

## POTENTIAL PLAN FOR PRESERVATION OF OPEN SPACE AND DEVELOPMENT.

### A. PURCHASE OF DEVELOPMENT RIGHTS

No development - 100% elimination of build out on property.

### B. CLUSTER DEVELOPMENT

1. 6 acres per housing unit to be located on 1/2 to 1 acre lots contiguous to each other
2. Reduces buildout in 3 acre zone by 50%
3. Preserves large areas of open space
4. Reduces road infrastructure and costs related to the same
5. Provides neighborhood setting in an area of large open space
6. Allows recapture of equity when transfer units sales not available or not economically feasible

### C. LARGE LOT ZONING

1. 10 acres per lot with housing located anywhere on lot subject to open space consideration on private roads
2. Reduces buildout in 3 acre zone by approximately 70% and 5 acre zone by 50%
3. No road infrastructure and attendant costs
4. Allows for upscale development with attendant tax revenue
5. Preserves open space to a large degree especially where house siting takes open space into consideration
6. Provides for possible high return on investment for landowners

#### D. TRANSFER OF DEVELOPMENT RIGHTS

1. 3 acres of land per transfer unit
2. Preserves open space
3. Concentrate growth to receiving areas, i.e. smart growth
4. Treats all landowners equally
5. Does not reward or penalize based on physical characteristics of property
6. This preserves equity of landowner

#### E. PROHIBIT FURTHER SUBDIVISION OF APPROVED LOTS

These proposals accomplish the following objectives:

1. Preserves open space
2. Substantially reduce buildout
3. Promote smart growth
4. Maintain rural atmosphere of Town
5. Give potential residents and present residents a "choice" in lifestyles they desire and/or afford
6. Allow for growth- any organism needs to be able to grow to flourish- including our town
7. Reduces town costs
8. Potentially reduces the demand on school system
9. Allows landowners to recover equity through a number of channels which could include a mix of all the channels set out above

Respectfully submitted,

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