

ST. ANSELM ALTERNATIVES FOR ANALYSIS

ALTERNATIVE 1 – As-of-Right Zoning

- Remove all buildings
- Standard subdivision for 5 units
- Market-rate ownership housing
- Determine size of units
- Determine cost per lot and cost per house

ALTERNATIVE 2 – Community Recreation

- Retain all buildings on site
- Reuse church for community recreation purposes with area for parking, septic allowance, operating expenses
- Renovate Rectory for 2-3 units of housing with additions
- Build additional housing on site – possibly 3 units or more
- Designate area for recreational field with parking

ALTERNATIVE 3 – Compact Housing

- Retain all buildings on site
- Reuse church for housing with possibility of community room or assembly space
- Add multi-story building (2-3 stories) to the church to be used for housing units
- Renovate Rectory for 2-3 units
- Target development for rental housing and/or elderly housing.
- Maximize number of units based on septic area.

ALTERNATIVE 4 – Cluster Housing

- Remove church building
- Renovate Rectory for 2-3 units of housing
- Develop cluster plan for 3-4 unit buildings in scale with typical single family house.
- Target development for ownership housing
- Layout of cluster will depend on septic area.

ALTERNATIVE 5 – Other?

- Purchase 1-2 lots in As-of-Right subdivision or allow higher density (6 units)
- Combine elements from other alternatives

HOMEWORK FOR ANALYSIS

- Site survey to determine dimensions of parcel - DONE
- Church buildings square footage
- Septic capacity of site – likely leach field location, # bedroom limit
- Private way road dimensions
- Assumptions for unit sizes – 1 bedroom (800 sf), 2 bedroom (1,000 sf), 3 bedroom (1,500 sf)
- Operating costs to run church space for community use
- Size of playing field
- Development cost assumptions –
 - new construction of single family house,
 - new construction of multi-unit building,
 - rehab of rectory
 - rehab of church for reuse as housing
 - infrastructure cost for septic, roads, parking
- Impact on town services or schools for new units/school children
- Tax cost benefit analysis