the betterment comes later during site plan review which the sewer makes possible where up to now such redevelopment has not been possible.

Mark Minassian shared a recent Finance Committee conversation concerning OPEB retirement unfunded mandates. The hope is that with the sewer in place such financial planning would be more likely and certainly appreciated by the Finance Committee who has been facing these financial challenges for the past several years now in the no override political climate that has recently come to be.

Kirsten Roopenian reminded us of the competing projects faced by the Town listing several.

Ted Pasquarello suggested that this land planning could be viewed in terms of a phased development approach wherein the Town finances the 15 million sewer cost at 100/0 as Phase I initially then amenities (rough figure of five-million dollars) funded by private development come later as Phase II in conjunction with new development.

Brian McNamara described his interest in the property at 80 Union Avenue but determined that it would be uneconomical without the sewer. He further suggested that this property could bring in one million dollars in additional tax revenue for use by the Town for other needy municipal purposes.

Craig Blake commented that he has heard support for 100/0 and possibly 75/25 and asked for a motion.

Bob Haarde commended Mr. Blake for the extraordinary patience shown here in facilitating this discussion to gather the many diverse viewpoints.

Craig Blake asked again asked for a motion from a CAC member.

Andrew Sullivan MOTIONED the Route 20 Sewer CAC support and recommend to Route 20 Sewer Steering Committee a preferred cost allocation tax to betterment ratio of 100/0 as the funding means.

Kirsten Roopenien SECONDED the MOTION.

Chairman Blake asked each CAC member for input on the motion.

Kirsten Roopenian fully supports the motion adding that stating we should all consider that we are all in this together and should be fully vested for the good of the Town.

Mark Minassian remarked that he sees the tangible benefit as limited to the broadening of the tax base and revenue enhancement more so than amenities.

Brian McNamara believes that the businesses are already close to their fiscal limit. He does not feel as though they have the ability to pay for the project through betterment fees.

Ted Pasquarello provided a rough calculation on the investment required to realize a gain in tax revenue in the amount of one-million dollars as fifty-million dollars. To accomplish this revenue gain approximately 350 thousand square feet of new space or 250 thousand new and 100 thousand rehabilitated would be required. When the new bank was constructed tax revenue rose from the existing level of 5 thousand to the present amount of about 50 thousand or a ratio of ten to one.

Mark Minassian supports the motion for the financial benefits of a broadened tax revenue stream.

Andrew Sullivan supports the 100/0 cost allocation ration commenting that it's my motion; however he does want to get something tangible back in terms of a more inviting streetscape in exchange for simply the building this utility.

Steve Eppich supports 100% for the all the reasons mentioned above.

Peter Cramer supports the motion. He does not feel as though the average citizen will take the time to fully appreciate the complexities that we as a committee delved into for the various allocation scenarios. He is also concerned with 6 month (estimated) construction disruption.

Mark Minassian questioned the limits of the proposed sewer district and in particular why the western area was included. More follow up conversation and questions

followed as to why the district was expanded from the day care center to Orchard Hill. Mr. Minassian prefers that the project limits be confined to the Business Districts not to include residential housing components.

John Baranowsky stated that as he does not want to be the only holdout would likely abstain from voting on this motion; he is maxed out now on this ability to absorb even more of the property tax burden, hasn't yet seen a clear visioning scenario, has found (by research) 50/50 or greater to be the accepted Statewide standard.

Jon Danielson spoke against the motion concerned with the visioning in particular the 40B housing component. He asked that consideration be given to running the sewer up from Union Avenue along the railroad Right of Way to the intersection with Horse Pond Road then north to the Curtis Middle School thereby eliminating the western portion of the proposed sewer district.

Chairman Blake asked John Baranowsky to read the MOTION.

MOTION:

That the "Route 20 Sewer Citizen Advisory Committee" recommend to the "Route 20 Steering Committee a scenario whereby the cost to finance design, permitting services and construction of the proposed decentralized Route 20 Sewer a SUM of \$15 million be allocated at a tax to betterment ratio of 100/Zero percent distributed uniformly across the Town based upon the current property valuation.

The VOTE carried with six (6) in FAVOR and TWO (2) AGAINST.

Chairman Blake thanked everyone for their participation.

- The next meeting is scheduled for January 9, 2013.

Whereas this is last meeting for Bill Cossart who has retired and is moving to Florida, the entire group wished Bill many thanks for his long service to the Town of Sudbury in many capacities including as a member of the Board of Selectmen, the Sudbury Water District and many other committees.

A MOTION was made, SECONDED, and VOTED unanimously to AJOURN at 9:36 PM.

Attachment List

Attachment I – Proposed Growth Areas "A", "B" and "C"

Route 20 Sewer Five Cost Allocation Scenarios PDF File

Route 20 Sewer District Access Database

Compiled Land Plan in Sudbury

Attachment I – Growth Areas “A”, “B” and “C”

The boundaries of these delineated areas generally coincide with the “Maps-Online” zoning boundaries; however a complete understanding of growth potential is not possible without referencing the Town of Sudbury Zoning Bylaw for further delineation of sub-district and boundary information not fully shown on the Town Maps On-Line source. These areas correlate according to the following table:

Planning Board’s October 12, 2012 Concept Plans – Sheets 1&2 - Designation	Sheet	ZBL – Appendix C – Page	District	Approximate No. of Land Parcels	Approximate Growth Area Acreage
A	1	C-8	BD-5	24	24.6
A	1	C-16	LBD-6	4	18.5
A	1	C-14	LBD-2	6	19.6
A	1	C-28	LID-6	1 ¹	2.8
B	1	C-21	ID-2	20	36.0
C	1	C-26	LID-1	11	111.0
B	2	C-8	BD-6	8	7.5
B	2	C-12	BD-15	2	2.0
B	2	C-13	LBD-1	4	9.3
Subtotals A, B, C	1&2	as above	as above	80	228.5
Entire proposed Route-20 Sewer District	n/a	n/a	All	More than 120	348 Ac.

The Weston and Sampson, Engineers (WSE) 2010 Needs Assessment Database (distributed at the September 12, 2012 Route 20 Sewer CAC/Steering Joint Meeting and described in the Minutes) is somewhat useful in this regard; unfortunately permitted land-use under the existing

The data is presented first as a listing of parcels by area and zone and then as a table sorted from the parcel database by area. The entire database is included as well and can be opened using Microsoft Access or equal.

A – The following thirty-four (34) parcels were included in the presentation:

BD-5 (24)

¹ “A” growth area, assessor’s Parcel No. K08-0074 is included in both BD-5 and LID-6 Zones.

K08-0082, K08-0081, K08-0080, K08-0066, K08-0079, K08-0078, K08-0077, K08-0069, K08-0067, K08-0058, K08-0065, K08-0064, K08-0070, K08-0071, K08-0076, K08-0090, K08-0075, K08-0073, K08-0091, K08-0074, K08-0054, K08-5000, K08-0084, K07-0008

LBD-6 (4)

K08-0004, K08-0003, K08-0006, K08-0093

LBD-2 (6)

K08-0002, K07-0005, K07-0007, K07-0006, K08-0001, L07-0014

B – The following thirty-five (35) parcels were also included:

BD-6 (8)

K05-0005, K05-0007, K05-0011, K05-0012, K05-0013, K05-0017, K05-0019, p/o K05-0107

ID-2 (20)

K08-0040, K08-0053, K08-0041, K08-0042, K08-0052, K08-0044, K08-0045, K08-0046, K08-0051, K08-0087, K08-0050, K08-0047, K08-5100, J08-0502, K08-0039, K08-0038, K08-0043, K08-0105, J08-0023, K08-0101

LBD-1 (5)

K06-0004, K06-0005, K06-0012, K05-0506 p/o K06-0013,

BD-15 (2)

K06-0026, K06-0028

C – The following eleven (11) parcels or portions thereof were included:

LID-1

K07-0018, K07-0011, K08-0060, K08-0056, K07-0017, p/o K06-0600, p/o K07-0013, p/o K08-0062, p/o K08-0065, K08-5200, K07-0012

“A” Areas

Table1					
Field1	Field2	Field3	Field4	Field5	Field6
0 UNION	K08-0073	EB REALTY	121	A	BD-5
37 UNION	K08-0054	MBTA/SAX LUMBER	122	A	BD-5
37 UNION	K08-0074	SUDBURY LUMBER	123	A	BD-5
BPR	K08-0084	TOWN	124	A	BD-5
STATION RD	p/o K08-5000	RAIL	126	A	BD-5
BPR	K08-5200	CSX	128	A	BD-5
NOBSCOTT	L07-0014	RICHARDSON	129	A	LBD-6
394 BPR	K08-0082	LOTUS BLOSSUM	20	A	BD-5
400 BPR	K08-0081	PRUDENTIAL	22	A	BD-5
410 BPR	K08-0080	RUGGED BEAR	24	A	BD-5
415 BPR	K08-0006	POLICE STATION	25	A	LBD-6
416-420 BPR	K08-0079	RETAIL/REST/OFFICE	26	A	BD-5
423 BPR	K08-0004	SUDBURY CROSSING MALL	27	A	LBD-6
424 BPR	K08-0078	SUDBURY PIZZA	28	A	BD-5
430 BPR	K08-0077	COLONIAL AUTO	29	A	BD-5
432 BPR	K08-0069	GAS-MOBIL	30	A	BD-5
439 BPR	K08-0003	RETAIL-SF,FRIENDLY'S	31	A	LBD-6
440 BPR	K08-0067	JEWELRY STORE	32	A	BD-5
442 BPR	K08-0058	RETAIL - WESTPORT GAS	33	A	BD-5
450 BPR	K08-0066	OFFICE -COMMUNITY	34	A	BD-5
465 BPR	K08-0002	ABANDONED	36	A	LBD-2
470 BPR	K08-0064	SUDBURY GULF	37	A	BD-5
474 BPR	K07-0008	RETAIL - KAPPY'S	38	A	BD-5
477 BPR	K08-0007	SULLIVAN TIRE	39	A	LBD-2
505, 507-525 BPR	K07-0005,6	RETAIL - SUDBURY PLAZA	41	A	LBD-2
237-239 NOBSC	K08-0001	FUEL SVC - INTERSTATE	89	A	LBD-2
34 STATION	K08-0039	COMM/RES	93	A	ID-2
1 UNION	K08-0070	OFFICE	96	A	BD-5
15 UNION	K08-0071	SUDBURY COFFEE	97	A	BD-5
18 UNION	K08-0076	POST OFFICE	98	A	BD-5
21 UNION	K08-0090	OFFICE -MCNEIL VET	99	A	BD-5
28 UNION	K08-0075	OFFICE – FLEET	100	A	BD-5
23 UNION	K08-0091	BAYBANK	101	A	BD-5

Table1					
Field1	Field2	Field3	Field4	Field5	Field6
28 UNION	K08-0074	SUDBURY LUMBER	104	A	LID-1

“B” Areas

Table1					
Field1	Field2	Field3	Field4	Field5	Field6
	p/o K08-5100	MBTA	127	B	ID-2
OFF UNION	K08-0043	UNION AVE RT	130	B	ID-2
0 UNION	K08-0038	PRECOURT TRUST	131	B	ID-2
CODJER LN	K08-0105	CAVICCHIO	132	B	ID-2
57 CODJER A,B,C	J08-0023	KIRK, COHEN, HERSHBERGER	133	B	ID-2
OFF CONCORD	K08-0304	CAVICCHIO	134	B	ID-2
CONCORD	K08-0101	HUGHES	135	B	ID-2
	K07-5000	MBTA	137	B	LID-1
615 BPR	K06-0026	RETAIL – DUDLEY	55	B	BD-15
616 BPR	K06-0012	SUDBURY MEDICAL	56	B	LBD-1
621 BPR	K06-0028	BARNSTEAD SHOPS	57	B	BD-15
642 BPR	K06-0004,5	SUDBURY PINES NURSING HOME	60	B	LBD-1
684 BPR	K05-0019	AUTO REPAIR	67	B	BD-6
694 BPR	K05-0017	REST - ACAPULCO'S	70	B	BD-6
708 BPR	K05-0015	DENTIST	71	B	BD-6
712 BPR	K05-0013	SUDBURY RENTAL	72	B	BD-6
730 BPR	K05-0012	RETAIL - WAYSIDE PLAZA	74	B	BD-6
736 BPR	K05-0011	FRUGAL FLOWERS	76	B	BD-6
738 BPR	K05-0007	HOTEL - CLARION	77	B	BD-6
740 BPR	K05-0005	OFFICE - SUDBURY DESIGN	78	B	BD-6
38 STATION	K08-0040	AUTO REPAIR	94	B	ID-2
39 UNION	K08-0053	BOSEKY LTD/CARPET	106	B	ID-2
44-46 UNION	K08-0041	PRECOURT	107	B	ID-2
50 UNION	K08-0042	JOHNSON PAVING	108	B	ID-2
55 57 59 UNION	K08-0052	SANTANGELO	109	B	ID-2
56 UNION	K08-0044	GRANCO	110	B	ID-2
60 UNION	K08-0045	GRANCO	111	B	ID-2
64 UNION	K08-0046	MACOT RT	112	B	ID-2
65 UNION	K08-0051	METHODS	113	B	ID-2
71 UNION	K08-0087	METHODS	114	B	ID-2

Table1					
Field1	Field2	Field3	Field4	Field5	Field6
75-83 UNION	K08-0050	TUCKER	115	B	ID-2
80 UNION	K08-0047	SANTANGELO	116	B	ID-2

“C” Areas

Table1					
Field1	Field2	Field3	Field4	Field5	Field6
460 BPR	K08-0062	PARIS TRUST LLC	119 n/a	C	LID-1
454 BPR	p/o K08-0065	MIDDLESEX SAVINGS BANK	35	C	LID-1
BPR	p/o K06-0600	STONE	120 n/a	C	LID-1
	K08-5200	CSX	138	C	LID-1
490 BPR 29-31 UNION	K07-0018	IND. - CHISWICK & EMERSON	40	C	LID-1
526-528 BPR	K07-0011 & p/o K07-0013	RAYTHEON	42	C	LID-1
540, 550 BPR	K07-0012	SUDBURY FIRE	43	C	LID-1
25 UNION	K08-0060	GOLD BRICK DEV LLC	102	C	LID-1
27 UNION	K08-0056	SAXONVILLE LUMBER	103	C	LID-1
33 UNION	K07-0017	WAREHOUSE-CHISWICK	105	C	LID-1

Sample excerpts from the Zoning Bylaw are included. For complete details of referenced zones, refer to the bylaw (pages numbers are provided in the narrative).

1.0 Boston Post Road Economic Opportunity District By-law

There is hereby established a Boston Post Road Economic Opportunity District (BPREOD) Zoning By-Law. The BPREOD is divided into three separate and distinct sub-districts of Sudbury's business district as follows:

Priority Revitalization Area "A": That area of Sudbury encompassing the following zoning districts: Business District 5, Limited Business District 2, Limited Business District 6 and Industrial District 8.

Priority Revitalization Area "B": That area of Sudbury encompassing the following zoning districts: Industrial District 2, Industrial Park District 1, Business District 15, Business District 6, Limited Business District 1.

Priority Revitalization Area "C": That area of Sudbury encompassing the following zoning districts: Limited Industrial District 1.

The Revitalization Areas are shown on a map entitled "Boston Post Road Economic Opportunity District (Priority Revitalization Area "A", Priority Revitalization Area "B", and Priority Revitalization Area "C") prepared by the Sudbury Planning Board and dated _____, which map is hereby incorporated by reference in this Section 1.0.

1.01 Priority Revitalization Area "A"

This Section 1.01 shall apply only to those parcels located entirely within the boundary of the Priority Revitalization Area "A".

Priority Revitalization Area "A" is established for the accomplishment of the following purposes:

A. To promote the economic health and stability of the Town by encouraging development and economic investment in the Sudbury's business district that will generate employment and tax revenue.

B. To provide additional planning flexibility for projects located in Sudbury's business district, including enhancing the coordination of the project with the environmental and natural features of the development site.

C. To encourage mixed-use development, including but not limited to, offices, retail shops, and multi-family housing.

D. To permit and encourage the development of parks and open spaces, which would be available for use by the general public, as a condition for the grant of a special permit pursuant to this Section 1.01 authorizing an increase in the otherwise permissible density of population or intensity of a particular use in a proposed development pursuant to the requirements of this Section 1.01.

E. To permit the use of new development standards which will promote the desired changes in Sudbury's business district.

F. To promote more efficient and organized layout of buildings, parking areas, vehicular circulation aisles, and pedestrian walkways.

G. To promote more coordinated development of the Boston Post Road corridor.

H. To promote improved facilities and circulation for the safety, comfort, ease of movement, and convenience of pedestrians.

I. To promote improved overall traffic safety and operations along Boston Post Road.

J. To enhance property values along the corridor, including adjacent residential and commercial neighborhoods.

K. To improve watershed conditions and drainage and improvement of existing flooding conditions on private property.

L. To decrease peak stormwater drainage rates into downstream receiving bodies by increasing open space.

1.01.2 Definitions

For the special purposes of this Section 1.01, the following words and phrases shall have the meaning hereinafter indicated:

A. Building Height: Building height shall be limited as set forth in this Section 1.01 and measured as set forth in the State Building Code 780 CMR 101.0 et seq.

B. Buildable Lot Area: A buildable lot area shall be a single continuous tract of land located entirely within Priority Revitalization Area "A" which is contiguous with the frontage, and which excludes any land defined as a "Resource Area" under the Massachusetts Wetlands Protection Act (MGL Chapter 131, Section 40) and any required yard area.

C. Open Space: Open Space is defined as an area of land containing no building or structure, or impervious material. In the event that natural materials (i.e. brick, pavers, etc.) are used in the construction of walkways, courtyards, patios, etc., allowing such surfaces to be pervious, the area of these surfaces can be credited toward the open space requirement.

1.01.3 Scope of Authority

Priority Revitalization Area "A" shall be an overlay district and shall not restrict the owner's rights relative to the underlying zoning districts. However, if the owner selects to use Priority Revitalization Area "A" for development purposes, the development shall conform to the requirements of Section 1.01 Priority Revitalization Area "A".

1.01.4 Special Permit Granting Authority

The Planning Board ("Board") is hereby designated as the Special Permit Granting Authority (SPGA) for all purposes under Section 1.01 Priority Revitalization Area "A". All special permit applications shall conform to the standards and criteria of this Section and the Town's Rules and Regulations ("Regulations") governing the administration of applications for special permits.

Under this Section 1.01 Priority Revitalization Area "A", no building shall be constructed or externally enlarged, and no use shall be expanded in ground area, or established in an existing building except in conformity with a special permit issued by the Board, and a Site Development and Use Plan that bears the endorsement of approval by the Board. Requirements and Procedures for approval of such Site Development and Use Plan shall be in accordance with Article ____ Section ____ Site Plan Approvals and this Section 1.01.

Construction or operations under a building permit or a special permit shall conform to any subsequent amendment of the Zoning By-Law, unless the use or construction is commenced within a period of not less than six months after the issuance of the permit and such construction is continued through to completion as continuously and expeditiously as is reasonable.

1.01.5 Objectives

In addition to the specific criteria contained within this section, the SPGA shall issue a special permit for development within Priority Revitalization Area "A" only after consideration of the project's compliance with the following additional criteria:

- A. Adequacy of the site in terms of the size of the proposed use(s);
- B. Adequacy of the provision of open space, its accessibility to the general public, and/or its association with adjacent or proximate open space areas;
- C. Suitability of the site for the proposed use(s);
- D. Impact on traffic and pedestrian flow and safety;
- E. Impact on the visual character of the neighborhood;
- F. Adequacy of utilities, including sewage disposal, water supply and storm water drainage; and

G. Degree to which the proposed project complies with the goals of the Boston Post Road Revitalization Plan and the provisions of this Section 1.01.

1.01.6 Uses Permitted

Within Priority Revitalization Area "A", the Board may issue a special permit authorizing the following uses, which shall be subject to and benefit from the special regulations set forth in Section 101.7:

A. Retail stores and offices including salesrooms and showrooms, personal service establishments, business and professional offices, executive and administrative offices, banks and other institutions.

B. Restaurant and other on-premises eating and drinking establishments.

C. Residential apartments on second floor or above over ground level business uses.

D. _____

E. _____

F. _____

No building or structure shall be designed, arranged or constructed and no building, structure or land shall be used, in whole or in part, for any purpose other than for one or more of the uses herein set forth as permissible by special permit.

1.01.6A Uses Excluded

A. sale or rentals of trailers, boats or recreational vehicles;

B. sale of items or products out of trailers;

C. hotel or motel;

D. automobile dealership (new or used);

E. storage of oil or petroleum products (other than as accessory to another permitted use and then only in accordance with applicable state and federal laws), provided that this clause shall not prohibit use for a gasoline service station with associated repair facilities;

F. laundry establishments with on-premises dry cleaning facilities, provided that the foregoing will not restrict laundry establishments with dry cleaning pick-up and drop-off service;

- G. drive-through windows where food or beverage is purchased by customers in vehicles
- H. light manufacturing; and
- I. "adult uses," as defined in Section _____ of this Bylaw.

1.01.7 Standards and Criteria

A. Minimum Lot Size

1 The minimum lot size is _____ square feet of "buildable lot area." The lot must contain the "buildable lot area" in a single, contiguous site within the boundaries of Priority Revitalization Area "A".

2 No portion of a way or street, as defined by the by-law may be included in computing the minimum required "buildable lot area".

B. Lot Coverage

No building shall be constructed so as to cover, together with any other building on the lot, more than _____ percent of the "buildable lot area".

C. Minimum Lot Frontage and Access

Lots with over _____ S.F. of "buildable lot area" shall have a minimum frontage of _____ (_____) feet and at least one means of ingress/egress. Each means of ingress/egress shall have a continuous frontage of not less than _____ feet.

1.01.8 Density

No building or structure shall be designed, arranged or constructed and no building, structure or land shall be used, in whole or in part, which exceeds the densities specified below for residential and non-residential uses.

- A. One dwelling unit per _____ S.F. of "buildable lot area", plus
- B. _____ thousand (_____) gross square feet of non-residential floor area per _____ S.F. of "buildable lot area" or portion thereof.

For the purpose of this section, "gross square feet of non-residential floor area" means the total non-residential floor area contained within exterior walls but does not include basement

space used for heating and utilities, storage or for automobile parking.

1.01.9 Setbacks and Yard Regulations for Buildings

No building shall be constructed so as to be nearer to the line of any street than the "required setback distance" or nearer to the sidelines of its lot than the "required side yard width" or nearer to the rear line of its lot than the "required rear yard depth" specified below:

- Required Setback Distance – _____ feet
- Required Side Yard Width – _____ feet
- Required Rear Yard Depth – _____ feet

A. The required setback distance shall be measured from the nearest exterior line of the street in question.

B. No storage or display of goods, products, materials or equipment, vending machines or similar commercial devices shall be located nearer to the line of any street than the permitted setback distance for a building on the lot.

C. No lot on which a building is located shall be reduced or changed in size or shape so that the building or lot fails to comply with the "buildable lot area", frontage, building coverage, yard setback, or other dimensional provisions of this Section.

1.01.10 Height Regulations

No building shall be constructed to exceed _____ (_____) feet in height or a total of _____ (_____) stories (for commercial or residential use), whichever is lower.

1.01.11 Open Space

Each site is encouraged to have Open Space for use by the general public. The open space shall have a shape, dimension, character and location suitable to assure its use for park or open space purposes by the general public, and _____ (_____) % of the land to be considered as Open Space shall be contiguous and no piece of land to be included as part of the calculation of Open Space shall consist of a piece less than _____ square feet in size.

1.01.12 Parking Requirements

In Priority Revitalization Area "A", there shall be provided and maintained improved off-street automobile parking in connection with the erection, establishment or increase in units or dimensions of buildings, structures and uses, in the following amounts:

A. For dwelling units one parking space per unit for one and two-bedroom units; 2 parking spaces per unit for three bedroom and greater units.

B. For restaurants and other on premises eating and drinking establishments, not less than one (1) parking space for each six (6) seats, subject to the discretion of the Board to require additional parking space. Where benches are used, not less than one (1) parking space for each six (6) feet of bench, subject to the discretion of the Board to require additional parking space.

C. For retail stores and offices including salesrooms and showrooms, consumer service establishments, public administration buildings, business and professional offices, executive and administrative offices, banks and other financial institutions one parking space for each _____ (_____) square feet of gross floor area. For the purpose of this section, "gross floor area" means the total floor area contained within exterior walls, but does not include basement space used for heating and utilities, storage or for automobile parking.

D. Uses not listed in Section 1.01.12 Parking Requirements, Subsections (A) and (B) shall comply with the parking space requirements of the Zoning By-Law Section _____ (off street parking).

E. Below grade structured automobile parking shall be permitted within the basements of buildings provided that such "structured basement" automobile parking is exclusively reserved for motor vehicles of residents or employees of the development.

Below grade structured parking may be designed to allow two cars to park in "tandem". In such cases, each of the two "tandem" parking spaces shall be counted as providing a parking space for the purpose of meeting the off street parking requirement of this by-law. "Tandem" parking is defined as two parking spaces placed one behind another in single file.

F. In the case of mixed uses, the parking spaces required shall be the sum of the requirement for the various individual uses, computed separately in accordance with this section. Parking spaces for one use shall not be considered as providing the required parking spaces for any other use unless it can be clearly demonstrated to the Board that the need for parking occurs at different times.

G. A change in the use of the premises or in the configuration of the building or lot subject to a special permit and site development and use plan issued pursuant to this Section 1.02 shall require the special permit holder to apply to the Board for a modification of the number of off street parking spaces required pursuant to such special permit and plan if such change, alone or in combination with previous changes, would require an increase or decrease of more than 10% in the number of off street parking spaces required pursuant to this Section 1.02.

H. Off-street automobile parking spaces, to the extent required in this section, may be provided either on the same lot or premises with the parking generator or on any lot or premises associated therewith a substantial portion of which at least is within three hundred (300) feet of the generator.

I. Off-street parking facilities and connecting drives between such facilities and the street shall be designed to insure the safety and convenience of persons traveling within or

through the parking area, and between the parking facility and the street. The provisions of Section _____ Design Standards shall be considered the minimum criteria for evaluating such design.

J. In addition to the requirement for automobile parking spaces there shall also be provided for each building or group of buildings sufficient off-street loading space to insure that all loading operations take place off the public way. Loading spaces and access drives leading to loading spaces shall be so designed that vehicles to be loaded or unloaded are not required to maneuver in the public way to enter or leave the designed loading area. The provisions of Section _____ (Loading Areas) shall be considered the minimum criteria for evaluating such design.

1.01.13 Signs and Advertising Devices

The provisions of Section _____ (Signs and Advertising Devices) is adopted for the regulation and restriction of billboards, signs and other advertising devices with the Boston Post Road Economic Opportunity District.

1.01.14 Impervious Surface Calculation

[]

1.01.15 Landscaping Standards

[]

1.01.16 Permit Streamlining

[]

1.01.17 Affordable Units

As a condition for the grant of a special permit authorizing a variance in any of the standards of Section 1.01.7 (Standards and Criteria), provision shall be made to create or construct affordable housing units within the Priority Revitalization Area at the discretion of the Board; for occupancy by persons earning not more than eighty (80) percent of the area median income as defined and regulated by the Commonwealth's Department of Housing and Community Development. Such affordable housing units shall be integrated into the overall development so as to prevent the physical segregation of such units and otherwise shall be indistinguishable from market rate units except in size and interior finishing and appliances.

1.01.18 Preference

As a condition of approval, the SPGA shall require that, to the maximum extent allowable under applicable law, Sudbury residents be given first preference in the purchase or renting of affordable units.

1.02 Priority Revitalization Area "B"

This Section 1.02 shall apply only to those parcels located entirely within the boundary of the Revitalization Area "B".

The Revitalization Area "B" is established for the accomplishment of the following purposes:

A. To promote the economic health and stability of the Town by encouraging development and economic investment in the Sudbury's business district that will generate employment and tax revenue.

B. To provide additional planning flexibility for projects and to enhance the coordination of the project with the environmental and natural features of the development site.

C. To encourage mixed-use development of business and professional offices and multi-family housing.

D. To permit the use of new development standards which will retain the sites' present character.

E. To provide information on the potential impacts of a proposed development.

F. To enable the Board to require adherence to "Site Development and Use Plans" in the granting of a special permit.

1.02.1 Scope of Authority

The Revitalization Area "B" is an overlay zoning district. This Section 1.02 shall apply only to those parcels located entirely within the boundaries of the Revitalization Area "B".

- If the landowner selects to file a development plan in conformance with the requirements of Revitalization Area "B", the development shall conform to the objectives, standards and criteria specified by the Revitalization "B" overlay zoning by-law.

- If the landowner selects to file a development plan in conformance with the requirements of underlying zoning district, the development shall conform to the objectives, standards and criteria specified by the underlying zoning district.

1.02.2 Special Permit Granting Authority

The Planning Board ("Board") is hereby designated as the Special Permit Granting Authority (SPGA) for all purposes under Section 1.02 Revitalization Area "B". All special permit applications shall conform to the standards and criteria of this Section 1.02 and the Rules and Regulations ("Regulations") governing the administration of applications for special permits.

Under Section 1.02 Revitalization Area "B", no building shall be constructed or externally enlarged, and no use shall be expanded in ground area, or established in an existing building except in conformity with a special permit issued by the Board and a Site Development and Use Plan that bears the endorsement of approval by the Board. Requirements and Procedures for approval of such Site Development and Use Plan shall be in accordance with this Section 1.02.

Construction or operations under a building permit or a special permit shall conform to any subsequent amendment of the Zoning By-Law, *unless* the use or construction is commenced within a period of not less than six months after the issuance of the permit and such construction is continued through to completion as continuously and expeditiously as is reasonable.

1.02.3 Objectives

In addition to the specific criteria contained within this section, the SPGA shall issue a special permit for development within the Revitalization Area "B" only are consideration of the project's compliance with the following additional criteria:

- A. Adequacy of the site in terms of the size of the proposed use(s);
- B. Suitability of the site for the proposed use(s);
- C. Impact on traffic and pedestrian flow and safety;
- D. Impact on the visual character of the neighborhood;
- E. Adequacy of utilities, including sewage disposal, water supply and storm water drainage; and
- F. Degree to which the proposed project complies with the goals of the Boston Post Road Revitalization Plan and the provisions of this Section 1.02.

1.02.4 Uses Permitted

Within the Revitalization Area "B", the Board may issue a special permit for the following uses:

- A. Apartment houses or buildings.
- B. Business and Professional offices.
- C. All uses allowed by right in the underlying zoning district.
- D. Industrial uses (to be defined).

- E. Sale or rentals of trailers, boats or recreational vehicles;
- F. Automobile dealership (new or used);

No building or structure shall be designed, arranged or constructed and no building, structure or land shall be used, in whole or in part, for any purpose other than for one or more of the uses herein set forth as permissible by special permit.

1.02.5 Uses Excluded

- A. sale of items or products out of trailers;
- B. hotel or motel;
- C. storage of oil or petroleum products (other than as accessory to another permitted use and then only in accordance with applicable state and federal laws), provided that this clause shall not prohibit use for a gasoline service station with associated repair facilities;
- D. laundry establishments with on-premises dry cleaning facilities, provided that the foregoing will not restrict laundry establishments with dry cleaning pick-up and drop-off service;
- E. drive-through windows where food or beverage is purchased by customers in vehicles; and
- F. "adult uses," as defined in Section _____ of this Bylaw.

1.02.6 Standards and Criteria

A. Minimum Lot Size

1 The minimum lot size is _____ square feet of "buildable lot area." The lot must contain the "buildable lot area" in a single, contiguous site within the boundaries of Priority Revitalization Area "B".

2 No portion of a way or street, as defined by the by-law may be included in computing the minimum required "buildable lot area".

B. Lot Coverage

No building shall be constructed so as to cover, together with any other building on the lot, more than _____ percent of the "buildable lot area".

C. Minimum Lot Frontage and Access

Lots with over _____ S.F. of "buildable lot area" shall have a minimum frontage of _____ (_____) feet and at least one means of ingress/egress. Each means of ingress/egress shall have a continuous frontage of not less than _____ feet.

1.02.7 Density, Mix of Uses and Infrastructure Standards

No building or structure shall be designed, arranged or constructed and no building, structure or land shall be used, in whole or in part, which exceeds the densities specified below for residential and non-residential uses.

- A. One dwelling unit per _____ S.F. of "buildable lot area", plus
- B. _____ thousand (_____) gross square feet of non-residential floor area per _____ S.F. of "buildable lot area" or portion thereof.

For the purpose of this section, "gross square feet of non-residential floor area" means the total non-residential floor area contained within exterior walls but does not include basement space used for heating and utilities, storage or for automobile parking.

1.02.8 Setbacks and Yard Regulations for Buildings

No building shall be constructed so as to be nearer to the line of any street than the "required setback distance" or nearer to the sidelines of its lot than the "required side yard width" or nearer to the rear line of its lot than the "required rear yard depth" specified below:

- Required Setback Distance – _____ feet
- Required Side Yard Width – _____ feet
- Required Rear Yard Depth – _____ feet

A. The required setback distance shall be measured from the nearest exterior line of the street in question.

B. No storage or display of goods, products, materials or equipment, vending machines or similar commercial devices shall be located nearer to the line of any street than the permitted setback distance for a building on the lot.

C. No lot on which a building is located shall be reduced or changed in size or shape so that the building or lot fails to comply with the "buildable lot area", frontage, building coverage, yard setback, or other dimensional provisions of this Section.

1.02.9 Height Regulations

No building shall be constructed to exceed _____ (_____) feet in height or a total of _____ (_____) stories (for commercial or residential use), whichever is lower.

1.02.10 Open Space, Common Open Land and Buffers

Each site is encouraged to have Open Space for use by the general public. The open space shall have a shape, dimension, character and location suitable to assure its use for park or open space purposes by the general public, and _____ (_____) % of the land to be considered as Open Space shall be contiguous and no piece of land to be included as part of the calculation of Open Space shall consist of a piece less than _____ square feet in size.

1.02.11 Parking Requirements

[_____]

1.02.12 Signs and Advertising Devices

The provisions of Section _____ (Signs and Advertising Devices) is adopted for the regulation and restriction of billboards, signs and other advertising devices with the Boston Post Road Economic Opportunity District.

1.02.13 Impervious Surface Calculation

[_____]

1.02.14 Landscaping Standards

[_____]

1.02.15 Permit Streamlining

[_____]

1.02.16 Affordable Units

As a condition for the grant of a special permit authorizing a variance in any of the standards of Section 1.02.6 (Standards and Criteria), provision shall be made to create or construct affordable housing units within the Priority Revitalization Area at the discretion of the Board; for occupancy by persons earning not more than eighty (80) percent of the area median income as defined and regulated by the Commonwealth's Department of Housing and Community Development. Such affordable housing units shall be integrated into the overall development so as to prevent the physical segregation of such units and otherwise shall be indistinguishable from market rate units except in size and interior finishing and appliances.

1.02.17 Preference

As a condition of approval, the SPGA shall require that, to the maximum extent allowable under applicable law, Sudbury residents be given first preference in the purchase or renting of affordable units.

1.03 Priority Revitalization Area "C"

This Section 1.03 shall apply only to those parcels located entirely within the boundary of the Revitalization Area "C".

1.03.1 Scope of Authority

Priority Revitalization Area "C" shall be an overlay district and shall not restrict the owner's rights relative to the underlying zoning districts. However, if the owner selects to use Priority Revitalization Area "C" for development purposes, the development shall conform to the requirements of Section 1.01 Priority Revitalization Area "C".

1.03.2 Special Permit Granting Authority

The Planning Board ("Board") is hereby designated as the Special Permit Granting Authority (SPGA) for all purposes under Section 1.03 Priority Revitalization Area "C". All special permit applications shall conform to the standards and criteria of this Section and the Town's Rules and Regulations ("Regulations") governing the administration of applications for special permits.

Under this Section 1.03 Priority Revitalization Area "C", no building shall be constructed or externally enlarged, and no use shall be expanded in ground area, or established in an existing building except in conformity with a special permit issued by the Board, and a Site Development and Use Plan that bears the endorsement of approval by the Board. Requirements and Procedures for approval of such Site Development and Use Plan shall be in accordance with Article ____ Section ____ Site Plan Approvals and this Section 1.03.

Construction or operations under a building permit or a special permit shall conform to any subsequent amendment of the Zoning By-Law, unless the use or construction is commenced within a period of not less than six months after the issuance of the permit and such construction is continued through to completion as continuously and expeditiously as is reasonable.

1.03.3 Objectives

[_____]

1.03.4 Uses Permitted

Within the Revitalization Area "C", the Board may issue a special permit for the following uses:

- A. Apartment houses or buildings.
- B. Business and Professional offices.
- C. Hospitals, Assisted Living Facilities, Congregate Care Facilities
- D. Multi-family housing.
- D. Industrial uses (to be defined).
- E. Sale or rentals of trailers, boats or recreational vehicles;
- G. Automobile dealership (new or used);
- H. All uses permitted in the underlying zoning districts.

No building or structure shall be designed, arranged or constructed and no building, structure or land shall be used, in whole or in part, for any purpose other than for one or more of the uses herein set forth as permissible by special permit.

1.02.5 Uses Excluded

- A. sale of items or products out of trailers;
- B. storage of oil or petroleum products (other than as accessory to another permitted use and then only in accordance with applicable state and federal laws), provided that this clause shall not prohibit use for a gasoline service station with associated repair facilities;
- C. laundry establishments with on-premises dry cleaning facilities, provided that the foregoing will not restrict laundry establishments with dry cleaning pick-up and drop-off service;
- D. drive-through windows where food or beverage is purchased by customers in vehicles; and
- E. "adult uses," as defined in Section _____ of this Bylaw.

1.03.6 Standards and Criteria

A. Minimum Lot Size

1 The minimum lot size is _____ square feet of "buildable lot area." The lot must contain the "buildable lot area" in a single, contiguous site within the boundaries of Priority

Revitalization Area "C".

2. No portion of a way or street, as defined by the by-law may be included in computing the minimum required "buildable lot area".

B. Lot Coverage

No building shall be constructed so as to cover, together with any other building on the lot, more than _____ percent of the "buildable lot area".

C. Minimum Lot Frontage and Access

Lots with over _____ S.F. of "buildable lot area" shall have a minimum frontage of _____ () feet and at least one means of ingress/egress. Each means of ingress/egress shall have a continuous frontage of not less than _____ feet.

1.03.7 Density, Mix of Uses and Infrastructure Standards

No building or structure shall be designed, arranged or constructed and no building, structure or land shall be used, in whole or in part, which exceeds the densities specified below for residential and non-residential uses.

A. One dwelling unit per _____ S.F. of "buildable lot area", plus

B. _____ thousand () gross square feet of non-residential floor area per _____ S.F. of "buildable lot area" or portion thereof.

For the purpose of this section, "gross square feet of non-residential floor area" means the total non-residential floor area contained within exterior walls but does not include basement space used for heating and utilities, storage or for automobile parking.

1.03.8 Setbacks and Yard Regulations for Buildings

No building shall be constructed so as to be nearer to the line of any street than the "required setback distance" or nearer to the sidelines of its lot than the "required side yard width" or nearer to the rear line of its lot than the "required rear yard depth" specified below:

- Required Setback Distance – _____ feet
- Required Side Yard Width – _____ feet
- Required Rear Yard Depth – _____ feet

A. The required setback distance shall be measured from the nearest exterior line of the street in question.

B. No storage or display of goods, products, materials or equipment, vending

machines or similar commercial devices shall be located nearer to the line of any street than the permitted setback distance for a building on the lot.

C. No lot on which a building is located shall be reduced or changed in size or shape so that the building or lot fails to comply with the "buildable lot area", frontage, building coverage, yard setback, or other dimensional provisions of this Section.

1.03.9 Height Regulations

No building shall be constructed to exceed _____ (_____) feet in height or a total of _____ (_____) stories (for commercial or residential use), whichever is lower.

1.03.10 Open Space, Common Open Land and Buffers

Each site is encouraged to have Open Space for use by the general public. The open space shall have a shape, dimension, character and location suitable to assure its use for park or open space purposes by the general public, and _____ (_____) % of the land to be considered as Open Space shall be contiguous and no piece of land to be included as part of the calculation of Open Space shall consist of a piece less than _____ square feet in size.

1.03.11 Parking Requirements

[_____]

1.03.12 Signs and Advertising Devices

The provisions of Section _____ (Signs and Advertising Devices) is adopted for the regulation and restriction of billboards, signs and other advertising devices with the Boston Post Road Economic Opportunity District.

1.03.13 Impervious Surface Calculation

[_____]

1.03.14 Landscaping Standards

[_____]

1.03.15 Permit Streamlining

[_____]

1.03.16 Affordable Units

[_____]

1.03.17 Preference

[]

FINANCE SCENARIO

% TAXES	100%	BETTERMENT LOAN INTEREST RATE	4%
% BETTERMENTS	0%	BETTERMENT LOAN TERM (YRS)	20
EST. CONSTRUCTION COST	\$14,000,000	CONSTRUCTION BOND INTEREST RATE	3%
EST. ANNUAL O&M COST	\$430,700	CONSTRUCTION BOND TERM (YRS)	20
TOTAL EST. DAILY WASTEWATER FLOW	205010 GPD	TOTAL BETTERMENT UNITS	627
EST. GRINDER PUMP INSTALL COST	\$10,000	MUNICIPAL BOND TERMS	20 YR. 3%
EST. GRINDER PUMP O&M COST	\$1,000	TAX IMPACT (RESIDENTIAL)/\$100,000	\$23.35
EST. SEWER HOOK-UP COST	\$5,000	TAX IMPACT (COMMERCIAL)/\$100,000	\$30.54

Column 25

Column 1	Address	Assessor's Number	Use - Business Name	COM-1 RES=2	West End Grinder Pump	Existing Water Use from 2009 to 2011 (gpd)	200% of Existing Water Use (gpd)	BOH Approved Title 5 Design Flows (gpd)	Estimated Design Flows Based on Title 5 Regs (gpd)	Existing Title 5 Design Flow (gpd)	Estimated Betterment Units Based on Existing Flows	Projected Increase	Estimated Build-Out Flow (unit)	Estimated Additional Betterment Units Based on Future Flows	Total Units (Existing & Future)	Assessed Value	Betterment Assessment	Ave. Annual Betterment Cost (20 yr. Loan)	Ave. Annual Tax Increase	Ave. Annual Capital Cost	Ave. Annual O&M	Ave. Grinder Pump Install.	Ave. Sewer Hook-up Cost	Total Est. 1st Year Cost	Est. Annual Total Sewer Cost
	BOSTON POST RD																								
	316 BP	K09-0405	AUTO REPAIR - ALGE ALEXANDER (2 BAYS)	1		34	68		200	200	1	0.33	266	0	1	\$330,700	\$0	\$0	\$101	\$101	\$420	\$0	\$5,000	\$5,521	\$521
	320-324 BP (320-316)	K09-0401	BEARLY READ BOOKS/HAIR SALON	1		29	58	400		400	1	0.33	532	0	1	\$540,300	\$0	\$0	\$165	\$165	\$840	\$0	\$5,000	\$6,005	\$1,005
	321-325 BP	K09-0059	OFFICE - MILL BROOK II (6 UNITS)	1		804	1,608	5,250		5250	16	0.33	6983	5	21	\$1,471,900	\$0	\$0	\$450	\$450	\$11,030	\$0	\$5,000	\$16,479	\$11,479
	327-329 BP	K09-0057	OFFICE - MILL BROOK I	1		540	1,080	765		765	2	0.33	1017	1	3	\$2,314,900	\$0	\$0	\$707	\$707	\$1,607	\$0	\$5,000	\$7,314	\$2,314
	330 BP (61 KP)	K09-0049	HUNT HOUSE BED	1		0	0		880	880	3	0.33	1170	1	4	\$623,200	\$0	\$0	\$190	\$190	\$1,849	\$0	\$5,000	\$7,039	\$2,039
	333 BP	K09-0056	OMEGA MORTGAGE	1		46	92	200		200	1	0.33	266	0	1	\$405,700	\$0	\$0	\$124	\$124	\$420	\$0	\$5,000	\$5,544	\$544
	335 (337) BP	K09-0055	CLOUD 9 TOYS	1		14	28		200	200	1	0.33	266	0	1	\$458,300	\$0	\$0	\$140	\$140	\$420	\$0	\$5,000	\$5,560	\$560
	339 BP	K09-0054	COUNTRY LIVING PLACE (RKK REALTY/HALL SALON)	1		290	580		527	527	2	0.33	701	1	3	\$926,300	\$0	\$0	\$283	\$283	\$1,107	\$0	\$5,000	\$6,390	\$1,390
	344 BP	K09-0032	OFFICE - (QUILTED OR NOT, OR RES.?)	1		319	638	576		576	2	0.33	766	1	3	\$710,200	\$0	\$0	\$217	\$217	\$1,210	\$0	\$5,000	\$6,427	\$1,427
	345 BP	K09-0053	OFFICE - SUDBURY PLACE	1		275	550	892		892	3	0.33	1186	1	4	\$1,624,200	\$0	\$0	\$496	\$496	\$1,874	\$0	\$5,000	\$7,370	\$2,370
	346 BP	K09-0031	OFFICE, CLINICAL COMMUN. (RES?)	1		174	348		550	550	2	0.33	732	1	3	\$447,200	\$0	\$0	\$137	\$137	\$1,155	\$0	\$5,000	\$6,292	\$1,292
	348 BP	K09-0030	ABRAHAM WOOD PLACE (CLAPPERS HOME & HEALTH - ORGANIC MATTRESS)	1		205	410	410		410	1	0.33	545	0	1	\$1,518,600	\$0	\$0	\$464	\$464	\$861	\$0	\$5,000	\$6,325	\$1,325
	351 BP	K09-0052	VERIZON	1		640	1,280		365	365	1	0.33	485	0	1	\$671,700	\$0	\$0	\$205	\$205	\$767	\$0	\$5,000	\$5,972	\$972
	353 BP	K09-0051	MEMORY GARDEN (NEW NAME?)	1		79	158		200	200	1	0.33	266	0	1	\$452,000	\$0	\$0	\$138	\$138	\$420	\$0	\$5,000	\$5,558	\$558
	354-356 BP	K09-0029, 28	OFFICE SUDBURY MUSIC/APARTMENT	1		87	174		420	420	1	0.33	559	0	1	\$324,700	\$0	\$0	\$99	\$99	\$882	\$0	\$5,000	\$5,982	\$982
	357 BP	K09-0050	RETAIL - MAGGIE FLOOD	1		13	26		200	200	1	0.33	266	0	1	\$421,300	\$0	\$0	\$129	\$129	\$420	\$0	\$5,000	\$5,549	\$549
	361-389 BP	K08-0026,0029	MILL VILLAGE(several systems)	1		4,762	9,524	2,025		2025	6	0.33	2693	2	8	\$5,406,000	\$0	\$0	\$1,651	\$1,651	\$4,254	\$0	\$5,000	\$10,905	\$5,905
	370 BP	K08-0036	SUDBURY PROFESSIONAL BUILDING	1		371	742		517	517	2	0.33	688	1	3	\$773,700	\$0	\$0	\$236	\$236	\$1,086	\$0	\$5,000	\$6,322	\$1,322
	378 BP	K08-0037	DUNKIN DONUTS	1		1,163	2,326	910		910	3	0.33	1210	1	4	\$908,300	\$0	\$0	\$277	\$277	\$1,912	\$0	\$5,000	\$7,189	\$2,189
	394 BP	K08-0082	LOTUS BLOSSOM	1		3,031	6,062	7,930		7930	24	0.33	10584	8	32	\$1,087,100	\$0	\$0	\$332	\$332	\$16,660	\$0	\$5,000	\$21,992	\$16,992
	395 BP	K08-0013	Aragon Art Studio w/2-bed Apartment	1						420	1	0.235	519	0	1	\$311,300	\$0	\$0	\$95	\$95	\$882	\$0	\$5,000	\$5,977	\$977
	400 BP	K08-0081	PRUDENTIAL REALTY	1		39	78		200	200	1	0.33	267	0	1	\$514,500	\$0	\$0	\$157	\$157	\$420	\$0	\$5,000	\$5,577	\$577
	407 BP	K08-0007	Small office building	1		57	114		200	200	1	0.235	247	0	1	\$996,400	\$0	\$0	\$304	\$304	\$420	\$0	\$5,000	\$5,724	\$724
	410 BP	K08-0080	RUGGED BEAR PLAZA	1		1,069	2,138	1,740		1740	5	0.33	2322	2	7	\$2,952,800	\$0	\$0	\$902	\$902	\$3,656	\$0	\$5,000	\$9,557	\$4,557
	415 BP	K08-0006	POLICE STATION	1		223	446	400		400	1	0.29	515	0	1	\$718,300	\$0	\$0	\$219	\$219	\$840	\$0	\$5,000	\$6,060	\$1,060
	416-420 BP	K08-0079	RETAIL/RESTAURANT/OFFICE	1		710	1,420	2444		2444	7	0.32	3262	2	9	\$1,950,200	\$0	\$0	\$596	\$596	\$5,135	\$0	\$5,000	\$10,730	\$5,730
	423 BP (421,425,435,437 BP)	K08-0004	SUDBURY CROSSING MALL	1		2,613	5,226	4,200		4200	13	0.29	5410	4	17	\$11,024,500	\$0	\$0	\$3,367	\$3,367	\$8,824	\$0	\$5,000	\$17,191	\$12,191
	424-428 BP (426 BP)	K08-0078	SUDBURY PIZZA	1		321	642	460		460	1	0.33	614	0	1	\$435,300	\$0	\$0	\$133	\$133	\$966	\$0	\$5,000	\$6,099	\$1,099
	430 BP	K08-0077	COLONIAL AUTO	1		58	116	656		656	2	0.33	876	1	3	\$439,500	\$0	\$0	\$134	\$134	\$1,378	\$0	\$5,000	\$6,512	\$1,512
	432 BP	K08-0069	GAS STATION - MOBIL	1		118	236	600		600	2	0.33	801	1	3	\$875,000	\$0	\$0	\$267	\$267	\$1,261	\$0	\$5,000	\$6,528	\$1,528
	439 BP (447,457 BP)	K08-0003	RETAIL-SUDBURY FARMS, FRIENDLY'S	1		4,753	9,506	7,706		7706	23	0.29	9926	7	30	\$5,800,000	\$0	\$0	\$1,771	\$1,771	\$16,189	\$0	\$5,000	\$22,961	\$17,961
	440 BP	K08-0067	JEWELRY STORE	1		151	302	315		315	1	0.33	420	0	1	\$444,600	\$0	\$0	\$136	\$136	\$662	\$0	\$5,000	\$5,798	\$798
	442 BP (444 BP)	K08-0058	RETAIL - WESTPORT GAS	1		14	28		300	300	1	0.33	400	0	1	\$235,400	\$0	\$0	\$72	\$72	\$630	\$0	\$5,000	\$5,702	\$702
	450 BP	K08-0066	OFFICE - COMMUNITY	1		175	350	188		188	1	0.32	251	0	1	\$688,500	\$0	\$0	\$210	\$210	\$395	\$0	\$5,000	\$5,605	\$605
	454 BP	K08-0065	MIDDLESEX SAVINGS BANK	1		70	140	570		570	2	0.38	789	1	3	\$2,345,100	\$0	\$0	\$716	\$716	\$1,197	\$0	\$5,000	\$6,914	\$1,914
	465 BP	K08-0002	ABANDONED	1		0	0			0	0	0.18	330	1	1	\$142,700	\$0	\$0	\$44	\$44	\$0	\$0	\$5,000	\$5,044	\$44
	470 BP	K08-0064	SUDBURY GULF (Public Petro)	1		36	72		300	300	1	0.33	400	0	1	\$515,000	\$0	\$0	\$157	\$157	\$630	\$0	\$5,000	\$5,788	\$788
	474 BP	K07-0008	RETAIL - KAPPY'S LIQUORS	1		142	284	420		420	1	0.33	561	0	1	\$1,075,000	\$0	\$0	\$328	\$328	\$882	\$0	\$5,000	\$6,211	\$1,211
	477 BP (475 BP)	K07-0007	SULLIVAN TIRE COMPANY	1		151	302	500		500	2	0.18	588	0	2	\$996,400	\$0	\$0	\$304	\$304	\$1,050	\$0	\$5,000	\$6,355	\$1,355
	490 BP (29/31 Union)	K07-0018	INDUST. - CHISWICK PARK & EMERSON BUILDING	1		3,153	6,306	8,441		8441	26	0.38	11689	10	36	\$13,202,000	\$0	\$0	\$4,032	\$4,032	\$17,733	\$0	\$5,000	\$26,766	\$21,766
	505, 507-525 BP	K07-0005, 0006	RETAIL - SUDBURY PLAZA	1		1,855	3,710	8,800		8800	27	0.18	10341	5	32	\$8,897,900	\$0	\$0	\$2,718	\$2,718	\$18,488	\$0	\$5,000	\$26,205	\$21,205
	526-528 BP	K07-0011-0013	RAYTHEON	1		12,848	25,696	30000		30000	91	0.38	50000	61	152	\$29,686,200	\$0	\$0	\$9,067	\$9,067	\$63,026	\$0	\$5,000	\$77,093	\$72,093
	540 BP (550 BP)	K07-0012	SUDBURY FIRE STATION	1		96	192	400		400	1	0.38	554	0	1	\$636,700	\$0	\$0	\$194	\$194	\$840	\$0	\$5,000	\$6,035	\$1,035
	554 BP	K06-0602	Res/Comm (Farm)	2		320	640		550	550	2	0	550	0	2	\$402,198	\$0	\$0	\$94	\$94	\$1,155	\$0	\$5,000	\$6,249	\$1,249
	555 BP	K07-0002	Single Family Home	2		84	168		330	330	1	0	330	0	1	\$249,100	\$0	\$0	\$58	\$58	\$693	\$0	\$5,000	\$5,751	\$751
	559 BP	K07-0001	Single Family Home	2		148	296		330	330	1	0	330	0	1	\$240,100	\$0	\$0	\$56	\$56	\$693	\$0	\$5,000	\$5,749	\$749
	566 BP	K07-0014	Single Family Home	2		284	568		330	330	1	0	330	0	1	\$298,500	\$0	\$0	\$70	\$70	\$693	\$0			

Address	Assessor's Number	Use - Business Name	COM=1 RES=2	West End Grinder Pump	Existing Water Use from 2009 to 2011 (gpd)	200% of Existing Water Use (gpd)	BOH Approved Title 5 Design Flows (gpd)	Estimated Design Flows Based on Title 5 Regs (gpd)	Existing Title 5 Design Flow (gpd)	Estimated Betterment Units Based on Existing Flows	Projected Increase	Estimated Build-Out Flow (gpd)	Estimated Additional Betterment Units Based on Future Flows	Total Units (Existing & Future)	Assessed Value	Betterment Assessment	Ave. Annual Betterment Cost (20 yr. Loan)	Ave. Annual Tax Increase	Ave. Annual Capital Cost	Ave. Annual O&M	Ave. Grinder Pump Install.	Ave. Sewer Hook-up Cost	Total Est. 1st Year Cost	Est. Annual Total Sewer Cost	
656 BP	K06-0003	Funeral Home	1	1	432	864		440	440	1	0.235	543	0	1	\$931,290	\$0	\$0	\$284	\$284	\$1,924	\$10,000	\$5,000	\$17,209	\$2,209	
662 BP	K06-0002	Animal Hospital	1	1	405	810		640	640	2	0.235	687	0	2	\$656,610	\$0	\$0	\$201	\$201	\$2,345	\$10,000	\$5,000	\$17,545	\$2,545	
665 BP	K06-0004	Single Family Home	2	1	244	488		440	440	1	0.000	440	0	1	\$415,000	\$0	\$0	\$97	\$97	\$1,924	\$10,000	\$5,000	\$17,021	\$2,021	
676 BP	K05-0020	American Legloj	1	1	96	192		400	400	1	0.235	494	0	1	\$413,300	\$0	\$0	\$126	\$126	\$1,840	\$10,000	\$5,000	\$16,967	\$1,967	
684 BP	K05-0019	AUTO REPAIR	1	1	117	234		712	712	2	0.24	879	1	3	\$303,900	\$0	\$0	\$93	\$93	\$2,496	\$10,000	\$5,000	\$17,589	\$2,589	
687 BP	K05-0213	Single Family Home	2	1	69	138		330	330	1	0	330	0	1	\$321,100	\$0	\$0	\$75	\$75	\$1,693	\$10,000	\$5,000	\$16,768	\$1,768	
693 BP	K05-0212	Single Family Home	2	1	124	248		220	220	1	0	220	0	1	\$272,900	\$0	\$0	\$64	\$64	\$1,462	\$10,000	\$5,000	\$16,526	\$1,526	
694 BP	K05-0017	RESTAURANT - ACAPULCO'S	1	1	2,305	4,610	4,900		4900	15	0.24	6053	3	18	\$805,200	\$0	\$0	\$246	\$246	\$11,294	\$10,000	\$5,000	\$26,540	\$11,540	
708 BP	K05-0015	DENTIST	2	1	101	202	820		820	2	0.24	1013	1	3	\$340,600	\$0	\$0	\$80	\$80	\$2,723	\$10,000	\$5,000	\$17,802	\$2,802	
712 BP	K05-0013	SUDBURY RENTAL	1	1	191	382	260		260	1	0.24	321	0	1	\$703,000	\$0	\$0	\$215	\$215	\$1,546	\$10,000	\$5,000	\$16,761	\$1,761	
725 BP	K05-0225	Townhouses	2	1	2,164	4,328		3,520	3520	11	0.235	4347	3	14	\$2,833,500	\$0	\$0	\$662	\$662	\$8,395	\$10,000	\$5,000	\$24,057	\$9,057	
730 BP	K05-0012	RETAIL - WAYSIDE PLAZA	1	1	1,369	2,738	1,724		1724	5	0.24	2130	1	6	\$1,938,800	\$0	\$0	\$592	\$592	\$4,622	\$10,000	\$5,000	\$20,214	\$5,214	
735 BP	K05-0226	Single Family Home	2	1	200	400		330	330	1	0	330	0	1	\$267,900	\$0	\$0	\$63	\$63	\$1,693	\$10,000	\$5,000	\$16,756	\$1,756	
736 BP	K05-0011	FRUGAL FLOWERS	1	1	811	1,622	1,412		1412	4	0.24	1744	1	5	\$1,172,700	\$0	\$0	\$358	\$358	\$3,966	\$10,000	\$5,000	\$19,325	\$4,325	
738 BP	K05-0007	HOTEL - CLARION CARRIAGE	1	1	1,365	2,730	5,500		5500	17	0.24	6794	4	21	\$2,085,700	\$0	\$0	\$637	\$637	\$12,555	\$10,000	\$5,000	\$28,192	\$13,192	
740 BP	K05-0005	OFFICE - SUDBURY DESIGN	1	1	108	216		513	513	2	0.24	634	0	2	\$795,600	\$0	\$0	\$243	\$243	\$2,078	\$10,000	\$5,000	\$17,321	\$2,321	
761 BP	K05-0031	Center	1	1	3,252	6,504		7,175	7175	22	0.235	8861	5	27	\$4,200,000	\$0	\$0	\$1,283	\$1,283	\$16,074	\$10,000	\$5,000	\$32,357	\$17,357	
BP (Part of 0 BP)	K06-0015, 0016	Greenhouses	1		0	0		600	600	2	0.235	741	0	2	\$309,829	\$0	\$0	\$95	\$95	\$1,261	\$0	\$5,000	\$6,355	\$1,355	
BP (Part of 0 BP)	K06-0017	Single Family Home	2		0	0		440	440	1	0	440	0	1	\$937,999	\$0	\$0	\$219	\$219	\$924	\$0	\$5,000	\$6,143	\$1,143	
CONCORD RD																									
5-15,17,19 C	K08-0035	RETAIL - MACKINNONS	1		814	1,628	1,418		1418	4	0.33	1886	1	5	\$1,157,300	\$0	\$0	\$353	\$353	\$2,979	\$0	\$5,000	\$8,333	\$3,333	
8, 10 C	K09-0027	OFFICE-NB TAYLOR	1		197	394		330	330	1	0.33	439	0	1	\$482,400	\$0	\$0	\$147	\$147	\$693	\$0	\$5,000	\$5,841	\$841	
HIGHLAND ST																									
55H	K07-0003	Single Family Home	2		298	592		440	440	1	0	440	0	1	\$583,700	\$0	\$0	\$136	\$136	\$924	\$0	\$5,000	\$6,061	\$1,061	
57 H	K07-0102	Single Family Home	2		173	346		440	440	1	0	440	0	1	\$874,000	\$0	\$0	\$204	\$204	\$924	\$0	\$5,000	\$6,128	\$1,128	
59 H	K07-0103	Single Family Home	2		193	386		440	440	1	0	440	0	1	\$695,900	\$0	\$0	\$163	\$163	\$924	\$0	\$5,000	\$6,087	\$1,087	
KING PHILIP RD																									
68 KP	K08-0033	OFFICE BUILDING/RESIDENTIAL	1		149	298		226	226	1	0.33	301	0	1	\$501,900	\$0	\$0	\$153	\$153	\$475	\$0	\$5,000	\$5,628	\$628	
MAPLE AVE																									
4 M	K08-0025	Single Family Home	2		92	184		220	220	1	0	220	0	1	\$293,500	\$0	\$0	\$69	\$69	\$462	\$0	\$5,000	\$5,531	\$531	
NOBSCOT RD																									
237-239 N	K08-0001	FUEL SVC - INTERSTATE OIL	1		272	544		200	200	1	0.18	235	0	1	\$507,200	\$0	\$0	\$155	\$155	\$420	\$0	\$5,000	\$5,575	\$575	
NOKOMIS RD																									
9 NO	K05-0001	Single Family Home	2	1	31	62		330	330	1	0	330	0	1	\$463,300	\$0	\$0	\$108	\$108	\$1,693	\$10,000	\$5,000	\$16,801	\$1,801	
14 NO	K05-0032	Single Family Home	2	1	78	156		330	330	1	0	330	0	1	\$528,500	\$0	\$0	\$123	\$123	\$1,693	\$10,000	\$5,000	\$16,817	\$1,817	
RAYMOND RD																									
250 R	K08-0012	Single Family Home	2		209	418		440	440	1	0	440	0	1	\$428,700	\$0	\$0	\$100	\$100	\$924	\$0	\$5,000	\$6,024	\$1,024	
STATION RD																									
34-36 ST	K08-0038	Commercial / Residential	1		292	584		544	544	2	0.32	718	1	3	\$453,400	\$0	\$0	\$138	\$138	\$1,143	\$0	\$5,000	\$6,281	\$1,281	
38-40 ST	K08-0040	Auto Repair Shop	1		111	222		417	417	1	0.32	550	0	1	\$446,000	\$0	\$0	\$136	\$136	\$876	\$0	\$5,000	\$6,012	\$1,012	
STONE RD																									
8 S	K06-0003	Child Care Center	1	1	281	562		220	220	1	0	220	0	1	\$349,600	\$0	\$0	\$107	\$107	\$1,462	\$10,000	\$5,000	\$16,569	\$1,569	
UNION AVENUE																									
1 U	K08-0070	OFFICE - DESIGNWISE	1		319	638	700		700	2	0.33	934	1	3	\$475,100	\$0	\$0	\$145	\$145	\$1,471	\$0	\$5,000	\$6,616	\$1,616	
15 U	K08-0071	SUDBURY COFFEE, PRINTER	1		374	748	360		360	1	0.33	480	0	1	\$548,200	\$0	\$0	\$167	\$167	\$756	\$0	\$5,000	\$5,924	\$924	
18 U	K08-0076	POST OFFICE	1		281	562	630		630	2	0.33	841	1	3	\$465,200	\$0	\$0	\$142	\$142	\$1,324	\$0	\$5,000	\$6,466	\$1,466	
21 U	K08-0090	OFFICE - MCNEIL VET.	1		202	404	255		255	1	0.38	353	0	1	\$458,600	\$0	\$0	\$140	\$140	\$536	\$0	\$5,000	\$5,676	\$676	
22 U	K08-0075	OFFICE - FLEET	1		126	252		746	746	2	0.33	996	1	3	\$1,274,000	\$0	\$0	\$389	\$389	\$1,567	\$0	\$5,000	\$6,956	\$1,956	
23 U	K08-0073-0091	BAYBANK ATM VACANT	1					200	200	1	0.33	267	0	1	\$268,900	\$0	\$0	\$82	\$82	\$420	\$0	\$5,000	\$5,502	\$502	
25U	K08-0060	WAREHOUSE-NE DOOR Gold Brick	1		30	60		1,540	1540	5	0.38	2133	2	7	\$1,941,800	\$0	\$0	\$593	\$593	\$3,235	\$0	\$5,000	\$8,828	\$3,828	
27U	K08-0056	SAXONVILLE LUMBER	1		18	36	740		740	2	0.38	1025	1	3	\$1,107,200	\$0	\$0	\$338	\$338	\$1,555	\$0	\$5,000	\$6,893	\$1,893	
28 U	K08-0074	SUDBURY LUMBER	1		76	152		1,004	1004	3	0.58	1586	2	5	\$1,361,200	\$0	\$0	\$416	\$416	\$2,109	\$0	\$5,000	\$7,525	\$2,525	
33 U	K07-0017	WAREHOUSE-CHISWICK	1		1,008	2,016	2,400		2400	7	0.38	3324	3	10	\$6,171,600	\$0	\$0	\$1,885	\$1,885	\$5,042	\$0	\$5,000	\$11,927	\$6,927	
39 U	K08-0053	BOSEKY LTD/CARPET CARSEL	1		70	140		593	593	2	0.32	780	1	3	\$895,700	\$0	\$0	\$274	\$274	\$1,246	\$0	\$5,000	\$6,519	\$1,519	
44-46 U	K08-0041	PRECOURT CHARLES	1		1,659	3,318		200	200	1	0.32	263	0	1	\$445,300	\$0	\$0	\$136	\$136	\$420	\$0	\$5,000	\$5,556	\$556	
50 U	K08-0042	JOHNSTON PAVING	1		70	140		200	200	1	0.32	263	0	1	\$313,400	\$0	\$0	\$96	\$96	\$420	\$0	\$5,000	\$5,516	\$516	
55-57 U 59	K08-0052	SANTANGELO LANDSCAPING	1		192	384		861	861	3	0.32	1133	1	4	\$738,200	\$0	\$0	\$225	\$225	\$1,809	\$0	\$5,000	\$7,034	\$2,034	
56 U	K08-0044	GRANCO REALTY TRUST	1		351	702		609	609	2	0.32	801	1	3	\$726,300	\$0	\$0	\$222	\$222	\$1,279	\$0	\$5,000	\$6,501	\$1,501	
60 U	K08-0045	GRANCO REALTY TRUST	1		162	324		900	900	3	0.32	1184	1	4	\$789,400	\$0	\$0	\$241	\$241	\$1,891	\$0	\$5,000	\$7,132	\$2,132	
64 U	K08-0046	MACOT REALTY TRUST	1		73	146		1,200	1200	4	0.32	1579	1	5	\$1,158,900	\$0	\$0	\$354	\$354	\$2,521	\$0	\$5,000	\$7,875	\$2,875	
65 U	K08-0051	METHODS, INC.	1		437	874		1,668	1668	5	0.32	2195	2	7	\$1,313,200	\$0	\$0	\$401	\$401	\$3,504	\$0	\$5,000	\$8,905	\$3,905	
71 U	K08-0087	METHODS, INC.	1		334	668		4,206	4206	13	0.32	5535	4	17	\$3,216,700	\$0	\$0	\$982	\$982	\$8,836	\$0	\$5,000	\$14,819	\$9,819	
75-83 U	K08-0050	EDWARD TUCKER	1		658	1,316		1,380	1380	4	0.32	1816	1	5	\$1,385,000	\$0	\$0	\$423	\$423	\$2,899	\$0	\$5,000	\$8,322	\$3,322	
80 U	K08-0047	SCHOFIELD/Union & Palmer	1		1,030	2,060	180		180	1	0.32	237	0	1	\$945,000	\$0	\$0	\$289	\$289	\$378	\$0	\$5,000	\$5,667	\$667	
UPLOOK DR																									
6 UP	K05-0211	Single Family Home	2	1	701	1,878		330	330	1	0	330	0	1	\$279,600	\$0	\$0	\$65	\$65	\$1,693	\$10,000	\$5,000	\$16,759	\$1,759	
7 UP	K05-0210	Single Family Home	2	1	257	514		330	330	1	0	330	0	1	\$296,600	\$0	\$0	\$69	\$69	\$1,693	\$10,000	\$5,000	\$16,763	\$1,763	
Entire Area TOTAL				24					205010	627		263876	178	802											

FINANCE SCENARIO

% TAXES	75%	BETTERMENT LOAN INTEREST RATE	4%
% BETTERMENTS	25%	BETTERMENT LOAN TERM (YRS)	20
EST. CONSTRUCTION COST	\$14,000,000	CONSTRUCTION BOND INTEREST RATE	3%
EST. ANNUAL O&M COST	\$430,700	CONSTRUCTION BOND TERM (YRS)	20
TOTAL EST. DAILY WASTEWATER FLOW	205010 GPD	TOTAL BETTERMENT UNITS	627
EST. GRINDER PUMP INSTALL COST	\$10,000	MUNICIPAL BOND TERMS	20 YR. 3%
EST. GRINDER PUMP O&M COST	\$1,000	TAX IMPACT (RESIDENTIAL)/\$100,000	\$17.54
EST. SEWER HOOK-UP COST	\$5,000	TAX IMPACT (COMMERCIAL)/\$100,000	\$22.94

Address	Assessor's Number	Use - Business Name	COM=1 RES=2	West End Grinder Pump	Existing Water Use from 2009 to 2011 (gpd)	200% of Existing Water Use (gpd)	BOH Approved Title 5 Design Flows (gpd)	Estimated Design Flows Based on Title 5 Regs (gpd)	Existing Title 5 Design Flow (gpd)	Projected Increase ¹	Estimated Betterment Units Based on Existing Flows	Estimated Build-Out Flow (units)	Estimated Additional Betterment Units Based on Future Flows	Total Units (Existing & Future)	Assessed Value	Betterment Assessment	Ave. Annual Betterment Cost (20 yr. Loan)	Ave. Annual Tax Increase	Ave. Annual Capital Cost	Ave. Annual O&M	Ave. Annual Pump Install.	Ave. Sewer Hook-up Cost	Total Est. 1st Year Cost	Est. Annual Total Sewer Cost
BOSTON POST RD																								
316 BP	K09-0405	AUTO REPAIR - ALGE ALEXANDER (2 BAYS)	1		34	68		200	200	1	0.33	266	0	1	\$330,700	\$5,582	\$411	\$76	\$487	\$420	\$0	\$5,000	\$6,318	\$1,318
320-324 BP	K09-0401	BEARLY READ BOOKS/HAIR SALON	1		29	58	400		400	1	0.33	532	0	1	\$540,300	\$5,582	\$411	\$124	\$535	\$840	\$0	\$5,000	\$6,786	\$1,786
321-325 BP	K09-0059	OFFICE - MILL BROOK II (6 UNITS)	1		804	1,608	5,250		5250	16	0.33	6983	5	21	\$1,471,900	\$89,314	\$6,572	\$338	\$6,910	\$11,030	\$0	\$5,000	\$29,511	\$24,511
327-329 BP	K09-0057	OFFICE - MILL BROOK I	1		540	1,080	765		765	2	0.33	1017	1	3	\$2,314,900	\$11,164	\$821	\$531	\$1,353	\$1,607	\$0	\$5,000	\$8,781	\$3,781
330 BP (61 KP)	K09-0049	HUNT HOUSE BED	1			0		880	880	3	0.33	1170	1	4	\$623,200	\$16,746	\$1,232	\$143	\$1,375	\$1,849	\$0	\$5,000	\$9,456	\$4,456
333 BP	K09-0056	OMEGA MORTGAGE	1		46	92	200		200	1	0.33	266	0	1	\$405,700	\$5,582	\$411	\$93	\$504	\$420	\$0	\$5,000	\$6,335	\$1,335
335 (337) BP	K09-0055	CLOUD 9 TOYS	1		14	28		200	200	1	0.33	266	0	1	\$458,300	\$5,582	\$411	\$105	\$516	\$420	\$0	\$5,000	\$6,347	\$1,347
339 BP	K09-0054	COUNTRY LIVING PLACE (RKK REALTY/NAI SALON)	1		290	580		527	527	2	0.33	701	1	3	\$926,300	\$11,164	\$821	\$212	\$1,034	\$1,107	\$0	\$5,000	\$7,963	\$2,963
344 BP	K09-0032	OFFICE - (QUILTED OR NOT, OR RES.?)	1		319	638	576		576	2	0.33	766	1	3	\$710,200	\$11,164	\$821	\$163	\$984	\$1,210	\$0	\$5,000	\$8,016	\$3,016
345 BP	K09-0053	OFFICE - SUDBURY PLACE	1		275	550	892		892	3	0.33	1186	1	4	\$1,624,200	\$16,746	\$1,232	\$373	\$1,605	\$1,874	\$0	\$5,000	\$9,711	\$4,711
346 BP	K09-0031	OFFICE, CLINICAL COMMUN. (RES?)	1		174	348		550	550	2	0.33	732	1	3	\$447,200	\$11,164	\$821	\$103	\$924	\$1,155	\$0	\$5,000	\$7,901	\$2,901
348 BP	K09-0030	ABRAHAM WOOD PLACE (CLAPPERS HOME & HEALTH- ORGANIC MATTRESS)	1		205	410	410		410	1	0.33	545	0	1	\$1,518,600	\$5,582	\$411	\$348	\$759	\$861	\$0	\$5,000	\$7,031	\$2,031
351 BP	K09-0052	VERIZON	1		640	1,280		365	365	1	0.33	485	0	1	\$671,700	\$5,582	\$411	\$154	\$565	\$767	\$0	\$5,000	\$6,742	\$1,742
353 BP	K09-0051	MEMORY GARDEN (NEW NAME?)	1		79	158		200	200	1	0.33	266	0	1	\$452,000	\$5,582	\$411	\$104	\$514	\$420	\$0	\$5,000	\$6,345	\$1,345
354-356 BP	K09-0029	OFFICE SUDBURY MUSIC/APARTMENT	1		87	174		420	420	1	0.33	559	0	1	\$324,700	\$5,582	\$411	\$74	\$485	\$882	\$0	\$5,000	\$6,778	\$1,778
357 BP	K09-0050	RETAIL - MAGGIE FLOOD	1		13	26		200	200	1	0.33	266	0	1	\$421,300	\$5,582	\$411	\$97	\$507	\$420	\$0	\$5,000	\$6,338	\$1,338
361-389 BP	K08-0026,0029	MILL VILLAGE (several systems)	1		4,762	9,524	2,025		2025	6	0.33	2693	2	8	\$5,406,000	\$33,493	\$2,464	\$1,240	\$3,705	\$4,254	\$0	\$5,000	\$15,423	\$10,423
370 BP	K08-0036	SUDBURY PROFESSIONAL BUILDING	1		371	742		517	517	2	0.33	688	1	3	\$773,700	\$11,164	\$821	\$177	\$999	\$1,086	\$0	\$5,000	\$7,907	\$2,907
378 BP	K08-0037	DUNKIN DONUTS	1		1,163	2,326	910		910	3	0.33	1210	1	4	\$908,300	\$16,746	\$1,232	\$208	\$1,441	\$1,912	\$0	\$5,000	\$9,585	\$4,585
394 BP	K08-0082	LOTUS BLOSSOM	1		3,031	6,062	7,930		7930	24	0.33	10584	8	32	\$1,087,100	\$133,971	\$9,858	\$249	\$10,107	\$16,660	\$0	\$5,000	\$41,625	\$36,625
395 BP	K08-0013	Aragon Art Studio w/2-bed Apartment	1						420	1	0.235	519	0	1	\$311,300	\$5,582	\$411	\$71	\$482	\$882	\$0	\$5,000	\$6,775	\$1,775
400 BP	K08-0081	PRUDENTIAL REALTY	1		39	78		200	200	1	0.33	267	0	1	\$514,500	\$5,582	\$411	\$118	\$529	\$420	\$0	\$5,000	\$6,360	\$1,360
407 BP	K08-0007	Small office building	1		57	114		200	200	1	0.235	247	0	1	\$996,400	\$5,582	\$411	\$229	\$639	\$420	\$0	\$5,000	\$6,470	\$1,470
410 BP	K08-0080	RUGGED BEAR PLAZA	1		1,069	2,138	1,740		1740	5	0.33	2322	2	7	\$2,952,800	\$27,911	\$2,054	\$677	\$2,731	\$3,656	\$0	\$5,000	\$13,440	\$8,440
415 BP	K08-0006	POLICE STATION	1		223	446	400		400	1	0.29	515	0	1	\$718,300	\$5,582	\$411	\$165	\$576	\$840	\$0	\$5,000	\$6,827	\$1,827
416-420 BP	K08-0079	RETAIL/RESTAURANT/OFFICE	1		710	1,420		2444	2444	7	0.32	3262	2	9	\$1,950,200	\$39,075	\$2,875	\$447	\$3,323	\$5,135	\$0	\$5,000	\$16,332	\$11,332
423 BP (421,425,435,437 BP)	K08-0004	SUDBURY CROSSING MALL	1		2,613	5,226	4,200		4200	13	0.29	5410	4	17	\$11,024,500	\$72,568	\$5,340	\$2,529	\$7,869	\$8,824	\$0	\$5,000	\$27,032	\$22,032
424-428 BP (426 BP)	K08-0076	SUDBURY PIZZA	1		321	642	460		460	1	0.33	614	0	1	\$435,300	\$5,582	\$411	\$100	\$511	\$966	\$0	\$5,000	\$6,888	\$1,888
430 BP	K08-0077	COLONIAL AUTO	1		58	116		656	656	2	0.33	876	1	3	\$439,500	\$11,164	\$821	\$101	\$922	\$1,378	\$0	\$5,000	\$6,122	\$3,122
432 BP	K08-0069	GAS STATION - MOBIL	1		118	236	600		600	2	0.33	801	1	3	\$875,000	\$11,164	\$821	\$201	\$1,022	\$1,261	\$0	\$5,000	\$8,104	\$3,104
439 BP (447,457 BP)	K08-0003	RETAIL-SUDBURY FARMS, FRIENDLY'S	1		4,753	9,506	7,706		7706	23	0.29	9926	7	30	\$5,800,000	\$128,389	\$9,447	\$1,330	\$10,778	\$16,189	\$0	\$5,000	\$41,414	\$36,414
440 BP	K08-0067	JEWELRY STORE	1		151	302	315		315	1	0.33	420	0	1	\$444,600	\$5,582	\$411	\$102	\$513	\$662	\$0	\$5,000	\$6,585	\$1,585
442 BP (444 BP)	K08-0058	RETAIL - WESTPORT GAS	1		14	28		300	300	1	0.33	400	0	1	\$235,400	\$5,582	\$411	\$54	\$465	\$630	\$0	\$5,000	\$6,506	\$1,506
450 BP	K08-0066	OFFICE - COMMUNITY	1		175	350	188		188	1	0.32	251	0	1	\$688,500	\$5,582	\$411	\$158	\$569	\$395	\$0	\$5,000	\$6,374	\$1,374
454 BP	K08-0065	MIDDLESEX SAVINGS BANK	1		70	140	570		570	2	0.38	789	1	3	\$2,345,100	\$11,164	\$821	\$538	\$1,359	\$1,197	\$0	\$5,000	\$8,378	\$3,378
465 BP	K08-0002	ABANDONED	1			0			0	0	0.18	330	1	1	\$142,700	\$0	\$0	\$33	\$33	\$0	\$0	\$5,000	\$5,033	\$33
470 BP	K08-0064	SUDBURY GULF (Public Petro)	1		36	72		300	300	1	0.33	400	0	1	\$515,000	\$5,582	\$411	\$118	\$529	\$630	\$0	\$5,000	\$6,570	\$1,570
474 BP	K07-0008	RETAIL - KAPPY'S LIQUORS	1		142	284	420		420	1	0.33	561	0	1	\$1,075,000	\$5,582	\$411	\$247	\$657	\$882	\$0	\$5,000	\$6,950	\$1,950
477 BP (475 BP)	K07-0007	SULLIVAN TIRE COMPANY	1		151	302	500		500	2	0.18	588	0	2	\$996,400	\$11,164	\$821	\$229	\$1,050	\$1,050	\$0	\$5,000	\$7,922	\$2,922
490 BP (29/31 Union)	K07-0018	INDUST. - CHRISWICK PARK & EMERSON BUILDING	1		3,153	6,306	8,441		8441	26	0.38	11689	10	36	\$13,202,000	\$145,136	\$10,679	\$3,028	\$13,708	\$17,733	\$0	\$5,000	\$47,121	\$42,121
505, 507-525 BP	K07-0005, 0006	RETAIL - SUDBURY PLAZA	1		1,855	3,710	8,800		8800	27	0.18	10341	5	32	\$8,897,900	\$150,718	\$11,090	\$2,041	\$13,131	\$18,488	\$0	\$5,000	\$47,709	\$42,709
526-528 BP	K07-0011-0013	RAYTHEON	1		12,848	25,696		30000	30000	91	0.38	50000	61	152	\$29,686,200	\$507,974	\$37,378	\$6,810	\$44,187	\$63,026	\$0	\$5,000	\$149,591	\$144,591
540 BP (550 BP)	K07-0012	SUDBURY FIRE STATION	1		96	192		400	400	1	0.38	554	0	1	\$636,700	\$5,582	\$411	\$146	\$557	\$840	\$0	\$5,000	\$6,808	\$1,808
554 BP	K06-0002	Res/Comm (Farm)	2		320	640		550	550	2	0	550	0	2	\$402,198	\$11,164	\$821	\$71	\$892	\$1,155	\$0	\$5,000	\$7,869	\$2,869
555 BP	K07-0002	Single Family Home	2		84	168		330	330	1	0	330	0	1	\$249,100	\$5,582	\$411	\$44	\$454	\$693	\$0	\$5,000	\$6,558	\$1,558
559 BP	K07-0001	Single Family Home	2		148	296		330	330	1	0	330	0	1	\$240,100	\$5,582	\$411	\$42	\$453	\$693	\$0	\$5,000	\$6,557	\$1,557
566 BP	K07-0014	Single Family Home	2		284	568		330	330	1	0	330	0	1	\$298,500	\$5,582	\$411	\$52	\$463	\$693	\$0	\$5		

Address	Assessor's Number	Use - Business Name	COM#1 RES=2	West End Grinder Pump	Existing Water Use from 2009 to 2011 (gpd)	200% of Existing Water Use (gpd)	BOH Approved Title 5 Design Flows (gpd)	Estimated Design Flows Based on Title 5 Regs (gpd)	Existing Title 5 Design Flow (gpd)	Estimated Betterment Units Based on Existing Flows	Projected Increase	Estimated Build-Out Flow (unit)	Estimated Additional Betterment Units Based on Future Flows	Total Units (Existing & Future)	Assessed Value	Betterment Assessment	Ave. Annual Betterment Cost (20 yr. Loan)	Ave. Annual Tax Increase	Ave. Annual Capital Cost	Ave. Annual O&M	Ave. Grinder Pump Install.	Ave. Sewer Hook-up Cost	Total Est. 1st Year Cost	Est. Annual Total Sewer Cost
656 BP	K06-0063	Funeral Home	1	1	432	864		440	440	1	0.235	543	0	1	\$931,200	\$5,582	\$411	\$214	\$624	\$1,924	\$10,000	\$5,000	\$17,959	\$2,959
662 BP	K06-0002	Animal Hospital	1	1	405	810		640	640	2	0.235	687	0	2	\$656,600	\$11,164	\$821	\$151	\$972	\$2,345	\$10,000	\$5,000	\$19,138	\$4,138
665 BP	K06-0504	Single Family Home	2	1	244	488		440	440	1	0.000	440	0	1	\$415,000	\$5,582	\$411	\$73	\$484	\$1,924	\$10,000	\$5,000	\$17,819	\$2,819
676 BP	K05-0026	American Legion	1	1	96	192		400	400	1	0.235	494	0	1	\$413,300	\$5,582	\$411	\$95	\$506	\$1,840	\$10,000	\$5,000	\$17,757	\$2,757
684 BP	K05-0019	AUTO REPAIR	1	1	117	234		712	712	2	0.24	879	1	3	\$303,900	\$11,164	\$821	\$70	\$891	\$2,496	\$10,000	\$5,000	\$19,209	\$4,209
687 BP	K05-0213	Single Family Home	2	1	69	138		330	330	1	0	330	0	1	\$321,100	\$5,582	\$411	\$56	\$467	\$1,693	\$10,000	\$5,000	\$17,571	\$2,571
693 BP	K05-0212	Single Family Home	2	1	124	248		220	220	1	0	220	0	1	\$272,900	\$5,582	\$411	\$48	\$459	\$1,462	\$10,000	\$5,000	\$17,332	\$2,332
694 BP	K05-0017	RESTAURANT - ACAPULCO'S	1	1	2,305	4,610	4,900	4,900	4,900	15	0.24	6053	3	18	\$805,200	\$83,732	\$6,161	\$185	\$6,346	\$11,294	\$10,000	\$5,000	\$38,801	\$23,801
708 BP	K05-0015	DENTIST	2	1	101	202	820	820	820	2	0.24	1013	1	3	\$340,600	\$11,164	\$821	\$60	\$881	\$2,723	\$10,000	\$5,000	\$19,425	\$4,425
712 BP	K05-0013	SUDBURY RENTAL	1	1	191	382	260	260	260	1	0.24	321	0	1	\$703,000	\$5,582	\$411	\$161	\$572	\$1,546	\$10,000	\$5,000	\$17,529	\$2,529
725 BP	K05-0225	Townhouses	2	1	2,164	4,328		3,520	3,520	11	0.235	4347	3	14	\$2,833,500	\$61,404	\$4,518	\$497	\$5,015	\$8,995	\$10,000	\$5,000	\$32,928	\$17,928
730 BP	K05-0012	RETAIL - WAYSIDE PLAZA	1	1	1,369	2,738	1,724	1,724	1,724	5	0.24	2130	1	6	\$1,938,800	\$27,911	\$2,054	\$445	\$2,498	\$4,622	\$10,000	\$5,000	\$24,174	\$9,174
735 BP	K05-0226	Single Family Home	2	1	200	400		330	330	1	0	330	0	1	\$267,900	\$5,582	\$411	\$47	\$458	\$1,693	\$10,000	\$5,000	\$17,562	\$2,562
736 BP	K05-0011	FRUGAL FLOWERS	1	1	811	1,622	1,412	1,412	1,412	4	0.24	1744	1	5	\$1,172,700	\$22,329	\$1,643	\$269	\$1,912	\$3,966	\$10,000	\$5,000	\$22,521	\$7,521
738 BP	K05-0007	HOTEL - CLARION CARRIAGE	1	1	1,365	2,730	5,500	5,500	5,500	17	0.24	6794	4	21	\$2,085,700	\$94,896	\$6,983	\$478	\$7,461	\$12,555	\$10,000	\$5,000	\$41,999	\$26,999
740 BP	K05-0005	OFFICE - SUDBURY DESIGN	1	1	108	216		513	513	2	0.24	634	0	2	\$795,600	\$11,164	\$821	\$183	\$1,004	\$2,078	\$10,000	\$5,000	\$18,903	\$3,903
761 BP	K05-0031	Center)	1	1	3,252	6,504		7,175	7,175	22	0.235	8861	5	27	\$4,200,000	\$122,807	\$9,036	\$963	\$10,000	\$16,074	\$10,000	\$5,000	\$50,110	\$35,110
BP (Part of 0 BP)	K06-0015, 0016	Greenhouses	1	0	0	0		600	600	2	0.235	741	0	2	\$309,829	\$11,164	\$821	\$71	\$893	\$1,261	\$0	\$5,000	\$7,975	\$2,975
BP (Part of 0 BP)	K06-0017	Single Family Home	2	0	0	0		440	440	1	0	440	0	1	\$937,999	\$5,582	\$411	\$165	\$575	\$924	\$0	\$5,000	\$6,910	\$1,910
CONCORD RD																								
5-15,17,19 C	K08-0035	RETAIL - MACKINNON'S	1		814	1,628	1,418	1,418	1,418	4	0.33	1886	1	5	\$1,157,300	\$22,329	\$1,643	\$265	\$1,908	\$2,979	\$0	\$5,000	\$11,530	\$6,530
8, 10 C	K09-0027	OFFICE-NB TAYLOR	1		197	394		330	330	1	0.33	439	0	1	\$482,400	\$5,582	\$411	\$111	\$521	\$693	\$0	\$5,000	\$6,625	\$1,625
HIGHLAND ST																								
55H	K07-0003	Single Family Home	2		286	592		440	440	1	0	440	0	1	\$583,700	\$5,582	\$411	\$102	\$513	\$924	\$0	\$5,000	\$6,848	\$1,848
57 H	K07-0102	Single Family Home	2		173	346		440	440	1	0	440	0	1	\$874,000	\$5,582	\$411	\$153	\$564	\$924	\$0	\$5,000	\$6,899	\$1,899
59 H	K07-0103	Single Family Home	2		183	386		440	440	1	0	440	0	1	\$695,900	\$5,582	\$411	\$122	\$533	\$924	\$0	\$5,000	\$6,868	\$1,868
KING PHILIP RD																								
68 KP	K08-0033	OFFICE BUILDING/RESIDENTIAL	1		149	298		226	226	1	0.33	301	0	1	\$501,900	\$5,582	\$411	\$115	\$526	\$475	\$0	\$5,000	\$6,411	\$1,411
MAPLE AVE																								
4 M	K08-0025	Single Family Home	2		92	184		220	220	1	0	220	0	1	\$293,500	\$5,582	\$411	\$51	\$462	\$462	\$0	\$5,000	\$6,335	\$1,335
NOBSCOT RD																								
237-239 N	K08-0001	FUEL SVC - INTERSTATE OIL	1		272	544		200	200	1	0.18	235	0	1	\$507,200	\$5,582	\$411	\$116	\$527	\$420	\$0	\$5,000	\$6,358	\$1,358
NOKOMIS RD																								
9 NO	K05-0001	Single Family Home	2	1	31	62		330	330	1	0	330	0	1	\$463,300	\$5,582	\$411	\$81	\$492	\$1,693	\$10,000	\$5,000	\$17,596	\$2,596
14 NO	K05-0032	Single Family Home	2	1	78	156		330	330	1	0	330	0	1	\$528,500	\$5,582	\$411	\$93	\$503	\$1,693	\$10,000	\$5,000	\$17,607	\$2,607
RAYMOND RD																								
250 R	K08-0012	Single Family Home	2		209	418		440	440	1	0	440	0	1	\$428,700	\$5,582	\$411	\$75	\$486	\$924	\$0	\$5,000	\$6,821	\$1,821
STATION RD																								
34-36 ST	K08-0030	Commercial / Residential	1		292	584		544	544	2	0.32	718	1	3	\$453,400	\$11,164	\$821	\$104	\$925	\$1,143	\$0	\$5,000	\$7,890	\$2,890
38-40 ST	K08-0040	Auto Repair Shop	1		111	222		417	417	1	0.32	550	0	1	\$446,000	\$5,582	\$411	\$102	\$513	\$876	\$0	\$5,000	\$6,800	\$1,800
STONE RD																								
8 S	K08-0003	Child Care Center	1	1	281	562		220	220	1	0	220	0	1	\$349,600	\$5,582	\$411	\$80	\$491	\$1,462	\$10,000	\$5,000	\$17,364	\$2,364
UNION AVENUE																								
1 U	K08-0070	OFFICE - DESIGNWISE	1		319	638	700	700	700	2	0.33	934	1	3	\$475,100	\$11,164	\$821	\$109	\$930	\$1,471	\$0	\$5,000	\$8,223	\$3,223
15 U	K08-0071	SUDBURY COFFEE, PRINTER	1		374	748	360	360	360	1	0.33	480	0	1	\$548,200	\$5,582	\$411	\$126	\$536	\$756	\$0	\$5,000	\$6,704	\$1,704
18 U	K08-0076	POST OFFICE	1		281	562	630	630	630	2	0.33	841	1	3	\$465,200	\$11,164	\$821	\$107	\$928	\$1,324	\$0	\$5,000	\$8,073	\$3,073
21 U	K08-0090	OFFICE - MCNEIL VET.	1		202	404	255	255	255	1	0.38	353	0	1	\$458,600	\$5,582	\$411	\$105	\$516	\$536	\$0	\$5,000	\$6,462	\$1,462
22 U	K08-0075	OFFICE - FLEET	1		126	252		746	746	2	0.33	996	1	3	\$1,274,000	\$11,164	\$821	\$292	\$1,114	\$1,567	\$0	\$5,000	\$8,502	\$3,502
23 U	K08-0073-0091	BAYBANK ATM VACANT	1					200	200	1	0.33	267	0	1	\$268,900	\$5,582	\$411	\$62	\$472	\$420	\$0	\$5,000	\$6,303	\$1,303
25U	K08-0060	WAREHOUSE-NE DOOR	1		30	60		1,540	1,540	5	0.38	2133	2	7	\$1,941,800	\$27,911	\$2,054	\$445	\$2,499	\$3,235	\$0	\$5,000	\$12,788	\$7,788
27U	K08-0056	SAXONVILLE LUMBER	1		18	36	740	740	740	2	0.38	1025	1	3	\$1,107,200	\$11,164	\$821	\$254	\$1,075	\$1,555	\$0	\$5,000	\$8,452	\$3,452
28 U	K08-0074	SUDBURY LUMBER	1		76	152		1,004	1,004	3	0.58	1586	2	5	\$1,361,200	\$16,746	\$1,232	\$312	\$1,544	\$2,109	\$0	\$5,000	\$9,886	\$4,886
33 U	K07-0017	WAREHOUSE-CHISWICK	1		1,008	2,016	2,400	2,400	2,400	7	0.38	3324	3	10	\$6,171,600	\$39,075	\$2,875	\$1,416	\$4,291	\$5,042	\$0	\$5,000	\$17,208	\$12,208
39 U	K08-0053	BOSEKY LTD/CARPET CARSEL	1		70	140		593	593	2	0.32	780	1	3	\$895,700	\$11,164	\$821	\$205	\$1,027	\$1,246	\$0	\$5,000	\$8,094	\$3,094
44-46 U	K08-0041	PRELCURT CHARLES	1		1,659	3,318		200	200	1	0.32	263	0	1	\$445,300	\$5,582	\$411	\$102	\$513	\$420	\$0	\$5,000	\$6,344	\$1,344
50 U	K08-0042	JOHNSTON PAVING	1		70	140		200	200	1	0.32	263	0	1	\$313,400	\$5,582	\$411	\$72	\$483	\$420	\$0	\$5,000	\$6,314	\$1,314
55-57 U	K08-0052	SANTANGELO LANDSCAPING	1		192	384		861	861	3	0.32	1133	1	4	\$738,200	\$16,746	\$1,232	\$169	\$1,402	\$1,809	\$0	\$5,000	\$9,443	\$4,443
56 U	K08-0044	GRANCO REALTY TRUST	1		351	702		609	609	2	0.32	801	1	3	\$726,300	\$11,164	\$821	\$167	\$988	\$1,279	\$0	\$5,000	\$8,089	\$3,089
60 U	K08-0045	GRANCO REALTY TRUST	1		162	324		900	900	3	0.32	1184	1	4	\$789,400	\$16,746	\$1,232	\$181	\$1,413	\$1,891	\$0	\$5,000	\$9,536	\$4,536
64 U	K08-0046	MACOT REALTY TRUST	1		73	146		1,200	1,200	4	0.32	1579	1	5	\$1,158,900	\$22,329	\$1,643	\$266	\$1,909	\$2,521	\$0	\$5,000	\$11,073	\$6,073
65 U	K08-0051	METHODS, INC.	1		437	874		1,668	1,668	5	0.32	2195	2	7	\$1,313,200	\$27,911	\$2,054	\$301	\$2,355	\$3,504	\$0	\$5,000	\$12,913	\$7,913
71 U	K08-0087	METHODS, INC.	1		334	668		4,206	4,206	13	0.32	5535	4	17	\$9,216,700	\$72,568	\$5,340	\$738	\$6,078	\$8,836	\$0	\$5,000	\$25,253	\$20,253
75-83 U	K08-0050	EDWARD TUCKER	1		658	1,316		1,380	1,380	4	0.32	1816	1	5	\$1,385,000	\$22,329	\$1,643	\$318	\$1,961	\$2,899	\$0	\$5,000	\$11,503	\$6,503
80 U	K08-0047	SCHOFFIELD/Union & Palmer	1		1,030	2,060	180	180	180	1	0.32	237	0	1	\$945,000	\$5,582	\$411	\$217	\$628	\$378	\$0	\$5,000	\$6,416	\$1,416
UPLOOK DR																								
6 UP	K05-0211	Single Family Home	2	1	701	1,878		330	330	1	0	330	0	1	\$279,600	\$5,582	\$411	\$49	\$460	\$1,693	\$			

FINANCE SCENARIO

% TAXES 50%
 % BETTERMENTS 50%
 EST. CONSTRUCTION COST \$14,000,000
 EST. ANNUAL O&M COST \$430,700
 TOTAL EST. DAILY WASTEWATER FLOW 205010 GPD
 EST. GRINDER PUMP INSTALL COST \$10,000
 EST. GRINDER PUMP O&M COST \$1,000
 EST. SEWER HOOK-UP COST \$5,000

BETTERMENT LOAN INTEREST RATE 4%
 BETTERMENT LOAN TERM (YRS) 20
 CONSTRUCTION BOND INTEREST RATE 3%
 CONSTRUCTION BOND TERM (YRS) 20
 TOTAL BETTERMENT UNITS 627
 MUNICIPAL BOND TERMS 20 YR. 3%
 TAX IMPACT (RESIDENTIAL)/\$100,000 \$11.73
 TAX IMPACT (COMMERCIAL)/\$100,000 \$15.34

Address	Assessor's Number	Use - Business Name	COM=1 RES=2	West End Grinder Pump	Existing Water Use from 2009 to 2011 (gpd)	200% of Existing Water Use (gpd)	BOH Approved Title 5 Design Flows [gpd]	Estimated Design Flows Based on Title 5 Reps [gpd]	Existing Title 5 Design Flow [gpd]	Estimated Betterment Units Based on Existing Flows	Projected Increase ¹	Estimated Build-Out Flow [unit]	Estimated Additional Betterment Units Based on Future Flows	Total Units (Existing & Future)	Assessed Value	Betterment Assessment	Ave. Annual Betterment Cost (20 yr. Loan)	Ave. Annual Tax Increase	Ave. Annual Capital Cost	Ave. Annual O&M	Ave. Grinder Pump Install.	Ave. Sewer Hook-up Cost	Total Est. 1st Year Cost	Est. Annual Total Sewer Cost
BOSTON POST RD																								
316 BP	K09-0405	AUTO REPAIR - ALGE ALEXANDER (2 BAYS)	1		34	68		200	200	1	0.33	266	0	1	\$330,700	\$11,164	\$821	\$51	\$872	\$420	\$0	\$5,000	\$7,114	\$2,114
320-324 BP	K09-0401	BEARLY READ BOOKS/HAIR SALON	1		29	58	400		400	1	0.33	532	0	1	\$540,300	\$11,164	\$821	\$83	\$904	\$840	\$0	\$5,000	\$7,566	\$2,566
321-325 BP	K09-0059	OFFICE - MILL BROOK II (6 UNITS)	1		804	1,608	5,250		5250	16	0.33	6983	5	21	\$1,471,900	\$178,628	\$13,144	\$226	\$13,370	\$11,030	\$0	\$5,000	\$42,543	\$37,543
327-329 BP	K09-0057	OFFICE - MILL BROOK I	1		540	1,080	765		765	2	0.33	1017	1	3	\$2,314,900	\$22,329	\$1,643	\$355	\$1,998	\$1,607	\$0	\$5,000	\$10,248	\$5,248
330 BP (61 KP)	K09-0049	HUNT HOUSE BED	1			0		880	880	3	0.33	1170	1	4	\$623,200	\$33,493	\$2,464	\$96	\$2,560	\$1,849	\$0	\$5,000	\$11,873	\$6,873
333 BP	K09-0056	OMEGA MORTGAGE	1		46	92	200		200	1	0.33	266	0	1	\$405,700	\$11,164	\$821	\$62	\$884	\$420	\$0	\$5,000	\$7,125	\$2,125
335 (337) BP	K09-0055	CLOUD 9 TOYS	1		14	28		200	200	1	0.33	266	0	1	\$458,300	\$11,164	\$821	\$70	\$892	\$420	\$0	\$5,000	\$7,133	\$2,133
339 BP	K09-0054	COUNTRY LIVING PLACE (RKK REALTY/NAIL SALON)	1		290	580		527	527	2	0.33	701	1	3	\$926,300	\$22,329	\$1,643	\$142	\$1,785	\$1,107	\$0	\$5,000	\$9,535	\$4,535
344 BP	K09-0032	OFFICE - (QUILTED OR NOT, OR RES.?)	1		319	638	576		576	2	0.33	766	1	3	\$710,200	\$22,329	\$1,643	\$109	\$1,752	\$1,210	\$0	\$5,000	\$9,605	\$4,605
345 BP	K09-0053	OFFICE - SUDBURY PLACE	1		275	550	892		892	3	0.33	1186	1	4	\$1,624,200	\$33,493	\$2,464	\$249	\$2,714	\$1,874	\$0	\$5,000	\$12,052	\$7,052
346 BP	K09-0031	OFFICE, CLINICAL COMMUN. (RES?)	1		174	348		550	550	2	0.33	732	1	3	\$447,200	\$22,329	\$1,643	\$69	\$1,712	\$1,155	\$0	\$5,000	\$9,510	\$4,510
348 BP	K09-0030	ABRAHAM WOOD PLACE (CLAPPERS HOME & HEALTH - ORGANIC MATTRESS)	1		205	410	410		410	1	0.33	545	0	1	\$1,518,600	\$11,164	\$821	\$233	\$1,054	\$861	\$0	\$5,000	\$7,737	\$2,737
351 BP	K09-0052	VERIZON	1		640	1,280		365	365	1	0.33	485	0	1	\$671,700	\$11,164	\$821	\$103	\$925	\$767	\$0	\$5,000	\$7,513	\$2,513
353 BP	K09-0051	MEMORY GARDEN (NEW NAME?)	1		79	158		200	200	1	0.33	266	0	1	\$452,000	\$11,164	\$821	\$69	\$891	\$420	\$0	\$5,000	\$7,132	\$2,132
354-356 BP	K09-0029	OFFICE SUDBURY MUSIC/APARTMENT	1		87	174		420	420	1	0.33	559	0	1	\$324,700	\$11,164	\$821	\$50	\$871	\$882	\$0	\$5,000	\$7,575	\$2,575
357 BP	K09-0050	RETAIL - MAGGIE FLOOD	1		13	26		200	200	1	0.33	266	0	1	\$421,900	\$11,164	\$821	\$65	\$886	\$420	\$0	\$5,000	\$7,128	\$2,128
361-389 BP	K08-0026,0029	MILL VILLAGE (several systems)	1		4,762	9,524	2,025		2025	6	0.33	2693	2	8	\$5,406,000	\$66,986	\$4,929	\$829	\$5,758	\$4,254	\$0	\$5,000	\$19,941	\$14,941
370 BP	K08-0036	SUDBURY PROFESSIONAL BUILDING	1		371	742		517	517	2	0.33	688	1	3	\$773,700	\$22,329	\$1,643	\$119	\$1,762	\$1,086	\$0	\$5,000	\$9,491	\$4,491
378 BP	K08-0037	DUNKIN DONUTS	1		1,163	2,326	910		910	3	0.33	1210	1	4	\$908,300	\$33,493	\$2,464	\$139	\$2,604	\$1,912	\$0	\$5,000	\$11,980	\$6,980
394 BP	K08-0082	LOTUS BLOSSOM	1		3,031	6,062	7,930		7930	24	0.33	10584	8	32	\$1,087,100	\$267,943	\$19,716	\$167	\$19,882	\$16,660	\$0	\$5,000	\$61,258	\$56,258
395 BP	K08-0013	Aragon Art Studio w/2-bed Apartment	1					420	420	1	0.235	519	0	1	\$311,300	\$11,164	\$821	\$48	\$869	\$882	\$0	\$5,000	\$7,573	\$2,573
400 BP	K08-0061	PRUDENTIAL REALTY	1		39	78		200	200	1	0.33	267	0	1	\$514,500	\$11,164	\$821	\$79	\$900	\$420	\$0	\$5,000	\$7,142	\$2,142
407 BP	K08-0007	Small office building	1		57	114		200	200	1	0.235	247	0	1	\$996,400	\$11,164	\$821	\$153	\$974	\$420	\$0	\$5,000	\$7,216	\$2,216
410 BP	K08-0080	RUGGED BEAR PLAZA	1		1,069	2,138	1,740		1740	5	0.33	2322	2	7	\$2,952,800	\$55,821	\$4,107	\$453	\$4,560	\$3,656	\$0	\$5,000	\$17,323	\$12,323
415 BP	K08-0066	POLICE STATION	1		223	446	400		400	1	0.29	515	0	1	\$718,300	\$11,164	\$821	\$110	\$932	\$840	\$0	\$5,000	\$7,593	\$2,593
416-420 BP	K08-0079	RETAIL/RESTAURANT/OFFICE	1		710	1,420		2444	2444	7	0.32	3262	2	9	\$1,950,200	\$78,150	\$5,750	\$299	\$6,049	\$5,135	\$0	\$5,000	\$21,934	\$16,934
423 BP (421,425,435,437 BP)	K08-0004	SUDBURY CROSSING MALL	1		2,613	5,226	4,200		4200	13	0.29	5410	4	17	\$11,024,500	\$145,136	\$10,679	\$1,691	\$12,370	\$8,824	\$0	\$5,000	\$36,873	\$31,873
424-428 BP (426 BP)	K08-0078	SUDBURY PIZZA	1		321	642	460		460	1	0.33	614	0	1	\$435,300	\$11,164	\$821	\$67	\$888	\$966	\$0	\$5,000	\$7,676	\$2,676
430 BP	K08-0077	COLONIAL AUTO	1		58	116		656	656	2	0.33	876	1	3	\$439,500	\$22,329	\$1,643	\$67	\$1,710	\$1,378	\$0	\$5,000	\$9,732	\$4,732
432 BP	K08-0069	GAS STATION - MOBIL	1		118	236		600	600	2	0.33	801	1	3	\$875,000	\$22,329	\$1,643	\$134	\$1,777	\$1,261	\$0	\$5,000	\$9,681	\$4,681
439 BP (447,457 BP)	K08-0003	RETAIL-SUDBURY FARMS, FRIENDLYS	1		4,753	9,506	7,706		7706	23	0.29	9926	7	30	\$5,800,000	\$256,778	\$18,894	\$890	\$19,784	\$16,189	\$0	\$5,000	\$59,867	\$54,867
440 BP	K08-0067	JEWELRY STORE	1		151	302	315		315	1	0.33	420	0	1	\$444,600	\$11,164	\$821	\$68	\$890	\$662	\$0	\$5,000	\$7,373	\$2,373
442 BP (444 BP)	K08-0058	RETAIL - WESTPORT GAS	1		14	28		300	300	1	0.33	400	0	1	\$235,400	\$11,164	\$821	\$36	\$858	\$630	\$0	\$5,000	\$7,309	\$2,309
450 BP	K08-0068	OFFICE - COMMUNITY	1		175	350	188		188	1	0.32	251	0	1	\$688,500	\$11,164	\$821	\$106	\$927	\$395	\$0	\$5,000	\$7,144	\$2,144
454 BP	K08-0065	MIDDLESEX SAVINGS BANK	1		70	140	570		570	2	0.38	789	1	3	\$2,345,100	\$22,329	\$1,643	\$360	\$2,003	\$1,197	\$0	\$5,000	\$9,843	\$4,843
465 BP	K08-0002	ABANDONED	1			0			0	0	0.18	330	1	1	\$142,700	\$0	\$0	\$22	\$22	\$0	\$0	\$5,000	\$5,022	\$22
470 BP	K08-0064	SUDBURY GULF (Public Petro)	1		36	72		300	300	1	0.33	400	0	1	\$515,000	\$11,164	\$821	\$79	\$900	\$630	\$0	\$5,000	\$7,352	\$2,352
474 BP	K07-0008	RETAIL - KAPPY'S LIQUORS	1		142	284	420		420	1	0.33	561	0	1	\$1,075,000	\$11,164	\$821	\$165	\$986	\$882	\$0	\$5,000	\$7,690	\$2,690
477 BP (475 BP)	K07-0007	SULLIVAN TIRE COMPANY	1		151	302	500		500	2	0.18	588	0	2	\$996,400	\$22,329	\$1,643	\$153	\$1,796	\$1,050	\$0	\$5,000	\$9,489	\$4,489
490 BP (29/31 Union)	K07-0018	INDUST. - CHRISWICK PARK & EMERSON MILL DING	1		3,153	6,306	8,441		8441	26	0.38	11689	10	36	\$13,202,000	\$290,271	\$21,359	\$2,025	\$23,383	\$17,733	\$0	\$5,000	\$67,475	\$62,475
505, 507-525 BP	K07-0005, 0006	RETAIL - SUDBURY PLAZA	1		1,855	3,710	8,800		8800	27	0.18	10341	5	32	\$8,897,900	\$301,435	\$22,180	\$1,365	\$23,545	\$18,488	\$0	\$5,000	\$69,213	\$64,213
526-528 BP	K07-0011-0013	RAYTHEON	1		12,848	25,696		30000	30000	91	0.38	50000	61	152	\$29,686,200	\$1,015,949	\$74,755	\$4,553	\$79,308	\$63,026	\$0	\$5,000	\$222,090	\$217,090
540 BP (550 BP)	K07-0012	SUDBURY FIRE STATION	1		96	192		400	400	1	0.38	554	0	1	\$636,700	\$11,164	\$821	\$98	\$919	\$840	\$0	\$5,000	\$7,581	\$2,581
554 BP	K06-0602	Res/Comm (Farm)	2		320	640		550	550	2	0	550	0	2	\$402,198	\$22,329	\$1,643	\$47	\$1,690	\$1,155	\$0	\$5,000	\$9,489	\$4,489
555 BP	K07-0002	Single Family Home	2		84	168		330	330	1	0	330	0	1	\$249,100	\$11,164	\$821	\$29	\$851	\$693	\$0	\$5,000	\$7,365	\$2,365
559 BP	K07-0001	Single Family Home	2		148	296		330	330	1	0	330	0	1	\$240,100	\$11,164	\$821	\$28	\$850	\$693	\$0	\$5,000	\$7,364	\$2,364
566 BP	K07-0014	Single Family Home	2		284	568		330	330	1	0	330	0	1	\$298,500	\$11,164	\$							

Address	Assessor's Number	Use - Business Name	COM=1 RES=2	West End Grinder Pump	Existing Water Use from 2009 to 2011 (gpd)	200% of Existing Water Use (gpd)	BDH Approved Title 5 Design Flows (gpd)	Estimated Design Flows Based on Title 5 Regs (gpd)	Existing Title 5 Design Flow (gpd)	Estimated Betterment Units Based on Existing Flows	Projected Increase ¹	Estimated Build-Out Flow (unit)	Estimated Additional Betterment Units Based on Future Flows	Total Units (Existing & Future)	Assessed Value	Betterment Assessment	Ave. Annual Betterment Cost (20 yr. Loan)	Ave. Annual Tax Increase	Ave. Annual Capital Cost	Ave. Annual O&M	Ave. Grinder Pump Install.	Ave. Sewer Hook-up Cost	Total Est. 1st Year Cost	Est. Annual Total Sewer Cost	
656 BP	K06-0003	Funeral Home	1	1	432	864		440	440	1	0.235	543	0	1	\$931,200	\$11,164	\$821	\$143	\$964	\$1,924	\$10,000	\$5,000	\$18,710	\$3,710	
662 BP	K06-0002	Animal Hospital	1	1	405	810		640	640	2	0.235	687	0	2	\$656,600	\$22,329	\$1,643	\$101	\$1,744	\$2,345	\$10,000	\$5,000	\$20,791	\$5,791	
665 BP	K06-0504	Single Family Home	2	1	244	488		440	440	1	0.000	440	0	1	\$415,000	\$11,164	\$821	\$49	\$870	\$1,924	\$10,000	\$5,000	\$18,616	\$3,616	
676 BP	K05-0026	American Legion	1	1	96	192		400	400	1	0.235	494	0	1	\$413,300	\$11,164	\$821	\$63	\$885	\$1,840	\$10,000	\$5,000	\$18,547	\$3,547	
684 BP	K05-0019	AUTO REPAIR	1	1	117	234		712	712	2	0.24	879	1	3	\$303,900	\$22,329	\$1,643	\$47	\$1,690	\$2,496	\$10,000	\$5,000	\$20,828	\$5,828	
687 BP	K05-0213	Single Family Home	2	1	69	138		330	330	1	0	330	0	1	\$321,100	\$11,164	\$821	\$38	\$859	\$1,693	\$10,000	\$5,000	\$18,374	\$3,374	
693 BP	K05-0212	Single Family Home	2	1	124	248		220	220	1	0	220	0	1	\$272,900	\$11,164	\$821	\$32	\$853	\$1,462	\$10,000	\$5,000	\$18,137	\$3,137	
694 BP	K05-0017	RESTAURANT - ACAPULCO'S	1	1	2,305	4,610	4,900		4900	15	0.24	6053	3	18	\$805,200	\$167,464	\$12,322	\$123	\$12,446	\$11,294	\$10,000	\$5,000	\$51,062	\$36,062	
708 BP	K05-0015	DENTIST	2	1	101	202	820		820	2	0.24	1013	1	3	\$340,600	\$22,329	\$1,643	\$40	\$1,683	\$2,723	\$10,000	\$5,000	\$21,049	\$6,049	
712 BP	K05-0013	SUDBURY RENTAL	1	1	191	382	260		260	1	0.24	321	0	1	\$703,000	\$11,164	\$821	\$108	\$929	\$1,546	\$10,000	\$5,000	\$18,297	\$3,297	
725 BP	K05-0225	Townhouses	2	1	2,164	4,328	3,520		3520	11	0.235	4347	3	14	\$2,833,500	\$122,807	\$9,036	\$332	\$9,369	\$8,395	\$10,000	\$5,000	\$41,800	\$26,800	
730 BP	K05-0012	RETAIL - WAYSIDE PLAZA	1	1	1,369	2,738	1,724		1724	5	0.24	2130	1	6	\$1,938,800	\$55,821	\$4,107	\$297	\$4,405	\$4,622	\$10,000	\$5,000	\$28,134	\$13,134	
735 BP	K05-0226	Single Family Home	2	1	200	400		330	330	1	0	330	0	1	\$267,900	\$11,164	\$821	\$31	\$853	\$1,693	\$10,000	\$5,000	\$18,368	\$3,368	
736 BP	K05-0011	FRUGAL FLOWERS	1	1	811	1,622	1,412		1412	4	0.24	1744	1	5	\$1,172,700	\$44,657	\$3,286	\$180	\$3,466	\$3,966	\$10,000	\$5,000	\$25,718	\$10,718	
738 BP	K05-0007	HOTEL - CLARION CARRIAGE	1	1	1,365	2,730	5,500		5500	17	0.24	6794	4	21	\$2,085,700	\$189,793	\$13,965	\$320	\$14,285	\$12,555	\$10,000	\$5,000	\$55,805	\$40,805	
740 BP	K05-0005	OFFICE - SUDBURY DESIGN	1	1	108	216		513	513	2	0.24	634	0	2	\$795,600	\$22,329	\$1,643	\$122	\$1,765	\$2,078	\$10,000	\$5,000	\$20,486	\$5,486	
761 BP	K05-0031	Center)	1	1	3,252	6,504		7,175	7,175	22	0.235	8861	5	27	\$4,200,000	\$245,619	\$18,073	\$644	\$18,717	\$16,074	\$10,000	\$5,000	\$67,863	\$52,863	
BP (Part of 0 BP)	K06-0015, 0016	Greenhouses	1	0		0		600	600	2	0.235	741	0	2	\$309,829	\$22,329	\$1,643	\$48	\$1,690	\$1,261	\$0	\$5,000	\$9,594	\$4,594	
BP (Part of 0 BP)	K06-0017	Single Family Home	2	0		0		440	440	1	0	440	0	1	\$937,999	\$11,164	\$821	\$110	\$931	\$924	\$0	\$5,000	\$7,677	\$2,677	
CONCORD RD																									
5-15,17,19 C	K08-0035	RETAIL - MACKINNONS	1		814	1,628	1,418		1418	4	0.33	1886	1	5	\$1,157,300	\$44,657	\$3,286	\$177	\$3,463	\$2,979	\$0	\$5,000	\$14,728	\$9,728	
8, 10 C	K09-0027	OFFICE-NB TAYLOR	1		197	394		330	330	1	0.33	439	0	1	\$482,400	\$11,164	\$821	\$74	\$895	\$693	\$0	\$5,000	\$7,410	\$2,410	
HIGHLAND ST																									
55H	K07-0005	Single Family Home	2		298	592		440	440	1	0	440	0	1	\$583,700	\$11,164	\$821	\$68	\$890	\$924	\$0	\$5,000	\$7,636	\$2,636	
57 H	K07-0102	Single Family Home	2		173	346		440	440	1	0	440	0	1	\$874,000	\$11,164	\$821	\$102	\$924	\$924	\$0	\$5,000	\$7,670	\$2,670	
59 H	K07-0103	Single Family Home	2		193	386		440	440	1	0	440	0	1	\$695,900	\$11,164	\$821	\$82	\$903	\$924	\$0	\$5,000	\$7,649	\$2,649	
KING PHILIP RD																									
68 KP	K09-0033	OFFICE BUILDING/RESIDENTIAL	1		149	298		226	226	1	0.33	301	0	1	\$501,900	\$11,164	\$821	\$77	\$898	\$475	\$0	\$5,000	\$7,195	\$2,195	
MAPLE AVE																									
4 M	K08-0025	Single Family Home	2		92	184		220	220	1	0	220	0	1	\$293,500	\$11,164	\$821	\$34	\$856	\$462	\$0	\$5,000	\$7,140	\$2,140	
NOBSCOT RD																									
237-239 N	K08-0001	FUEL SVC - INTERSTATE OIL	1		272	544		200	200	1	0.18	235	0	1	\$507,200	\$11,164	\$821	\$78	\$899	\$420	\$0	\$5,000	\$7,141	\$2,141	
NOKOMIS RD																									
9 NO	K05-0001	Single Family Home	2	1	31	62		330	330	1	0	330	0	1	\$463,300	\$11,164	\$821	\$54	\$876	\$1,693	\$10,000	\$5,000	\$18,391	\$3,391	
14 NO	K05-0032	Single Family Home	2	1	78	156		330	330	1	0	330	0	1	\$528,500	\$11,164	\$821	\$62	\$883	\$1,693	\$10,000	\$5,000	\$18,398	\$3,398	
RAYMOND RD																									
250 R	K08-0012	Single Family Home	2		209	418		440	440	1	0	440	0	1	\$428,700	\$11,164	\$821	\$50	\$872	\$924	\$0	\$5,000	\$7,618	\$2,618	
STATION RD																									
34-38 ST	K08-0039	Commercial / Residential	1		292	584		544	544	2	0.32	718	1	3	\$453,400	\$22,329	\$1,643	\$70	\$1,713	\$1,143	\$0	\$5,000	\$9,498	\$4,498	
38-40 ST	K08-0040	Auto Repair Shop	1		111	222		417	417	1	0.32	550	0	1	\$446,000	\$11,164	\$821	\$68	\$890	\$876	\$0	\$5,000	\$7,587	\$2,587	
STONE RD																									
8 S	K06-0303	Child Care Center	1	1	281	562		220	220	1	0	220	0	1	\$349,600	\$11,164	\$821	\$54	\$875	\$1,462	\$10,000	\$5,000	\$18,159	\$3,159	
UNION AVENUE																									
1 U	K08-0070	OFFICE - DESIGNWISE	1		319	638	700		700	2	0.33	934	1	3	\$475,100	\$22,329	\$1,643	\$73	\$1,716	\$1,471	\$0	\$5,000	\$9,829	\$4,829	
15 U	K08-0071	SUDBURY COFFEE, PRINTER	1		374	748	360		360	1	0.33	480	0	1	\$548,200	\$11,164	\$821	\$84	\$906	\$756	\$0	\$5,000	\$7,483	\$2,483	
18 U	K08-0076	POST OFFICE	1		281	562	630		630	2	0.33	841	1	3	\$465,200	\$22,329	\$1,643	\$71	\$1,714	\$1,324	\$0	\$5,000	\$9,681	\$4,681	
21 U	K08-0090	OFFICE - MCNEIL VET.	1		202	404	255		255	1	0.38	353	0	1	\$458,600	\$11,164	\$821	\$70	\$892	\$536	\$0	\$5,000	\$7,249	\$2,249	
22 U	K08-0075	OFFICE - FLEET	1		126	252	746		746	2	0.33	996	1	3	\$1,274,000	\$22,329	\$1,643	\$195	\$1,838	\$1,567	\$0	\$5,000	\$10,049	\$5,049	
23 U	K08-0073-0091	BAYBANK ATM VACANT	1				200		200	1	0.33	267	0	1	\$268,900	\$11,164	\$821	\$41	\$863	\$420	\$0	\$5,000	\$7,104	\$2,104	
25U	K08-0060	WAREHOUSE-NE DOOR	1		30	60	1,540		1540	5	0.38	2133	2	7	\$1,941,800	\$55,821	\$4,107	\$298	\$4,405	\$9,235	\$0	\$5,000	\$16,748	\$11,748	
27U	K08-0056	SAXONVILLE LUMBER	1		18	36	740		740	2	0.38	1025	1	3	\$1,107,200	\$22,329	\$1,643	\$170	\$1,813	\$1,555	\$0	\$5,000	\$10,010	\$5,010	
28 U	K08-0074	SUDBURY LUMBER	1		76	152	1,004		1004	3	0.58	1586	2	5	\$1,361,200	\$33,493	\$2,464	\$209	\$2,673	\$2,109	\$0	\$5,000	\$12,247	\$7,247	
33 U	K07-0017	WAREHOUSE-CHISWICK	1		1,008	2,016	2,400		2400	7	0.38	3324	3	10	\$6,171,600	\$78,150	\$5,750	\$946	\$6,697	\$5,042	\$0	\$5,000	\$22,489	\$17,489	
39 U	K08-0053	BOSEKY LTD/CARPET CARSEL.	1		70	140	593		593	2	0.32	780	1	3	\$895,700	\$22,329	\$1,643	\$137	\$1,780	\$1,246	\$0	\$5,000	\$9,669	\$4,669	
44-46 U	K08-0041	PRECOURT CHARLES	1		1,659	3,318	200		200	1	0.32	263	0	1	\$445,300	\$11,164	\$821	\$68	\$890	\$420	\$0	\$5,000	\$7,131	\$2,131	
50 U	K08-0042	JOHNSTON PAVING	1		70	140	200		200	1	0.32	263	0	1	\$313,400	\$11,164	\$821	\$48	\$870	\$420	\$0	\$5,000	\$7,111	\$2,111	
55-57 U	K08-0052	SANTANGELO LANDSCAPING	1		192	384	861		861	3	0.32	1133	1	4	\$798,200	\$33,493	\$2,464	\$113	\$2,578	\$1,809	\$0	\$5,000	\$11,851	\$6,851	
56 U	K08-0044	GRANCO REALTY TRUST	1		351	702	609		609	2	0.32	801	1	3	\$726,300	\$22,329	\$1,643	\$111	\$1,754	\$1,279	\$0	\$5,000	\$9,677	\$4,677	
60 U	K08-0045	GRANCO REALTY TRUST	1		162	324	900		900	3	0.32	1184	1	4	\$789,400	\$33,493	\$2,464	\$121	\$2,586	\$1,891	\$0	\$5,000	\$11,941	\$6,941	
64 U	K08-0046	MACOT REALTY TRUST	1		73	146	1,200		1200	4	0.32	1579	1	5	\$1,158,900	\$44,657	\$3,286	\$178	\$3,464	\$2,521	\$0	\$5,000	\$14,271	\$9,271	
65 U	K08-0051	METHODS, INC.	1		437	874	1,668		1668	5	0.32	2195	2	7	\$1,313,200	\$55,821	\$4,107	\$201	\$4,309	\$3,504	\$0	\$5,000	\$16,921	\$11,921	
71 U	K08-0087	METHODS, INC.	1		334	668	4,206		4206	13	0.32	5535	4	17	\$3,216,700	\$145,136	\$10,679	\$493	\$11,173	\$8,836	\$0	\$5,000	\$35,688	\$30,688	
75-83 U	K08-0050	EDWARD TUCKER	1		658	1,316	1,380		1380	4	0.32	1816	1	5	\$1,385,000	\$44,657	\$3,286	\$212	\$3,498	\$2,899	\$0	\$5,000	\$14,684	\$9,684	
80 U	K08-0047	SCHOFIELD/Union & Palmer	1		1,030	2,060	180		180	1	0.32	237	0	1	\$945,000	\$11,164	\$821	\$145	\$966	\$378	\$0	\$5,000	\$7,166	\$2,166	
UP																									

FINANCE SCENARIO

% TAXES	25%	BETTERMENT LOAN INTEREST RATE	4%
% BETTERMENTS	75%	BETTERMENT LOAN TERM (YRS)	20
EST. CONSTRUCTION COST	\$14,000,000	CONSTRUCTION BOND INTEREST RATE	3%
EST. ANNUAL O&M COST	\$430,700	CONSTRUCTION BOND TERM (YRS)	20
TOTAL EST. DAILY WASTEWATER FLOW	205010 GPD	TOTAL BETTERMENT UNITS	627
EST. GRINDER PUMP INSTALL COST	\$10,000	MUNICIPAL BOND TERMS	20 YR. 3%
EST. GRINDER PUMP O&M COST	\$1,000	TAX IMPACT (RESIDENTIAL)/\$100,000	\$5.91
EST. SEWER HOOK-UP COST	\$5,000	TAX IMPACT (COMMERCIAL)/\$100,000	\$7.73

Address	Assessor's Number	Use - Business Name	COM=1 RES=2	West End Grinder Pump	Existing Water Use from 2009 to 2011 (gpd)	200% of Existing Water Use (gpd)	BOH Approved Title 5 Design Flows (gpd)	Estimated Design Flows Based on Title 5 Regs (gpd)	Existing Title 5 Design Flow (gpd)	Estimated Betterment Units Based on Existing Flows	Projected Increase	Estimated Build-Out Flow (unit)	Estimated Additional Betterment Units Based on Future Flows	Total Units (Existing & Future)	Assessed Value	Betterment Assessment	Ave. Annual Betterment Cost (20 yr. Loan)	Ave. Annual Tax Increase	Ave. Annual Capital Cost	Ave. Annual O&M	Ave. Grinder Pump Install.	Ave. Sewer Hook-up Cost	Total Est. 1st Year Cost	Est. Annual Total Sewer Cost
BOSTON POST RD																								
316 BP	K09-0405	AUTO REPAIR - ALGE ALEXANDER (2 BAYS)	1		34	68		200	200	1	0.33	266	0	1	\$330,700	\$16,746	\$1,232	\$26	\$1,258	\$420	\$0	\$5,000	\$7,910	\$2,910
320-324 BP	K09-0401	BEARLY READ BOOKS/HAIR SALON	1		29	58	400	400	400	1	0.33	532	0	1	\$540,300	\$16,746	\$1,232	\$42	\$1,274	\$840	\$0	\$5,000	\$8,347	\$3,347
321-325 BP	K09-0059	OFFICE - MILL BROOK II (6 UNITS)	1		804	1,608	5,250	5,250	5,250	16	0.33	6983	5	21	\$1,471,900	\$267,943	\$19,716	\$114	\$19,830	\$11,030	\$0	\$5,000	\$55,575	\$50,575
327-329 BP	K09-0057	OFFICE - MILL BROOK I	1		540	1,080	765	765	765	2	0.33	1017	1	3	\$2,314,900	\$33,493	\$2,464	\$179	\$2,643	\$1,607	\$0	\$5,000	\$11,715	\$6,715
330 BP (61 KP)	K09-0049	HUNT HOUSE BED	1			0		880	880	3	0.33	1170	1	4	\$623,200	\$50,239	\$3,697	\$48	\$3,745	\$1,849	\$0	\$5,000	\$14,290	\$9,290
333 BP	K09-0056	OMEGA MORTGAGE	1		46	92	200	200	200	1	0.33	266	0	1	\$405,700	\$16,746	\$1,232	\$31	\$1,264	\$420	\$0	\$5,000	\$7,916	\$2,916
335 (337) BP	K09-0055	CLOUD 9 TOYS	1		14	28		200	200	1	0.33	266	0	1	\$458,300	\$16,746	\$1,232	\$35	\$1,268	\$420	\$0	\$5,000	\$7,920	\$2,920
339 BP	K09-0054	COUNTRY LIVING PLACE (RKK REALTY/MAIL SALON)	1		290	580		527	527	2	0.33	701	1	3	\$926,300	\$33,493	\$2,464	\$72	\$2,536	\$1,107	\$0	\$5,000	\$11,108	\$6,108
344 BP	K09-0032	OFFICE - (QUILTED OR NOT, OR RES.?)	1		319	638	576	576	576	2	0.33	766	1	3	\$710,200	\$33,493	\$2,464	\$55	\$2,519	\$1,210	\$0	\$5,000	\$11,194	\$6,194
345 BP	K09-0053	OFFICE - SUDBURY PLACE	1		275	550	892	892	892	3	0.33	1186	1	4	\$1,624,200	\$50,239	\$3,697	\$126	\$3,822	\$1,874	\$0	\$5,000	\$14,393	\$9,393
346 BP	K09-0031	OFFICE, CLINICAL COMMUN. (RES?)	1		174	348		550	550	2	0.33	732	1	3	\$447,200	\$33,493	\$2,464	\$35	\$2,499	\$1,155	\$0	\$5,000	\$11,119	\$6,119
348 BP	K09-0030	ABRAHAM WOOD PLACE (CLAPPERS HOME & HEALTH - ORGANIC MATTRESS)	1		205	410	410	410	410	1	0.33	545	0	1	\$1,518,600	\$16,746	\$1,232	\$117	\$1,350	\$861	\$0	\$5,000	\$8,443	\$3,443
351 BP	K09-0052	VERIZON	1		640	1,280		365	365	1	0.33	485	0	1	\$671,700	\$16,746	\$1,232	\$52	\$1,284	\$767	\$0	\$5,000	\$8,283	\$3,283
353 BP	K09-0051	MEMORY GARDEN (NEW NAME?)	1		79	158		200	200	1	0.33	266	0	1	\$452,000	\$16,746	\$1,232	\$35	\$1,267	\$420	\$0	\$5,000	\$7,920	\$2,920
354-356 BP	K09-0029	OFFICE SUDBURY MUSIC/APARTMENT	1		87	174		420	420	1	0.33	559	0	1	\$324,700	\$16,746	\$1,232	\$25	\$1,257	\$882	\$0	\$5,000	\$8,372	\$3,372
357 BP	K09-0050	RETAIL - MAGGIE FLOOD	1		13	26		200	200	1	0.33	266	0	1	\$421,300	\$16,746	\$1,232	\$33	\$1,265	\$420	\$0	\$5,000	\$7,917	\$2,917
361-389 BP	K08-0026,0029	MILL VILLAGE (several systems)	1		4,762	9,524	2,025	2,025	2,025	6	0.33	2693	2	8	\$5,406,000	\$100,478	\$7,393	\$418	\$7,811	\$4,254	\$0	\$5,000	\$24,459	\$19,459
370 BP	K08-0036	SUDBURY PROFESSIONAL BUILDING	1		371	742		517	517	2	0.33	688	1	3	\$773,700	\$33,493	\$2,464	\$60	\$2,524	\$1,086	\$0	\$5,000	\$11,075	\$6,075
378 BP	K08-0037	DUNKIN DONUTS	1		1,163	2,326		910	910	3	0.33	1210	1	4	\$908,300	\$50,239	\$3,697	\$70	\$3,767	\$1,912	\$0	\$5,000	\$14,375	\$9,375
394 BP	K08-0082	LOTUS BLOSSOM	1		3,031	6,062	7,930	7,930	7,930	24	0.33	10584	8	32	\$1,087,100	\$401,914	\$29,574	\$84	\$29,658	\$16,660	\$0	\$5,000	\$80,891	\$75,891
395 BP	K08-0013	Aragon Art Studio w/2-bed Apartment	1					420	420	1	0.235	519	0	1	\$311,300	\$16,746	\$1,232	\$24	\$1,256	\$882	\$0	\$5,000	\$8,371	\$3,371
400 BP	K08-0081	PRUDENTIAL REALTY	1		39	78		200	200	1	0.33	267	0	1	\$514,500	\$16,746	\$1,232	\$40	\$1,272	\$420	\$0	\$5,000	\$7,924	\$2,924
407 BP	K08-0007	Small office building	1		57	114		200	200	1	0.235	247	0	1	\$996,400	\$16,746	\$1,232	\$77	\$1,309	\$420	\$0	\$5,000	\$7,962	\$2,962
410 BP	K08-0080	RUGGED BEAR PLAZA	1		1,069	2,138	1,740	1,740	1,740	5	0.33	2322	2	7	\$2,952,800	\$83,732	\$6,161	\$228	\$6,389	\$3,656	\$0	\$5,000	\$21,206	\$16,206
415 BP	K08-0006	POLICE STATION	1		223	446	400	400	400	1	0.29	515	0	1	\$718,300	\$16,746	\$1,232	\$56	\$1,288	\$840	\$0	\$5,000	\$8,360	\$3,360
416-420 BP	K08-0079	RETAIL/RESTAURANT/OFFICE	1		710	1,420	2,444	2,444	2,444	7	0.32	3262	2	9	\$1,950,200	\$117,225	\$8,626	\$151	\$8,776	\$5,135	\$0	\$5,000	\$27,537	\$22,537
423 BP (421,425,435,437 BP)	K08-0004	SUDBURY CROSSING MALL	1		2,613	5,226	4,200	4,200	4,200	13	0.29	5410	4	17	\$11,024,500	\$217,703	\$16,019	\$853	\$16,872	\$8,824	\$0	\$5,000	\$46,714	\$41,714
424-428 BP (426 BP)	K08-0078	SUDBURY PIZZA	1		321	642	460	460	460	1	0.33	614	0	1	\$435,300	\$16,746	\$1,232	\$34	\$1,266	\$966	\$0	\$5,000	\$8,465	\$3,465
430 BP	K08-0077	COLONIAL AUTO	1		58	116		656	656	2	0.33	876	1	3	\$439,500	\$33,493	\$2,464	\$34	\$2,498	\$1,378	\$0	\$5,000	\$11,341	\$6,341
432 BP	K08-0069	GAS STATION - MOBIL	1		118	236	600	600	600	2	0.33	801	1	3	\$875,000	\$33,493	\$2,464	\$68	\$2,532	\$1,261	\$0	\$5,000	\$11,257	\$6,257
439 BP (447,457 BP)	K08-0003	RETAIL-SUDBURY FARMS, FRIENDLY'S	1		4,753	9,506	7,706	7,706	7,706	23	0.29	9926	7	30	\$5,800,000	\$385,167	\$28,341	\$449	\$28,790	\$16,189	\$0	\$5,000	\$78,320	\$73,320
440 BP	K08-0067	JEWELRY STORE	1		151	302	315	315	315	1	0.33	420	0	1	\$444,600	\$16,746	\$1,232	\$34	\$1,267	\$662	\$0	\$5,000	\$8,161	\$3,161
442 BP (444 BP)	K08-0058	RETAIL - WESTPORT GAS	1		14	28	300	300	300	1	0.33	400	0	1	\$235,400	\$16,746	\$1,232	\$18	\$1,250	\$630	\$0	\$5,000	\$8,113	\$3,113
450 BP	K08-0066	OFFICE - COMMUNITY	1		175	350	188	188	188	1	0.32	251	0	1	\$688,500	\$16,746	\$1,232	\$53	\$1,285	\$995	\$0	\$5,000	\$7,913	\$2,913
454 BP	K08-0065	MIDDLESEX SAVINGS BANK	1		70	140	570	570	570	2	0.38	789	1	3	\$2,345,100	\$33,493	\$2,464	\$181	\$2,646	\$1,197	\$0	\$5,000	\$11,308	\$6,308
465 BP	K08-0002	ABANDONED	1		0	0		0	0	0	0.18	330	1	1	\$142,700	\$0	\$0	\$11	\$11	\$0	\$0	\$5,000	\$5,011	\$11
470 BP	I108-0064	SUDBURY GULF (Public Petro)	1		36	72	300	300	300	1	0.33	400	0	1	\$515,000	\$16,746	\$1,232	\$40	\$1,272	\$630	\$0	\$5,000	\$8,135	\$3,135
474 BP	K07-0008	RETAIL - KAPPY'S LIQUORS	1		142	284	420	420	420	1	0.33	561	0	1	\$1,075,000	\$16,746	\$1,232	\$83	\$1,315	\$882	\$0	\$5,000	\$8,430	\$3,430
477 BP (475 BP)	K07-0007	SULLIVAN TIRE COMPANY	1		151	302	500	500	500	2	0.18	588	0	2	\$996,400	\$33,493	\$2,464	\$77	\$2,542	\$1,050	\$0	\$5,000	\$11,056	\$6,056
490 BP (29/31 Union)	K07-0018	INDUST. - CHISWICK PARK & EMERSON BUII DING	1		3,153	6,306	8,441	8,441	8,441	26	0.38	11689	10	36	\$13,202,000	\$435,407	\$32,038	\$1,021	\$33,059	\$17,733	\$0	\$5,000	\$87,830	\$82,830
505, 507-525 BP	K07-0005, 0006	RETAIL - SUDBURY PLAZA	1		1,855	3,710	8,800	8,800	8,800	27	0.18	10341	5	32	\$8,897,900	\$452,153	\$33,270	\$688	\$33,958	\$18,488	\$0	\$5,000	\$90,716	\$85,716
526-528 BP	K07-0011-0013	RAYTHEON	1		12,848	25,696	30000	30000	30000	91	0.38	50000	61	152	\$29,686,200	\$1,523,923	\$112,133	\$2,296	\$114,429	\$63,026	\$0	\$5,000	\$294,588	\$289,588
540 BP (550 BP)	K07-0012	SUDBURY FIRE STATION	1		96	192	400	400	400	1	0.38	554	0	1	\$636,700	\$16,746	\$1,232	\$49	\$1,281	\$840	\$0	\$5,000	\$8,354	\$3,354
554 BP	K06-0062	Res/Comm (Farm)	2		320	640	550	550	550	2	0	550	0	2	\$402,198	\$33,493	\$2,464	\$24	\$2,488	\$1,155	\$0	\$5,000	\$11,108	\$6,108
555 BP	K07-0002	Single Family Home	2		84	168	330	330	330	1	0	330	0	1	\$249,100	\$16,746	\$1,232	\$15	\$1,247	\$693	\$0	\$5,000	\$8,172	\$3,172
559 BP	K07-0001	Single Family Home	2		148	296	330	330	330	1	0	330	0	1	\$240,100									

Address	Assessor's Number	Use - Business Name	COM-1 RES-2	West End Grinder Pump	Existing Water Use - from 2009 to 2011 (gpd)	200% of Existing Water Use (gpd)	BOH Approved Title 5 Design Flows (gpd)	Estimated Design Flows Based on Title 5 Regs (gpd)	Existing Title 5 Design Flow (gpd)	Estimated Betterment Units Based on Existing Flows	Projected Increase	Estimated Build-Out Flow (units)	Estimated Additional Betterment Units Based on Future Flows	Total Units (Existing & Future)	Assessed Value	Betterment Assessment	Ave. Annual Betterment Cost (20 yr. Loan)	Ave. Annual Tax Increase	Ave. Annual Capital Cost	Ave. Annual O&M	Ave. Grinder Pump Install.	Ave. Sewer Hook-up Cost	Total Est. 1st Year Cost	Est. Annual Total Sewer Cost		
656 BP	K06-0003	Funeral Home	1	1	432	864		440	440	1	0.235	543	0	1	\$931,200	\$16,746	\$1,232	\$72	\$1,304	\$1,924	\$10,000	\$5,000	\$19,461	\$4,461		
662 BP	K06-0002	Animal Hospital	1	1	405	810		640	640	2	0.235	687	0	2	\$656,600	\$33,493	\$2,464	\$51	\$2,515	\$2,345	\$10,000	\$5,000	\$22,324	\$7,324		
665 BP	K06-0504	Single Family Home	2	1	244	488		440	440	1	0.000	440	0	1	\$415,000	\$16,746	\$1,232	\$25	\$1,257	\$1,924	\$10,000	\$5,000	\$19,413	\$4,413		
676 BP	K05-0020	American Legion	1	1	96	192		400	400	1	0.235	494	0	1	\$413,300	\$16,746	\$1,232	\$32	\$1,264	\$1,840	\$10,000	\$5,000	\$19,337	\$4,337		
684 BP	K05-0019	AUTO REPAIR	1	1	117	234		712	712	2	0.24	879	1	3	\$303,900	\$33,493	\$2,464	\$24	\$2,488	\$2,496	\$10,000	\$5,000	\$22,448	\$7,448		
687 BP	K05-0213	Single Family Home	2	1	69	138		330	330	1	0	330	0	1	\$321,100	\$16,746	\$1,232	\$19	\$1,251	\$1,693	\$10,000	\$5,000	\$19,177	\$4,177		
693 BP	K05-0212	Single Family Home	2	1	124	248		220	220	1	0	220	0	1	\$272,900	\$16,746	\$1,232	\$16	\$1,248	\$1,462	\$10,000	\$5,000	\$18,943	\$3,943		
694 BP	K05-0017	RESTAURANT - ACAPULCO'S	1	1	2,305	4,610	4,900	4900	4900	15	0.24	6053	3	18	\$805,200	\$251,196	\$18,483	\$62	\$18,546	\$11,294	\$10,000	\$5,000	\$63,323	\$48,323		
708 BP	K05-0015	DENTIST	2	1	101	202	820	820	820	2	0.24	1013	1	3	\$340,600	\$33,493	\$2,464	\$20	\$2,485	\$2,723	\$10,000	\$5,000	\$22,672	\$7,672		
712 BP	K05-0013	SUDBURY RENTAL	1	1	191	382	260	260	260	1	0.24	321	0	1	\$703,000	\$16,746	\$1,232	\$54	\$1,287	\$1,546	\$10,000	\$5,000	\$19,065	\$4,065		
725 BP	K05-0225	Townhouses	2	1	2,164	4,328	3,520	3520	3520	11	0.235	4347	3	14	\$2,833,500	\$184,211	\$13,555	\$168	\$13,722	\$8,395	\$10,000	\$5,000	\$50,672	\$35,672		
730 BP	K05-0012	RETAIL - WAYSIDE PLAZA	1	1	1,369	2,738	1,724	1724	1724	5	0.24	2130	1	6	\$1,938,800	\$83,732	\$6,161	\$150	\$6,311	\$4,622	\$10,000	\$5,000	\$32,094	\$17,094		
735 BP	K05-0226	Single Family Home	2	1	200	400		330	330	1	0	330	0	1	\$267,900	\$16,746	\$1,232	\$16	\$1,248	\$1,693	\$10,000	\$5,000	\$19,174	\$4,174		
736 BP	K05-0011	FRUGAL FLOWERS	1	1	811	1,622	1,412	1412	1412	4	0.24	1744	1	5	\$1,172,700	\$66,986	\$4,929	\$91	\$5,020	\$3,966	\$10,000	\$5,000	\$28,915	\$13,915		
738 BP	K05-0007	HOTEL - CLARION CARRIAGE	1	1	1,365	2,730	5,500	5500	5500	17	0.24	6794	4	21	\$2,085,700	\$284,689	\$20,948	\$161	\$21,109	\$12,555	\$10,000	\$5,000	\$69,612	\$54,612		
740 BP	K05-0005	OFFICE - SUDBURY DESIGN Center)	1	1	108	216		513	513	2	0.24	634	0	2	\$795,600	\$33,493	\$2,464	\$62	\$2,526	\$2,078	\$10,000	\$5,000	\$22,068	\$7,068		
761 BP	K05-0031	Center)	1	1	3,252	6,504		7,175	7175	22	0.235	8861	5	27	\$4,200,000	\$368,421	\$27,109	\$325	\$27,434	\$16,074	\$10,000	\$5,000	\$85,617	\$70,617		
BP (Part of 0 BP)	K06-0015, 0016	Greenhouses	1	0	0	0		600	600	2	0.235	741	0	2	\$309,829	\$33,493	\$2,464	\$24	\$2,488	\$1,261	\$0	\$5,000	\$11,213	\$6,213		
BP (Part of 0 BP)	K06-0017	Single Family Home	2	0	0	0		440	440	1	0	440	0	1	\$937,999	\$16,746	\$1,232	\$55	\$1,288	\$924	\$0	\$5,000	\$8,444	\$3,444		
CONCORD RD																										
5-15,17,19 C	K08-0035	RETAIL - MACKINNONS	1		814	1,628	1,418	1418	1418	4	0.33	1886	1	5	\$1,157,300	\$66,986	\$4,929	\$89	\$5,018	\$2,979	\$0	\$5,000	\$17,926	\$12,926		
8, 10 C	K09-0027	OFFICE-NB TAYLOR	1		197	394		330	330	1	0.33	439	0	1	\$482,400	\$16,746	\$1,232	\$37	\$1,270	\$693	\$0	\$5,000	\$8,195	\$3,195		
HIGHLAND ST																										
55H	K07-0003	Single Family Home	2		286	592		440	440	1	0	440	0	1	\$583,700	\$16,746	\$1,232	\$35	\$1,267	\$924	\$0	\$5,000	\$8,423	\$3,423		
57 H	K07-0102	Single Family Home	2		173	346		440	440	1	0	440	0	1	\$874,000	\$16,746	\$1,232	\$52	\$1,284	\$924	\$0	\$5,000	\$8,441	\$3,441		
59 H	K07-0103	Single Family Home	2		193	386		440	440	1	0	440	0	1	\$695,900	\$16,746	\$1,232	\$41	\$1,273	\$924	\$0	\$5,000	\$8,430	\$3,430		
KING PHILIP RD																										
68 KP	K08-0033	OFFICE BUILDING/RESIDENTIAL	1		149	298		226	226	1	0.33	301	0	1	\$501,900	\$16,746	\$1,232	\$39	\$1,271	\$475	\$0	\$5,000	\$7,978	\$2,978		
MAPLE AVE																										
4 M	K08-0025	Single Family Home	2		92	184		220	220	1	0	220	0	1	\$293,500	\$16,746	\$1,232	\$17	\$1,250	\$462	\$0	\$5,000	\$7,944	\$2,944		
NOBSCOT RD																										
237-239 N	K08-0001	FUEL SVC - INTERSTATE OIL	1		272	544		200	200	1	0.18	235	0	1	\$507,200	\$16,746	\$1,232	\$39	\$1,271	\$420	\$0	\$5,000	\$7,924	\$2,924		
NOKOMIS RD																										
9 NO	K08-0001	Single Family Home	2	1	31	62		330	330	1	0	330	0	1	\$463,300	\$16,746	\$1,232	\$27	\$1,260	\$1,693	\$10,000	\$5,000	\$19,185	\$4,185		
14 NO	K08-0032	Single Family Home	2	1	78	156		330	330	1	0	330	0	1	\$528,500	\$16,746	\$1,232	\$31	\$1,263	\$1,693	\$10,000	\$5,000	\$19,189	\$4,189		
RAYMOND RD																										
250 R	K08-0012	Single Family Home	2		209	418		440	440	1	0	440	0	1	\$428,700	\$16,746	\$1,232	\$25	\$1,258	\$924	\$0	\$5,000	\$8,414	\$3,414		
STATION RD																										
34-36 ST	K08-0039	Commercial / Residential	1		282	564		544	544	2	0.32	718	1	3	\$453,400	\$33,493	\$2,464	\$35	\$2,500	\$1,143	\$0	\$5,000	\$11,107	\$6,107		
38-40 ST	K08-0040	Auto Repair Shop	1		111	222		417	417	1	0.32	550	0	1	\$446,000	\$16,746	\$1,232	\$34	\$1,267	\$876	\$0	\$5,000	\$8,375	\$3,375		
STONE RD																										
8 S	K06-0503	Child Care Center	1	1	281	562		220	220	1	0	220	0	1	\$349,600	\$16,746	\$1,232	\$27	\$1,259	\$1,462	\$10,000	\$5,000	\$18,954	\$3,954		
UNION AVENUE																										
1 U	K08-0070	OFFICE - DESIGNWISE	1		319	638	700	700	700	2	0.33	934	1	3	\$475,100	\$33,493	\$2,464	\$37	\$2,501	\$1,471	\$0	\$5,000	\$11,436	\$6,436		
15 U	K08-0071	SUDBURY COFFEE, PRINTER	1		374	748	360	360	360	1	0.33	480	0	1	\$548,200	\$16,746	\$1,232	\$42	\$1,275	\$756	\$0	\$5,000	\$8,263	\$3,263		
18 U	K08-0076	POST OFFICE	1		281	562	630	630	630	2	0.33	841	1	3	\$465,200	\$33,493	\$2,464	\$36	\$2,500	\$1,324	\$0	\$5,000	\$11,288	\$6,288		
21 U	K08-0090	OFFICE - MCNEIL VET.	1		202	404	255	255	255	1	0.38	353	0	1	\$458,600	\$16,746	\$1,232	\$35	\$1,268	\$536	\$0	\$5,000	\$8,036	\$3,036		
22 U	K08-0075	OFFICE - FLEET	1		126	252		746	746	2	0.33	996	1	3	\$1,274,000	\$33,493	\$2,464	\$99	\$2,563	\$1,567	\$0	\$5,000	\$11,595	\$6,595		
23 U	K08-0073-0091	BAYBANK ATM VACANT	1					200	200	1	0.33	267	0	1	\$268,900	\$16,746	\$1,232	\$21	\$1,253	\$420	\$0	\$5,000	\$7,905	\$2,905		
25U	K08-0060	WAREHOUSE-NE DOOR	1		30	60		1,540	1540	5	0.38	2133	2	7	\$1,941,800	\$83,732	\$6,161	\$150	\$6,311	\$3,235	\$0	\$5,000	\$20,708	\$15,708		
27U	K08-0056	SAXONVILLE LUMBER	1		18	36	740	740	740	2	0.38	1025	1	3	\$1,107,200	\$33,493	\$2,464	\$86	\$2,550	\$1,555	\$0	\$5,000	\$11,569	\$6,569		
28 U	K08-0074	SUDBURY LUMBER	1		76	152		1,004	1004	3	0.58	1586	2	5	\$1,361,200	\$50,239	\$3,697	\$105	\$3,802	\$2,109	\$0	\$5,000	\$14,608	\$9,608		
33 U	K07-0017	WAREHOUSE-CHISWICK	1		1,008	2,016	2,400	2400	2400	7	0.38	3324	3	10	\$6,171,600	\$117,225	\$8,626	\$477	\$9,103	\$5,042	\$0	\$5,000	\$27,771	\$22,771		
39 U	K08-0053	BOSEKY LTD/CARPET CARSEL.	1		70	140		593	593	2	0.32	780	1	3	\$895,700	\$33,493	\$2,464	\$69	\$2,534	\$1,246	\$0	\$5,000	\$11,244	\$6,244		
44-46 U	K08-0041	PRECOURT CHARLES	1		1,659	3,318		200	200	1	0.32	263	0	1	\$445,300	\$16,746	\$1,232	\$34	\$1,267	\$420	\$0	\$5,000	\$7,919	\$2,919		
50 U	K08-0042	JOHNSTON PAVING	1		70	140		200	200	1	0.32	263	0	1	\$313,400	\$16,746	\$1,232	\$24	\$1,256	\$420	\$0	\$5,000	\$7,909	\$2,909		
55-57 U	K08-0052	SANTANGELO LANDSCAPING	1		192	384		861	861	3	0.32	1133	1	4	\$738,200	\$50,239	\$3,697	\$57	\$3,754	\$1,809	\$0	\$5,000	\$14,259	\$9,259		
56 U	K08-0044	GRANCO REALTY TRUST	1		351	702		609	609	2	0.32	801	1	3	\$726,300	\$33,493	\$2,464	\$56								

FINANCE SCENARIO

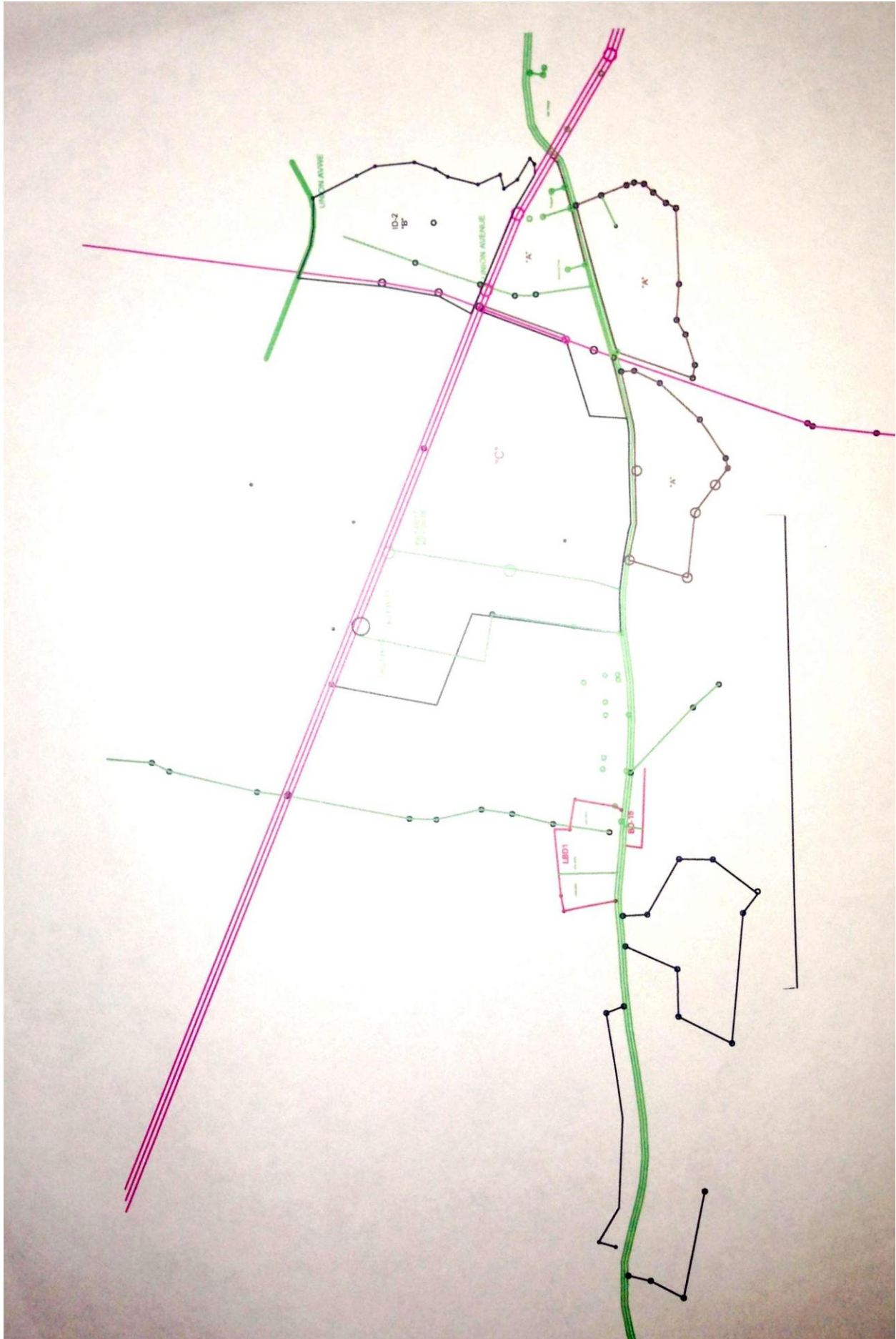
% TAXES	0%	BETTERMENT LOAN INTEREST RATE	4%
% BETTERMENTS	100%	BETTERMENT LOAN TERM (YRS)	20
EST. CONSTRUCTION COST	\$14,000,000	CONSTRUCTION BOND INTEREST RATE	3%
EST. ANNUAL O&M COST	\$430,700	CONSTRUCTION BOND TERM (YRS)	20
TOTAL EST. DAILY WASTEWATER FLOW	205010 GPD	TOTAL BETTERMENT UNITS	627
EST. GRINDER PUMP INSTALL COST	\$10,000	MUNICIPAL BOND TERMS	20 YR. 3%
EST. GRINDER PUMP O&M COST	\$1,000	TAX IMPACT (RESIDENTIAL)/\$100,000	\$0.10
EST. SEWER HOOK-UP COST	\$5,000	TAX IMPACT (COMMERCIAL)/\$100,000	\$0.13

Address	Assessor's Number	Use - Business Name	COM=1 RES=2	West End Grinder Pump	Existing Water Use from 2009 to 2011 (gpd)	200% of Existing Water Use (gpd)	BOH Approved Title 5 Design Flows [gpd]	Estimated Design Flows Based on Title 5 Regs [gpd]	Existing Title 5 Design Flow [gpd]	Estimated Betterment Units Based on Existing Flows	Projected Increase	Estimated Build-Out Flow [unit]	Estimated Additional Betterment Units Based on Future Flows	Total Units (Existing & Future)	Assessed Value	Betterment Assessment	Ave. Annual Betterment Cost (20 Yr. Loan)	Ave. Annual Tax Increase	Ave. Annual Capital Cost	Ave. Annual O&M	Ave. Grinder Pump Install.	Ave. Sewer Hook-up Cost	Total Est. 1st Year Cost	Est. Annual Total Sewer Cost
BOSTON POST RD																								
316 BP	K09-0405	AUTO REPAIR - ALGE ALEXANDER (2 BAYS)	1		34	68		200	200	1	0.33	266	0	1	\$330,700	\$22,329	\$1,643	\$0	\$1,643	\$420	\$0	\$5,000	\$8,707	\$3,707
320-324 BP	K09-0401	BEARLY READ BOOKS/HAIR SALON	1		29	58	400	400	400	1	0.33	532	0	1	\$540,300	\$22,329	\$1,643	\$1	\$1,644	\$840	\$0	\$5,000	\$9,127	\$4,127
321-325 BP	K09-0059	OFFICE - MILL BROOK II (6 UNITS)	1		804	1,608	5,250	5250	16	0.33	6983	5	21	\$1,471,900	\$357,257	\$26,288	\$2	\$26,289	\$11,030	\$0	\$5,000	\$68,607	\$63,607	
327-329 BP	K09-0057	OFFICE - MILL BROOK I	1		540	1,080	765	765	2	0.33	1017	1	3	\$2,314,900	\$44,657	\$3,286	\$3	\$3,289	\$1,607	\$0	\$5,000	\$13,182	\$8,182	
330 BP (61 KP)	K09-0049	HUNT HOUSE BED	1			0		880	880	3	0.33	1170	1	4	\$623,200	\$66,986	\$4,929	\$1	\$4,930	\$1,849	\$0	\$5,000	\$16,707	\$11,707
333 BP	K09-0056	OMEGA MORTGAGE	1		46	92	200	200	1	0.33	266	0	1	\$405,700	\$22,329	\$1,643	\$1	\$1,644	\$420	\$0	\$5,000	\$8,707	\$3,707	
335 (337) BP	K09-0055	CLOUD 9 TOYS	1		14	28		200	200	1	0.33	266	0	1	\$458,300	\$22,329	\$1,643	\$1	\$1,644	\$420	\$0	\$5,000	\$8,707	\$3,707
339 BP	K09-0054	COUNTRY LIVING PLACE (RKK REALTY/NAIL SALON)	1		290	580		527	527	2	0.33	701	1	3	\$926,300	\$44,657	\$3,286	\$1	\$3,287	\$1,107	\$0	\$5,000	\$12,680	\$7,680
344 BP	K09-0032	OFFICE - (QUILTED OR NOT, OR RES.7)	1		319	638	576	576	2	0.33	766	1	3	\$710,200	\$44,657	\$3,286	\$1	\$3,287	\$1,210	\$0	\$5,000	\$12,783	\$7,783	
345 BP	K09-0053	OFFICE - SUDBURY PLACE	1		275	550	892	892	3	0.33	1186	1	4	\$1,624,200	\$66,986	\$4,929	\$2	\$4,931	\$1,874	\$0	\$5,000	\$16,734	\$11,734	
346 BP	K09-0031	OFFICE, CLINICAL COMMUN. (RES?)	1		174	348		550	550	2	0.33	732	1	3	\$447,200	\$44,657	\$3,286	\$1	\$3,287	\$1,155	\$0	\$5,000	\$12,728	\$7,728
348 BP	K09-0030	ABRAHAM WOOD PLACE (CLAPPERS HOME & HEALTH- ORGANIC MATTRESS)	1		205	410	410	410	1	0.33	545	0	1	\$1,518,600	\$22,329	\$1,643	\$2	\$1,645	\$861	\$0	\$5,000	\$9,149	\$4,149	
351 BP	K09-0052	VERIZON	1		640	1,280		365	365	1	0.33	485	0	1	\$671,700	\$22,329	\$1,643	\$1	\$1,644	\$767	\$0	\$5,000	\$9,054	\$4,054
353 BP	K09-0051	MEMORY GARDEN (NEW NAME?)	1		79	158		200	200	1	0.33	266	0	1	\$452,000	\$22,329	\$1,643	\$1	\$1,644	\$420	\$0	\$5,000	\$8,707	\$3,707
354-356 BP	K09-0029	OFFICE SUDBURY MUSIC/APARTMENT	1		87	174		420	420	1	0.33	559	0	1	\$324,700	\$22,329	\$1,643	\$0	\$1,643	\$882	\$0	\$5,000	\$9,169	\$4,169
357 BP	K09-0050	RETAIL - MAGGIE FLOOD	1		13	26		200	200	1	0.33	266	0	1	\$421,300	\$22,329	\$1,643	\$1	\$1,644	\$420	\$0	\$5,000	\$8,707	\$3,707
361-389 BP	K08-0026,0029	MILL VILLAGE (several systems)	1		4,762	9,524	2,025	2025	6	0.33	2693	2	8	\$5,406,000	\$133,971	\$9,858	\$7	\$9,865	\$4,254	\$0	\$5,000	\$28,977	\$23,977	
370 BP	K08-0036	SUDBURY PROFESSIONAL BUILDING	1		371	742		517	517	2	0.33	688	1	3	\$773,700	\$44,657	\$3,286	\$1	\$3,287	\$1,086	\$0	\$5,000	\$12,659	\$7,659
378 BP	K08-0037	DUNKIN DONUTS	1		1,163	2,326		910	3	0.33	1210	1	4	\$908,300	\$66,986	\$4,929	\$1	\$4,930	\$1,912	\$0	\$5,000	\$16,771	\$11,771	
394 BP	K08-0082	LOTUS BLOSSOM	1		3,031	6,062	7,930	7930	24	0.33	10584	8	32	\$1,087,100	\$535,885	\$39,431	\$1	\$39,433	\$16,660	\$0	\$5,000	\$100,524	\$95,524	
395 BP	K08-0013	Aragon Art Studio w/2-bed Apartment	1					420	1	0.235	519	0	1	\$311,300	\$22,329	\$1,643	\$0	\$1,643	\$882	\$0	\$5,000	\$9,169	\$4,169	
400 BP	K08-0081	PRUDENTIAL REALTY	1		39	78		200	200	1	0.33	267	0	1	\$514,500	\$22,329	\$1,643	\$1	\$1,644	\$420	\$0	\$5,000	\$8,707	\$3,707
407 BP	K08-0007	Small office building	1		57	114		200	200	1	0.235	247	0	1	\$996,400	\$22,329	\$1,643	\$1	\$1,644	\$420	\$0	\$5,000	\$8,707	\$3,707
410 BP	K08-0080	RUGGED BEAR PLAZA	1		1,069	2,138	1,740	1740	5	0.33	2322	2	7	\$2,952,800	\$111,643	\$8,215	\$4	\$8,219	\$3,656	\$0	\$5,000	\$25,089	\$20,089	
415 BP	K08-0006	POLICE STATION	1		223	446	400	400	1	0.29	515	0	1	\$718,300	\$22,329	\$1,643	\$1	\$1,644	\$840	\$0	\$5,000	\$9,127	\$4,127	
416-420 BP	K08-0079	RETAIL/RESTAURANT/OFFICE	1		710	1,420		2444	2444	7	0.32	3262	2	9	\$1,950,200	\$156,300	\$11,501	\$3	\$11,503	\$5,135	\$0	\$5,000	\$33,139	\$28,139
423 BP (421,425,435,437 BP)	K08-0004	SUDBURY CROSSING MALL	1		2,613	5,226	4,200	4200	13	0.29	5410	4	17	\$11,024,500	\$290,271	\$21,359	\$14	\$21,373	\$8,824	\$0	\$5,000	\$56,555	\$51,555	
424-428 BP (426 BP)	K08-0078	SUDBURY PIZZA	1		321	642	460	460	1	0.33	614	0	1	\$435,300	\$22,329	\$1,643	\$1	\$1,644	\$966	\$0	\$5,000	\$9,253	\$4,253	
430 BP	K08-0077	COLONIAL AUTO	1		58	116		656	656	2	0.33	876	1	3	\$439,500	\$44,657	\$3,286	\$1	\$3,287	\$1,378	\$0	\$5,000	\$12,951	\$7,951
432 BP	K08-0069	GAS STATION - MOBIL	1		118	236	600	600	2	0.33	801	1	3	\$875,000	\$44,657	\$3,286	\$1	\$3,287	\$1,261	\$0	\$5,000	\$12,834	\$7,834	
439 BP (447,457 BP)	K08-0003	RETAIL-SUDBURY FARMS, FRIENDLY'S	1		4,753	9,506	7,706	7706	23	0.29	9926	7	30	\$5,800,000	\$513,557	\$37,788	\$8	\$37,796	\$16,189	\$0	\$5,000	\$96,774	\$91,774	
440 BP	K08-0067	JEWELRY STORE	1		151	302	315	315	1	0.33	420	0	1	\$444,600	\$22,329	\$1,643	\$1	\$1,644	\$662	\$0	\$5,000	\$8,948	\$3,948	
442 BP (444 BP)	K08-0058	RETAIL - WESTPORT GAS	1		14	28		300	300	1	0.33	400	0	1	\$235,400	\$22,329	\$1,643	\$0	\$1,643	\$630	\$0	\$5,000	\$8,917	\$3,917
450 BP	K08-0066	OFFICE - COMMUNITY	1		175	350	188	188	1	0.32	251	0	1	\$688,500	\$22,329	\$1,643	\$1	\$1,644	\$395	\$0	\$5,000	\$8,682	\$3,682	
454 BP	K08-0065	MIDDLESEX SAVINGS BANK	1		70	140	570	570	2	0.38	789	1	3	\$2,345,100	\$44,657	\$3,286	\$3	\$3,289	\$1,197	\$0	\$5,000	\$12,772	\$7,772	
465 BP	K08-0002	ABANDONED	1			0			0	0.18	330	1	1	\$142,700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$5,000	\$0
470 BP	I(08-0064	SUDBURY GULF (Public Petro)	1		36	72		300	300	1	0.33	400	0	1	\$515,000	\$22,329	\$1,643	\$1	\$1,644	\$630	\$0	\$5,000	\$8,917	\$3,917
474 BP	K07-0008	RETAIL - KAPPY'S LIQUORS	1		142	284	420	420	1	0.33	561	0	1	\$1,075,000	\$22,329	\$1,643	\$1	\$1,644	\$882	\$0	\$5,000	\$9,170	\$4,170	
477 BP (475 BP)	K07-0007	SULLIVAN TIRE COMPANY	1		151	302	500	500	2	0.18	588	0	2	\$996,400	\$44,657	\$3,286	\$1	\$3,287	\$1,050	\$0	\$5,000	\$12,624	\$7,624	
490 BP (29/31 Union)	K07-0018	INDUST. - CHISWICK PARK & EMERSON BUILDING	1		3,153	6,306	8,441	8441	26	0.38	11689	10	36	\$13,202,000	\$580,542	\$42,717	\$17	\$42,735	\$17,733	\$0	\$5,000	\$108,185	\$103,185	
505, 507-525 BP	K07-0005, 0006	RETAIL - SUDBURY PLAZA	1		1,855	3,710	8,800	8800	27	0.18	10341	5	32	\$8,897,900	\$602,871	\$44,360	\$12	\$44,372	\$18,488	\$0	\$5,000	\$112,220	\$107,220	
526-528 BP	K07-0011-0013	RAYTHEON	1		12,848	25,696		30000	30000	91	0.38	50000	61	152	\$29,686,200	\$2,031,898	\$149,511	\$39	\$149,549	\$63,026	\$0	\$5,000	\$367,086	\$362,086
540 BP (550 BP)	K07-0012	SUDBURY FIRE STATION	1		96	192		400	400	1	0.38	554	0	1	\$636,700	\$22,329	\$1,643	\$1	\$1,644	\$840	\$0	\$5,000	\$9,127	\$4,127
554 BP	K06-0602	Res/Comm (Farm)	2		320	640		550	550	2	0	550	0	2	\$402,198	\$44,657	\$3,286	\$0	\$3,286	\$1,155	\$0	\$5,000	\$12,728	\$7,728
555 BP	K07-0002	Single Family Home	2		84	168		330	330	1	0	330	0	1	\$249,100	\$22,329	\$1,643	\$0	\$1,643	\$693	\$0	\$5,000	\$8,979	\$3,979
559 BP	K07-0001	Single Family Home	2		148	296		330	330	1	0	330	0	1	\$240,100	\$22,329	\$1,643	\$0	\$1,643	\$693	\$0	\$5,000	\$8,979	\$3,979
566 BP	K07-0014	Single Family Home	2		284	568		330	330	1	0	330	0	1	\$298,500	\$22,329	\$1,643	\$0	\$1,643	\$693	\$0	\$5,000	\$8,980	\$3,980
573 BP	K06-0019	Two Family Home	2		204	408		440	440	1	0	440	0	1	\$236,500	\$22,329	\$1,643	\$0	\$1,643	\$924	\$0	\$5,000	\$9,211	\$4,211
577 BP	K06-0020	Single Family Home	2		168	336		220	220	1	0	220	0	1	\$267,600	\$22,329	\$1,643	\$0	\$1,643	\$462	\$0	\$5,000	\$8,748	\$3,748
578 BP	K06-0018	Single Family Home	2		4,329	8,658		440	440	1	0	440	0	1	\$342,500	\$22,329	\$1,643	\$0	\$1,643	\$924	\$0	\$5,000	\$9,211	\$4,211
BP (between 577 & 587)	K06-0021	Undeveloped	2			0		330	330	1	0	330	0	1	\$3,700	\$22,329	\$1,643	\$0	\$1,643	\$693	\$0	\$5,000	\$8,979	\$3,979
587,589,593 BP	K06-0022	Res/Comm	2		326	652		420	420	1	0.235	519	0	1	\$314,400	\$22,329	\$1,643	\$0	\$1,643	\$882	\$0	\$5,000	\$9,169	\$4,169
598, 604 BP	K06-0014	Dog Pound	1		205	410		420	420	1	0.235	519	0	1	\$364,700	\$22,329	\$1,643	\$0	\$1,643	\$882	\$0	\$5,000	\$9,169	

Address	Assessor's Number	Use - Business Name	COM=1 RES=2	West End Grinder Pump	Existing Water Use from 2009 to 2011 (gpd)	200% of Existing Water Use (gpd)	BOH Approved Title 5 Design Flows (gpd)	Estimated Design Flows Based on Title 5 Regs (gpd)	Existing Title 5 Design Flow (gpd)	Estimated Betterment Units Based on Existing Flows	Projected Increase ¹	Estimated Build-Out Flw (units)	Estimated Additional Betterment Units Based on Future Flows	Total Units (Existing & Future)	Assessed Value	Betterment Assessment	Ave. Annual Betterment Cost (20 yr. Loan)	Ave. Annual Tax Increase	Ave. Annual Capital Cost	Ave. Annual O&M	Ave. Grinder Pump Install.	Ave. Sewer Hook-up Cost	Total Est. 1st Year Cost	Est. Annual Total Sewer Cost
656 BP	K05-0003	Funeral Home	1	1	432	864		440	440	1	0.235	543	0	1	\$931,200	\$22,329	\$1,643	\$1	\$1,644	\$1,924	\$10,000	\$5,000	\$20,212	\$5,212
662 BP	K05-0002	Animal Hospital	1	1	405	810		640	640	2	0.235	687	0	2	\$656,600	\$44,657	\$3,286	\$1	\$3,287	\$2,345	\$10,000	\$5,000	\$23,917	\$8,917
665 BP	K05-0504	Single Family Home	2	1	244	488		440	440	1	0.000	440	0	1	\$415,000	\$22,329	\$1,643	\$0	\$1,643	\$1,924	\$10,000	\$5,000	\$20,211	\$5,211
676 BP	K05-0020	American Legion	1	1	96	192		400	400	1	0.235	494	0	1	\$413,300	\$22,329	\$1,643	\$1	\$1,644	\$1,840	\$10,000	\$5,000	\$20,127	\$5,127
684 BP	K05-0019	AUTO REPAIR	1	1	117	234		712	712	2	0.24	879	1	3	\$303,900	\$44,657	\$3,286	\$0	\$3,286	\$2,496	\$10,000	\$5,000	\$24,068	\$9,068
687 BP	K05-0213	Single Family Home	2	1	69	138		330	330	1	0	330	0	1	\$321,100	\$22,329	\$1,643	\$0	\$1,643	\$1,693	\$10,000	\$5,000	\$19,980	\$4,980
693 BP	K05-0212	Single Family Home	2	1	124	248		220	220	1	0	220	0	1	\$272,900	\$22,329	\$1,643	\$0	\$1,643	\$1,462	\$10,000	\$5,000	\$19,748	\$4,748
694 BP	K05-0017	RESTAURANT - ACAPULCO'S	1	1	2,305	4,610	4,900		4900	15	0.24	6053	3	18	\$805,200	\$334,928	\$24,645	\$1	\$24,646	\$11,294	\$10,000	\$5,000	\$75,585	\$60,585
708 BP	K05-0015	DENTIST	2	1	101	202	820		820	2	0.24	1013	1	3	\$340,600	\$44,657	\$3,286	\$0	\$3,286	\$2,723	\$10,000	\$5,000	\$24,295	\$9,295
712 BP	K05-0013	SUDBURY RENTAL	1	1	191	382	260		260	1	0.24	321	0	1	\$703,000	\$22,329	\$1,643	\$1	\$1,644	\$1,546	\$10,000	\$5,000	\$19,833	\$4,833
725 BP	K05-0225	Townhouses	2	1	2,164	4,328		3,520	3520	11	0.235	4347	3	14	\$2,833,500	\$245,614	\$18,073	\$3	\$18,076	\$8,395	\$10,000	\$5,000	\$59,543	\$44,543
730 BP	K05-0012	RETAIL - WAYSIDE PLAZA	1	1	1,369	2,738	1,724		1724	5	0.24	2130	1	6	\$1,938,800	\$111,643	\$8,215	\$3	\$8,217	\$4,622	\$10,000	\$5,000	\$36,054	\$21,054
735 BP	K05-0226	Single Family Home	2	1	200	400		330	330	1	0	330	0	1	\$267,900	\$22,329	\$1,643	\$0	\$1,643	\$1,693	\$10,000	\$5,000	\$19,980	\$4,980
736 BP	K05-0011	FRUGAL FLOWERS	1	1	811	1,622	1,412		1412	4	0.24	1744	1	5	\$1,172,700	\$89,314	\$6,572	\$2	\$6,573	\$3,966	\$10,000	\$5,000	\$32,112	\$17,112
738 BP	K05-0007	HOTEL - CLARION CARRIAGE	1	1	1,365	2,730	5,500		5500	17	0.24	6794	4	21	\$2,085,700	\$379,585	\$27,931	\$3	\$27,933	\$12,555	\$10,000	\$5,000	\$83,419	\$68,419
740 BP	K05-0005	OFFICE - SUDBURY DESIGN	1	1	108	216		513	513	2	0.24	634	0	2	\$795,600	\$44,657	\$3,286	\$1	\$3,287	\$2,078	\$10,000	\$5,000	\$23,651	\$8,651
761 BP	K05-0031	Center	1	1	3,252	6,504		7,175	7175	22	0.235	8861	5	27	\$4,200,000	\$491,228	\$36,145	\$5	\$36,151	\$16,074	\$10,000	\$5,000	\$103,370	\$88,370
BP (Part of 0 BP)	K05-0015, 0016	Greenhouses	1	0	0	0		600	600	2	0.235	741	0	2	\$309,829	\$44,657	\$3,286	\$0	\$3,286	\$1,261	\$0	\$5,000	\$12,833	\$7,833
BP (Part of 0 BP)	K05-0017	Single Family Home	2	0	0	0		440	440	1	0	440	0	1	\$937,999	\$22,329	\$1,643	\$1	\$1,644	\$924	\$0	\$5,000	\$9,211	\$4,211
CONCORD RD																								
5-15,17,19 C	K05-0035	RETAIL - MACKINNONS	1		814	1,628	1,418		1418	4	0.33	1886	1	5	\$1,157,300	\$89,314	\$6,572	\$2	\$6,573	\$2,979	\$0	\$5,000	\$21,124	\$16,124
8, 10 C	K05-0027	OFFICE-NB TAYLOR	1		197	394		330	330	1	0.33	439	0	1	\$482,400	\$22,329	\$1,643	\$1	\$1,644	\$693	\$0	\$5,000	\$8,980	\$3,980
HIGHLAND ST																								
55H	K07-0000	Single Family Home	2		296	592		440	440	1	0	440	0	1	\$583,700	\$22,329	\$1,643	\$1	\$1,644	\$924	\$0	\$5,000	\$9,211	\$4,211
57 H	K07-0102	Single Family Home	2		173	346		440	440	1	0	440	0	1	\$874,000	\$22,329	\$1,643	\$1	\$1,644	\$924	\$0	\$5,000	\$9,211	\$4,211
59 H	K07-0105	Single Family Home	2		193	386		440	440	1	0	440	0	1	\$695,900	\$22,329	\$1,643	\$1	\$1,644	\$924	\$0	\$5,000	\$9,211	\$4,211
KING PHILIP RD																								
68 KP	K09-0033	OFFICE BUILDING/RESIDENTIAL	1		149	298		226	226	1	0.33	301	0	1	\$501,900	\$22,329	\$1,643	\$1	\$1,644	\$475	\$0	\$5,000	\$8,761	\$3,761
MAPLE AVE																								
4 M	K08-0025	Single Family Home	2		92	184		220	220	1	0	220	0	1	\$293,500	\$22,329	\$1,643	\$0	\$1,643	\$462	\$0	\$5,000	\$8,748	\$3,748
NOBSCOT RD																								
237-239 N	K08-0001	FUEL SVC - INTERSTATE OIL	1		272	544		200	200	1	0.18	235	0	1	\$507,200	\$22,329	\$1,643	\$1	\$1,644	\$420	\$0	\$5,000	\$8,707	\$3,707
NOKOMIS RD																								
9 NO	K05-0001	Single Family Home	2	1	31	62		330	330	1	0	330	0	1	\$463,300	\$22,329	\$1,643	\$0	\$1,643	\$1,693	\$10,000	\$5,000	\$19,980	\$4,980
14 NO	K05-0002	Single Family Home	2	1	78	156		330	330	1	0	330	0	1	\$528,500	\$22,329	\$1,643	\$1	\$1,644	\$1,693	\$10,000	\$5,000	\$19,980	\$4,980
RAYMOND RD																								
250 R	K08-0012	Single Family Home	2		209	418		440	440	1	0	440	0	1	\$428,700	\$22,329	\$1,643	\$0	\$1,643	\$924	\$0	\$5,000	\$9,211	\$4,211
STATION RD																								
34-36 ST	K08-0038	Commercial / Residential	1		292	584		544	544	2	0.32	718	1	3	\$453,400	\$44,657	\$3,286	\$1	\$3,287	\$1,143	\$0	\$5,000	\$12,715	\$7,715
38-40 ST	K08-0040	Auto Repair Shop	1		111	222		417	417	1	0.32	550	0	1	\$446,000	\$22,329	\$1,643	\$1	\$1,644	\$876	\$0	\$5,000	\$9,163	\$4,163
STONE RD																								
8 S	K05-0003	Child Care Center	1	1	281	562		220	220	1	0	220	0	1	\$349,600	\$22,329	\$1,643	\$0	\$1,643	\$1,462	\$10,000	\$5,000	\$19,749	\$4,749
UNION AVENUE																								
1 U	K08-0070	OFFICE - DESIGNWISE	1		319	638	700		700	2	0.33	934	1	3	\$475,100	\$44,657	\$3,286	\$1	\$3,287	\$1,471	\$0	\$5,000	\$13,043	\$8,043
15 U	K08-0071	SUDBURY COFFEE, PRINTER	1		374	748	360		360	1	0.33	480	0	1	\$548,200	\$22,329	\$1,643	\$1	\$1,644	\$756	\$0	\$5,000	\$9,043	\$4,043
18 U	K08-0076	POST OFFICE	1		281	562	630		630	2	0.33	841	1	3	\$465,200	\$44,657	\$3,286	\$1	\$3,287	\$1,324	\$0	\$5,000	\$12,896	\$7,896
21 U	K08-0090	OFFICE - MCNEIL VET.	1		202	404	255		255	1	0.38	353	0	1	\$458,600	\$22,329	\$1,643	\$1	\$1,644	\$556	\$0	\$5,000	\$8,822	\$3,822
22 U	K08-0075	OFFICE - FLEET	1		126	252	746		746	2	0.33	996	1	3	\$1,274,000	\$44,657	\$3,286	\$2	\$3,288	\$1,567	\$0	\$5,000	\$13,141	\$8,141
23 U	K08-0073-0091	BAYBANK ATM VACANT	1				200		200	1	0.33	267	0	1	\$268,900	\$22,329	\$1,643	\$0	\$1,643	\$420	\$0	\$5,000	\$8,706	\$3,706
25U	K08-0060	WAREHOUSE-NE DOOR	1		30	60	1,540		1540	5	0.38	2133	2	7	\$1,941,800	\$111,643	\$8,215	\$3	\$8,217	\$3,235	\$0	\$5,000	\$24,668	\$19,668
27U	K08-0056	SAXONVILLE LUMBER	1		18	36	740		740	2	0.38	1025	1	3	\$1,107,200	\$44,657	\$3,286	\$1	\$3,287	\$1,555	\$0	\$5,000	\$13,128	\$8,128
28 U	K08-0074	SUDBURY LUMBER	1		76	152	1,004		1004	3	0.58	1586	2	5	\$1,361,200	\$66,986	\$4,929	\$2	\$4,931	\$2,109	\$0	\$5,000	\$16,969	\$11,969
33 U	K07-0017	WAREHOUSE-CHISWICK	1		1,008	2,016	2,400		2400	7	0.38	3324	3	10	\$6,171,600	\$156,300	\$11,501	\$8	\$11,509	\$5,042	\$0	\$5,000	\$33,052	\$28,052
39 U	K08-0053	BOSEKY LTD/CARPET CARSEL	1		70	140		593	593	2	0.32	780	1	3	\$895,700	\$44,657	\$3,286	\$1	\$3,287	\$1,246	\$0	\$5,000	\$12,819	\$7,819
44-46 U	K08-0041	PRECOURT CHARLES	1		1,659	3,318		200	200	1	0.32	263	0	1	\$445,300	\$22,329	\$1,643	\$1	\$1,644	\$420	\$0	\$5,000	\$8,707	\$3,707
50 U	K08-0042	JOHNSTON PAVING	1		70	140		200	200	1	0.32	263	0	1	\$313,400	\$22,329	\$1,643	\$0	\$1,643	\$420	\$0	\$5,000	\$8,707	\$3,707
55-57 U	K08-0052	SANTANGELO LANDSCAPING	1		192	384		861	861	3	0.32	1133	1	4	\$738,200	\$66,986	\$4,929	\$1	\$4,930	\$1,809	\$0	\$5,000	\$16,668	\$11,668
56 U	K08-0044	GRANCO REALTY TRUST	1		351	702		609	609	2	0.32	801	1	3	\$726,300	\$44,657	\$3,286	\$1	\$3,287	\$1,279	\$0	\$5,000	\$12,852	\$7,852
60 U	K08-0045	GRANCO REALTY TRUST	1		162	324		900	900	3	0.32	1184	1	4	\$789,400	\$66,986	\$4,929	\$1	\$4,930	\$1,891	\$0	\$5,000	\$16,750	\$11,750
64 U	K08-0046	MACOT REALTY TRUST	1		73	146	1,200		1200	4	0.32	1579	1	5	\$1,158,900	\$89,314	\$6,572	\$2	\$6,573	\$2,521	\$0	\$5,000	\$20,666	\$15,666
65 U	K08-0051	METHODS, INC.	1		437	874		1,668	1668	5	0.32	2195	2	7	\$1,313,200	\$111,643	\$8,215	\$2	\$8,217	\$3,504	\$0	\$5,000	\$24,936	\$19,936
71 U	K08-0087	METHODS, INC.	1		334	668		4,206	4206	13	0.32	5535	4	17	\$3,216,700	\$290,271	\$21,359	\$4	\$21,363	\$8,836	\$0	\$5,000	\$56,558	\$51,558
75-83 U	K08-0050	EDWARD TUCKER	1		658	1,316		1,380	1380	4	0.32	1816	1	5	\$1,385,000	\$89,314	\$6,572	\$2	\$6,574	\$2,899	\$0	\$5,000	\$21,045	\$16,045
80 U	K08-0047	SCHOFIELD/Union & Palmer	1		1,030	2,060	180		180	1	0.32	237	0	1	\$945,000	\$22,329	\$1,643	\$1	\$1,644	\$378	\$0	\$5,000	\$8,665	\$3,665
UPLOOK DR																								
6 UP	K05-0211	Single Family Home</																						

Attachment III – “Compiled Plan of Land in Sudbury” by John Baranowsky, P.E. dated November 11, 2012 at one inch = 400 feet (facsimile, two versions) Two versions follow:





Assessor	Use	Tag	Priority	Address	Existing Zor	Existing Zon
K09-0405	Auto Repair	1	n/a	316 BOSTON POST	VBD-1	RES-A
K09-0401	BEARLY READ BOOKS	2	n/a	320, 326 BPR	VBD-1	RES-A
K09-0059	OFFICE MB II	3	n/a	321 BPR	VBD-1	n/a
K09-0057	OFFICE MB 1	4	n/a	327 BPR	VBD-1	n/a
K09-0049	HUNT HOUSE	5	n/a	330 BPR	VBD-1	RES-A
K09-0056	OMEGA MORG	6	n/a	333 BPR	VBD-1	n/a
K09-0055	CLOUD 9 TOYS	7	n/a	335 BPR	VBD-1	n/a
K09-0054	COUNTRY LIVING	8	n/a	339 BPR	VBD-1	n/a
K09-0032	OFFICE	9	n/a	344 BPR		
K09-0053	OFFICE	10	n/a	345 BPR	VBD-1	n/a
K09-0031	OFFICE	11	n/a	346 BPR		
K09-0030	ABRAHAM WOOD	12	n/a	348 BPR	VBD-1	
K09-0052	VERIZON	13	n/a	351 BPR	VBD-1	n/a
K09-0051	MEMORY GARDEN	14	n/a	353 BPR		
K09-0029,28	OFFICE SUDBURY MUSIC	15	n/a	354-356 BPR	VBD-1	n/a
K09-0050	RETAIL MAGGIE	16	n/a	357 BPR	VBD-1	n/a
K08-0026	MILL VILLAGE	17	n/a	361 BPR	VBD-1	n/a
K08-0036	SUDBURY PROFESSIONAL	18	n/a	370 BPR	VBD-1	RES-A
K08-0037	DUNKIN D	19	n/a	378 BPR		
K08-0082	LOTUS BLOSSUM	20	A	394 BPR	BD-5	
K08-0013	ARGON ART	21	n/a	395 BPR		
K08-0081	PRUDENTIAL	22	A	400 BPR	BD-5	
K08-0007	SMALL OFFICE BUILDING	23	n/a	407 BPR	RES-A	
K08-0080	RUGGED BEAR	24	A	410 BPR	BD-5	
K08-0006	POLICE STATION	25	A	415 BPR	LBD-6	
K08-0079	RETAIL/REST/OFFICE	26	A	416-420 BPR	BD-5	
K08-0004	SUDBURY CROSSING MALL	27	A	423 BPR	LBD-6	
K08-0078	SUDBURY PIZZA	28	A	424 BPR	BD-5	
K08-0077	COLONIAL AUTO	29	A	430 BPR	BD-5	
K08-0069	GAS-MOBIL	30	A	432 BPR	BD-5	
K08-0003	RETAIL-SF,FRIENDLY'S	31	A	439 BPR	LBD-6	
K08-0067	JEWELRY STORE	32	A	440 BPR	BD-5	
K08-0058	RETAIL - WESTPORT GAS	33	A	442 BPR	BD-5	
K08-0066	OFFICE -COMMUNITY	34	A	450 BPR	BD-5	
K08-0065	MIDDLESEX SAVINGS BANK	35	A parti	454 BPR	BD-5	
K08-0002	ABANDONED	36	A	465 BPR	LBD-2	
K08-0064	SUDBURY GULF	37	A	470 BPR	BD-5	
K07-0008	RETAIL - KAPPY'S	38	A	474 BPR	BD-5	
K08-0007	SULLIVAN TIRE	39	A	477 BPR	LBD-2	
K07-0018	IND. - CHISWICK & EMERSON	40	C	490 BPR 29-31 UN	LID-1	
K07-0005,6	RETAIL - SUDBURY PLAZA	41	A	505, 507-525 BPR	LBD-2	
K07-0011 &	RAYTHEON	42	C	526-528 BPR	LID-1	

Assessor	Use	Tag	Priority	Address	Existing Zor	Existing Zon
K07-0012	SUDBURY FIRE	43	C	540, 550 BPR	LID-1	
K06-0602	RES/COM FARM	44	n/a	554 BPR	RES-A	
K07-0002	SINGLE FAMILY	45	n/a	555 BPR	RES-A	
K07-0001	SINGLE FAMILY	46	n/a	559 BPR	RES-A	
K07-0014	SINGLE FAMILY	47	n/a	566 BPR	RES-A	
K06-0019	TWO FAMILY	48	n/a	573 BPR	RES-A	
K06-0020	SINGLE FAMILY	49	n/a	577 BPR	RES-A	
K06-0018	SINGLE FAMILY	50	n/a	578 BPR	RES-A	
K06-0021	UNDEVEL	51	n/a	BPR	RES-A	
K06-0022	RES/COM	52	n/a	587, 589, 593 BPR	RES-A	
K06-0014	DOG POUND	53	n/a	598, 604 BPR	RES-A	
K06-0013	SINGLE FAMILY	54	n/a	610 BPR	RES-A	
K06-0026	RETAIL - DUDLEY	55	B	615 BPR	BD-15	
K06-0012	SUDBURY MEDICAL	56	B	616 BPR	LBD-1	
K06-0028	BARNSTEAD SHOPS	57	B	621 BPR	BD-15	
K06-0029	SINGLE FAMILY	58	n/a	625 BPR	RES-C	
K06-0502	OFFICE	59	n/a	631 BPR	RES-C	
K06-0004,5	SUDBURY PINES NURSING H	60	B	642 BPR	LBD-1	
K06-0040	SINGLE FAMILY HOME	61	n/a	648 BPR		
K06-0501	LONGFELLOW GLEN	62	n/a	655 BPR	RES-C	
K06-0003	FUNERAL HOME	63	n/a	656 BPR	RES-A	
K06-0002	ANIMAL HOSPITAL	64	n/a	662 BPR	RES-A	
K06-0504	SINGLE FAMILY	65	n/a	665 BPR	RES-C	
K05-0020	AMERICAN LEGION	66	n/a	676 BPR	RES-A	
K05-0019	AUTO REPAIR	67	B	684 BPR	BD-6	
K05-0213	SINGLE FAMILY	68	n/a	687 BPR	RES-C	
K05-0212	SINGLE FAMILY HOME	69	n/a	693 BPR		
K05-0017	REST - ACAPULCO'S	70	B	694 BPR	BD-6	
K05-0015	DENTIST	71	B	708 BPR	BD-6	
K05-0013	SUDBURY RENTAL	72	B	712 BPR	BD-6	
K05-0225	TOWN HOUSES	73	n/a	725 BPR	RES-C	
K05-0012	RETAIL - WAYSIDE PLAZA	74	B	730 BPR	BD-6	
K05-0226	SINGLE FAMILY	75	n/a	735 BPR	RES-C	
K05-0011	FRUGAL FLOWERS	76	B	736 BPR	BD-6	
K05-0007	HOTEL - CLARION	77	B	738 BPR	BD-6	
K05-0005	OFFICE - SUDBURY DESIGN	78	B	740 BPR	BD-6	
K05-0031	CENTER	79	n/a	761 BPR	RES-C	
K06-0015,16	GREENHOUSES	80	n/a	BP BPR		
K06-0017	SINGLE FAMILY HOME	81	n/a	BPR	RES	
K08-0035	RETAIL MCKINNON'S	82	n/a	5-15, 17, 19 CONC	VBD-1	
K09-0027	OFFICE NB TAYLOR	83	n/a	8-10 CONCORD	VBD-1	
K07-0003	SINGLE FAMILY	84	n/a	55 HIGHLAND	RES-A	

Assessor	Use	Tag	Priority	Address	Existing Zor	Existing Zon
K07-0102	SINGLE FAMILY	85	n/a	57 HIGHLAND		
K07-0103	SINGLE FAMILY	86	n/a	59 HIGHLAND		
K09-0033	SINGLE FAMILY	87	n/a	68 KING P		
K08-0025	SINGLE FAMILY	88	n/a	4 MAPLE		
K08-0001	FUEL SVC - INTERSTATE	89	A	237-239 NOBSC	LBD-2	
K05-0001	SINGLE FAMILY	90	n/a	9 NOKOMIS		
K05-0032	SINGLE FAMILY	91	n/a	14 NOKOMIS		
K08-0012	SINGLE FAMILY	92	n/a	250 RAYMD		
K08-0039	COMM/RES	93	A	34 STATION	ID-2	
K08-0040	AUTO REPAIR	94	B	38 STATION	ID-2	
K06-0303	CHILD CARE CENTER	95	n/a	8 STONE		
K08-0070	OFFICE	96	A	1 UNION	BD-5	
K08-0071	SUDBURY COFFEE	97	A	15 UNION	BD-5	
K08-0076	POST OFFICE	98	A	18 UNION	BD-5	
K08-0090	OFFICE -MCNEIL VET	99	A	21 UNION	BD-5	
K08-0075	OFFICE - FLEET	100	A	28 UNION	BD-5	
K08-0091	BAYBANK	101	A	23 UNION	BD-5	
K08-0060	GOLD BRICK DEV LLC	102	C	25 UNION	LID-1	
K08-0056	SAXONVILLE LUMBER	103	C	27 UNION	LID-1	
K08-0074	SUDBURY LUMBER	104	A	28 UNION	LID-1	
K07-0017	WAREHOUSE-CHISWICK	105	C	33 UNION	LID-1	
K08-0053	BOSEKY LTD/CARPET	106	B	39 UNION	ID-2	
K08-0041	PRECOURT	107	B	44-46 UNION	ID-2	
K08-0042	JOHNSON PAVING	108	B	50 UNION	ID-2	
K08-0052	SANTANGELO	109	B	55 57 59 UNION	ID-2	
K08-0044	GRANCO	110	B	56 UNION	ID-2	
K08-0045	GRANCO	111	B	60 UNION	ID-2	
K08-0046	MACOT RT	112	B	64 UNION	ID-2	
K08-0051	METHODS	113	B	65 UNION	ID-2	
K08-0087	METHODS	114	B	71 UNION	ID-2	
K08-0050	TUCKER	115	B	75-83 UNION	ID-2	
K08-0047	SANTANGELO	116	B	80 UNION	ID-2	
K05-0211	SINGLE FAMILY	117	n/a	6 UPLOOK		
K05-0210	SINGLE FAMILY	118	n/a	7 UPLOOK	RES-C	
K08-0062	PARIS TRUST LLC	119	C	460 BPR	LID-1	
p/o K06-060	STONE	120	C	BPR	LID-1	
K08-0073	EB REALTY	121	A	0 UNION	BD-5	
K08-0054	MBTA/SAX LUMBER	122	A	37 UNION	BD-5	
K08-0074	SUDBURY LUMBER	123	A	37 UNION	BD-5	
K08-0084	TOWN	124	A	BPR	BD-5	
K08-0029	SUDBURY VALLEY TRUST	125	n/a	BPR	VBD-1	
p/o K08-500	RAIL	126	A	STATION RD	BD-5	

Assessor	Use	Tag	Priority	Address	Existing Zor	Existing Zon
p/o K08-510	MBTA	127	B		ID-2	
K08-5200	CSX	128	A	BPR	BD-5	
L07-0014	RICHARDSON	129	A	NOBSCOTT	LBD-6	
K08-0043	UNION AVE RT	130	B	OFF UNION	ID-2	
K08-0038	PRECOURT TRUST	131	B	0 UNION	ID-2	
K08-0105	CAVICCHIO	132	B	CODJER LN	ID-2	
J08-0023	KIRK, COHEN, HERSHBERGE	133	B	57 CODJER A,B,C	ID-2	
K08-0304	CAVICCHIO	134	B	OFF CONCORD	ID-2	
K08-0101	HUGHES	135	B	CONCORD	ID-2	
K06-0015	KEIGHLEY M, TRUSTEE	136	n/a	598 BPR	RES-A	
K07-5000	MBTA	137	B		LID-1	
K08-5200	CSX	138	C		LID-1	
p/o K08-006	MIDDLESEX SAVINGS BANK	139	C	454 BPR	LID-1	