

Castle Farm – 484 Charles River Street

Select Board Meeting

October 11, 2022

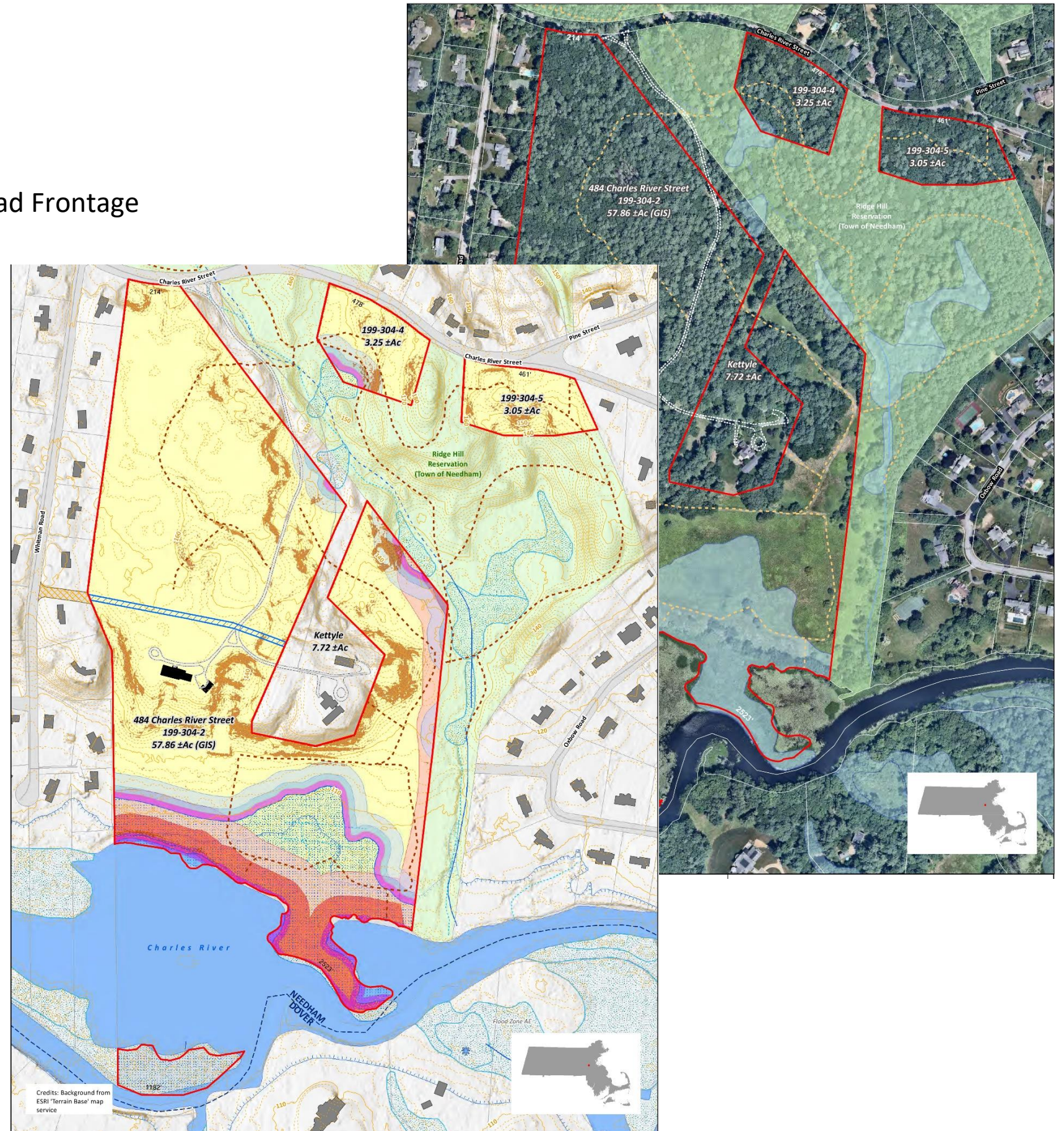


CASTLE FARM

Property Description & Characteristics

Three Parcels Totaling 64.16+/- acres & 1,153' of Charles River Road Frontage

- Charles River Street Parcel #1
 - 3.25 +/- acres w 478' of road frontage
- Charles River Street Parcel #2
 - 3.05 +/- acres w 461' of road frontage
- Main Parcel
 - 484 Charles River Street
 - 57.86 +/- acres with 214' of road frontage
 - Charles River frontage = 2,523' +/-
 - Improved with ~ 10,194 sf circa 1900 home and outbuildings
- Zoning:
 - Rural Residence – Conservation (RRC)
 - Min Lot Size – 1 acre w 150' of frontage
 - As of right land use – 20 – 25 single family lot subdivision
- Utilities:
 - Public Sewer, water, natural gas and electric
- Context:
 - Abuts **Ridge Hill Reservation** a 225 acre Town owned conservation property

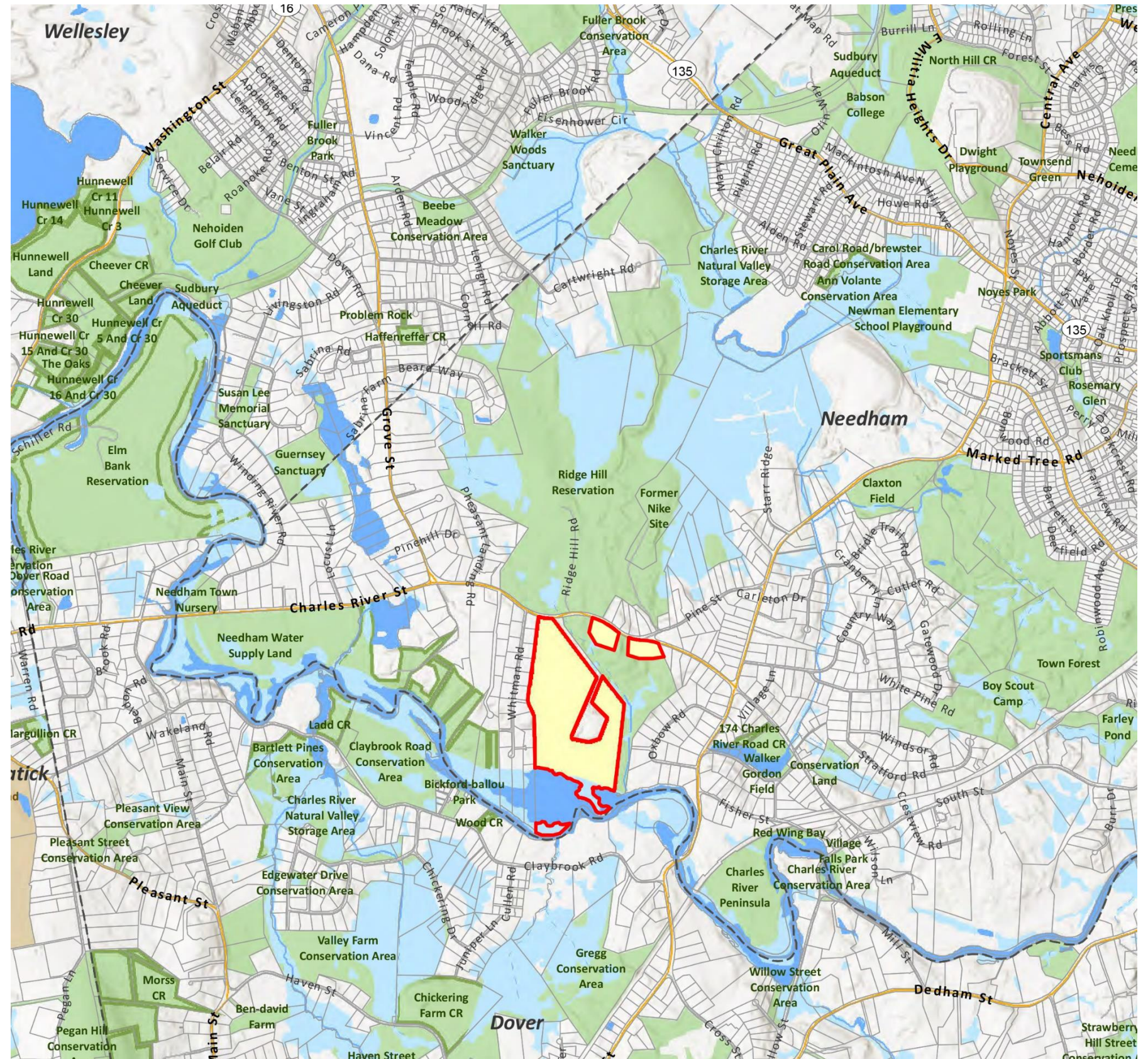


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Locus Plan

Three Parcels Totaling 64.16+/- acres & 1,153' of Charles River Street Frontage

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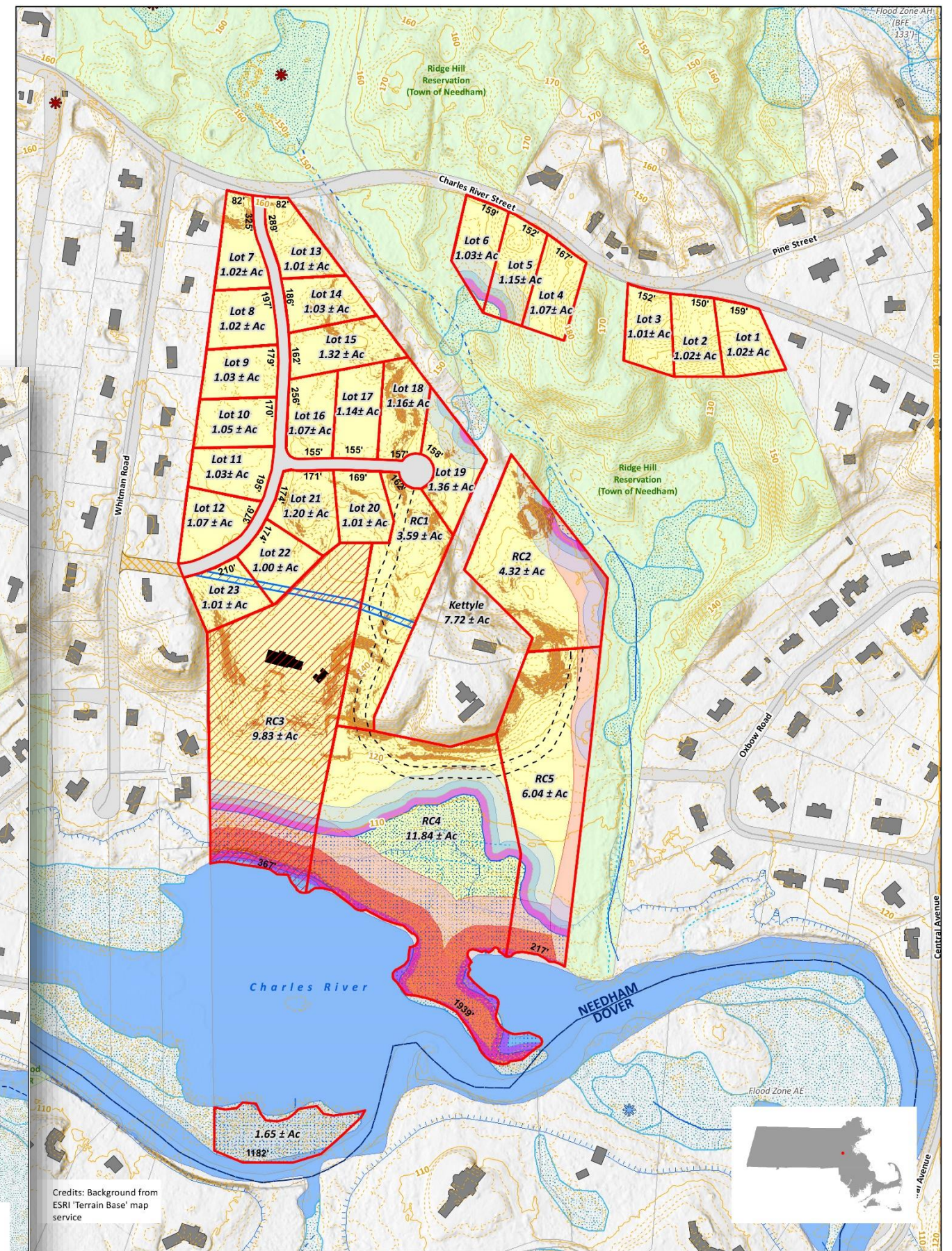
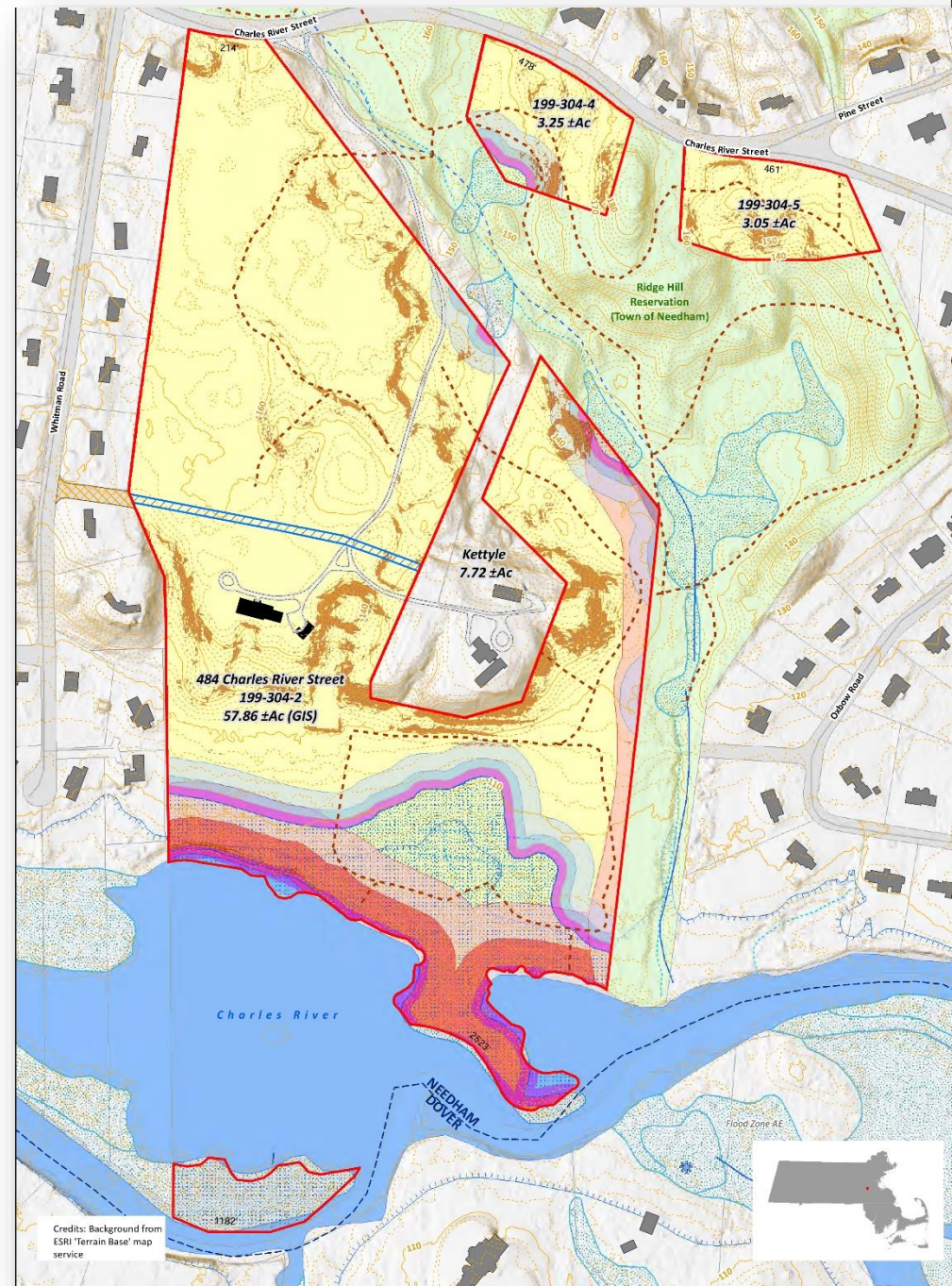


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Site Analysis and As-of Right Scenarios

Zoning:

- Rural Residence – Conservation (RRC)
 - Min Lot Size – 1 acre w 150' of frontage
 - As of right land use – 20 – 25 single family lot subdivision
-
- Charles River Street Parcel #1
 - 3 Lots
 - Charles River Street Parcel #2
 - 3 lots
 - Main Parcel
 - 16-19 Lots
 - No open space / Public Access



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Site Views



Riverside Meadow



View of House with Meadow Beyond

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Site Views



Riverside Meadow,
Mown Paths



Woodland Edge,
Mown Paths

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Site Views



Riverside Meadow,
Mown Paths



Woodland Edge,
Mown Paths

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Site Views



River Views and Access



Southward View

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The Proposal:

Preserve 34 acres from development:

- Charles River Street Parcel #1
 - 3.25 +/- acres w 478' of road frontage
- Charles River Street Parcel #2
 - 3.05 +/- acres w 461' of road frontage
- Main Parcel
 - 28 +/- acres
 - 2,523' +/- of Charles River frontage

Construct a 70-Unit age-directed clustered townhouse neighborhood on the remaining 28 acres:

- A Local Initiative Project
- Development to include its own 'Open Space' provision to buffer conservation land and existing residences

Required:

- **\$2.5 million in Town funding toward the \$21 million total purchase price.**



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NORTHLAND RESIDENTIAL CORPORATION:

45-year legacy of creating exceptional residential communities

Core business:
creating “empty-nester”
townhouse communities by
employing Age-Targeted by
Design principles



The Woodlands at Belmont Hill, Belmont, MA

Long history of creating award-winning condominium communities including:

The Woodlands at Belmont Hill, Belmont, MA

111 Townhomes located within the McLean Hospital campus

The Villages at Brookside, Bourne, MA

232 Townhomes clustered along a Cape Cod golf course

The Residences at Black Rock, Hingham, MA

52 condominium homes in a Country Club Community

The Villages at Seven Springs, Burlington, MA

90 Townhomes with an affordable component

Duxbury Woods, Duxbury, MA

38 Townhomes permitted under Chapter 40B

Woodmere at Brush Hill, Milton, MA

36 Townhomes with an affordable component



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THANK YOU!